



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1344/90

Coopers Animal Health Ltd  
c/o Pitman-Moore Ltd  
Breakspear Road  
South Harefield  
Uxbridge  
Middlesex

C A Cornish  
Boundary House  
91-93 Charterhouse Street  
London  
EC1M 6DL

DEVELOPMENT ADDRESS AND DESCRIPTION

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Coopers Animal Health Site, Berkhamsted Hill, Berkhamsted

REORGANISATION AND REDEVELOPMENT OF SITE TO FORM BUILDINGS FOR OFFICE,  
INDUSTRIAL AND RESEARCH & DEVELOPMENT (CLASS B1) USES.

Your application for *outline planning permission* dated 20.09.1990 and received on 21.09.1990 has been *REFUSED*, for the reasons set out on the attached sheet(s).

Director of Planning

Date of Decision: 14.03.1991

(ENC Reasons and Notes)

REASONS FOR REFUSAL  
OF APPLICATION: 4/1344/90

Date of Decision: 14.03.1991



1. The application site lies in the Metropolitan Green Belt and the east and west boundaries abut the Chilterns Area of Outstanding Natural Beauty. The Hertfordshire County Structure Plan 1986 Review and the Dacorum District Plan have policies which seek to prevent inappropriate development in the Green Belt. The Structure Plan also seeks to control the level of business floor space to be provided in each District within the County; that level is close to being attained with five years of the plan period remaining. The current use of the site is as part of an agricultural research station and the proposal to re-use and redevelop the site for business purposes on the scale proposed is inappropriate in the terms of, and harmful to, the policies for the protection of the Green Belt.
2. The proposals will involve an intensification of the use of the site which will cause demonstrable harm because of the likely environmental effects of the increase in the numbers of employees and the associated increase in the number of vehicles on the site, traffic generation on surrounding roads and general site activity. The proposals will result in the encroachment of increased urban activity in, and unrelated to, the rural area to the detriment of the rural character of the area.
3. The proposed development proposes the severance of the built part of the site, which includes a number of agricultural type buildings and houses, from the associated fields. The agricultural type buildings are not in themselves incapable of agricultural use and cannot, therefore, be considered redundant. The proposal to redevelop the site without safeguarding, or making proposals for, the use of the associated fields is likely to lead to pressure in the future for new farm buildings and farm dwellings which would be difficult to resist. Such development would result in the encroachment of additional buildings in attractive countryside in the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty and would cause harm to the character and appearance of the countryside.



# The Planning Inspectorate

*An Executive Agency in the Department of the Environment and the Welsh Office*

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*1/20*  
*2/23*  
*3/25*

Chief Planning Officer  
Dacorum Borough Council  
Civic Centre  
Hemel Hempstead  
Herts.  
HP1 1HH

Your Ref:  
4/1344/90  
Our Ref:  
APP/A1910/A/92/182325

Date: 19 October 1992

Dear Sir

TOWN AND COUNTRY PLANNING ACT -1990  
APPEAL BY COOPERS ANIMAL HEALTH LTD.  
SITE AT BERKHAMSTEAD HILL, BERKHAMSTEAD, HERTS.

I am writing to tell you that the appeal been withdrawn and we will be taking no further action on it.

Yours faithfully

P J HOWELL

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.					Ack.	
D.C.P.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File
Received					21 OCT 1992	
Comments						