



The countryside charity
Hertfordshire

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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:

6th January 2023 (by email)

Dear Andrew Hunter,

Application no. 22/02929/OUT
Land south of Holwell Road, Holwell
Outline application for ten dwellings, all matters reserved

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

1. The site lies within Rural Area Beyond the Green Belt (RABGB) as designated in Policy SP5: Countryside and Green Belt of the adopted North Herts Local Plan. The justification for Policy SP5 notes that RABGB contains some of the highest quality countryside in the District and that "it remains appropriate to restrain the types of development allowed in RABGB" (North Herts Local Plan, para. 4.64).
2. The Applicant's consultant in their Planning Statement (PS) refers to the appeal decision on part of the site which permitted the provision of five "affordable" units on 30th December 2021. The present application effectively seeks to extend this permission by adding five "self and custom build properties" to "cross-fund the scheme."
3. Notwithstanding the consent granted by virtue of the appeal, any further encroachment into RABGB would be entirely unjustified in this area. CPRE Hertfordshire objected previously to applications for this site in 2020 and the recent adoption of the Local Plan makes it even more important to retain the protections afforded to countryside designations such as RABGB where they continue to exist.

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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