



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

BRIAN BRANWHITE SURVEYORS
PO BOX 735
TRING
HERTS
HP23 5LH

MR R MILDRED
C/O MENTMORE SMITHY
STAG HILL
MENTMORE
LEIGHTON BUZZARD
LU7 0QE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02083/98/FUL

DUNDALE, ICKNIELD WAY, TRING, HERTS, HP23
CHANGE OF USE FROM GARDEN TO RESIDENTIAL DEVELOPMENT

Your application for full planning permission dated 08 December 1998 and received on 09 December 1998 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 11 February 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/02083/98/FUL

Date of Decision: 11 February 1999

- 1. The site is allocated for leisure use and specifically as an ecological park/nature reserve in the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. It forms an important undeveloped area on the northern edge of Tring. The proposal for residential development is contrary to the policies of these plans and there is no overriding need for further residential development or any specific justification for the release of this land for such development.**
- 2. The site is included as a wildlife site in the Habitat Survey for Dacorum (51/001) which means it is important at district level. The proposed development would have a seriously detrimental effect on the site's unique natural features, including flora and fauna, and the secluded atmosphere of the site would be destroyed.**
- 3. The provision of a car park, warden's accommodation and other buildings will further diminish the area retained for wildlife which, together with the proximity of the proposed residential development to the southern shore of the lake, would further erode the value of this site for wildlife.**
- 4. The proposals include culverting a watercourse which will adversely affect the local water environment and will prejudice flood defence interests, as well as leading to an unacceptable loss of water-based habitat and its continuity.**