

Standing up for Hertfordshire's countryside

Lee Stannard
Planning and Building Control
St. Albans City and District Council
St. Peter's Street
St. Albans
Herts AL1 3JE

Our Ref:

Your Ref:

27th November 2019 (by email)

Dear Mr. Stannard,

Application No. 5/2019/2616
Construction of Class D2 (assembly and leisure) community garden resource centre and use of land for education, training, employment and recreation in gardening and horticulture with associated landscaping, parking and access.
On Land Opposite Serge Hill Cottages, Sergehill Lane, Bedmond, Abbots Langley, Hertfordshire.

CPRE Hertfordshire continue to have concerns regarding this proposal for development which will impact on the openness of the Green Belt.

We welcome the reduction in size of the proposed development following the Council's refusal of application 5/2018/2402 and the removal of the ambiguities which were present in the earlier Planning Statement. However the buildings proposed are still contrary to paragraph 145 of the National Planning Policy Framework. The applicant recognises this and in the Design and Access Statement presents very special circumstances which they consider outweigh the harm to the openness of the Green Belt.

The Very Special Circumstances fall into three categories:

1. The expertise of the applicant and the trustees of the proposed charity and their unique relationship with this site.
2. The inability of the charity to be located at any other site.
3. The community development which will accrue from the work of the charity.

These are expanded at length in the Design and Access Statement and it will be for the Council to determine whether or not, on the information now provided, the planning balance is now in favour of development.

Yours sincerely,

David Irving