

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



Hallam Land Management Ltd
55 Ecclesall Road South
Sheffield
S11 9PB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01388/96/OUT

LAND WEST OF M1 MOTORWAY FRONTING GADDESSEN LANE &
FLAMSTEADBURY LANE FLAMSTEAD
MOTORWAY SERVICE AREA, LANDSCAPING AND ACCESS (OUTLINE)

Your application for outline planning permission dated 25 October 1996 and received on 25 October 1996 has been **REFUSED**, for the reasons set out overleaf.

Daniel Nobley

Development Control Manager

Date of Decision: 08 May 1997

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/01388/96/OUT

Date of Decision: 08 May 1997

1. The site is within the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is inappropriate in the Green Belt and exceptional circumstances would need to be proved to warrant an exception to this policy. There are no very special circumstances evident in relation to traffic issues, spacing and capacity of existing service areas, highway safety or other matters which would justify the grant of planning permission in this case.
2. The additional weaving movements associated with traffic accessing and egressing the proposed motorway service area would be detrimental to the safety and free flow of traffic on the existing dual three and proposed dual four lane M1 carriageways.
3. The mitigation measures associated with the Secretary of State for Transport's dual four lane widening proposals would be adversely affected by the proposed motorway service area access and egress layout.
4. The proposed motorway service area would be a substantial urban intrusion into the generally undeveloped and attractive rural landscape because of the size and character of the development, the steep earthworks and belts of planting around the perimeter and the poor relationship to existing land form and other land uses. The landscape proposals included in the scheme do not assist in the assimilation of the site but instead impose themselves on their surroundings, creating a new and unsympathetic landscape framework.
5. The proposed motorway service area would have an adverse visual impact on views from nearby properties and places of public access. When considered in conjunction with related schemes for motorway widening and the proposed southbound motorway service area, the effect would be increased and the proposal would appear more inappropriate, and would encourage the urban coalescence of the settlements of Hemel Hempstead and Redbourn.
6. The proposed motorway service area will result in an increase in noise levels in the area, resulting from plant and operations on the site, vehicles stopping, slowing down and starting up, and from general associated noise of door slamming, voices and the like. With twenty four hour activity on the site, the development is likely to have a detrimental impact on nearby residential properties and the rural area as a whole.
7. The presence of vehicles starting up from cold, slowing down or speeding

up is likely to give rise to increases in levels of air pollution in the vicinity of the application site.

8. The proposed motorway service area will create additional light pollution extending into an existing dark landscape, which would be visually intrusive during the hours of darkness.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER