



The countryside charity  
Hertfordshire

31a Church Street

Welwyn

HERTS AL6 9LW

[www.cpreherts.org.uk](http://www.cpreherts.org.uk)

[office@cpreherts.org.uk](mailto:office@cpreherts.org.uk)

01438 717587

**Standing up for Hertfordshire's countryside**

Andrew Hunter  
Planning and Building Control  
North Herts Council  
PO Box 10613  
Nottingham  
NG6 6DW

Our Ref:

Your Ref:

6<sup>th</sup> July 2022 (by email)

Dear Andrew Hunter,

**Application no. 22/01449/FP**

**Land to the North East side of The High Street, Hinxworth**

**Erection of one detached 4-bed dwelling, detached garage/store room/double carport,  
creation of vehicular access off High street, parking and landscaping**

I write with regard to the above application, to which CPRE Hertfordshire objects for the following reasons.

1. The site for this proposed development is designated as Rural Area Beyond the Green Belt in Policy 6 of the adopted North Herts Local Plan (NHLP) and Policy SP5 of the submission NHLP. Adopted Local Plan Policy 6 requires “maintaining the existing countryside and villages and their character” and the Submission Local Plan Policy SP5 notes that the Council “will operate a general policy of restraint in Rural Areas Beyond the Green Belt”.
2. The Applicant’s assertion in the Planning Statement that “the surrounding area is semi-rural in character comprising predominantly residential development...” is clearly inappropriate. The proposal is for a single isolated building in its own grounds, surrounded by open land on the edge of Hinxworth village.
3. The proposal varies minimally from the previous application refused by the Council and presently subject to appeal. CPRE Hertfordshire supports the Council’s decision and agrees with the reasons for refusal.

Yours sincerely,

Chris Berry  
Planning Manager

**CPRE is working nationally and locally for a beautiful and living countryside**

**CPRE Hertfordshire is a Charitable Incorporated Organisation**

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

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