

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

Our Ref:

Your Ref:

1st May 2026 (by email)

Dear James Gardner,

**Planning application no. 26/00811/MFA
Land on the North Side of Friendless Lane, Flamstead, St Albans
Change of use of agricultural land to form 14 residential Gypsy and Traveller pitches,
each pitch to provide 1 x mobile home, 2 x touring caravans and 1 x day room with
associated groundworks, hardstanding, boundary treatment and landscaping.**

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 both designated as London Metropolitan Green Belt in the adopted Dacorum Core Strategy and within the Chilterns National Landscape. Development in the Green Belt 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. Paragraph 189 of the NPPF also states that:
“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues”
3. In an additional Planning Statement, the Applicant’s planning consultants note the 2024 revision of the NPPF and the introduction of the concept of grey belt as a significant justification for the submission of this application. This suggestion is completely inappropriate in this context, particularly for unsustainable proposed development on a site which benefits from a level of protection in excess of that offered by the Green Belt.



**Campaign to Protect
Rural England
Hertfordshire**

4. The site does not form part of an allocation in the emerging Draft Local Plan for which the Examination in Public is drawing to a close. Very significant local community opposition continues to development in the Green Belt and this is even more significant with regard to proposals in the Chilterns National Landscape.
5. It is noteworthy that virtually every major planning application for residential and commercial development within the Green Belt in Hertfordshire made since 12th December 2024 has identified the site as grey belt, notwithstanding the quality and character of the landscape or local conditions in each case. This is clearly an unsustainable position, particularly when extended to the Chilterns National Landscape and it is becoming increasingly clear that the existing definitions and guidance on grey belt are entirely inadequate to prevent the wholesale removal of highly valued and significant protections.
6. We note and wholeheartedly support the immediate enforcement actions of Dacorum Borough Council with respect to the unauthorised activities that have taken place on the site. The egregious flouting of planning requirements demonstrated by the Applicants is to be deplored and we urge the Council to refuse permission for this hugely damaging 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.