



Martin Stickley  
Planning and Development  
Dacorum Borough Council  
Civic Centre, Marlowes  
Hemel Hempstead  
Hertfordshire HP1 1HH

Our Ref:

Your Ref:

19<sup>th</sup> January 2022 (by email)

Dear Mr Stickley,

**Application no. 21/04508/MOA**

**Land West of Leighton Buzzard Road and North of Galley Hill, Hemel Hempstead  
Construction of 390 dwellings (C3 Use), including up to 40% affordable housing and  
5% self build, a residential care home for up to 70-beds (C2 use), along with associated  
landscaping and open space with access from Leighton Buzzard Road**

I write with regard to the above outline application which appears from the application form to be for 'access' approval only for an entirely inappropriate speculative residential development. CPRE Hertfordshire objects strongly to this application for the following reasons.

1. The site lies within the London Metropolitan Green Belt as defined by the adopted Dacorum Borough Local Plan which seeks to control inappropriate development for reasons specified in the National Planning Policy Framework (NPPF). The application will encroach upon the countryside in this area and greatly affect its openness and character.
2. The site is not recommended to be allocated for housing in the emerging Local Plan which makes provision for housing need throughout the plan period. No 'very special circumstances', as required by the NPPF, have been identified for this proposal.
3. The proposals would extend the proposed 'Hemel Garden Community' area as defined in the emerging Local Plan. This would cause further detrimental impacts to the open countryside and effectively extend the village of Piccotts End to the west.
4. The applicant's agent notes that the site lies within the Chilterns National Character Area and the Hertfordshire Gade Valley District Character Area. The proposal would have a severely detrimental effect on the River Gade which is a highly valued chalk stream and a significant natural asset with considerable benefits for wildlife and local amenity.



5. A large number of responses have already been received opposing the application and CPRE Hertfordshire supports all those expressing concern at the potential loss of highly valued countryside. The location of the proposed development in the Green Belt and its non-allocated status in the emerging Dacorum Local Plan should result in a refusal of permission without delay.

Yours sincerely,

Chris Berry  
Planning Manager