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Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

1st May 2024 (by email)

Dear Martin Stickley,

Application no. 24/00782/FUL
Birchin Grove Farm, Half Moon Lane, Pepperstock, Luton
Demolition of existing buildings and construction of 7 dwellings with
associated parking and landscaping.

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 London Metropolitan Green Belt in the adopted Dacorum Core Strategy where development is inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. In the absence of a Planning Statement, the Design and Access Statement (DAS) notes very briefly that the site is in the Green Belt but provides no justification for the proposed development. The proposed site is effectively open ground with a number of containers which cannot reasonably be regarded as constituting previous development.
3. Adjacent existing premises, formerly used by Fantastic Fireworks, are not included in the site. The proposed development would constitute a substantial encroachment into the open countryside, in a relatively isolated and unsustainable location, affecting openness and changing the rural character of the area.
4. The unimaginative layout would introduce a discordant element into the rural landscape.

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 urge the Council to refuse permission for this inappropriate speculative development.

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.