



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

Our Ref:

Your Ref:

13th April 2022 (by email)

Dear Mr Freeman,

Application no. 22/00695/OUT
Pastures, Vicarage Lane, Bovingdon, Hemel Hempstead, HP3 0LP
Demolition of existing property. Construction of 5 x 4 bedroom detached homes

I write with regard to the above application , to which CPRE Hertfordshire objects for the following reasons.

1. The site lies in London Metropolitan Green Belt as defined in the adopted Dacorum Borough Local Plan where development is inappropriate according to criteria in the National Planning Policy Framework (NPPF) unless very special circumstances can be demonstrated. No attempt is made by the client in the application to address the very special circumstances which may apply to this proposal.
2. The application form merely states that "Planning is sort for this site... which has been confirmed as infill' (sic). This is clearly incorrect and justification of the assertion of infill development is required as part of the application.
3. In any case, the proposed density of five large houses on a small site in this area should not be seen as constituting infill, which is generally defined as a single or small number of units filling a gap in an existing developed frontage. This proposal would inject a highly obtrusive element into an irregular arrangement of buildings on this side of Vicarage Lane, affecting the openness of the Green Belt on the edge of the built-up area.
4. The provision of an entirely unnecessary driveway to the south-east of the site suggests that the intention is to apply for further development of the open land to the rear of the site. Any development in this area would be entirely inappropriate and constitute encroachment into the Green Belt.



5. Any development or redevelopment of this site should seek a high level of design quality, particularly in the replacement of a large single house with well-established landscaping and gardens. The proposed design and layout would significantly reduce the quality of the surroundings in this location and we urge the Council to refuse this application.

Yours sincerely,

Chris Berry
Planning Manager