



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

Robert Freeman
Planning & Development
Dacorum Borough Council
The Forum, Marlowes
Hemel Hempstead
Herts. HP1 1DN

Our Ref:

Your Ref:

30th October 2024 (by email)

Dear Robert Freeman,

Application no. 24/01987/OUT
20 Bourne End Lane, Hemel Hempstead
Outline planning application (all matters reserved other than access) for 3 serviced plots for self-build and custom housebuilding

I write with regard to the above application to which CPRE Hertfordshire objects for the following reasons.

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted Dacorum Core Strategy where development is seen as inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. This site has been relatively recently subject to a planning appeal for a very similar application for four residential units which was dismissed (reference APP/A1910/W/23/3324939). The Applicant's Planning Design and Access Statement (PDAS) makes no reference to this appeal, nor any attempt to address the reasons for the Inspector's decision.
3. Rather, the PDAS refers extensively to other planning appeal decisions regarding self-build and custom housebuilding applications elsewhere, plus lengthy quotations from various sources in support, including previous Ministers. None of these references relate to the specific conditions of this site which are necessary to establish the very special circumstances required by the NPPF.
4. CPRE Hertfordshire supports fully the Council's previous refusal and the Inspector's decision on the above appeal and the reasons for it, and we believe that there has been no change in circumstances to warrant a reconsideration of the matter. The small number of units proposed does not justify a departure from the protected status of the

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CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Allan McNab

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site and we urge the Council once again to refuse permission for this inappropriate development proposal.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.