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Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

15th January 2025 (by email)

Dear Joshua Lemm,

Application no. 24/1618/FUL

Shenley Grange, 43 London Road, Shenley, Radlett

Detailed planning application for a phased development comprising the demolition of existing structures, erection of 95 dwellings, associated parking, landscape, publicly accessible open space, connections to the Watling Chase Timberland Trail I, with pedestrian and vehicle access from London Road, together with a side extension to 41 London Road and the erection of associated garaging.

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 Planning Statement provides no further justification for the development other than the lack of housing land supply in the Local Plan and the site is not presently allocated for development in the adopted Hertsmere Core Strategy.
2. We believe that the lack of any specific local circumstances related to the site itself should be sufficient to maintain the protection afforded by the designation of Green Belt. The application demonstrates a very clear encroachment into open countryside beyond the built-up area with severe impact on its openness and character in this location and constitutes an inappropriate urban extension which the Green Belt designation exists to prevent. We objected in similar terms in January 2023 to the previous application for the same site and believe that there has been no change in local conditions to alter our concerns.
3. We note that since the recent revisions to the National Planning Policy Framework (NPPF) there has been a significant increase in speculative planning applications for residential and other development on designated protected land such as Green Belt and

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affecting the Chilterns National Landscape. This is highly regrettable and damaging to the credibility of the statutory planning process.

4. The revised NPPF maintains the relevance of policy constraints relating to decisions on protected land for both plan-making and planning applications which is directly relevant in this case. Such policy provides “a strong reason for refusing the development proposed” with respect to decision-taking, as noted in the NPPF paragraph 11d).
5. CPRE Hertfordshire believes that other considerations, including the introduction of the ‘grey belt’ are inappropriate in this case. We request the Council to refuse permission for this inappropriate speculative development proposal.

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.