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Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

5th September 2025 (by email)

Dear Patrick Doyle,

Planning application no. 25/01742/MOA

Land North of Polehanger Lane, Berkhamsted Road, Hemel Hempstead

Outline Planning Application for up to 750 dwellings, a neighbourhood centre comprising up to 1000 sqm Class E/ F2 floorspace, two form entry primary school, Public Open Space, Suitable Alternative Natural Greenspace, associated infrastructure and engineering works with all matters reserved except for access to the site from Berkhamsted Road

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 in the adopted Dacorum Core Strategy where development is stated as being inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. CPRE Hertfordshire has made a representation to the ongoing Examination in Public of the Draft Dacorum Local Plan regarding the inclusion of this site for allocation. The site was not included in the Local Plan Regulation 18 public consultation and it is not appropriate to include it in the Draft Submission Local Plan.
3. It is particularly important that the site is subject to full consultation due to its location in the Green Belt and proximity to the southern boundary of the Chilterns National Landscape. The proposed development constitutes a serious encroachment into open countryside, thereby not complying with the third purpose of the Green Belt as stated in the NPPF, paragraph 143.
4. The revised NPPF (December 2024) places unacceptable burdens on local planning authorities in terms of the amount of land to be allocated for housing in Local Plans. This has hugely damaging impacts where large areas of the local authority area are

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designated as protected, including Green Belt and National Landscape, as is the case in Dacorum.

5. Together with the other revisions of the NPPF affecting the Green Belt, this amounts to a very substantial threat to the integrity of the Green Belt in Dacorum as a whole. Very significant local community opposition continues to development in the Green Belt in this area and the proposed development is clearly urban sprawl beyond the built-up area of Hemel Hempstead which the Green Belt legislation was designed to prevent.
6. South-west Hertfordshire is under unrelenting pressure for development and the value of the open countryside that remains increases for local communities and visitors, notwithstanding wider environmental benefits relating to the amelioration of the effects of climate change, maintenance and enhancement of biodiversity, and physical and mental health. We request 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.