



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

Robert Freeman
Planning & Development
Dacorum Borough Council
The Forum, Marlowes
Hemel Hempstead
Herts. HP1 1DN

Our Ref:

Your Ref:

21st April 2023 (by email)

Dear Robert Freeman,

**Application no. 23/00414/MFA
Land Northeast of Grange Road, Wilstone, Tring
Construction of 28 no. residential dwellings with access off Tring Road through consented
scheme 20/01754/MFA including parking and garaging, creation of public open space,
landscaping, and all enabling and ancillary works**

CPRE Hertfordshire objects to this proposal for residential development for the following reasons:

1. The site lies in the Rural Area, identified as land beyond the Green Belt in the adopted Dacorum Core Strategy 2006-2031 where rural character should be maintained. Paragraph 8.35 of the Core Strategy says of the Rural Area that 'Whilst its role is different from the Green Belt, the pressures it faces are comparable and in order to retain its open character, development must be controlled in a similar way'.
2. Policy CS7 of the Core Strategy says that small-scale development for housing will be permitted in the Rural Area at the villages of Aldbury, Long Marston and Wilstone, provided that it complies with Policy CS1: Distribution of Development and Policy CS2 Selection of Development Sites. Such developments should be sensitively designed and meet the long-term needs of the rural community and wider countryside and the identification of local needs should be informed by village appraisals.
3. The application site is outside the settlement boundary and consequently will result in an outward extension of the settlement that harms the setting and form of the village and surrounding countryside. We believe that the proposed development would not respect local character and landscape and would conflict with Policies CS1 and CS2 of the Core Strategy by virtue of its size and impact.

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



4. The scale of development is key and the proposed addition of a further 28 houses, in addition to the recently permitted 28 units immediately adjacent to this site, cannot be considered to be limited or small-scale in this context. The cumulative impact of the two developments will cause significant harm to the character of the village and the Inspector for the adjacent consented development was clear that his decision should not prejudice future decision-making by the Council as each planning decision should be made on its own merits.
5. Further, the Planning Statement accompanying this application asserts that the site is close to local facilities and services accessible on foot and public transport to local services and facilities. We believe this is misleading; the village has a village hall, a pub and a part-time convenience shop and employment, educational, health, recreational and retail facilities are all located in Tring, some five kilometres away and not two kilometres as asserted.
6. The references to local bus services are also misleading. The only regular route 62 runs half hourly in the morning, with a mid-day break and then hourly finishing at 5.18 pm. Other routes run even more occasionally and as the majority of units on the site are for family housing, it is inevitable that those households will be car dependent.
7. In our view, this application does not meet the requirement of the policies in the Dacorum Core Strategy. The additional units to those already consented will be an inappropriate addition to the village with serious impact on its rural character and we urge the Council to refuse this application.

Yours sincerely,

Chris Berry
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.