



Lily Ruddock
Planning and Building Control
St. Albans City and District Council
Civic Centre, St. Peter's Street
St. Albans
Herts AL1 3JE

Our Ref:

Your Ref:

22nd June 2022 (by email)

Dear Lily Ruddock,

Application no. 5/2022/1176

3 Hanstead Cottages, Drop Lane, Bricket Wood, AL2 3PH

Demolition of existing outbuilding and sheds, construction of two, three bedroom semi-detached dwellings with detached double garages and associated landscaping and parking

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

1. The site is located in the London Metropolitan Green Belt as defined in the St Albans District Local Plan Review according to criteria in the National Planning Policy Framework. Development is regarded as inappropriate in the Green Belt unless very special circumstances apply.
2. A previous application in this location was refused permission in 2020 for reasons relating to the impact on and openness of the Green Belt and CPRE Hertfordshire supports the Council's decision. The present application is similar in content and impacts.
3. The Applicants in their Planning Statement seek to justify this inappropriate development of two units by citing the lack of housing supply as constituting the very special circumstances required to enable permission to be granted. Notwithstanding the inappropriate scale and impacts of the proposals, this is a clear misinterpretation of the NPPF requirements.
4. Very special circumstances should be related to the particular circumstances of the site within the designated Green Belt. It is entirely inappropriate to cite overall housing need which could apply to any location in the Green Belt as relevant for these two units, especially when recent Ministerial statements and the recently published Levelling Up and Regeneration Bill (LURB), which carry policy weight, re-emphasise protection of the Green Belt.



5. We believe that, as no other factors appear to have changed, this application is as inappropriate as the previous one, particularly in the light of the stated Government and Council commitments to the Green Belt. We urge the Council to refuse this application as previously.

Yours sincerely,

Chris Berry
Planning Manager