



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:

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

Dear Case Officer,

**Application no. 5/2023/1837**  
**Land to rear of 33 and 35 Station Road, Smallford**  
**Outline App (access sought) - Construction of up to 5 dwellings and alterations to access**

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

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted St Albans Local 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. The Planning Statement accompanying the application suggests that the proposal constitutes infilling within the village of Smallford and quotes what it regards as supportive decisions locally and elsewhere. CPRE Hertfordshire believes that, notwithstanding the condition of the land at present, this is a clear encroachment on presently open land which would introduce an inappropriate back-land development.
3. The proposed development is clearly not infilling and would introduce an alien element into the village fabric in this location and would not relate well to the pattern of existing development. The illustrative layout shows a basic over-dense arrangement of houses with inadequate access.
4. CPRE Hertfordshire supports both the Hertfordshire County Council response regarding highways and related transport matters and local community responses regarding the inappropriate nature of this proposal. We urge the Council to refuse permission.

Yours faithfully,

Chris Berry  
Planning Manager