



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0425/94

Director of Corporate Services
Herts County Council
County Hall
Hertford

DEVELOPMENT ADDRESS AND DESCRIPTION
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land at Redwood Drive, Hemel Hempstead, Herts

RESIDENTIAL DEVELOPMENT (OUTLINE)

Your application for *outline planning permission* dated 24.03.1994 and received on 25.03.1994 has been **REFUSED**, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 23.06.1994

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0425/94

Date of Decision: 23.06.1994



1. The southern part of the application site lies in an area designated as Open Land in the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications. The proposal is contrary to Policy 104 which seeks to protect Open Land from building and other inappropriate development. The proposal would result in a loss of Open Land which would detract from the character and environment of this part of Hemel Hempstead.
2. At the time of the public inquiry which considered the Jarman Fields and Mountbatten School proposals in 1991 it was considered that only 50 units should be served from Redwood Drive. Although the application does not state the number of dwellings proposed, the site is capable of accomodating more than 50 dwellings, and the highway network serving the site remains inadequate to serve more than 50 dwelling units by way of Redwood Drive, which is the only means shown for vehicular access to the site from the local road network.