

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

Our Ref:

Your Ref:

6th March 2024 (by email)

Dear Kirsty Shirley,

Application no. 24/00320/OUT
Land North of Dixons Wharf, Wilstone, Tring
Outline planning application for a residential scheme of up to 9 Self-Build plots, sustainable urban drainage (SuDs), and associated works. All matters are reserved except for access.

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

1. The land identified for this proposed development is designated as Rural Area in the adopted Dacorum Core Strategy. Policy CS7 states that small scale development may be permitted according to criteria relating to rural activities and the Applicant accepts that the criteria for Policy CS7 are not satisfied by this proposal.
2. The Applicant's consultants in their Planning Statement assert that the site should be regarded as previously developed land by virtue of historic air raid shelters which were present on the northern portion of the site. They note that nothing remains of the shelters other than some hard-standing.
3. Further, the site is overgrown and vacant, and notwithstanding some illegal fly tipping, gives the impression of open greenspace with a rural character which should be maintained. The recently completed development to the south was previously business use and related to canal activity and subject to quite different local conditions and circumstances.
4. The proposed development is an unacceptable extension of development into open countryside, well outside the village boundary of Wilstone. The Council is urged to refuse this application which jeopardises the policy requirements of the designated Rural Area.



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.