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Standing up for Hertfordshire's countryside

Joshua Lemm
Planning and Building Control
Hertsmere Borough Council
Civic Offices, Elstree Way
Borehamwood
Herts. WD6 1WA

Our Ref:

Your Ref:

4th January 2023 (by email)

Dear Joshua Lemm,

Application no. 22/1897/FUL

Land adjacent to Bridgefoot Cottages, Watling Street, Radlett

Change of use of land to residential caravan site, to include stationing of 1 x mobile home, 1 x touring caravan and utility day-room with associated hard-standing, parking, access and related plant and infrastructure

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

1. The site lies within the London Metropolitan Green Belt as defined in the adopted Hertsmere Core Strategy which proscribes inappropriate development according to criteria indicated in the National Planning Policy Framework (NPPF) unless very special circumstances are demonstrated. The Applicant's consultant in the unacceptably brief Planning Statement (PS) makes no attempt to demonstrate the very special circumstances which may make this inappropriate development acceptable.
2. The PS appears to assume that the references to UNCRC Article 3 (sic) and Section 11 of the Childrens Act 2004 are sufficient to direct the Council's decision in this matter. This is not relevant to the determination of this planning application which comprises a clear encroachment onto Green Belt land without appropriate policy justification.
3. In any case, objections have been raised by statutory consultees and CPRE Hertfordshire supports these concerns. It is particularly important in our view to maintain the protection offered by the designation of Green Belt in this area which is under constant pressure for inappropriate development.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

Registered Charity 1162419



We would request that our letter is published on the Council's website as a document relating to this application and would be grateful if you would give us notice of the date of the committee meeting in the event that the application is to be decided by the planning committee.

Yours sincerely,

Chris Berry
Planning Manager