

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

Our Ref:

Your Ref:

19th November 2025 (by email)

Dear Janna Hon,

Planning application no. 3/25/1383/OUT
Land South of Ellison Close, Stanstead Road, Hunsdon SG12 8FG
Outline planning application for the erection of up to 7 dwellings with associated parking
and landscaping, with all matters reserved except for 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 Applicant's Planning Statement notes "The application site is located outside of the settlement boundaries of Hunsdon in the Rural Area Beyond the Green Belt wherein Policy GBR2 applies. Policy GBR2 does not support the erection of residential dwellings on greenfield land outside of development boundaries."
2. The proposed development is then promoted entirely on the basis of a lack of five year housing supply within the adopted Local Plan at the time of the application. Whereas this follows the strict requirements of paragraph 11 of the National Planning Policy Framework and footnote 8, its application effectively removes any consideration of balance as to the appropriateness of development with regard to the status of the Local Plan or any local conditions or circumstances.
3. Inevitably the provision of a five year housing land supply rapidly becomes obsolete after adoption of the Local Plan as housing delivery is not the responsibility of the Local Planning Authority. The rigid application of the five year requirement is particularly inappropriate when the Local Plan is under review, as in the case of East Herts Council, and when the housing proposed is large speculative units for the private market.



4. We support fully the concerns of Hunsdon Parish Council in its representation to the Council. The site is an unacceptable extension of the built-up area into open countryside that is not in compliance with the policies of the Hunsdon Neighbourhood Plan and the proposed development will jeopardise the rural character of the village which will also be affected by very extensive planned development in the immediate area for which consent has been given.
5. CPRE Hertfordshire believes that there is no reason to vary the requirements of Local Plan and Neighbourhood Plan policies for a relatively small development of large private market units which will result in the loss of open countryside and impact detrimentally on the character of Hunsdon village. It is our view that the adopted East Herts District Plan has made sufficient provision for future housing allocations in the District and is now being reviewed. This is the appropriate means for considering such housing provision, and we urge the Council to refuse permission for this damaging speculative proposal.

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.