



David Lamb  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

15<sup>th</sup> March 2024 (by email)

Dear David Lamb,

**Application no. 3/23/2282/FUL**  
**Land at Hare Street House, Hare Street, Hertfordshire**  
**Erection of 4 dwellings with associated residential curtilages, parking, car port and landscaping. Creation of new vehicular access onto Hare Street (B1368)**

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, fulfilling none of the five categories of exceptional development which may be permitted.
2. Hare Street 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 Policy VILL2 and policies in the Buntingford Community Area Neighbourhood Plan may provide some justification for the proposal in terms of "limited in-fill development".
3. CPRE Hertfordshire supports fully the Council's concerns expressed in pre-application advice regarding in-fill development and in noting that the proposed development would spread the development of Hare Street to the north and east of the village. The proposed development would impact considerably the rural character of this location, constituting an unwarranted extension of the village and encroachment into open countryside.
4. We also support fully the comprehensive concerns expressed by Hormead Parish Council including heritage, countryside and biodiversity issues and note the potential for flooding in the River Quinn valley which may become more significant in the future.



5. We do not believe that matters relating to the five year housing supply in East Herts District are relevant in this case, given the small number of units proposed. We believe the detrimental impact of the four proposed houses outweighs clearly the small contribution which would be made to the housing supply and we urge the Council to refuse this inappropriate application.

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.