

**TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017
*NOTICE UNDER REGULATION 20***

The Proposed Development on land at Bulbourne Wood, Northchurch, Berkhamsted is subject to an Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Notice is hereby given that an Environmental Statement has been prepared and is proposed to be submitted to the Secretary of State (Planning Inspectorate, Environmental Services Team, c/o QUADIENT, 69 Buckingham Avenue Slough, SL1 4PN) following a Screening Direction from the Secretary of State during the Appeal process. The planning application was submitted on 28th November 2024 and was refused by Dacorum Borough Council 1st August 2025; the decision has been appealed to the Secretary of State by the Applicant.

The planning application is made by Berkham Oaks Dementia Care Limited (the Applicant), relating to the erection of a nursing home (Use Class C2) of up to 67 bedrooms for dementia care with separate bin/cycle store building, electricity substation and associated works and landscaping with all matters reserved except for the construction of access junction and road. The Application Site is located at Bulbourne Wood, New Road, Northchurch, Berkhamsted, Hertfordshire, HP4 1LN.

A copy of the Environmental Statement may be inspected at all reasonable hours at: Dacorum Borough Council's planning reception at The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN and may also be viewed at <https://www.dacorum.gov.uk/home/planning-development/planning-applications> along with the wider planning application documentation by searching for application reference: 24/02705/MOA.

Copies of the Environmental Statement may be obtained, so long as stocks last, from Dacorum Borough Council (at the above address).

Any person who wishes to make representations to the Secretary of State about the Environmental Statement should make them in writing to Dacorum Borough Council (at the above address) or by email to planning@dacorum.gov.uk.

The Environmental Statement is targeted for submission to the Secretary of State on 5th June 2026. The Environmental Statement will be available to view from 9am on Monday 15th June 2026. Representations may be made on the Environmental Statement from **Monday 15th June until 5pm on Friday 17th July 2026**.

SLR Consulting Ltd, on behalf of Berkham Oaks Dementia Care Ltd.

1st June 2026