



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

Our Ref:

Your Ref:

7<sup>th</sup> July 2023 (by email)

Dear Alexia Kallini,

**Application no 23/0635/FUL**

**South Medburn Farm, Watling Street, Elstree, Borehamwood, WD6 3A**

**Demolition of existing buildings and redevelopment of the site to provide residential units, conversion of barn into residential units, together with associated landscaping, amenity space, parking and access from Watling Street. (Accompanying LBC app. no.23/0636/LBC)**

I write to express our objection to the above application for the construction of 45 new dwellings for the following reasons.

1. The site lies within the London Metropolitan Green Belt as defined in the adopted Hertsmere Core Strategy where development is regarded as inappropriate unless very special circumstances, as noted in the National Planning Policy Framework (NPPF) can be demonstrated. The extensive Planning Statement (PS) provides primary justification for the development in the basis of the previously developed nature of the site for a large equestrian centre, which is now seen as economically unviable.
2. The justification would obviate the need for the demonstration of very special circumstances in this case. This approach is supported by the suggestion that the proposed development would have less impact on the Green Belt in terms of openness and rural character than the existing large buildings on the site.
3. CPRE Hertfordshire is concerned that, notwithstanding the previous planning history, this application introduces a significant residential development as an alien element in a clearly rural setting. The magnitude of the application, for 45 dwellings, together with its impact on a listed building, will inevitably lead to visual and spatial harm to the openness and character of the Green Belt which is not outweighed by the introduction of previously developed land as a material consideration in this relatively isolated rural location.



4. A more modest application may be more appropriate, where the previously developed nature of the site could provide some justification for a proposal which is more in keeping with the rural character of the area. We would request the Council to refuse this application on the basis of its magnitude leading to undue harm to the Green Belt in this location.

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.