

**3/21/0365/FUL: Tree Heritage, North Road, SG14 2PW
Redevelopment of the site and erection of 5 dwellings**

1. The above site falls within the boundary of the Bengeo Neighbourhood Area Plan. Subject to East Herts District Council approval, the Plan will proceed to public referendum, scheduled for the 6 May.
2. Neighbourhood Plan responses were submitted to two previous planning applications for this site (3/20/0713/FUL and 3/20/1932/FUL). The primary concern raised in both responses was the negative impact on the openness of the Green Belt, particularly when viewed from Waterford Marsh.
3. This response focuses on one of the key changes between this application and the approved scheme (3/20/1932/FUL) i.e. the increased ridge height of the three dwellings to the rear of the property, to accommodate first floor accommodation.
4. It's noted that paragraph 5.6 of the Planning Statement says that the proposed height of the three chalet dwellings to the rear of the site would be 6.9m; a ridge height increase of 2.7m above the approved bungalows and an increase of 2.6m above the height of the highest existing building. It's considered that this would have a significant and unwelcome impact on the openness of the Green Belt, particularly when viewed from Waterford Marsh (which also falls within the Neighbourhood Plan Area).

Chair, Bengeo Neighbourhood Area Plan