



Jacqui Ansell
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:

5th May 2023 (by email)

Dear Jacqui Ansell,

Application no. 5/2023/0168
Land south of Bricket Wood Social Club, Lye Lane, Bricket Wood
Construction of detached dwelling with new vehicular access and associated
parking and landscaping

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. No attempt has been made by the applicant to demonstrate very special circumstances, other than to quote housing need generally in St Albans City and District, and suggest that the proposed development constitutes 'in-filling'. The provision of one unit may be seen as 'de minimis' in the context of housing need when set against the harm caused by a large house in a protected wooded area which is highly valued and a significant element in the character of the area.
3. The proposed house would not be adjacent to neighbouring property on both sides and the impact on protected trees would be considerable. The Green Belt provides considerable amenity in this area and we believe that its loss would be keenly felt by the local community.
4. The Government has recently reaffirmed its commitment to the protection of the Green Belt in ministerial statements and commentary related to the NPPF Prospectus and Levelling Up and Regeneration Bill.



5. We would request the Council to refuse this inappropriate proposal on the basis that very special circumstances related to local conditions have not been demonstrated sufficient to overcome the harm which would be caused by the proposed development.

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.