



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:

4th October 2023 (by email)

Dear Case Officer,

Application no. 5/2023/1113
Manege to North of Sandridgebury Farm, Sandridgebury Lane
Demolition of existing stable buildings and construction of 1 x 2 bedroom and 1 x 3
bedroom detached dwellings with associated landscaping

I write, with apologies for the delay in responding, to object to the above application for the following reasons.

1. The land identified for this proposed development is designated as Green Belt in the adopted St Albans District Local Plan Review where development is inappropriate unless very special circumstances can be demonstrated which clearly outweigh the harm caused, according to criteria noted in the National Planning Policy Framework (NPPF). No very special circumstances are identified in the Planning Statement accompanying the application,
2. It is noted from the website documents file that several of the documents submitted with the application are marked as "not accepted". This prevents a thorough review of the proposals, particularly with regard to the detailed layout of the proposed houses, and their potential impact on the open countryside in this location.
3. The Applicant seeks to argue that the site should be identified as previously developed land, by virtue of limited stable buildings on a small portion of the site. Two planning appeal decisions are quoted (for Lavenden and Billericay) as providing precedents for an approval.
4. Notwithstanding the previous decisions quoted, each case is determined on the merits of the case, and the specific conditions which apply. In this case, the existing buildings constitute a very small proportion of the site and it is not reasonable to assert that this small amount of development in relation to the very significant majority of the site should provide the definition for the whole site.



5. In any case, as already noted above, no very special circumstances are identified which would provide a justification for the proposed development. The land remains open and rural and we urge the Council to refuse permission for this inappropriate development.

Yours faithfully,

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.