

ITEM NUMBER: 5c

21/02260/FUL	Construction of two detached dwellings	
Site Address:	Annapurna Hogpits Bottom Flaunden Hemel Hempstead Hertfordshire HP3 0PX	
Applicant/Agent:	Mrs J Redding	Mr Andrew Boothby
Case Officer:	Daniel Terry	
Parish/Ward:	Flaunden Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	The Parish Council have provided a contrary view to the officer recommendation.	

1. RECOMMENDATION

- 1.1 That planning permission be **GRANTED**, subject to conditions.

2. SUMMARY

- 2.1 The application site lies within the Metropolitan Green Belt wherein new buildings are generally considered inappropriate development. There are however a list of exceptions to inappropriate development and this includes 'limited infilling in villages'. The report sets out that the development would be considered an infill in an existing village, in light of relevant appeal decisions. The proposal therefore complies with policy CS5 of the Core Strategy.
- 2.2 The development would be considered to have an acceptable visual appearance, subject to conditions, and would harmonise well with existing built form. The proposal therefore accords with policies CS11 and CS12 of the Core Strategy.
- 2.3 The proposals would not result in unreasonable impacts to neighbouring amenity and furthermore, would provide adequate living conditions to the future occupiers of the development. Adequate parking provision would be available at the front of the site and as such the proposal would comply with policy CS12 of the Core Strategy.
- 2.4 The development would have a negligible impact on ecology and new planting would be incorporated into the scheme and can be secured by condition to make the development acceptable. Details of the sustainable construction methods and features would be required and can also be conditioned. The development therefore complies with policy CS29 of the Core Strategy.

3. SITE DESCRIPTION

- 3.1 The application site comprises the northern part of the plot known as Annapurna. To the north and east of the application site is the Flaunden Mobile Home Park, whilst to the south is the existing Annapurna dwelling. To the west the site adjoins open fields.
- 3.2 The entire site falls within the Metropolitan Green Belt and would be accessed via a private track leading from Hogpits Bottom (the highway) to the south. The site contains a small amount of domestic paraphernalia such as sheds and is somewhat divided up by the use of hedgerows.

4. PROPOSAL

- 4.1 Full planning permission is sought for the erection of 2 dwellings on land currently forming part of the garden of Annapurna. One dwelling would be entirely single storey whilst the

second dwelling would be one and a half storey in appearance with accommodation being provided within the roofspace. The dwellings would comprise of 3 and 4 bedrooms respectively.

- 4.2 The proposal would be facilitated by demolishing the existing garage outbuilding to provide an access to the front of the site. Bins and parking for 3 vehicles to each property would be provided.

5. PLANNING HISTORY

Planning Applications (If Any):

4/00254/90/FUL - Single storey side extension
GRA - 27th March 1990

Appeals (If Any):

6. CONSTRAINTS

CIL Zone: CIL2
Green Belt: Policy: CS5
Heathrow Safeguarding Zone: LHR Wind Turbine
Parish: Flaunden CP
RAF Halton and Chenies Zone: Green (15.2m)
Parking Standards: New Zone 3
EA Source Protection Zone: 2
EA Source Protection Zone: 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (July 2021)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - Green Belt
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS17 - New Housing

CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Parking Standards SPD (2020)

Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on visual amenity;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The application site lies within the Metropolitan Green Belt wherein Policy CS5 of the Core Strategy states that the Council will apply national Green Belt policy to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements. It does however state that small-scale development will be permitted, for example, buildings for the uses defined as appropriate in national policy.

9.3 Paragraph 149 of the National Planning Policy Framework (NPPF) (2021) states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are however a list of exceptions to inappropriate development and this includes e) limited infilling in villages. The NPPF does not define what is meant by 'limited infilling', however paragraph 8.34 of the Core Strategy states:

"Infilling is defined as a form of development whereby buildings, most frequently dwellings, are proposed or constructed within a gap along a clearly identifiable built-up frontage or within a group of buildings. The term does not include back-land development, either in the form of plot amalgamation or tandem development. Infilling will only be permitted where it is limited in scale...The term 'limited' refers to development which does not create more than two extra dwellings.' This definition in the Core Strategy is not considered to be entirely consistent with the language of the NPPF.

9.4 To ascertain whether the proposal meets the above in-principle exception, it is firstly necessary to establish whether the site forms part of an existing village. Neither Hogpits Bottom nor Flaunden are listed in the Council's Settlement Hierarchy, which implies that these built up areas are small in population terms, compared with the other towns and villages in the Borough. Table 11 of the Core Strategy (page 186) lists a number of small villages and hamlets by landscape type. This includes Flaunden which is recognised as a hamlet.

9.5 In support of the application, the applicant has provided a number of relevant appeal decisions and this includes ref: APP/B3438/W/18/3211000. In this appeal decision, the Inspector referred to the Oxford Dictionary definition of a village as a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area. It defines a hamlet as a small settlement, generally one smaller than a village, and strictly (in Britain) one without a Church.

- 9.6 In an appeal at the nearby site, Bag End (which fronts Hogpits Bottom, the highway), ref: APP/A1910/W/17/3185846, the Inspector stated as follows:

“The historic core of the village contains a church, village hall, recreation area and public house (the ‘Green Dragon’) and is separated from the built-up area to the north (referred to on maps as ‘Hogpits Bottom’) by an undeveloped gap of open fields. The latter area, which also contains a public house, appears to have been subject to much greater growth over the last century than the historic core of the village and its buildings are generally younger. These characteristics have led me to conclude that Hogpits Bottom may have originally been a small pocket of isolated dwellings or hamlet outside the built-up area of the village, which would account for satellite mapping referring to both parts by their original (and different) names.

However, villages and their setting change and evolve over time and it does not automatically follow that outlying pockets of development will always remain separate or small in scale. The Framework does not define what constitutes a village or its built-up area, but having appraised the matter on the ground, I consider the built-up area of Hogpits Bottom to no longer constitute an outlying small pocket of dwellings or hamlet, particularly as it is of a comparable size to the historic core of the village. It is also in close proximity to the latter, being approximately 0.3 miles away, and I would envisage that its residents contribute similar levels of support to the church, village hall, recreation area and Green Dragon Public House.”

- 9.7 The Inspector further noted that, although the two built-up areas do not physically abut one another, there is no reason why a village may not be comprised of more than one built-up area separated by an undeveloped gap. It was therefore concluded that Hogpits Bottom forms part of the overall built-up area of the village of Flaunden and contributes to its overall character and function. On this basis, land within Hogpits Bottom can be considered to form part of the village.
- 9.8 Spatially, the application site can be seen as forming part of the built-up area. This is because the garden serving Annapurna is positioned between the existing dwelling and Flaunden Park which contains a number of mobile homes. The western boundary of the site provides a very clear edge to the built-up area, where it adjoins fields and the open countryside, and the proposed development would be contained within this developed part of the village. It is therefore considered that the proposal would amount to limited infilling within a village in accordance with the NPPF.
- 9.9 Concerns have been raised by neighbours to the development that the site would not have an active frontage onto the highway, being the main road to the south. Instead, the site would be accessed from a private track leading to Flaunden Park. In this regard, the applicant has provided a further appeal decision, ref: APP/B1930/W/20/3249093. In this decision, the Inspector noted that an application site does not have to be fully surrounded by adjoining development in order to be considered an infill development. This appeal, along with two other examples the applicant has provided, demonstrate that an ‘infill’ does not necessarily have to front a main road in order to be considered an infill. The site plans for the referenced appeals have also been provided by the applicant to demonstrate this point.
- 9.10 One of the objectors has suggested that Flaunden Park does not constitute built form by virtue of the fact that the site is made up predominantly of mobile homes. Even if it were the case that residents of Flaunden Park may move away from time to time, the land use in planning terms would remain and new residents may eventually take up residence at the site. There is nothing to suggest that Flaunden Park is a temporary form of development or that there is any intention to remove the mobile homes and reinstate the land to an

agricultural use. The adjacent site therefore has a significant degree of permanence to it. On this basis, the application site would be enclosed by built-form to three sides and the development can be considered an infill.

- 9.11 Therefore, in light of the above, it is considered that the proposal would amount to limited infilling within a village and would therefore comply with paragraph 149 of the NPPF. In turn, the proposal is considered to comply with policy CS5 of the Core Strategy and the development is therefore acceptable in principle. As such, it is not necessary to consider whether any 'very special circumstances' exist in this case.

Impact on the openness of the Green Belt

- 9.12 As the proposal is acceptable in principle, Inspectors in the abovementioned appeal decisions have found that schemes would subsequently be considered to preserve openness. However, it should be recognised that the development of the site to provide two dwellings will inevitably have some impact on the visual aspects of 'openness'. That being said, the site is not considered to make a significant contribution to the openness of the Green Belt and as set out above, there is a very clear settlement edge along the western boundary. The land to the west is therefore much more open in character and appearance and makes a greater contribution than the application site. It should also be noted that the applicant could, in theory, erect outbuildings on this land by exercising permitted development rights, which would effectively close or infill the gap in any case.
- 9.13 In light of the above, it is not considered that the proposals would materially harm the openness of the Green Belt. The development would be contained within the existing boundaries of the site and development here would not prejudice the wider Green Belt land designation. The proposals would not result in unrestricted sprawl and would not conflict with the aims and purposes of the Green Belt.

Whether 'Very Special Circumstances' exist

- 9.14 As set out above, it is not considered necessary to assess whether any Very Special Circumstances exist. If, however, it should be found that the development is not acceptable in principle, then the applicant has suggested that very special circumstances exist in the form of the limited impact on the openness and compliance with the 5 purposes of the Green Belt, the contribution towards housing supply in light of the LPA being unable to demonstrate a 5-year housing supply, and the economic benefits that the development would bring.
- 9.15 These are recognised benefits and are summarised in the conclusion section of the report.

Quality of Design / Impact on Visual Amenity

- 9.16 Policies CS11 and CS12 of the Core Strategy state that development should respect the typical density intended in an area and enhance spaces between buildings and general character; preserve attractive streetscapes and enhance any positive linkages between character areas; avoid large areas dominated by car parking; retain important trees or replace them with suitable species if their loss is justified; plant trees and shrubs to help assimilate development and softly screen settlement edges; integrate with the streetscape character; and respect adjoining properties in terms of layout, security, site coverage, scale, height, bulk, materials and landscaping and amenity space.
- 9.17 The two dwellings would be positioned in a way that establishes a building line with Annapurna to the south. The dwellings would therefore be in line with this existing dwelling and located centrally to allow for parking to the front and gardens to be provided to the rear of the site (west). Whilst the two resultant plots would be smaller than the likes of Annapurna,

Glenvale and Stagg Farm, they would not be dissimilar to the likes of Greenleaves, Cowslip Cottage or Flaunden Forge to the south. The plot sizes are therefore considered to be generally consistent with plot sizes locally.

- 9.18 In terms of longer and wider views from the west, the two dwellings would appear in the context of existing built form, which includes Flaunden Park, and so they would not appear to extend built form into the countryside, by rather would respect the location of Annapurna and the established western boundary line.
- 9.19 In terms of site coverage, the dwellings would fill less than half the plots, which again is considered to be consistent with the typical layout and site coverage in this part of Hogpits Bottom. Gaps to the side of each dwelling would be provided to give the sense of spaciousness and the limited height of the two dwellings would ensure the development does not appear cramped or overdeveloped. The low ridge heights proposed would also be compatible with the single storey appearance of Annapurna and so the development would not appear unduly prominent.
- 9.20 The submission suggests that the dwellings would have a brick appearance to the elevations under a tiled roof. Owing to the vagueness of these details, it would be appropriate to impose a planning condition requiring details to be submitted.
- 9.21 In terms of landscaping, the submitted site plan has indicatively shown the retention of trees to the western boundary, the provision of new hedge planting and the creation of hardstanding to the front, to be used for parking and turning etc. Again, no specific details have been provided at this stage so these details would need to be secured via a landscaping condition in the interests of certainty and to ensure that the development would have an acceptable appearance.
- 9.22 The removal of the existing garage building would be acceptable. This building does not make any significant contribution to the character of the area and its loss would not therefore be harmful in visual terms.
- 9.23 The proposal is therefore considered to be acceptable in design and visual terms, subject to conditions, and therefore accords with policies CS11 and CS12 of the Core Strategy, and adheres to the guidance and principles of the NPPF.

Impact on Residential Amenity

- 9.24 Policy CS12 of the Core Strategy states that development should provide a safe and satisfactory means of access for all users; and avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties.
- 9.25 Paragraph 130 of the NPPF adds that proposals should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 9.26 Turning firstly to the impact on neighbouring properties, the residents in Flaunden Park most likely to be affected are shown as Plots 1 and 21 to the north and north-east respectively. The northern-most dwelling proposed would be entirely single storey with windows to the front and side elevations looking towards these neighbouring properties. However, given the single storey nature of the development, it is not considered that any undue overlooking would occur, over and above any views that might already be attainable simply by standing in the garden of Annapurna.

- 9.27 Having carried out a site visit, it is apparent that the northern and eastern boundaries of the site are well-screened by mature, dense, vegetation which therefore restricts views of these two plots. The landscaping condition referred to above would ensure that a satisfactory amount of vegetation to the boundaries will be maintained and where appropriate enhanced, to preserve their amenity. In any case it does not appear that the impact on these two plots in Flaunden Park would be unreasonable.
- 9.28 The second proposed dwelling which would be located in the middle of Annapurna and the single storey dwelling, would have a first floor element within the roofspace which would be served by two dormers to the front elevation, facing east. These dormers would provide some form of advantageous view due to their height, however the positioning of this dwelling means that the dormers would predominantly look out over the car park of Flaunden Park. Any views of Plot 21 from these dormers would therefore be at an oblique angle and on that basis, would be considered acceptable. Furthermore, the distance between the dormer and Plot 21 measures to be in excess of 21m.
- 9.29 With regard to the impact on Annapurna, the nearest of the two dwellings would be set in by 1m from the shared boundary, whilst the nearest elevation of Annapurna is located a further 4.7m away. The development of a one and a half storey dwelling will inevitably have some impact on Annapurna, however given the distances involved this is not thought to result in unreasonable harm. Furthermore the location of the new dwelling to the north means there would be no material loss of sunlight, due to the orientation of the dwellings. Sufficient space would therefore be retained to the side of Annapurna to ensure no unreasonable impacts on the outlook of those windows would occur.
- 9.30 Both Annapurna and the two proposed dwellings would benefit from reasonably sized outdoor space for the future occupiers of the development and these areas would be reasonably private and secure. The submitted statement indicates the use of close-boarded fencing although this is not entirely clear so would also need to be confirmed as part of the landscaping condition referred to above.
- 9.31 Therefore having regard to the impact on neighbouring amenity and having regard to the living conditions of the future occupiers of the development, it is considered that the proposal accords with Policy CS12 of the Core Strategy and accords with the NPPF.

Impact on Highway Safety and Parking

- 9.32 Policy CS12 of the Core Strategy and paragraph 110 of the NPPF requires development to provide safe and suitable access for all users.
- 9.33 In this regard the Highway Authority have been consulted and note that the access track leading to the site is not part of the public highway and is therefore privately owned. In terms of the access onto the public highway, the Highway Authority raise no objection with the increase in intensification that would come with two additional dwellings. It has been noted that this part of the highway is subject to a 30mph speed restriction. The Highway Authority also note that bin collection would need to be within 25m of a collection point and also that the proposed dwellings would comply with the 45m guidance for fire appliances being able to access the relevant parts of the site.
- 9.34 In terms of the proposed method of bin collection, the applicant has confirmed that the existing dwelling, Annapurna, along with Flaunden Park benefit from waste collection by Dacourm Borough Council. The two new dwellings would also therefore be served by this collection method which would not result in the collection teams needing to adjust their route. Similarly it is not expected that the provision of two new dwellings would materially affect the

waste collection or capacity. The Council's Waste and Recycling team were consulted but no comments have been received at the time of writing.

- 9.35 According to the Unobus website, a service runs on Tuesdays and Thursdays, once per day in each direction between Hemel Hempstead and Chipperfield, stopping at Flaunden village hall, although there appears to be further stops where Hogpits Bottom meets Birch Lane. This therefore suggests a limited service in terms of public transport options, so the future occupiers of the site would likely be reliant upon the use of private motor vehicles.
- 9.36 With regard to parking, the submitted plans indicate that three spaces would be provided to the front of each dwelling, along with sufficient space for turning and manoeuvring so that vehicles can exit in a forward gear. In addition to this, Annapurna would benefit from at least two spaces to their driveway, located to the south, and a further third parking space would be provided to the front of the existing garage outbuilding.
- 9.37 One dwelling would comprise of 4 bedrooms whilst the other proposed dwelling would comprise of 3 bedrooms. In accordance with the Council's Parking Standards SPD, the dwellings would need to be provided with 3.0 spaces and 2.25 spaces respectively. The provision of 6 spaces would therefore comply with these standards. Some concerns have been raised with the potential use of the parking area opposite (to the east) by the future occupiers of the development, when this area is meant to be used by residents of Flaunden Park. As the development site would provide adequate parking provision in line with the SPD, the Council could not reasonably refuse the application for that reason. There is nothing to suggest that the future occupiers of the development would be reliant on the parking area to Flaunden Park.
- 9.38 The SPD also requires all new development to provide an electric charging point for each new dwelling created, to promote the use of electric vehicles. This has not been shown on the plans and should therefore be conditioned.
- 9.39 Subject to the above condition, it is therefore considered that the proposal would be acceptable, having regard to the access arrangements and the parking provision. The proposal therefore accords with policy CS12 of the Core Strategy, the Parking Standards SPD and accords with the NPPF.

Other Material Planning Considerations

- 9.40 The Old Cottage, located approximately 150m away to the south-east, is grade II listed. Given the separation distances involved, plus the fact that there are a number of intervening properties, the site does not make any contribution towards the setting of the listed building.
- 9.41 Thames Water have been consulted on the proposals but raise no objection. They have however suggested some planning informatives that should be included as part of any decision.
- 9.42 The Council's Environmental Health team have been consulted and raise no objections in relation to noise or other amenity impacts. They have however suggested a number of planning informatives relating to the construction works themselves. Similarly in terms of contaminated land, no objections have been raised but again two planning informatives have been suggested.
- 9.43 The Council's Trees & Woodlands team have been consulted and note that there are a number of trees along the field-side boundary that may be subject to damage during the construction process. They have therefore indicated that there would be no objection to the scheme, subject to the imposition of a condition requiring further details to be submitted,

including a tree protection plan, which would then need to be approved prior to commencement.

- 9.44 The submitted statement sets out that any waste construction materials will be recycled with materials being sourced locally and attempts made to conserve water use. The new dwellings are said to be constructed to a high standard with good levels of insulation and compliance with Building Regulations. The dwellings would also benefit from double-glazing, energy efficient boilers, showers and light bulbs. Whilst this seems acceptable in principle, a planning condition is considered necessary in this instance to provide certainty, particularly in light of the Council declaring a climate emergency.
- 9.45 The NPPF sets out that all development should provide a biodiversity net gain. This can be achieved via the landscaping condition referred to above and the site plan indicatively shows that new planting would be provided. The existing site is not considered to make any significant contribution to ecology and so is unlikely to impact any protected species. The landscaping condition and the condition requested by the Tree Officer would also ensure the retention of trees on site.

Response to Neighbour Comments

- 9.46 These points have been addressed above other than in relation to sewerage and surface water flooding. The application form has indicated that the method of draining foul is unknown, whilst surface water flooding would be managed through soakaways. Given the concerns raised by neighbours and the slight ambiguity, it is considered appropriate in this instance to impose a planning condition requesting details of the foul drainage to be submitted. This would need to be established and any works carried out prior to commencement. The use of soakaways is a common method of disposing of surface water and would therefore be acceptable.
- 9.47 Construction traffic/disruption is not a material planning consideration, however the Environmental Health team have suggested relevant planning informatives that should be adhered to.

Community Infrastructure Levy (CIL)

- 9.48 The development would be liable for CIL and payment would become due at the time of works commencing on site. Please refer to the Council's website for any information in this regard.

10. CONCLUSION

- 10.1 To conclude, the development would result in the infilling of a gap within an existing village and therefore complies with local and national Green Belt policy. The proposal would therefore preserve the openness of the Green Belt and would be acceptable in principle.
- 10.2 In design terms, the two dwellings are modest in scale, being single storey and one and a half storey respectively. The dwellings would therefore be in-keeping with the general height and layout of development locally. Conditions would be required to ensure a satisfactory appearance and this includes the materials to the external elevations, as well as details of the hard and soft landscaped areas.
- 10.3 The proposal would not result in undue harm to neighbouring amenity, including Flaunden Park and the existing dwelling, Annapurna. Moreover the proposed dwellings would provide adequate living conditions to the future occupiers of the site. The development would also provide adequate parking provision in line with the SPD.

10.4 The provision of two dwellings would make a modest addition to the Borough's housing supply which is particularly relevant as the Council cannot currently demonstrate a 5-year supply of housing. There would also be some economic benefits from the construction of the development itself and the subsequent occupation, whose occupiers would contribute to the local economy. The proposal therefore complies with the relevant local and national policies and should be supported.

11. RECOMMENDATION

11.1 That planning permission be **GRANTED**, subject to conditions.

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**110 REV B
200 REV A
201 REV B
202 REV B
210 REV B
211 REV B**

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **Prior to the commencement of development hereby approved, an Arboricultural Method Statement and Tree Protection Plan prepared in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) setting out how trees shown for retention shall be protected during the construction process, shall be submitted to and approved by the Local Planning Authority. No equipment, machinery or materials for the development shall be taken onto the site until these details have been approved. The works must then be carried out according to the approved details and thereafter retained until completion of the development.**

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

4. **Prior to the commencement of the development hereby permitted details of the foul water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation and shall be thereafter retained.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development and to prevent flooding by ensuring the satisfactory storage of and disposal of

surface water from the site in accordance with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Paragraph 169 of the National Planning Policy Framework (2021).

5. **No development (excluding demolition/ground investigations) shall take place above slab level until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013).

6. **No development shall take place above slab level until details of proposed sustainability measures within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 154 and 157 of the National Planning Policy Framework (2021).

7. **No development shall take place above slab level until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:**

- all external hard surfaces within the site;
- other surfacing materials;
- means of enclosure;
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- minor artefacts and structures (e.g. furniture, play equipment, signs, refuse or other storage units, etc.); and
- retained historic landscape features and proposals for restoration, where relevant.

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

8. **Prior to occupation of the development hereby approved, full details of the layout and siting of Electric Vehicle Charging Points and any associated infrastructure shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until these measures have been provided and**

these measures shall thereafter be retained fully in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

9. **The parking spaces shown on the approved Site Plan hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling[s] and their visitors and for no other purpose.**

Reason: In accordance with Policy CS12 of the Dacorum Borough Core Strategy (2013) and Section 9 of the National Planning Policy Framework (2021).

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

2. Construction Hours of Working - (Plant & Machinery) Informative

In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: Monday - Friday 07.30am - 17:30pm, Saturdays 08:00am - 13:00pm, Sundays and Bank Holidays - no noisy works allowed.

3. Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

4. Noise on Construction/Demolition Sites Informative

The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.

5. Contaminated Land Informative 1:

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.

6. Contaminated Land Informative 2:

Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to:

Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.

7. Thames Water Informative:

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

8. Thames Water informative:

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

9. Thames Water informative:

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

10. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

11. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

12. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
<p>Environmental And Community Protection (DBC)</p>	<p>Daniel,</p> <p>Having reviewed the documents submitted in support of the above application and the ECP Team records I am able to confirm that there is no objection to the proposed development and no requirement for land contamination conditions.</p> <p>However, given that the application site is a brownfield site (albeit only a residential property) and that there will be a significant amount of groundworks needed to facilitate the proposed development it is recommended that the following land contamination informatives are included on any permission that might be granted.</p> <p>Contaminated Land Informative 1: In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.</p> <p>Contaminated Land Informative 2: Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to: Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.</p> <p>Please let me know if you have any questions.</p>

	<p>Regards</p> <p>David Carr Lead Scientific Officer Environmental and Community Protection</p> <p>Town and Country Planning Act 1990 Application: 21/02260/FUL Description: Construction of two detached dwellings Location: Annapurna Hogpits Bottom Flaunden Hemel Hempstead Hertfordshire HP3 0PX</p> <p>With reference to the above planning application, please be advised Environmental Health have no objections or concerns. However I would recommend the application is subject to construction working hours with Best Practical Means for dust.</p> <p>Construction Hours of Working - (Plant & Machinery) Informative</p> <p>In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: Monday - Friday 07.30am - 17:30pm, Saturdays 08:00am - 13:00pm, Sundays and Bank Holidays - no noisy works allowed.</p> <p>Construction Dust Informative</p> <p>Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.</p> <p>Noise on Construction/Demolition Sites Informative</p> <p>The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.</p> <p>Becky Prescott Trainee Environmental Health Officer Environmental and Community Protection</p>
Parish/Town Council	<p>PLANNING APPLICATION 21/02260/FUL Annapurna, Hogpits Bottom, Flaunden, Hemel Hempstead,</p>

Hertfordshire HP3 0PX

Construction of two detached dwellings

Flaunden Parish Council are of the view that this application for new dwellings would be inappropriate development within the Green Belt.

The proposed development is in the garden of Annapurna, which is the only permanent dwelling on the access road to Flaunden Park. The dwelling was formerly that of the Manager/Owner of Flaunden Park, which is the site of 'park homes' i.e. caravans which are all single storey, impermanent dwellings, on Green Belt land.

The proposed dwellings would be permanent structures in Annapurna's garden, whose construction and existence would be detrimental to the Green Belt and its openness. Contrary to the Design and Access Statement, the Parish Council believe the proposed development would have significant impact on the wider openness of the area.

NPPF paragraph 133 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. By adding dwellings to the open space, there would be a reduction in the open spatial quality of the site and this part of the Green Belt through the encroachment of built development. As a consequence, there would be an excessive adverse impact on the openness, rural character of the Green Belt.

NPPF paragraph 143 indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposed development would also result in harm in terms of the openness of the Green Belt. NPPF paragraph 144 specifies that substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt, and any other harm, is clearly outweighed by other considerations.

It is the view of Flaunden Parish Council that the proposed development does not qualify for the exception to development in the Green Belt, which allows limited infill development in villages. Flaunden Parish Council argues that Flaunden is a very small village or hamlet where such development is inappropriate. However, if it is accepted that Flaunden is a village, it is our view that this proposed development does not lie within the village of Flaunden because Annapurna lies where fields open up to the west and where only single storey mobile homes sit in the field to the north. Furthermore, it would not be limited infill in an

otherwise built-up frontage because Annapurna sits behind houses on Hogpits Bottom.

Paragraph 8.31 of the Core Strategy makes clear that limited infill does not include back land development and the proposed development in the garden of Annapurna does not meet the criteria for limited infill on this basis.

No more than modest weight can be attached to the benefits of development that makes up the other considerations. As such, they do not clearly outweigh the harm to the Green Belt. Consequently, the very special circumstances necessary to justify the development do not exist. Thus, the development would not accord with the aims of the NPPF, which seek to protect Green Belt land from inappropriate development. This provides a clear reason for refusing planning permission and the proposal would not represent sustainable development.

Paragraph 145 e) of the NPPF requires a consideration of both the scale and form of the development and has to be interpreted in the context of the overall aim of Green Belt policy, which is to preserve the openness of the green belt. This implies minimising the loss of significant open gaps between buildings. The proposed dwellings would fail to reflect the generous spacing of the nearby properties in the village of Flaunden.

The proposed buildings would be very visible from the west and from the footpath running adjacent to the site and visually would have a negative impact on the openness of the Green Belt.

The proposal would affect the amenities of the existing properties immediately adjacent to the site and the surrounding area regarding overlooking, loss of privacy and overbearing impact. The design of the dwellings is out of keeping with surrounding single storey caravans of Flaunden Park.

The dwellings should not be permitted because of the increase in density and consequent harm to the character and appearance of the road through the reduced spacing of buildings and the new accesses. The proposed spacing between the dwellings does not respect the character of the existing area. The proximity of the dwellings would cause overlooking, loss of privacy and would be overbearing to the neighbouring properties.

This proposal would result in a significant increase in traffic into and out of Flaunden Park. The entrance to Flaunden Park leads onto Hogpits Bottom, which is already a busy road. Traffic on the access road to

	<p>Flaunden Park is restricted to 5 mph to ensure the safety of residents. Any development would result in an increase in the levels of noise, with more cars accessing the narrow entrance road.</p> <p>The construction of the proposed dwellings would necessitate harm to the Green Belt as it requires removal of a hedge and destruction of mature trees.</p> <p>Flaunden Parish Council's decision is to recommend that this application be REFUSED</p>
Thames Water	<p>Dear Sir/Madam</p> <p>Re: ANNAPURNA, HOGPITS BOTTOM, FLAUNDEN, HEMEL HEMPSTEAD, HERTFORDSHIRE , HP3 0PX</p> <p>Waste Comments</p> <p>As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>With regard to SURFACE WATER drainage, Thames Water would</p>

	<p>advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services.</p> <p>Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>Water Comments</p> <p>With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.</p> <p>The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at https://www.gov.uk/government/publications/groundwater-protection-position-statements) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.</p> <p>Yours faithfully Development Planning Department</p> <p>Development Planning, Thames Water, Email: devcon.team@thameswater.co.uk</p>
Hertfordshire Highways (HCC)	<p>Decision</p> <p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p>

Highway Informatives

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN 1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works

commence. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

Comments

The proposal is for the construction of two detached dwellings on land adjacent Annapurna Hogpits Bottom, Flaunden. The site is located on a private route that is not part of the adopted highway

	<p>network. The private route serves Flaunden park, a mobile home park. The private route joins the highway network via a bellmouth onto Hogpits Bottom, a 30 mph unclassified local access route.</p> <p>Vehicle access The two new dwelling will share a single access onto the private route. Although not part of the adopted highway network, HCC Highways would recommend that any access be built to standards stipulated in HCC Highways Design Guide. The hardstanding fronting the dwellings will accommodate 3 parking spaces per dwelling and has enough room for vehicles to turn on site.</p> <p>Refuse / Waste Collection Provision would need to be made for an on-site bin-refuse store within 30m of each dwelling and within 25m of the kerbside/bin collection point. The collection method must be confirmed as acceptable by DBC waste management.</p> <p>Emergency Vehicle Access The proposed dwellings are within the recommended emergency vehicle access of 45 metres from the adjacent private route to all parts of the buildings. This is in accordance with the guidance in 'MfS', 'Roads in Hertfordshire; A Design Guide' and 'Building Regulations 2010: Fire Safety Approved Document B Vol 1 - Dwellinghouses'.</p> <p>Conclusion HCC has no objections or further comments on highway grounds to the proposed development, subject to the inclusion of the above highway informatives.</p> <p>Signed George Fermer</p>
Trees & Woodlands	<p>There are no tree or landscape issues so as to constrain the proposed development. However there are a number of trees on the field side boundary that potentially could be damaged during the construction process. The public footpath runs along the field edge boundary where the trees are situated.</p> <p>No objection, subject to condition:</p> <p>An arboricultural report, in accordance with BS 5837, to appraise the trees and ensure they survive the construction process. Landscape condition to ensure the field boundary with the footpath receives sympathetic treatment.</p>

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
7	8	1	7	0

Neighbour Responses

Address	Comments
The Old School House Flaunden Flaunden Hemel Hempstead Hertfordshire HP3 0PP	I OBJECT TO THE PROPOSED DEVELOPMENT
32 Flaunden Park Flaunden Hemel Hempstead Hertfordshire HP3 0PY	I feel that these properties will have an impact on the traffic, parking and access issues within Flaunden Park as well as overcrowding of the park. Access in and out of the park is via a single track and can be dangerous when pulling out onto the main road or having to reverse to let other cars pass.
Glenvale Hogpits Bottom Flaunden Hemel Hempstead Hertfordshire HP3 0PX	Whilst the plans look appealing, I think that the plot is too small for three dwellings. My other concern is that the sewerage is already an issue for the existing dwelling, Flaunden Park & Stag Farm.
Stagg Farm Hogpits Bottom Flaunden Hemel Hempstead Hertfordshire HP3 0PX	I think the designs for this development are well executed, pleasing and in keeping with the Village. As the owner and resident at Stagg Farm, I am however concerned by the planning application which omits mention of infrastructure to support the additional two properties in terms of sewage and storm water. As climate change becomes more evident each year, it is fair to predict an increasing strain on the sewage and drain network from Flaunden Park and Annapurna which passes through Stagg Farm. Please see appendix 1 which is a map that shows the drains that all connect and pass through. (I will post these by Royal Mail as there seems no way to attach images/documents here) While Thames Water may not acknowledge an issue in their statement (given no information was provided by the applicant in their planning application in terms of construction and drainage issues), there is written mention of a sewage overflow of the shared drain in Stagg Farm

in 2007 in correspondence between Mr Redding and the owner of Stagg Farm at that time. Please see appendix 2 of this correspondence.

I'm also aware from the owners prior to us that this happened again around 2012. While I lived here, an overflow of sewage occurred in May 2020. See photos in appendix 3 of this correspondence. I believe this issue to be a health and safety risk and one that should be prevented going forward.

The front garden at Stagg Farm is frequently flooded in wet weather. The water meter is submerged and can not be read. This has been reported to affinity water who are unable to do anything about it.

In 2020 and 2021 we have seen storm water enter the property at its lowest point, in the hallway. While drains and gutters have been checked to be clear of leaves we have observed this happen due to the ground being saturated, the groundwater level rising and the sewer pipes overwhelmed in these moments.

If the planning application for two new houses at Annapurna is approved, I ask that conditions are inserted into the planning permission so that a new route is constructed for the sewage and rainwater for the two new houses. This route could pass from the new houses, under the private access road to Hogpits Bottom as was previously considered by the owners of Annapurna and Flaunden Park in the past.

Ideally the sewage from Flaunden Park and Annapurna will link into this new route along with the two new properties.

I think the designs for this development are well executed, pleasing and in keeping with the Village.

As the owner and resident at Stagg Farm, I am however concerned by the planning application which omits mention of infrastructure to support the additional two properties in terms of sewage and storm water.

As climate change becomes more evident each year, it is fair to predict an increasing strain on the sewage and drain network from Flaunden Park and Annapurna which passes through Stagg Farm. Please see appendix 1 which is a map that shows the drains that all connect and pass through. (I will post these by Royal Mail as there seems no way to attach images/documents here)

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I'm also aware from the owners prior to us that this happened again around 2012. While I lived here, an overflow of sewage occurred in May 2020. See photos in appendix 3 of this correspondence. I believe this

	<p>issue to be a health and safety risk and one that should be prevented going forward.</p> <p>The front garden at Stagg Farm is frequently flooded in wet weather. The water meter is submerged and can not be read. This has been reported to affinity water who are unable to do anything about it.</p> <p>In 2020 and 2021 we have seen storm water enter the property at its lowest point, in the hallway. While drains and gutters have been checked to be clear of leaves we have observed this happen due to the ground being saturated, the groundwater level rising and the sewer pipes overwhelmed in these moments.</p> <p>If the planning application for two new houses at Annapurna is approved, I ask that conditions are inserted into the planning permission so that a new route is constructed for the sewage and rainwater for the two new houses. This route could pass from the new houses, under the private access road to Hoggits Bottom as was previously considered by the owners of Annapurna and Flaunden Park in the past.</p> <p>Ideally the sewage from Flaunden Park and Annapurna will link into this new route along with the two new properties.</p>
<p>16 Flaunden Park Flaunden Hemel Hempstead Hertfordshire HP3 0PY</p>	<p>I would like to object to the building of the two properties proposed for the garden of Annapurna.</p> <ol style="list-style-type: none"> 1. A two storey property would be intrusive of the nearby homes. 2. More traffic using the main drive onto the park. 3. Sewerage is already a problem on the site and has been for some years so what will happen to the sewerage of the new properties. 4. Noise, pollution and extra traffic blocking the car park. whilst the works is being carried out. 5. More cars parking in an already overcrowded car park which is for the residents. 6. I don't think that Flaunden park needs another two dwellings.
<p>38 Flaunden Park Flaunden Hemel Hempstead Hertfordshire HP3 0PY</p>	<ol style="list-style-type: none"> 1. My main concern with this development would be the entrance/exit to Flaunden Park. at the moment we have a narrow driveway to the properties already sited and I feel that with 2 new houses this would need parking and access for at least another 6 cars. 2. Where would the driveway to the houses be? Where would they park? Where would they turn into the properties? 3. The turning out of the park already has a restricted view and cars speed along the lane causing concern for safety. Whilst works are carried out the noise and disruption would be of concern to most residents. 4. The overview of 2 two storey dwellings would result in loss of privacy to the properties around the proposed site as they would overlook the gardens immediate to them. 5. The drainage & sewerage is already a problem during wet weather. The electricity supply is often compromised resulting in loss of power. 6. Assuming these properties would be family homes would this mean children playing on the green and causing a disturbance for elderly residents? 7. My objection is that this park is just not suited to another 2 houses.

	<p>1. My main concern with this development would be the entrance/exit to Flaunden Park. at the moment we have a narrow driveway to the properties already sited and I feel that with 2 new houses this would need parking and access for at least another 6 cars.</p> <p>2. Where would the driveway to the houses be? Where would they park? Where would they turn into the properties?</p> <p>3. The turning out of the park already has a restricted view and cars speed along the lane causing concern for safety. Whilst works are carried out the noise and disruption would be of concern to most residents.</p> <p>4. The overview of 2 two storey dwellings would result in loss of privacy to the properties around the proposed site as they would overlook the gardens immediate to them.</p> <p>5. The drainage & sewerage is already a problem during wet weather. The electricity supply is often compromised resulting in loss of power.</p> <p>6. Assuming these properties would be family homes would this mean children playing on the green and causing a disturbance for elderly residents?</p> <p>7. My objection is that this park is just not suited to another 2 houses.</p>
<p>Birch Lane House Birch Lane Flaunden Hemel Hempstead Hertfordshire HP3 0PT</p>	<p>If this application is approved it will set a precedent for development in other garden areas within Flaunden. Flaunden is a small rural hamlet in the Green Belt whose character is typified by open spaces between buildings. This application would constitute overdevelopment in the Green Belt.</p> <p>Flaunden has already had approvals for 10 new residences approved in recent times, mainly comprised of existing building conversions, that are still to be constructed, in progress or recently completed. This represents almost a 10% increase in the number of houses in the village. Not only does this change the character of the small rural village, that Dacorum policy seeks to protect, but also puts a great strain on the already struggling narrow country lanes that service the village.</p> <p>Further development of this type is therefore not appropriate or consistent with Dacorum policy.</p>
<p>18 Flaunden Park Flaunden Hemel Hempstead Hertfordshire HP3 0PY</p>	<p>Too much heavy traffic Over development Parking in existing area</p>