



The countryside charity  
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Standing up for Hertfordshire's countryside

Janna Hon  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

19<sup>th</sup> June 2024 (by email)

Dear Janna Hon,

**Application no. 3/24/0881/FUL**  
**Land South of The Street, Furneux Pelham, SG9 0LL**  
**Erection of 1, 4 bedroom house and garage with associated 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 subject to Policy GBR2 Rural Area Beyond the Green Belt in the adopted East Herts District Plan which specifies eight criteria for a proposed development to be acceptable to maintain the rural character.
2. The information presented by the applicant is entirely inadequate for a decision to be made on the appropriateness of the proposal in terms of District Plan or Government policies. The application refers to a Design and Access Statement which is not provided, neither is there a Planning Statement, and accompanying documents include partial statements with limited supporting evidence.
3. The applications form states, under the heading "Biodiversity net gain" that an exemption is sought by virtue of "Self-build and custom build development". Further, under the question heading "Residential/Dwelling Units – Proposed" the housing category checked is "Market Housing" rather than "Self-build and Custom Build" which is inconsistent with the previous response.
4. The Council is urged to refuse this application on the basis of entirely inadequate information and inconsistency with regard to the category of development proposed.

Yours sincerely,

Chris Berry  
Planning Manager

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CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

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