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**Standing up for Hertfordshire's countryside**

Nick Reed  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

12<sup>th</sup> December 2025 (by email)

Dear Nick Reed,

**Planning application no. 3/25/1488/FUL**  
**Land at Twyford Bury Lane, Twyford Bury, Bishops Stortford**  
**Proposed removal of stables and change in land levels to allow for the erection of**  
**1no. self-build dwelling submerged into ground with associated access, parking and**  
**landscaping works to include the creation of water features, landscaped terrace, and below**  
**ground garage/plant room/store. Erection of ground mounted solar PV array**

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. We note the extensive planning history of this site, including the appeal decision on a previous application, and the suggestion that the site be regarded as grey belt, following the revised National Planning Policy Framework (NPPF) definition. The Planning Statement also states that the site is previously developed land and both assertions may be challenged.
3. We do not believe that the presence of a small number of unused stable buildings constitutes sufficient development to establish either previously developed land or grey belt. The proposed development does not fall within the permitted exceptions in paragraph 154 of the NPPF and the Inspector at the appeal in May 2022 (reference APP/A1910/W/24/3343381) noted the adverse impact of the proposed development on the openness of the Green Belt.

**CPRE is working nationally and locally for a beautiful and living countryside**

**CPRE Hertfordshire is a Charitable Incorporated Organisation**

President: Sir Simon Bowes Lyon, KCVO

Chairman: Peter Waine, OBE

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4. The decision to allow the appeal cited the specific circumstances of the applicant at the time which no longer apply. Accordingly, the harm to the Green Belt is now the most significant consideration and the impact of the proposed development, which is proposed to be two metres higher than the previous application, would be damaging to the openness and rural character of the area.
5. The proposed house is unrelated to any surrounding development and its relative isolation increases its impact. We support the concerns and representations of Thorley Parish Council and the Bishops Stortford Civic Federation and local residents and request the Council to refuse permission for this inappropriate development in the Green Belt.

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.