

The proposed development is sited within the Green Belt and does not comply with NPPF. Should this application be approved, it will open the doors to future development by precedent, causing greater erosion of the Green Belt. Surely this proposal is not compatible with the HCC policy on sustainability.

The site is in an isolated location with an extremely limited bus service; totally dependent on cars and therefore not sustainable. The road network has reached full capacity particularly at peak periods. Walking to the nearest village would exceed 800m, recommended by the government. The main road is susceptible to flooding and egress from the site can be problematic.

Although the application appears to be attractive and states that the layout is typical of a Hertfordshire farmstead - to which it has no resemblance - it is typical of over development. Basic needs have been overlooked e.g. inadequate parking facilities, no allocation for visitors' cars and no consideration has been given to the location of waste bins.

Furthermore, the application puts additional pressure on all basic services in the immediate area e.g. health care, rail network, education and parking facilities in the area and particularly the nearby villages.