

Edd Evans  
Development Management  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts. AL8 6AE

Our Ref:

Your Ref:

10<sup>th</sup> June 2026 (by email)

Dear Edd Evans,

**Planning application no. 6/2026/0707/PIP  
Cuffley Hills Barn, The Ridgeway, Cuffley  
Permission in Principle application for the demolition of existing buildings and  
erection of four detached 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 Welwyn Hatfield Local 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. CPRE Hertfordshire supports the representations made by local residents in respect of this application and notes the specific prohibition by the Neighbourhood Plan of development west of the existing ridgeline settlement edge. It is crucial in our view to maintain the division between the built-up area of the village of Cuffley and the countryside to the west.
3. The limitations of the Permission in Principle (PIP) procedure mean that the Landscape and Visual Impact Analysis prepared for the original planning application on the site in 2021 has not been updated and there is entirely inadequate treatment of the landscape and visual impacts of the proposed development. The densification of development in this location would detrimentally affect the rural character of the area and these impacts are inadequately considered.
4. Similarly, there is no ecological assessment, nor preparation of a Biodiversity Net Gain Metric as would be required for a full planning application. As noted above, the use of the PIP procedure is entirely inadequate as a means of dealing with the range of issues raised by this application, including and beyond the impact on the countryside.

100  
YEARS



Campaign to Protect  
Rural England  
Hertfordshire

5. Very significant local community opposition continues to development in the Green Belt and the introduction of grey belt provides an existential threat to the principle of designated protected land. The Green Belt in this area is under unrelenting pressure for development which is jeopardising the highly valued benefits which protection brings, and its continual reduction is in danger of bringing the planning system into disrepute.
6. 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. CPRE Hertfordshire does not believe that very special circumstances exist to clearly outweigh the harm caused to the Green Belt in this location. We urge 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.