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Standing up for Hertfordshire's countryside

Elizabeth Oswick
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

1st May 2024 (by email)

Dear Elizabeth Oswick,

Application no. 3/24/0352/FUL

Land adjacent Wellcroft, Cambridge Road, Wadesmill

Erection of three four-bedroom dwellings with associated car parking and landscaping

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).
2. In the absence of a Planning Statement, the Design and Access Statement (DAS) makes no attempt to address the policy issues related to inappropriate development in the Green Belt other than to suggest infilling. The aerial photo in the Design and Access Statement entitled "Figure Above: Aerial Photo of Wadesmill with physical limits of the village" is misleading in suggesting that the village "residential curtilages" include Wellcroft which is clearly located outside the village built-up area.
3. Paragraph 3.3 suggests that the proposed development is "infilling ...in an already established frontage". This is not the case; there is no established frontage on the western side of Cambridge Road and the proposed development constitutes an encroachment into the Green Belt in this location.
4. Emphasis is given throughout the DAS to the "architectural and historical context of Wadesmill" being reflected in the design of the units. We believe that the layout of three modern detached bungalows, far from contributing "to the preservation and enhancement of the Wadesmill's unique historical and architectural character"(DAS para. 7.1), introduces an unsympathetic element into the village context.

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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5. We support the objection raised by Thundridge Parish Council and request 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.