

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

Our Ref:

Your Ref:

30th October 2024 (by email)

Dear James Mead,

Application no. 3/24/1495/FUL
Land at B1004/Bourne Lane Much Hadham
Change of use of agricultural land to glamping site (sui-generis), together with 4 cabins (holiday lets), 4 electric caravan/motorhome pitches, a toilet/shower block, a reception/office, a community clubhouse, extended/upgraded access track, car parking, cycle parking, electric charging points, a pond and associated works.

I write with regard to the above application to which CPRE Hertfordshire objects strongly for the following reasons.

1. The land identified for this proposed development is designated as Rural Area Beyond the Green Belt (RABGB) in Policy GBR2 of the adopted East Herts District Plan 2018. The District Plan states (para. 4.6.1):
"It (RABGB) is a considerable and significant countryside resource which Policy GBR2 seeks to maintain by concentrating development within existing settlements. "
2. Policy GBR2 continues to list the limited types of development which may be permitted "provided they are compatible with the character and appearance of the rural area ". The present proposal is described as "a glamping site" comprising cabins and hard-pitches for motor-homes and caravans, a toilet and shower block and community clubhouse.
3. The nature of the cabins, serviced pitches and the presence of separate office and clubhouse buildings suggest a more traditional holiday letting offer, comprising a substantial level of development. We believe that the level of development proposed is incompatible with the requirements of Policy GBR2 and would have a significant detrimental impact on the rural character of the area.



4. The site lies between Widford and Hadham Cross, outside the built-up areas of the villages, and the development as presently proposed would comprise a significant urbanisation of presently open countryside alongside the B1004.
5. We support the comments and objections of Widford Parish Council and many concerned local residents with regard to the impacts and sustainability of this proposal and we request the Council to refuse permission for this inappropriate 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.