

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

Our Ref:

Your Ref:

25th September 2026 (by email)

Dear Robert Freeman,

**Planning application no. 26/01756/FUL
Land to the West of Trowley Bottom, Flamstead
Construction of 7 affordable dwellings, consisting of three x one-bedroom and four x two-
bedroom units, with associated vehicular accesses, soft and hard 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 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). The site also lies partly within the designated Chilterns National Landscape.
2. The Planning Statement promotes the proposed development as using a rural exception site according to Policy GB7 of the National Planning Policy Framework 2026 and Dacorum Core Strategy Policies CS6 and CD20 and emerging Dacorum Local Plan Policy HO10. No supporting evidence is provided to support this assertion and the application lacks any form of detailed planning obligations or legal agreements to achieve the local residential criteria required by the above policies, or the affordable housing proposed.
3. Further, it is proposed that the units be offered at a 20% reduction from market value which does not equate to any reasonable definition of affordable in the Hertfordshire Green Belt relating to the provision of housing for local residents in rural areas, as required by national and Local Plan policies. In our view, this application comprises a speculative residential proposal which is highly inappropriate in this location and we urge the Council to refuse permission.



Campaign to Protect
Rural England
Hertfordshire

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.