

Hannah Weston  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

9<sup>th</sup> June 2023 (by email)

Dear Hannah Weston,

**Application 3/23/0690/FUL**  
**Land North East of Lower Road, Great Amwell**  
**Undertake landscaping and building works to a vacant plot of land to create equestrian facilities...includ(ing) a new hardstanding, stables, riding ring, and grazing land**

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

1. The site lies in the Green Belt as defined in the adopted East Herts District Plan, where development is inappropriate according to the requirements of the National Planning Policy Framework (NPPF) unless very special circumstances can be demonstrated. CPRE Hertfordshire objected to the original similar application for this site on 16<sup>th</sup> September 2022.
2. Our concerns then related primarily to the impact on the openness and character of the Green Belt and these remain. It is clear from the very extensive local community response to this proposal that the protected land is highly valued in this location.
3. As previously, no attempt is made to provide evidence of very special circumstances that would justify this development. Various assessment reports have been enclosed with the present submission regarding ecological and related matters but these appear inadequate, as noted by the Herts and Middlesex Wildlife Trust, and in any case do not address the principle objections relating to development in the Green Belt.
4. We support the representations of Amwell Parish Council, the Herts and Middlesex Wildlife Trust and local residents in objecting to this proposal. We urge the Council to maintain its previous position and refuse this application on similar grounds to the previous submission.



Yours sincerely,

Chris Berry  
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.