

Colin Lecart  
Planning and Development  
Dacorum Borough Council  
Civic Centre  
Marlowe  
Hemel Hempstead  
Hertfordshire HP1 1HH

Our Ref:

Your Ref:

5<sup>th</sup> March 2021 (by email)

Dear Mr Lecart,

**Application no. 21/00441/OUT**  
**Land SW of Frindles, Chevrells Green, Markyate, AL3 8AB**  
**Outline planning application with all matters reserved except access for the development of**  
**4 dwellings on land north of Pickford Road, Markyate**

I write with regard to the above application for residential development. CPRE Hertfordshire objects to this proposal for the following reasons.

1. The site lies in the Rural Area beyond the Green Belt designated as an Area of Development Restraint in Part 3 Purpose of Development Strategy of the adopted Dacorum Borough Local Plan, as amended by the Core Strategy 2014 and Site Allocations DPD. It is located adjacent to the Green Belt and outside the built-up area of Markyate and immediately adjacent to the Chilterns Area of Outstanding Natural Beauty.
2. The DBLP in Part 3 states that, in the Rural Area “development should be controlled... to prevent damage to the ... quality and purpose of the countryside” In accepting that the Rural Area has a different role to the Green Belt, development which may be permitted is related mainly to the encouragement of rural enterprise and landscape and other environmental protections.
3. Further, the Dacorum Core Strategy 2014 Policies CS1 and CS7 provide for protection of the existing character of the settlement, in this case, Markyate, and the adjoining countryside. In our view, the proposed development marks a noticeable increase to the built-up area of the village of Markyate and will have a significant impact on the countryside in this sensitive location.



4. The form of development, with four large dwellings, is inappropriately dense on the edge of the village and would adversely affect the amenity and existing character of the surrounding area which comprises mainly single houses in large gardens.
5. The location of the proposed development sited beyond common land, and forming a Local Wildlife site fronting Pickford Road, also provides an incongruous extension of the village built-up area and is likely to affect the environmental character of the common land.

Yours sincerely,

Chris Berry  
Planning Manager