



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:

16th March 2022 (by email)

Dear Lee Stannard,

Application nos. 5/2021/3084 and 3086
Hanrox Meadow, Blunt Lane, Potters Crouch, AL2 3NJ
Construction of detached storage building for anglers using the lake (app. 3084)
Construction of one detached agricultural building (app. 3086)

I write with regard to the above applications to which CPRE Hertfordshire objects for the following reasons.

1. The site lies within the London Metropolitan Green Belt as defined in the St Albans District Local Plan Review 1994 according to criteria defined in the National Planning Policy Framework (NPPF). As such development is inappropriate unless very special circumstances (VSC) can be demonstrated.
2. CPRE Hertfordshire has previously objected to proposals on this land, most recently on August 2020, where we referred to the mixture of agricultural and recreational uses on the site which constituted some potentially appropriate and other inappropriate uses. The present applications continue to be confusing as to what is actually being proposed, leading to concerns that the quality of the Green Belt is being jeopardised in this area.
3. The supporting information is also inadequate in providing any justification for the proposals. No attempt is made to demonstrate VSC with regard to the policy requirements to be satisfied and the result of the applications is likely to lead to further degradation of the Green Belt in this location.
4. We support the Council's previous refusal of application 5/2020/0406 and as previously noted, see no effective treatment of the reasons for refusal in the present application. It would seem reasonable for the Council to ask the Applicant for a comprehensive application covering the totality of what they propose, together with appropriate supporting information.



5. The present piecemeal approach to applications is unhelpful and the Applicant should be encouraged to consider how the site may be improved to maintain and enhance the purposes of the Green Belt within the criteria contained in the NPPF. We would support the Council in refusing these applications on grounds of the lack of VSC being demonstrated in both cases.

Yours sincerely,

Chris Berry
Planning Manager