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Standing up for Hertfordshire's countryside

Jacqui Ansell
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:

24th January 2025 (by email)

Dear Jacqui Ansell,

Application no. 5/2024/2093
Land adjacent 38 House Lane, Sandridge
Permission in principle – development of up to two dwellings

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

1. The site is located in the London Metropolitan Green Belt as defined in the adopted St Albans District Plan Review where development is inappropriate unless very special circumstances can be demonstrated as required by the National Planning Policy Framework (NPPF). The land is not allocated for housing in either the adopted District Plan Review or the emerging Local Plan which has been submitted for Examination in Public, nor the Sandridge Neighbourhood Plan.
2. The site lies outside the settlement boundary of Sandridge and as such constitutes encroachment into open countryside and an extension of the built-up area. The Planning Statement asserts that the proposed development should be regarded as "infill" which is very clearly not the case, with existing development on only one side of the site and bounded by agricultural land.
3. It is misleading to suggest that the proposed development "would be seamlessly integrated into the existing village..." when it constitutes two separate houses in their own plots. There is also no basis for asserting that the site is grey belt according to the general criteria identified in the NPPF.
4. CPRE Hertfordshire notes and supports the representations of Sandridge Parish Council and local residents with regard to the local conditions and we request that the Council refuses permission for this inappropriate and speculative proposal.

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: Peter Waine

Registered Charity 1162419

CPRE Patron: His Majesty The King



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.