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Standing up for Hertfordshire's countryside

Steve Fraser-Lim
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

13th March 2024 (by email)

Dear Steve Fraser-Lim,

Application no. 3/24/0284/OUT
Land West of High Road, High Cross
Outline planning permission for the erection of up to 36 dwellings
with all matters reserved except for access.

I write with regard to the above application which is virtually adjacent to a similar recent application for residential development east of High Road, High Cross. CPRE Hertfordshire objects strongly to the present proposals in similar terms as follows.

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 very 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.

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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4. The adopted East Herts District Plan made sufficient provision for future housing allocations in the District and is now due for review. Future residential allocations should be made following a rigorous appraisal of the relevant factors and conditions throughout the District. This is the appropriate means for considering future housing provision rather than speculative proposals.

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.