



East Herts Council
Wallfields, Pegs Lane
Hertford, Herts
SG13 8EQ
Tel: 01279 655261

Molewood Residents Association
11, Lys Hill Gardens
Bengeo
Hertford
Hertfordshire
SG14 3EH

Date: 25-Mar-2013
LPA Ref: 3/12/2138/FP
Pls ask for: Tim Haggard
Tel Ext: 1559
E-mail: planning@eastherts.gov.uk
Fax: 01992 531440

Dear Sir/Madam,

APPLICATION TYPE: Maj - Full Permission
DEVELOPMENT: Erection of 58no. dwellings with associated access, open space and landscaping
LOCATION: Land at, Bengeo Nursery, Sacombe Road, Hertford, HERTS, SG14 3HG

I write in response to your representations made in connection with the application for the development. The application was considered by the Planning Committee at a meeting held on 20-Mar-2013 when it was decided to refuse planning permission for the following reason(s):-

Reason(s):

1. The site lies in the Metropolitan Green Belt as defined in the East Herts Local Plan Second Review, April 2007 where there is a presumption against inappropriate development. The material considerations put forward in support of the proposed development do not clearly outweigh the harm that would be caused to the Green Belt and other harm caused as a result of the proposed development. Furthermore, if permitted prior to the publication of the East Herts District Plan, the proposal would prejudice the assessment process currently underway which will lead to the identification of land and the preferred strategy for residential and other development across the district in the future. The proposals are therefore contrary to the aims and objectives of policy GBC1 of the East Herts Local Plan Second Review April 2007 and contrary to the objectives set out in the National Planning Policy Framework.
2. The development would fail to satisfactorily safeguard existing landscape features and boundary trees around the site due to the proximity of the development to the boundaries and the cramped nature of the proposed layout. The layout would also result in the overshadowing of some dwellings by existing trees to the detriment of the residential amenity of future occupants. The proposal would thereby be detrimental to the character and appearance of the site and the amenities of future occupiers. It would thereby be contrary to policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.
3. The proposed development fails to fully encourage and promote walking, cycling and passenger transport routes and links. As a result the development will remain unduly car dependent and disconnected from the wider surroundings. The proposal thereby represents an unsustainable form of development contrary to policies SD1, TR1 and TR4 of the East Herts Local Plan Second Review April 2007 and national policy in the National Planning Policy Framework



INVESTOR IN PEOPLE

NBR5fpr 19/08/05ab

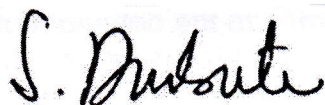
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4. The proposed development fails to achieve a high standard of layout and design and fails to satisfactorily respond to the context of the site and surrounding area, or to support local distinctiveness. The development would therefore be harmful to the character and appearance of the site and surrounding area. It is thereby contrary to policy ENV1 of the East Herts Local Plan Second Review April 2007 and the requirements of the National Planning Policy Framework.
5. The proposed development fails to make adequate on site provision for open amenity space and children's play facilities contrary to policy LRC3 of the East Herts Local Plan Second Review April 2007 and the Open Space, Sport and Recreation Supplementary Planning Document 2009
6. The proposed development would result in the loss of land used for employment purposes without adequate justification. The site has not been marketed to assess whether there is continuing interest to provide employment at the site. The proposed development is thereby contrary to Policy EDE2 of the East Herts Local Plan Second Review April 2007
7. Insufficient information has been submitted to enable the Local Planning Authority to fully determine the impact of the proposed development on the archaeological interests of the site. The proposal is thereby contrary to policy BH2 of the East Herts Local Plan Second Review April 2007 and guidance in the National Planning Policy Framework.
8. The application fails to deliver provisions for satisfactory mitigation of the impacts of the proposed development. The proposal is thereby contrary to policy IMP1 of the East Herts Local Plan Second Review April 2007 and national guidance in the National Planning Policy Framework.

The Committee took into account all the representations made about the application and reached the decision to refuse permission having full regard to those representations, the Development Plan and all other material considerations.

I would like to take this opportunity to thank you for taking the time and effort to make your views known to me.

Yours faithfully



Director of Neighbourhood Services (Development Control)