

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

Our Ref:

Your Ref:

31st July 2026 (by email)

Dear Janna Hon,

**Planning application no. 3/26/0896/PIP
Cobblestones, 12 Hebing End, Benington
Permission in principle for erection of 5 x dwellinghouses
together with parking, landscaping and access**

I write with regard to the above Permission in Principle application to which CPRE Hertfordshire objects for the following reasons.

1. This application comprises a speculative proposed development for five large houses outside the settlement boundary of Benington village. The proposed indicative housing designs suggest a banal standard housing development layout, out of character with the rural setting, which is not supported through the adopted East Herts District Plan.
2. The Planning Statement prepared by consultants for the developer omits any significant consideration of the application against the key Local Plan Policy GBR2. 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. Policy GBR2's purpose is to maintain the Rural Area Beyond the Green Belt as a valued countryside resource. It lists permitted developments which are limited and related to rural activities, none of which relate to the proposed development.



Campaign to Protect
Rural England
Hertfordshire

4. Further, 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 would introduce development which is deeply injurious to the rural character of the area.
5. Whereas CPRE Hertfordshire's concerns are related primarily to the impact on the countryside and landscape, we support fully the additional concerns expressed by Benington Parish Council and local residents in their representations and note the very significant public comments opposing this proposed development.
6. 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.