



The countryside charity  
Hertfordshire

31a Church Street

Welwyn

HERTS AL6 9LW

[www.cpreherts.org.uk](http://www.cpreherts.org.uk)

[office@cpreherts.org.uk](mailto:office@cpreherts.org.uk)

01438 717587

Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref:

26<sup>th</sup> January 2022 (by email)

Dear Ms Ansell,

**Application no. 5/2021/3449**

**Cherry Trees Indian Restaurant 261 Lower Luton Road Wheathampstead AL4 8HW  
Outline app. (all matters reserved except access) CoU to vet. practice + 9 shared ownership  
dws comprising 3 x 3 bed detached chalet bungalows & 2 x 3 bedroom end of terrace  
houses and 4 x 2 bed terrace houses & assoc. landscape works and amenity space**

I write with regard to the above application, following previous correspondence from CPRE Hertfordshire in November 2018, June 2019 and March and August 2020 on this matter. There is a considerable history of planning applications and appeals on the site and this application seeks to address the issues raised by the reasons for refusal and dismissals respectively.

Previously CPRE Hertfordshire has objected to various proposals for development on this Green Belt site and our previous concerns related mainly to the impact of the proposed development on the openness of the Green Belt. These concerns remain and we have supported the Council in its previous refusals.

We are also aware of the planning permission granted in January 2021 which in our view constitutes reasonable infill on Lower Luton Road. This should enable the improvement of the remainder of the site which we believe should remain open land as part of well-established Green Belt.

With regard to this application we note that applicant's agent, in the supporting Statement makes great play of the appeal decision at Colney Heath with regard to lack of affordable housing in St Albans. This does not however provide a precedent for development on the Green Belt as every application is determined on the specific circumstances pertaining to each case, and 'very special circumstances' need to be demonstrated each time.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO  
Chairman: Allan McNab

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Our concerns therefore remain with the issues of openness and the character of the site, and also the provision of 'affordable' housing. No indication is provided of a potential provider of such housing and this gives rise to the possibility of a re-submission if such a provider is not party to a planning agreement.

There is considerable local feeling with regard to many aspects of this proposal as expressed by consultees and others. We welcome local concerns regarding the maintenance of the Green Belt and the character of the open countryside and the inappropriate extension of built-up areas.

Notwithstanding the recent permission granted, the reasons for the previous refusals and appeal dismissals apply for the remainder of the site. We urge the Council to refuse this application.

Yours sincerely,

Chris Berry  
Planning Manager