



James Mead
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

31st May 2024 (by email)

Dear James Mead,

Application no. 3/24/0192/FUL

**Land to the East of Thorley Wash Grange, Thorley Street, Thorley, Bishops Stortford
Erection of 4 detached dwellings, together with garages, driveways and associated
landscaping works**

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 London Metropolitan Green Belt in the adopted East Herts District Plan where development is seen as inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF) and in Policy GBR1 of the adopted East Herts District Plan.
2. In their Design, Access and Planning Statement (para 6.5), the applicant's consultant questions the value of the Green Belt designation in this location and argues that the introduction of 4 detached, 4 bedroom dwellings and 2 double garage buildings '*would not fundamentally alter the openness or permanence of the Green Belt and the site's current contribution to this*'. CPRE strongly disagrees with this statement as it is clear that the proposed development would have a negative impact on the openness of the Green Belt in protected countryside between the towns of Bishops Stortford and Sawbridgeworth.
3. Para 154 of the NPPF regards the construction of new buildings as inappropriate in the Green Belt but allows a limited number of specific exceptions. The proposal does not meet any of these exceptions.
4. The development of 4 substantial detached dwellings in close proximity to the adjoining Grade II listed Thorley Wash Grange will change the rural character and cause harm to the setting of this designated heritage asset. Para 206 of the NPPF



requires clear and convincing justification for development within the setting of a designated heritage asset, and CPRE believes the proposal for development does not meet this requirement. In addition, Policy HA7 (iii) in the adopted East Herts District Plan states that “Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.”

5. 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.
6. We support the concerns raised by Thorley Parish Council and local residents and urge the Council to refuse this application for inappropriate development in the Green Belt.

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.