



George Burgess  
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:

17<sup>th</sup> March 2023 (by email)

Dear George Burgess,

**Application no. 5/2022/1988**  
**Land to the rear of 42-100 Tollgate Road & 42 Tollgate Road, Colney Heath**  
**Outline application (access sought) - Demolition of existing house and stables and the**  
**construction of up to 150 dwellings including affordable and custom-build dwellings**  
**together with all ancillary works**

Further to our objection letter dated 7<sup>th</sup> October 2022, I would like to add the following comments to the CPRE Hertfordshire representation:

1. The National Planning Policy Framework (NPPF) is clear that Green Belt boundaries should only be altered through the Local Plan process and not through individual planning applications. Further, the recently published NPPF Prospectus for public consultation includes amendments which remove the requirement for Local Planning Authorities (LPA) to review Green Belt boundaries purely to accommodate housing need calculated on the basis of the standard or alternative methods.
2. The Secretary of State for Levelling Up Housing and Communities has indicated these and other proposed amendments to the NPPF affecting housing delivery will be introduced in the near future. These will inevitably lead to the re-assessment of housing targets for LPAs with large proportions of their area designated as protected land, such as Green Belt and Areas of Outstanding Natural Beauty (AONB).
3. Accordingly, it is inappropriate to proceed with proposals for development in such areas as the Government's position continues to evolve with regard to protection of the Green Belt in response to local community and LPA concerns. Recent Regulation 18 public consultations for Local Plans in Hertfordshire have received a record-breaking number of representations from organisations and individuals, including CPRE Hertfordshire, and the majority of these responses are opposing site allocations for future residential and commercial development in the Green Belt.



4. It is clear that the Government's intention is to retain the Green Belt in its present form and the constant attempts to undermine Green Belt protections for residential developments are in danger of bringing the planning system into disrepute. The significance of the Green Belt in this area is also heightened by the cumulative effect of several residential applications in the immediate area of Colney Heath and surrounding settlements which are changing the character of the area.
5. We believe it is now reasonable to suggest that the cumulative effect on the Green Belt should become a material consideration in the determination of applications, prejudicing the integrity of the Green Belt in this area. This proposal is for inappropriate development of a type that Green Belt legislation was designed to prevent and we urge the Council to refuse permission for this wholly inappropriate and speculative application.

Yours sincerely,

Chris Berry  
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.