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Mr Colin Marks
Hormead CP
Cedar Beth-El
17 Park Lane
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SG11 1RL

Date: 12th April 2018
Our Ref: 3/18/0349/OUT
Please ask for: Faye Morley
Telephone: 01992 531576
Email: planning@eastherts.gov.uk

**Notice of Decision
Town and Country Planning Act 1990 (as amended)**

Dear Sir/Madam

APPLICATION: 3/18/0349/OUT

PROPOSAL: Outline permission for demolition of 4-bedroom dwelling and detached garage and erection of four 4-bedroom dwellings - all matters reserved.

AT: High Trees Great Hormead Buntingford Hertfordshire SG9 0NR

FOR: Mr & Mrs Ginn

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 12th April 2018 and it was decided to **Refuse Planning Permission** subject to the following:

1. The proposed development, by reason of its location, well outside any identified settlement, would result in development remote from public services and overly dependent on the private car, would therefore fail to represent sustainable development and would be out of keeping with and detrimental to the grain of development in the area and the Great Hormead Conservation Area. The adverse impacts of the development would significantly and demonstrably outweigh the benefits and would thereby be contrary to Policies SD2, GBC2, GBC3 and OSV3 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.
2. In the absence of an acceptable Flood Risk Assessment, the Local Planning Authority is not satisfied that the proposed development would not increase the risk of flooding to the site and elsewhere. The proposal is thereby contrary to Policy ENV19 of the East Herts Local Plan Second Review April 2007, and section 10 of the National Planning Policy Framework.

Informatives:

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons

set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

This Decision Relates to Plan Numbers:

NB107-2/100 (Existing Site Plan)
NB107-2/101/A (Proposed Site Plan)
NB107-2/102 (Location and Site Plan)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kevin Steptoe', written in a cursive style.

Kevin Steptoe
For Development Management