

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

Our Ref:

Your Ref:

30th September 2026 (by email)

Dear James Gardner,

**Planning application no. 26/01944/FUL  
Land on the North Side of Friendless Lane, Flamstead  
Change of use of agricultural land to form 8 residential Gypsy and Traveller pitches, each pitch  
to provide 1x mobile home, 2x touring caravans, 1x amenity block, 1x storage shed with  
associated groundworks, hardstanding, boundary treatment and landscaping.**

I write with regard to the above new application for a site subject to a previous application reference 26/00811/MFA which was withdrawn by virtue of Decision Notice dated 10<sup>th</sup> September 2026. CPRE Hertfordshire objected to the previous application and restates its objection to the above application for the following reasons.

1. The land identified for this proposed development is designated as both 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. The Applicant's consultant's Planning Statement cites 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 environmental protection in excess of that offered by the Green Belt.
3. The site does not form part of a proposed allocation in the emerging Draft Local Plan for which the Examination in Public has been completed recently. 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.



**Campaign to Protect  
Rural England  
Hertfordshire**

4. It is noteworthy that virtually every major planning application for residential and commercial development within the Green Belt in Hertfordshire made since 12<sup>th</sup> 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 Green Belt protections.
5. 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 in this case 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.