

Subject: Objection to Planning Application 26/00361/PIP – Land Adjacent to 1 Ninesprings Cottage

Dear Planning Officer,

I wish to formally object to the above planning application for the erection of one dwelling on the site adjacent to 1 Ninesprings Cottage. Our objection is based on the following grounds:

1. Contravention of Green Belt and Countryside Policy

The proposed development is located outside the defined settlement boundary and is in **countryside land protected by Local Plan policies**.

- **SP5 – Countryside beyond the Green Belt** states that new housing in the countryside is only acceptable in exceptional circumstances.
- The **National Planning Policy Framework (NPPF)** protects countryside and Green Belt land from inappropriate development, stating that construction in such areas is generally harmful unless very special circumstances exist.

This proposal, being a new dwelling in an undesignated countryside area, would represent **inappropriate development** and set a precedent for further erosion of protected land.

2. Impact on Landscape and Local Character

The site forms part of the **rural character of Wymondley Road / Ninesprings area**.

- The introduction of a new dwelling would **harm the visual amenity and open character of the countryside**, contrary to Local Plan design policies (e.g., D1 – Sustainable Design).
- It is inconsistent with the existing pattern of development, which is limited to established cottages with substantial garden or open space.

3. Environmental and Technical Concerns

- The site may have **ecological sensitivity** (trees, hedgerows, or protected species), and the proposal does not demonstrate how these would be safeguarded.
 - **Highway access:** Wymondley Road is narrow and lacks pavements; a new dwelling could create **unsafe vehicular or pedestrian conditions**.
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4. Precedent and Policy Compliance

Allowing this dwelling could **set a harmful precedent** for future incremental development in the Green Belt/countryside, undermining both **Local Plan policies and NPPF objectives**.

Conclusion

For the reasons above, I urge the Council to **refuse this application**, in line with both the **National Planning Policy Framework** and the **North Hertfordshire Local Plan 2011-2031**, to preserve the **integrity, character, and openness of the countryside**.

Yours faithfully,
Sandra Weir
Clerk, Wymondley Parish Council