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Sent: 6 October 2026 13:17:16 BST

To: planning.control@north-herts.gov.uk

Subject: Erection of cottage on land adjacent to Pear Tree Cottage ref 26/02154/pip

I refer to the above stage 1 planning application for "permission in principle" to erect one dwelling on the above site in Smith's End Barley. We note there has been some local concern that the site lies outside the main core of the village. Whilst this issue has been addressed within the supporting Planning Statement we should remind the Council of the policies within the newly published NPPF that will have bearing upon consideration of this application. In particular Policy **S5** of that publication deals with principle of development outside settlements and states that:

Only certain forms of development should be approved outside of settlements as set out in a list of exceptions. Exceptions **S5** 1 j and i state that exception should be made for:

J. Development which would address an evidenced unmet need (including but not limited to, development proposals involving the provision of housing where the local authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test).and where the the development would:

I. Be physically well- related to an existing settlement(unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure.

We understand that the Council cannot at this time demonstrate that it has a 5 year land supply and submit that this site is physically well related to an existing settlement and would be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure .

A number of objectors have suggested the site lies beyond the group of buildings in Smith's End. This is clearly incorrect. Even today the site and Pear Tree cottage have the same "domestic" lonicera hedge fronting Smith's End lane and the summer house at the rear of the plot remains from the time when the land formed part of the garden of the cottage. Attached is an aerial photograph from that time an extract from an 1880 sheet showing buildings(presumably cottages) on the site frontage between the front

boundary and the pond.

Objectors have also raised concerns about the future of the pond. This stage 1 pip application solely deals with consideration of the location issue. Other technical matters, including ecological assessment and report etc, to be dealt with at stage 2. However ,as I explained to the owners of Pear Tree Cottage we have neither a need nor wish to build over the pond --which has incorrectly been described as being fed by a spring. It is a dew pond ,fed only by rainwater, and dug out of the clay sub-soil doubtless several hundred years ago .Unfortunately it dries out regularly now (we have photos going back in time) and as part of the development we propose to re- puddle its sides to restrict future leakage and improve ,not destroy, its ecological value to wildlife.

Philip Chapman. Applicant.