

Standing up for Hertfordshire's countryside

Sinead Normoyle
Planning and Building Control
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Our Ref:

Your Ref:

10th April 2019 (by email)

Dear Ms. Normoyle,

Application No. 19/0263/FUL

Demolition of existing 2 semi-detached dwellings and construction of 4 detached dwellings at Radnor Hall, Allum Lane, Elstree, Hertfordshire

CPRE Hertfordshire object to this application for inappropriate development in the Green Belt.

Policy CS13 of the current Hertsmere Local Plan is clear: *“There is a general presumption against inappropriate development within the Green Belt, as defined on the Policies Map and such development will not be permitted unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed in relation to the NPPF.”*

The National Planning Policy Framework (NPPF) is equally clear: redevelopment will only be appropriate if *“ limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use ... would not have a greater impact on the openness of the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”* (para.145 (g))

The documentation accompanying this application makes no reference to either of these policies.

In this instance the proposal is for the redevelopment of previously developed land in the Green Belt. It involves the replacement of a pair of two-storey semi-detached properties by 4 three-storey detached houses. The existing are two-bedroom dwellings, the proposed are five-bedroom. There is some confusion in the accompanying documents as to the size of the existing houses. (The 21 February 2019 documents say 395 sq. m. internal floor space, the 7 March documents say 157 sq. m.) Either way, this is considerably lower than the proposed 1572 sq. m of the new build: the increase in footprint will be either 30% or 90%. If the increase in volume is considered, the impact will be even greater. Consequently the impact

on the openness of the Green Belt will be substantial and the proposal inappropriate development in the Green Belt under the terms of the NPPF. It therefore requires the applicant to demonstrate very special circumstances sufficient to outweigh the harm to the openness of the Green Belt. No case for very special circumstances is presented.

In terms of layout, the positioning of the end unit (that with car spaces 7 and 8) is unfortunate, with the windows of the living room, dining room and bedrooms 1 and 4 looking out onto the blank flank wall of the adjoining house. This unit should be adjusted to avoid this situation.

The site plan indicates a new access road which will discharge on to the existing service road to the Recycling Centre. No details of this access or junction are provided in the documentation.

It is to be assumed that 5-bedroom housing is intended for family occupation. This development will be accessed off the service road to a recycling centre with numerous vehicle movements. This service road has no footway provision on either side. Traffic on Allum Lane itself is classed as 'fast'. As a result access to and from the site for children, parents with prams, the disabled and the elderly will be difficult.

The site is nearly 1.5 kilometres to the nearest primary school in Elstree and over 2 kilometres to that in Borehamwood. It is just under a kilometre to shopping facilities and the railway station. None of these are acceptable walking distances. Notwithstanding the bus service along Allum Lane, it is likely that the development will be car dependent, contrary to the sustainability provisions in both the NPPF and the Local Plan.

For the above reasons we urge the Council to refuse this application for inappropriate development in the Green Belt.

Yours sincerely,

David Irving