3/24/1255/OUT

Outline planning application for development of employment land (flexible use B2,B8, E(c) and E (g), informal open space, associated works and infrastructure including new access from A507, with all matters reserved except for access.

Land South of the A507, West of A10, Buntingford.

The site falls within the Parish of Aspenden and within the Buntingford Neighbourhood Plan Area. However, whilst outside the Buntingford & Aspenden Settlement Boundaries, the proposals will have a significant impact on both.

Aspenden Parish Council strongly object to the proposals on the following grounds:

The proposal is contrary to policies within the **East Herts District Plan 2018**:-

- The site is not allocated for employment use;
- The proposals are of an inappropriate scale for the size of the village;
- The proposed development is not compatible with the character and appearance of the surrounding area, which is classified as a Rural Area Beyond the Green Belt;
- The application has ignored the Master Planning Process, required for all "significant" development proposals;

The proposal is contrary to policies within the **Buntingford Community Area Neighbourhood Plan (BCANP)**:-

- The site is not allocated for employment use and falls outside of the five named sites within Buntingford;

The proposals are contrary to the **National Planning Policy Framework (NPPF)** in that the decision-making process should start with the Development Plan (ie East Herts District Plan 2018) which is up to date and does not allocate this site for employment use.

Material Issues

The proposed development:-

- will have a material impact on the local road infrastructure and is in direct conflict with the recent weight restriction for the A507;
- will have a material impact on the local wastewater, foul & surface water drainage infrastructure;
- will have a material impact on the biodiversity of the area;
- will substantially increase the built-up area of Buntingford, breaching the well defined boundary protecting Buntingford;
- will neither enhance the defining local characteristics of the area or improve its distinctiveness – we also understand the site borders the Thistley Vale Brook, an identified (rare) chalk stream;

We are concerned that this application closely follows the recent application 3/24/0966/OUT for 600 dwellings on land adjacent to the application site which if consented will only add to the pressures on local infrastructure and will represent a significant increase in the size and nature of Buntingford.