



The countryside charity  
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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:

8<sup>th</sup> January 2025 (by email)

Dear Martin Stickley,

**Application no. 24/02705/MOA**

**Construction of a nursing home (Use Class C2) of up to 67 bedrooms for dementia care with separate bin/cycle store building, electricity substation and associated works and landscaping with all matters reserved except for the construction of access junction and road on land at Bulbourne Wood, New Road, Northchurch, Berkhamsted**

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

1. The site is located in the London Metropolitan Green Belt where development is regarded as inappropriate according to the National Planning Policy Framework (NPPF) unless very special circumstances can be demonstrated to overcome the harm caused. The proposed development is also located in the Chilterns National Landscape (CNL - formerly AONB) which provides further protection from development according to the Countryside and Rights of Way Act.
2. National Landscapes are designated to conserve and enhance their beauty, protect nature and the climate, and provide opportunities for people to enjoy the outdoors. As such, they are entirely unsuited to the location of a major speculative development which is stated as providing specialist institutional care for the elderly.
3. The proposed development will require the removal of a significant area of woodland outside the settlement boundary of Berkhamsted, severely jeopardising the rural character of the area and curtailing the use and enjoyment of the countryside by local communities. Reference should be made to Policy CS1 of the adopted Core Strategy which identifies an Area of Development Restraint containing the proposed development where the rural character is to be conserved.

**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: Peter Waine

Registered Charity 1162419

CPRE Patron: His Majesty The King



4. We note and support fully the initial pre-application advice of the Council in respect of the isolated and unsustainable nature of the proposed development and the questioning of the suitability of this site given the availability and more appropriate locations elsewhere within the Borough. Further, we support the Council's later response that the matters related to the isolated nature of the site and lack of local amenities, amongst other issues, remain unaddressed and would suggest that these render the proposed development entirely unsuitable.
5. A number of significant local community responses raise matters, in addition to the significance of the Green Belt and National Landscape, relating to the importance of the tree cover, the loss of valued amenity space, the unexceptional proposed design being out of character with surrounding development. We note the lack of rigorous analysis and detailed information accompanying the application, as noted by several respondents, and urge the Council to refusal permission for this speculative proposal by a company with no previous experience in this specialist area of care.

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.