



The countryside charity
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Standing up for Hertfordshire's countryside

Elspeth Palmer
Planning and Development
Dacorum Borough Council
Civic Centre
Marlowe
Hemel Hempstead
Hertfordshire HP1 1HH

Our Ref:

Your Ref:

25th November 2020 (by email)

Dear Ms. Palmer,

Application No. 20/03345/FUL
Construction of two new dwellings.
Honeysuckle Barn, Birch Lane, Flaunden, Hertfordshire HP3 OPT

CPRE Hertfordshire have concerns regarding this application for two 4-bed dwellings in the Green Belt.

We accept that the site is an infill site within the village, and hence the proposed development is not inappropriate under the provisions of paragraph 145(e) of the National Planning Policy Framework.

However, the site is part of a much larger area of land of approx. 6.7 hectares, shown in blue on the location plan. That land is subject to a unilateral undertaking, part of a Section 106 Agreement relating to a previous application 4/03481/15/MFA. That application permitted barn conversion to create a two bed-room house and the construction of a four-bedroom house as well as the refurbishment of the stable block. Three buildings on the larger site have been converted to dwellings with the benefit of planning permission, or refurbished. Clause 16(b)iii of the undertaking required that the rest of the land should not be used for any purpose other than equestrian stables and associated equestrian uses.

Unfortunately, we have been unable to locate either application 4/03481/15/MFA or the case officer's report on the Council's website, so are unable to verify the reasons for the Section 106 Agreement. We assume that clause 16(b)iii was included in the undertaking in order to ensure that the site would not be subject to residential development in the future.

This application is for the construction of a further two four-bedroom houses on a small paddock area to the west of the existing all-weather arena. This is inappropriate under the terms of the Section 106 Agreement.

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CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

Registered Charity 1162419



The Council will need to be satisfied that the proposed development would preserve and enhance the appearance and character of the Flaunden Conservation Area; the existing openness of the site is part of a much more open spacious setting for this end of the village and the adjacent chapel. Prevailing development is generally of lower rise forms than the proposed two storey houses.

The Applicant consequently wishes clause 16(b)iii to be removed in order to permit residential development on this part of the site and a new clause to be included to allow “uses which benefit from planning permission” on the remainder. This is so open-ended that it negates the original intent of the undertaking to maintain the rest of the land for equestrian use. The equestrian use will not be there forever and the proposed clause, as currently worded, could then facilitate development outside of the settlement boundary of the village. In our view this should be resisted.

Yours sincerely,

David Irving
Senior Planning Volunteer
CPRE Hertfordshire