

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

Our Ref:

Your Ref:

26th June 2026 (by email)

Dear James Mead,

**Planning application no. 3/26/0304/OUT
Land to the Rear of Hornead C of E First School,
B1038 from its junction with Biggin Hill to Andersons Lane, Great Hornead
Erection of 35 new homes, farm shop, footpath links and associated works
in Great Hornead 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. This application comprises a speculative proposed development outside the settlement boundary of Great Hornead and adjacent to the Great Hornead Conservation Area. The proposed indicative housing designs suggest a banal standard housing development layout entirely out of character with the rural setting of the village which is not supported through the District Plan.
2. The Planning Statement prepared by consultants for the developer omits entirely a key consideration for this application. Despite quoting several policies of the adopted East Herts District Plan in apparent support of the proposals, there is no assessment of the land affected as Rural Area Beyond the Green Belt (RABGB) according to Policy GBR2 of the adopted East Herts District Plan and the significance of the damaging countryside, landscape and heritage implications of the proposal.
3. Paragraph 4.6.1. of the East Herts District Plan states:
"It (RABGB) is a considerable and significant countryside resource which Policy GBR2 seeks to maintain by concentrating development within existing settlements".
This proposal does not comply with any of the exceptions permitted by Policy GBR2. It would introduce development which is deeply injurious to the rural character of the area.



Campaign to Protect
Rural England
Hertfordshire

4. The rural character of Great Hornead is well established and recognised widely and the proposed development would introduce an alien element into the village townscape. This is exacerbated by its immediately adjacent position to the Great Hornead Conservation Area.
5. The proposed development would negatively impact the historic village Conservation Area and nearby heritage assets and therefore conflicts with Paragraph 210 of the National Planning Policy Framework (NPPF) which states that:
"In determining planning applications, local planning authorities should take account of:...c) the desirability of new development making a positive contribution to local character and distinctiveness". The illustrative material accompanying the application indicate clearly that no such contribution will be made.
6. Whereas CPRE Hertfordshire's concerns are related primarily to the impact on the countryside and landscape, we note and support fully the additional concerns expressed by Great Hornead Parish Council's representation. We also note the very significant public comments opposing this proposed development.
7. Hertfordshire is under unrelenting and increasing pressure for development and the value of the open countryside that remains increases for local communities and visitors.

CPRE Hertfordshire urges the Council to refuse permission for this speculative and inappropriate development which is not supported by the District Plan.

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.