

George Burgess
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:

10th November 2023 (by email)

Dear George Burgess,

Application no. 5/2023/1923
Land between The Alban Way and Colney Heath Lane, St Albans
Outline application (access sought) - Construction of up to 190 dwellings to include 50% affordable housing and 10% self-build and custom housing, a minimum of 6ha of public open space, landscaping, biodiversity habitat, formation of new access, etc

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 accepts that harm will be caused to the Green Belt and seeks to justify the proposal on the basis of housing need and the lack of a five year housing supply providing very special circumstances. We believe that this is not a sufficient justification in the light of the criteria identified in the NPPF paragraph 11 and footnote 7 which clearly indicate the importance of protected land as a local constraint to development in designated areas such as Green Belt.
3. This site is not proposed to be allocated in the most recent Regulation 18 Local Plan on which public consultation has taken place and which has identified sufficient land for future housing throughout the St Albans City and District Council area.
4. CPRE Hertfordshire believes this proposal constitutes significant encroachment on open countryside that forms a crucial function in preventing the coalescence of the settlements of St Albans and Colney Heath. Part of the site is also designated as the Smallford Pit Local Wildlife Site which forms a significant portion of the open countryside in this area.



5. CPRE Hertfordshire supports the concerns expressed by local residents in an area which is constantly subject to planning applications in the Green Belt. We urge the Council to refuse permission for this inappropriate speculative 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.