

## Helen Twidle

---

**From:** clerk@aspendenpc.org.uk  
**Sent:** 04 September 2023 17:32  
**To:** Development Management - Planning  
**Cc:** CLLR BLACKBURN  
**Subject:** [External] APPLICATION 3/23/1447/OUT Land East Of The A10 Buntingford Hertfordshire FAO Amit Patel  
**Attachments:** ufm34.pdf  
**Categories:** Helen

For the attention of East Herts Planning – **CASE OFFICER AMIT PATEL** Re. **APPLICATION 3/23/1447/OUT Land East Of The A10 Buntingford Hertfordshire**

**Outline planning for the development of 350 residential dwellings (Use Class C3), with up to 4,400 sqm of commercial and services floorspace (Use Class E and B8), and up to 500 sqm of retail floorspace (Use Classes E), with other associated works including drainage, access into the site from the A10 and Luynes Rise (but not access within the site), allotments, public open space and landscaping.**

Aspenden Parish Council object to the above planning application for the following reasons:-

- Buntingford’s infrastructure barely copes with the current population which has seen a substantial increase over recent years due to previous unrestricted residential development as can be evidenced by the hundreds of local objections submitted. The impact of further housing development which will generate an increase of over 850 people on Buntingford’s inadequate services is simply not sustainable;
- The proposed development site is not identified/allocated within the East Herts District Plan 2018 for housing development;
- The East Herts District Plan 2018 identifies sufficient residential land supply for housing growth up to 2033;
- There is no clear detail on the design and nature of the proposed local centre and no firm commitment to deliver it;
- We question the suitability of providing 4,400 sqm of Class E/B8 commercial and service floorspace with building heights of up to 15m in such close proximity to residential areas;
- The application is likely to have a severe impact on the surrounding highway network;
- The proposal encroaches into the rural area beyond the settlement boundary to the detriment of the character, appearance and distinctiveness of the area;
- Little has changed since the previous three refused applications;

It is not clear what is exactly proposed on the western side of the A10 bypass, however the provision of any kind of vehicular access should be resisted as this is a blatant attempt to secure future development opportunities for land west of the bypass which would be detrimental to the rural setting of Aspenden. The majority of the village of Aspenden sits within a Conservation Area and is afforded protection within the District Plan whereby “to the south-west (of Buntingford), the open character of the countryside between Aspenden and Buntingford will be preserved, thereby avoiding coalescence between the two communities”;

Should East Herts be minded to grant approval to this planning application, despite the substantial opposition, we strongly recommend all highways works in relation to the A10 are implemented prior to the commencement of any development/construction. Access to the site by construction traffic should be via the A10 and not London Road, Aspenden Road or Luynes Rise. A similar recommendation was made in respect of a recent application [3/20/1950/FUL Land East of Aspenden Road] which was ignored by officers and local residents are now paying the price with unrestricted heavy construction vehicles accessing a site from a road not suitable for such traffic.

Richard Blackburn  
Chair Aspenden Parish Council

[cllr.r.blackburn@aspendenpc.org.uk](mailto:cllr.r.blackburn@aspendenpc.org.uk)

On behalf of Aspenden Parish Council

**Denise Anderson**  
**Clerk Aspenden Parish Council**  
[clerk@aspendenpc.org.uk](mailto:clerk@aspendenpc.org.uk)

---

**From:** [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk) <[planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk)>  
**Sent:** 01 August 2023 10:11  
**To:** [clerk@aspendenpc.org.uk](mailto:clerk@aspendenpc.org.uk)  
**Subject:** Planning Application Consultation 3/23/1447/OUT

Please find consultation letter attached for Land East Of The A10 Buntingford Hertfordshire

The information in this E-Mail is intended for the named recipients only. It may contain privileged and confidential information. If you are not the intended recipient you must not copy, distribute or take any action or place reliance on it. If you have received this E-Mail in error, please notify the sender immediately by using the E-Mail address and then delete the message. The views expressed in this message are personal and not necessarily those of East Herts District Council.

Please be aware that E-Mails sent to or received from East Herts District Council may be intercepted and read by the Council. Interception will only occur to ensure compliance with Council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purpose of essential maintenance or support of the E-Mail system.

All requests for information will be processed in accordance with the relevant legislation. Our Privacy Policy has been updated to reflect changes to data protection legislation and can be viewed at <https://www.eastherts.gov.uk/dataprotection>

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).