

Dear Residents,

We were asked at the Parish Council Meeting held on the 28th November to speak to the Planning Expert and put together some key points to assist people when objecting to the current planning application for Home Farm Dane End for 38 homes and 4 business units under reference 3/19/2211/FUL

We have taken the time to read through the District Plan and the Associated Documents, you can then select any points you wish to add to your objection or simply make a clear statement regarding the impact on yours and your family's lifestyles.

The following statement should appear at the top of your objection;

Planning Application reference 3/19/2211FUL is a direct contradiction of the Adopted District Plan, and as such, East Hertfordshire District Council should reject this plan.

Chapter 10. Point 10.3.8

Group 2 Villages are generally smaller villages where limited infill development, together with small-scale employment, leisure recreation and community facilities will be permitted. The development should take place within the village development boundary as defined on the Policies Map. **This is not a small-scale development with 38 homes and business units this is classed as a major development by EHDC. The proposed development is not within the village boundary.**

10.5 Employment in the Villages

10.5.1

The District Council provides support for rural businesses and the rural economy through its planning policies and through implementation of its Economic Development Vision and Action Plan. Employment areas within the rural area have a key role to play in providing accessible and affordable employment and business opportunities. **The proposed application will see 27 jobs and 11 business removed from the site. This is over 90 percent of our local business within Dane End providing a large number of jobs for local people.**

Chapter 3. The Development Strategy.

Guiding Principles

Point 1

To allocate sufficient sites in order to meet the full housing needs of East Herts; **EHDC has acquired sufficient sites in line with Government targets for the next 5-8 years.**

Point 2.

To prioritise the development of brownfield land and other appropriate sites within the urban areas of the settlements, but to avoid over-development of such sites; **the proposed application is a definite over development of the site increasing the village by around a quarter.**

Chapter 3. The Development Strategy

Policy DPS2 The Development Strategy 2011-203

Comments;

Limited development in the villages.

Housing Supply

Point 3.

It is also anticipated that there will be a number of permissions granted on small sites of less than 10 homes that have not currently been identified. These are known as windfalls. A windfall allowance of 75 dwellings per annum across EHDC has been made on the basis of an analysis of past windfalls.

The proposed application is 3 x greater than the 10 homes or less in the statement above. The proposed development would be just under 50% of the annual allocation of windfall homes across EHDC. Far increasing the proposed figure of 75 dwellings making a significant increase in the annual number setting a dangerous precedent to increase the windfall numbers year on year.

Added notes to consider;

Previously rejected appeal for a lagoon Ref 3/15/1080FUL

This plan is also in direct contradiction of the appeal heard on the 14th March 2017, this appeal was refused due to traffic movements causing danger when turning onto Munden Road & Whempstead Lane and traveling along these roads with no pedestrian paths and no streetlights, the increase in vehicle movements was a deciding factor. With a proposed 101 parking spaces plus other vehicle movements associated with a large increase in houses should also bear weight in this case.

Document submitted from BaBec Ecological Consultants

1.1.6 The results of the surveys indicate the presence of a brown long-eared day roost and two common pipistrelle day roosts in building ABC, a brown long-eared day roost and a common or soprano pipistrelle day roost in building D, and a common pipistrelle day roost in building K. All roosts are assessed as being of low conservation value*. Given that all survey visits were undertaken during the bat maternity season, it is considered unlikely that buildings ABC, D or K support a maternity roost. However, the presence of hibernation roosts within these buildings cannot be ruled out. The results of the surveys also indicate the likely absence of roosting bats from buildings H and J.

1.1.7 All species of bat and their roosts are strictly protected by legislation and policy, including the Conservation of Habitats and Species Regulations (2017) and Policy NE3 of East Herts District Councils' District Plan. Without mitigation and licensing the development would contravene this legislation and policy. This is because the proposals would result in the destruction of six bat roosts and could potentially harm and/or disturb individual bats. However, using established mitigation techniques, it should be possible to avoid harm to individual bats and maintain the population of bats at a favourable conservation status.

Letter from Thames Water re Waste Water Supply & The Drainage Strategy Report both confirming that current Waste Water Facilities are at full capacity. The report confirms that a waste water site will have to be in situ and this will have to be emptied monthly for the first six months and then every 6 months increasing lorry movements on our already over capacity lanes which were not built to take such big vehicles.