

Standing up for Hertfordshire's countryside

David Heighton
Development Management (Planning)
Three Rivers District Council
Northway
Rickmansworth
Herts WD3 1RL

Our Ref:

Your Ref:

15th February 2019 (by email)

Dear Mr Heighton,

Application No. 19/0162/OUT
Outline application (with all matters reserved) for the construction of up to five
residential dwellings
On land at Glenwood, Harthall Lane, Kings Langley, WD4 8JN

This proposed development is situated in the strip of Green Belt which separates Harthall Lane and Toms Lane.

Whilst acknowledging that there are merits to the case presented in the Design and Access Statement for considering this site to be an infill site, it remains a fact that the site is in the Green Belt and is not, currently, within the settlement boundary of Kings Langley.

We note the references to the imprecision of the National Planning Policy Framework in regard to the definition of both infill sites and settlement boundaries. On the ground, however, this site lies not within the built up area of Harthall Lane, but up an unmetalled lane leading to the rural land beyond, which does not have the appearance of being part of the village. Consequently we would expect to see very special circumstances presented which outweigh the resulting harm to the openness and other harm to the Green Belt.

We do not accept the points made in the Additional Planning Comments, which supplement the Design and Access Statement, that the proposed development would not have an adverse impact on the character of the surrounding area. This development is in the rural hinterland to Harthall Lane, not the Lane itself. As the applicant notes, the other properties in this location are large houses in substantial plots. The proposed units are essentially smaller units on medium sized plots, similar to those in Harthall Lane itself. Consequently the appearance would be of an enclave of urban development within the rural setting. In our view, this would be out of keeping.

We also have concerns that the layout as proposed would allow vehicular access into the land beyond, hence opening up potential for further development. If the Council were

mind to grant permission, we would wish to see this point addressed and the plan modified to prevent that possibility.

Consequently, CPRE Hertfordshire object to the development of this site in the Green Belt and urge the Council to reject it.

Yours sincerely,

David Irving