Dear Little Gaddesden Resident,

**Re: Planning Application to build a house on Land to south-east Church Road, Little Gaddesden**

**The closing date for comments is 24th February 2020**

Some of us have now received notification that an Application for Planning has been made for Plot 7. This plot is In an Area of Outstanding Natural Beauty and the Conservation Area. It is also the plot which the Chiltern Way (footpath) crosses. None of these criteria are mentioned in the application.

The application is for a detached dwelling and garage and is planning application reference **20/00176/FUL**. To track the progress of the application and for the opportunity to comment please visit:

<https://planning.dacorum.gov.uk/publicaccess/>

or comments can be made by letter to:

Lead Planning Officer, Development Management

Dacorum Borough Council

The Forum

Marlowes

Hemel Hempstead

HP1 1DN

The Council will consider comments that take into account ‘material planning considerations’ e.g.

|  |  |
| --- | --- |
| * Loss of light or overshadowing | * Noise and disturbance resulting from use |
| * Overlooking/loss of privacy | * Visual intrusion |
| * Adequacy of parking/turning | * Design appearance and type of materials |

This application will set a precedent. Goldsmith Land Ltd and their agents Exclusive Property Sales are now seeking to sell 18 building plots. It is interesting that on the planning application the owner of the plot is cited as Mathew Aikens of Exclusive Property Sales! The applicant’s agent is Mr Victor Warwick of DBS(UK) Ltd, Hillfield Road, Hemel Hempstead.

In my previous communication I referred to the irrevocable damage that will inevitably occur by splitting the land into plots. I came across this on the Historic England Website:

“[Areas of Outstanding National Beauty (AONBs)](https://historicengland.org.uk/advice/hpg/hpr-definitions/a/534726/) often also owe part of their special value to the way past generations have shaped their form and detail.

Conserving the heritage [significance](https://historicengland.org.uk/advice/hpg/hpr-definitions/s/536524/) of [National Parks](https://historicengland.org.uk/advice/hpg/hpr-definitions/n/536365/) and [Areas of Outstanding National Beauty (AONBs)](https://historicengland.org.uk/advice/hpg/hpr-definitions/a/534726/) requires consideration of the overall heritage importance of the area and the contribution of individual elements. Those contributions may be from [buildings](https://historicengland.org.uk/advice/hpg/hpr-definitions/b/534792/) or individual monuments, **but they may also be from less obvious aspects, such as the pattern of land use, arrangement of roads and spaces and the nature of materials used.**

It appears that just the sale of the land as plots contravenes the status of an AONB as the pattern of land use (no longer open to grazing or crop production) , arrangements of spaces (18 individual plots) and nature of materials used (ie potential hedges delineating the plots) will be irrevocably transformed.  **Dacorum must be requested to respect the AONB and Conservation status granted to this land.**

The Church and its position in the landscape is of both historical and archaeological importance.

The Ancient foot path ‘The Chiltern Way’ traverses plot 7. The area is visited by thousands of ramblers and, by children, from across Hertfordshire and the southeast who use the teaching facilities and accommodation at the Hudnall Park centre (owned and run by the local authority) and Chiltern Bunkhouse. The local national historical heritage is used in educational programmes. The ancient footpath network and associated Chiltern Way are used for training and development programmes (eg Duke of Edinburgh).

In any comments to you may wish to consider:

* Traffic congestion between the Church and junction with Little Gaddesden Road and on Little Gaddesden Road as cars queue to turn into the narrow single track by Gaddesden House (If all plots are developed there will be a minimum of 36 extra cars using the road.)
* Significantly increased safety hazards for school children and motorists on blind junction (Church Road with Little Gaddesden Road)
* Potential long traffic delays if plots along the road are developed caused by delivery of oil and gas, grocery deliveries (Waitrose, Ocado, Tesco etc.,)
* Potential ground contamination. The sewerage system does not reach plot 7.
* Erosion of already poor services e.g. water flow/pressure, internet connectivity, electricity
* Visual intrusion of sight to historic church if buildings erected on south side of Church Road
* The need to respect and impose current restrictions as outlined in AONB and Conservation Area
* The need to respect and impose housing development strategies as outlined in the Dacorum Core Strategy/Local Planning Framework
* The need to sustain the route of the ancient Chiltern Way pathway

The potential development of the south side of Church Road does not only effect residents of Church Road but will alter the landscape, ambiance and environment for all village residents.

The is a loophole in current legislation whereby neither Dacorum Borough Council or Chiltern AONB could take pro-active action to prevent the splitting of this land into plots. I have today received a letter from Sir Mike Penning who, having been made aware of this apparent loop hole, is consulting with The Secretary of State for Housing, Communities and Local Government seeking revision to legislation to close this ‘loop hole’. Meanwhile, we need to fight all building applications as they arise to protect our environment in Little Gaddesden.

I trust that you agree.

Stewart Stanley