



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:

22nd November 2023 (by email)

Dear Case Officer,

Application no. 5/2023/2100
Land at Junction of Roestock Lane and Bullens Green Lane, Colney Heath
Construction of nine dwellings with new vehicular access, provision of new landscaping
and associated works

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. The Planning Statement makes very little attempt to indicate the very special circumstances which need to be demonstrated to overcome the harm which this development would cause to the Green Belt. The justification for the proposed development suggested by the applicant's consultants is based almost entirely on previous appeal decisions in the surrounding area and elsewhere.
3. CPRE Hertfordshire supports the Council's previous decision refusing permission and the subsequent appeal decision dismissing the appeal for a smaller number of units on the site. The present application for a larger number of units appears to be challenging the Council in terms of seeking to proceed beyond a potential refusal of permission.
4. The proposed development would be an inappropriate extension of Colney Heath, as noted by the Planning Inspector in the original appeal decision, and we support fully the much more recent Planning Officer's report recommending a refusal of permission for five units. We also support the Parish Council's and local residents' responses opposing the proposal for environmental and other reasons related to the pressure on local services and facilities.



5. We further note that the proposed site is not in the list of sites proposed to be allocated in the emerging Local Plan which seeks to provide for future housing need in the City and District. The proposed development comprises a banal and unimaginative scheme which the Applicant accepts will have a “significant impact on openness” and in our view, the provision of nine units does not in any way outweigh the considerable harm caused to the Green Belt in this location.
6. We urge the Council to refuse permission for this inappropriate speculative development in an area which has been the subject of very considerable development activity in recent years.

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.