



The countryside charity  
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**Standing up for Hertfordshire's countryside**

Ellen Neumann  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

27<sup>th</sup> August 2025 (by email)

Dear Ellen Neumann,

**Planning application no. 3/25/1052/PIP  
Land near Fanshawes, Ware Park, Ware SG12 0DX  
Residential development for up to 4 dwellings**

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 as London Metropolitan Green Belt in the adopted East Herts District Plan where development is stated as being inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. The Applicant's planning consultants in their Planning Statement (PS) make no attempt to argue for very special circumstances as required by the NPPF but assert that the site is grey belt on the basis of not fulfilling purposes a), b) and d) of the Green Belt as identified in paragraph 143 due to the modest number of units, its distance from existing settlements and historic towns. No other special circumstances are identified relating to local conditions and circumstances which would justify development in this unsustainable location.
3. CPRE Hertfordshire believes that the application of grey belt criteria to this site is entirely inappropriate due to the undeniably rural nature and character of the immediate surrounding area and the historic parkland setting. The application of grey belt in such circumstances would effectively remove Green Belt protection from any similar small scale proposed development adjacent to existing development.
4. Very significant local community opposition continues to development in the Green Belt and we support the significant concerns raised by local residents and other interested parties in relation to this application. The proposed development clearly constitutes a

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breach of the third purpose of the Green Belt as identified in the NPPF (paragraph 143) to prevent encroachment onto open countryside and this provides the “strong reason” required by footnote 7 of the NPPF to refuse the application.

5. It is undeniable that the new planning policy context created by the revised NPPF is provoking a disturbingly high number of new applications and re-applications for sites which were previously refused permission. Whereas a proportion of such applications may warrant consideration for various reasons, the illogicality of the revised NPPF supporting all five purposes of the Green Belt (para 143) and then only permitting three purposes to be considered with regard to grey belt (NPPF Glossary definition) is unsupportable in this case.
6. Hertfordshire is under unrelenting pressure for development and the value of the open countryside that remains increases for local communities and visitors, notwithstanding wider environmental benefits relating to the amelioration of the effects of climate change, maintenance and enhancement of biodiversity, and physical and mental health.
7. We urge the Council to refuse permission for this inappropriate speculative 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.