

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF .....DACORUM.....

IN THE COUNTY OF HERTFORD .....

To Potts Croft Ltd.,  
c/o Messrs. Brown & Merry,  
41 High Street,  
TRING,  
Herts.

.....Three houses on land adjacent to Park Farm,.....  
.....The Twist, Wigginton, Nr. Tring.....OUTLINE.....  
at  
xx.....

Brief  
description  
and location  
of proposed  
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby refuse the development proposed by you in your application dated ..... 25th November, 1980, ..... and received with sufficient particulars on ..... 28th November, 1980, ..... and shown on the plan(s) accompanying such application..

The reasons for the Council's decision to refuse permission for the development are:—

1. The site is within the Metropolitan Green Belt as referred to in the Approved County Structure Plan, wherein planning permission will not be given, except in very special circumstances, for development other than that required for the purposes of agriculture, small scale facilities for participatory sport or recreation or other essential purposes appropriate to a rural area. No such need has been put forward in support of the proposed development, which is therefore unacceptable in the terms of this policy.
2. The proposed development would constitute an unsatisfactory form of ribbon development extending the village of Wigginton beyond the limits of present development, adversely affecting the open character of the surrounding area, which forms part of the Chilterns Area of Outstanding Natural Beauty.
3. The need for dwellings in the Wigginton area can be met without releasing agricultural land for development and the general demand for dwellings does not outweigh the strong policy objections to such development in the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty.

Dated ..... 8th ..... day of ..... January, ..... 19 81..

Signed.....

Designation.....

Director of Technical Services.

## NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
- (2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Whitehall, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.