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Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

10th November 2021 (by email)

Dear Ms Dilks,

Application no. 5/2021/2563
Land at Normead, Lybury Lane, Redbourn, AL3 7JJ
Demolition of dwelling house, glass-houses etc, redevelopment
to provide 8 dwellings with associated amenity space, parking, landscaping & access

I write with reference to the above application and object to the proposed development for the following reasons:

1. The site is located on land designated as London Metropolitan Green Belt in the St Albans District Local Plan Review, and the proposed development is inappropriate according to criteria identified in the National Planning Policy Framework (NPPF). This proposal constitutes a clear encroachment onto the Green Belt, jeopardising the open nature of the countryside in this area.
2. We have previously commented on a similar application in the same location (Application no. 5/2020/1654) which was refused permission for reasons related to the Green Belt. No significant additional information has been provided by the applicant with regard to the form or impact of the development, other than to reduce the number of units by one.
3. It appears clear that a reason for the submission of this application is the recent appeal decision on Bullens Green Lane, Colney Heath which relates to the lack of housing supply being regarded as providing the 'very special circumstances' required by the NPPF for proposals for inappropriate development in the Green Belt. The applicant's Planning Statement makes reference to this decision as providing an example of similar circumstances with virtually no other changes to the application.



4. CPRE Hertfordshire rejects this assertion and notes that Paragraph 11 of the NPPF enables the Council to take account of designated protected areas such as Green Belt in determining whether planning permission should be granted. The banal nature of this effectively repeat application, by reason of its size and layout, will have a seriously detrimental impact on the Green Belt.
5. Recent decisions by the Planning Inspectorate have exposed the significant inconsistencies which are arising in the interpretation of Government guidance regarding the relationship of housing targets and designated protected areas. This is leading to increased concerns about the security of the Green Belt designation and its permanence, which is one of its basic characteristics.

We urge the Council to maintain its position of protecting the Green Belt in this location and to refuse permission for similar reasons to the previous application.

Yours sincerely,

Chris Berry
Planning Manager