



Anne McDonald  
Planning and Building Control  
North Herts Council  
PO Box 10613  
Nottingham  
NG6 6DW

Our Ref:

Your Ref:

16<sup>th</sup> February 2024 (by email)

Dear Anne McDonald,

**Application no. 24/00082/OP**  
**Beckfield Farm, Beckfield Lane, Green End, Sandon, Buntingford SG9 0RL**  
**Outline Planning Application for one 3-bed detached dwelling (all matters reserved)**

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

1. The land identified for this proposed development is designated as Rural Area beyond the Green Belt by Policies SP6 and CGB1. It appears that the proposed dwelling does not fall within any of the categories of development permitted by Policy CGB1.
2. In any case, the information submitted by the applicant is wholly inadequate for consideration of the application. Further, the response to Question 9 on the planning application form: "Does your proposal include the gain, loss or change of use of residential units?", is marked as negative, which is clearly wrong.
3. We note the refusal of the previous application, number 23/00511/OP, and dismissal of a previous appeal on the site. CPRE Hertfordshire supports fully the Council's reasons for refusal of that application and notes no change in circumstances which would warrant granting permission in this case.

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.