



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

Our Ref:

Your Ref:

21<sup>st</sup> February 2024 (by email)

Dear Hannah Weston,

**Application no. 3/24/0091/OUT**

**Land to the East of High Road, High Cross**

**Outline planning application, with all matters reserved except for means of access, for C3 residential development (up to 95 dwellings) and associated landscaping, open space, pedestrian and cycle linkages, internal roads, drainage and sewerage (including SUDS) and associated infrastructure, together with land for cemetery, education and allotment uses**

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 in the adopted East Herts District Plan Policy GBR2 as Rural Area Beyond the Green Belt, where the rural character of the countryside is to be maintained. Policy GBR2 identifies limited potential development which may be acceptable and the present proposal is clearly inappropriate in this location.
2. High Cross is identified in the adopted East Herts District Plan, in Policy VILL2 as a Group 2 village where "development would normally be limited to areas within the defined village boundary". The applicant suggests in the Planning Statement that the use of the term "normally" could be interpreted as allowing an exception in this case, and has made no further justification for this development case other than a general need for housing which can be satisfied in any location.
3. We see no reason to vary the requirements of Policy VILL2 for a small well-established village location which satisfies the policy criteria in all respects. Further, the made Thundridge Neighbourhood Plan, which includes High Cross, allocates no housing sites in the village and the proposal would have significant and damaging visual and amenity impacts, considerably affecting its rural character.



4. The adopted East Herts District Plan has made sufficient provision for future housing allocations in the District and is now due for review. This is the appropriate means for considering housing provision, and CPRE Hertfordshire urges the Council to refuse permission for this inappropriate speculative proposal.

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.