

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

Our Ref:

Your Ref:

4th February 2026 (by email)

Dear Heather Edey,

**Application number 25/03092/MOA
Land South of Shootersway, Berkhamsted HP4 3FB
Construction of up to 200 residential dwellings (Use Class C3) with a new access from
Shootersway, public open space, biodiversity enhancements, landscaping, surface
water drainage and other associated infrastructure**

I write with reference to the above application for a major speculative residential development on the Green Belt adjacent to a proposed development, planning application number 25/01548/MOA, to which we objected on 23rd July 2025 and which has not yet been determined.

Our concerns apply equally to the present application which is entirely inadequate with regard to the lack of a Planning Statement or any discussion of the planning policy context. The minimal treatment of planning matters in the Design and Access Statement merely states the present position with regard to national policy and the emerging Local Plan.

Notwithstanding the presentation of substantial documentation accompanying the application, no attempt is made to consider the very special circumstances which need to be demonstrated to clearly outweigh the harm to the Green Belt in this location, as required by the National Planning Policy Framework (NPPF). A brief reference is made to grey belt in the context of National Planning Practice Guidance published in February 2025 but there is no further assessment of the local circumstances or conditions.

Accordingly, it is not appropriate to consider this application which constitutes a significant development on land that is not allocated in the emerging Local Plan and we request the Council to refuse this application on the basis of insufficient information.

Since the publication of the revised NPPF in December 2024 there has been a huge increase in the number of speculative planning applications in the Green Belt and it is not appropriate for significant proposals of this size to be determined outside the Local Plan process, particularly when the Local Plan is in the final stages of preparation.

CPRE Hertfordshire supports fully the very wide range of concerns raised by local residents, including Berkhamsted Town Council, regarding access, highways and pressure on local services and facilities and local environmental conditions, amongst other matters.

The Green Belt in Hertfordshire is under continuous and unrelenting pressure for development exerted by London which is jeopardising the highly valued benefits which protection brings. Its continual reduction through consents for speculative development is in danger of bringing the planning system into disrepute and we urge the Council to refuse permission for this inappropriate 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.