



Ms Freya Clewley
Development Management (Planning)
Three Rivers District Council
Northway
Rickmansworth
Herts WD3 1RL

Our Ref:

Your Ref:

19th March 2021 (by email)

Dear Ms Clewley,

Application No. 21/0282/FUL
Demolition of existing structures and construction of two storey detached self-build residential dwelling with associated curtilage.
Land known as The Puffing Field, adj. Brackenhurst Windmill Hill Chipperfield, WD4 9DG

I write with reference to the above application for a single large house in the Green Belt. CPRE Hertfordshire objects to this proposed development for the following reasons.

1. The land identified for this proposed development is located within the London Metropolitan Green Belt as identified in the existing Three Rivers Core Strategy Local Development Document(LDD) 2011: Policy CP11 Green Belt and Site Allocations LDD 2013: Policy DM2. The National Planning Policy Framework (NPPF) as revised in February 2019 requires land designated as Green Belt to be kept “permanently open” (para. 133) and “inappropriate development should not be approved except in very special circumstances” (para. 143).
2. The applicant’s planning consultants, in their Planning Statement, note that “the site forms part of the village of Chipperfield” and the proposal “would constitute limited infilling for the purposes of para. 54 of the Framework (National Planning Policy Framework (NPPF)) which is not inappropriate development in the Green Belt”. CPRE Hertfordshire challenges both these assertions.
3. In terms of built form the site clearly lies in the hamlet of Belsize which is separate from Chipperfield village, as well as lying in another local government area (Dacorum Borough Council (DBC)). Chipperfield Common lies between Chipperfield village and Belsize, forming a very significant ‘green gap’ between the two settlements and provides the southern boundary of the DBC area.
4. The built form adjoining the site is sporadic large houses in their own grounds, with open agricultural land to the south and dense woodland to the north. The remark by



the applicant's consultants that "the site is contained on all sides by existing development and physical features" is inappropriate when the land to the north and south is open, and the house to the east is a significant distance from the eastern boundary of the proposal site.

5. We support the Council's position in pre-application discussion that the site is located in the hamlet of Belsize but do not regard the proposals as 'limited infilling' which may be seen as not inappropriate according to the policies for small villages in the Dacorum Core Strategy. The site is clearly not in Chipperfield, either physically or functionally, and the substantially larger size of the proposed dwelling in relation to surrounding properties exacerbates its impact on the Green Belt.
6. Although not directly related to the proposed house, the inclusion of a side access road raises the possibility of further applications for land in the same ownership to the south. Approval of this application would almost inevitably, in our view, lead to further proposals with detrimental impacts on the openness of the Green Belt in this sensitive area.

Yours sincerely,

Chris Berry
Planning Manager