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Standing up for Hertfordshire's countryside

Amit Patel
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

16th September 2022 (by email)

Dear Amit Patel,

Application no. 3/22/0910/FUL

Land North-East of Lower Road, Great Amwell

Landscaping and building works to create equestrian facilities and grazing land, incl. new access road, stables, gates and fenced off areas to create grazing land and riding area.

I write with regard to the above application to express our concern with several aspects of this application. The site is presently located in the Green Belt as designated in the adopted East Herts District Plan which identifies development as inappropriate unless it demonstrates very special circumstances which would enable consent to be granted.

No change of use is being applied for, so the proposed development should be assessed in line with the criteria for the Green Belt in the National Planning Policy Framework (NPPF). The application comprises buildings, an access road, hard-standing and a "riding area" as noted in the "Description of the Proposal".

Minimal detail is provided of the riding area which is proposed to cover a significant area at the western end of the site. This together with the proposed buildings would constitute an inappropriate encroachment and directly impact upon the openness of the Green Belt in this area.

No attempt is made in the application to demonstrate any very special circumstances which would overcome the presumption against this inappropriate development. CPRE Hertfordshire supports Great Amwell Parish Council and many local residents in their objections and urges the Council to refuse this application.

Yours sincerely,

Chris Berry
Planning Manager

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