

Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

18th December 2019 (by email)

Dear Ms. Burnham,

Application No. 5/2019/2422
Conversion of hardstanding to all weather MUGA pitch and installation of associated floodlighting on Land at St Luke's School, Crouch Hall Lane, Redbourn, Hertfordshire AL3 7ET

While we have no objection in principle to the provision of a MUGA on the school site, CPRE Hertfordshire have concerns regarding this proposal which will impact on the openness of the Green Belt.

As shown on Proposals Map 1 of the current St. Albans Local Plan, St Luke's school lies entirely within the Green Belt. (This is unamended in the emerging Local Plan 2020-2036.) Paragraph 145(b) of the National Planning Policy Framework permits the provision of appropriate facilities for outdoor sport or recreation provide that the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The provision of fencing around the MUGA and the six lighting columns included in the design will impact on the openness of the Green Belt. The area to the north and east of the site of the proposed MUGA consists of open countryside from which the MUGA will be clearly visible and on which the lighting will have an impact. Consequently, the applicant is required to demonstrate very special circumstances.

Unfortunately, the documentation accompanying the application is inadequate to determine the impact of the proposal. There is no Planning or Design and Access Statement and the plan of the MUGA (Drg. Q23138G6Q9C sheet 1) is not dimensioned. The only dimensioned drawing is the elevations shown on Q23138G6Q9C sheet 2. These show the height of the fencing as 3.030 m. and that of the six floodlights as 6.160m. Scaling from the un-dimensioned plan, there will be approximately 100 linear metres of fencing.

As mentioned above, the NPPF requires local planning authorities to ensure that substantial weight is given to any harm to the Green Belt and it is incumbent on the applicant to demonstrate very special circumstances to show that such harm is clearly outweighed by the benefits of proposals. In the absence of no very special circumstances being put forward

in the application to justify the harm to the openness of the Green Belt, the Council should reject this application.

Yours sincerely,

David Irving