



The countryside charity  
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**Standing up for Hertfordshire's countryside**

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

Our Ref:

Your Ref:

6<sup>th</sup> June 2025 (by email)

Dear Elspeth Palmer,

**Planning application no. 24/02949/FUL**

**Land in Rucklers Lane, Kings Langley**

**Material change of use to a residential caravan site, for occupation by Gypsies/Travellers,  
comprising the siting of 2 static caravans and associated hardstanding**

I write with regard to the above planning 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 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). No such circumstances have been identified in this application and the information submitted is entirely inadequate to be able to make an informed response.
2. At the very least, due to the importance of planning issues on designated protected land, a Planning Statement should be presented to provide a justification for the proposed development. Notwithstanding this lack of information, any proposed development in this location will impact considerably on the Green Belt and this is exacerbated by the identification of part of the site as Ancient Woodland.
3. CPRE Hertfordshire supports fully the objections and concerns of the Woodland Trust and the very extensive local community responses regarding the potential impact of the proposal on the rural character and amenity of the area. It is clear that any development, including concrete hard-standings, would be seriously damaging and lead to continued deterioration in the quality of the Green Belt in this location.

**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. The Government provides guidance on Traveller and Gypsy sites in the Planning Policy for Traveller Sites which complements the National Planning Policy Framework (NPPF). In the absence of sufficient information with regard to this proposal it is not possible to ascertain if the requirements of policy in this area are being met and we urge the Council to refuse this application.

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.