



The countryside charity  
Hertfordshire

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**Standing up for Hertfordshire's countryside**

Case Officer  
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:

6<sup>th</sup> October 2023 (by email)

Dear Case Officer,

**Application no. 5/2023/1071**  
**Land off Baulk Close, Harpenden**  
**Outline Application (all matters reserved) - Residential development of vacant land to provide affordable dwellings (resubmission following refusal of 5/2021/3033)**

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

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted St Albans District Plan Review where development is seen as inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. This application is a resubmission following application no. 5/2021/3033 which was refused by the Council and dismissed at appeal and to which CPRE Hertfordshire made representations opposing the proposed development. Our objection remains and we strongly support the Inspector's and Council's positions with regard to the harm which would be caused to the Green Belt by this proposal.
3. There appears to be no Planning Statement accompanying the application, and no attempt is made to identify the very special circumstances which should be demonstrated to justify development in this location. No attempt is made to address the reasons for refusal and dismissal of the previous application appeal and we urge the Council to refuse this application on the same grounds as previously.

Yours faithfully,

Chris Berry  
Planning Manager

**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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