



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

Our Ref:

Your Ref:

25th September 2024 (by email)

Dear James Mead,

Application no. 3/24/1457/OUT
Land North of Standon Hill (Cafe Field) Puckeridge
Outline planning application for up to 91 dwellings (including affordable homes)
with all matters reserved apart from access.

I write with regard to the above planning 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 categories of exceptional development which may be permitted.
2. The Applicant's consultant's Planning Statement suggests that the proposed development will "seamlessly form part of the village of Standon and Puckeridge" (para 1.4). This is clearly inaccurate as the proposed development will alter considerably the character of the village and add a disproportionate amount of development in the area.
3. The site is not allocated for development in the adopted East Herts District Plan which provides for sufficient housing land supply for the plan period. The Planning Statement accepts that there is conflict with Policy GBR2 as noted above, and it is wholly inaccurate to assert that minimum housing targets cannot be achieved "without allowing development in this area".
4. CPRE Hertfordshire supports fully the detailed concerns of Standon Parish Council, especially regarding the detrimental impact of the proposed development on the local rural landscape and views. We note and support the several other matters raised by the Parish Council and local residents with regard to pressure on local infrastructure,

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including potential flooding and the lack of detail in the illustrative plans submitted in this outline application.

5. We oppose the use of Grade 2 Best and Most Versatile agricultural land for any other purpose in this location.
6. We support East Herts Council's previous refusal of permission for development on this site for the reasons stated. Notwithstanding the extravagant descriptions of the proposed development, it would appear to comprise a standard and banal layout of speculative housing and development of this nature should be at the least be incorporated into the Local Plan process. We urge the Council to refuse permission for this development.

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.