



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Ms Sara Whelan
Assistant Director Planning
Dacorum Borough Council
The Forum, Marlowes
Hemel Hempstead
Herts. HP1 1DN

Our Ref:

Your Ref:

25th September 2024 (by email)

Dear Ms. Whelan,

Potential Plot-land Development, Great Gaddesden

I write with regard to the current marketing for auction by Barney Estates of land at Great Gaddesden which is described as [Land at Pipers Hill](#) and [Watercress View, Pipers Hill](#), HP1 3BY. The land in question is agricultural land to the south of Great Gaddesden village, adjacent to the Great Gaddesden Conservation Area and within the Chilterns National Landscape and designated Rural Area. The brochure from the agents (see attached) indicates a series of small plots and the larger area of Watercress View, and auctions are scheduled for Saturday 28th September and several dates in October.

We note the existence of a long-standing Article 4 direction for the land immediately adjacent to the above sites to the south-east, north-east and south-west, and appreciate the deterrence effect with regard to unauthorised development in this area. From past experience we know that the first step in development of plot-land sites is often the erection of fences to demarcate individual plots which are unsightly and may lead to development in the Rural Area and in the setting of the Conservation Area.

An Article 4 direction could control this by removing permitted development rights for the erection of fencing under Class A of Part 2 of Schedule 2 to the General Permitted Development Order 2015 (as amended 2024) and we would also encourage the Council to take control over permitted development rights for the temporary use of land (Class B Part 4) and for the creation of any highway access (Class B of Part 2).

We should be grateful if you would take the necessary steps to put the Direction in place as a matter of some urgency and look forward to your acknowledgement.

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: Richard Bullen

Registered Charity 1162419



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Yours sincerely,

Chris Berry
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