

Graham Northern
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:

31st July 2026 (by email)

Dear Graham Northern,

Planning application no. 5/2026/0890
Land adjacent The Fairways, Ayres End Lane, Harpenden
Permission in Principle - Detached single residential unit
with associated landscaping works and access

I write with regard to the above Permission in Principle 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 Review where development is stated as being inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. Notwithstanding the use of the Permission in Principle procedure, the Applicant's architects provide very limited information with regard to the justification of this proposed development. No attempt whatsoever is made to identify circumstances and conditions that would clearly outweigh the harm caused by introducing development which affects the openness of the undeveloped site and comprises encroachment onto the countryside.
3. The sole justification suggested by the Applicant's architects is the lack of housing land supply and this is not materially affected by the proposed provision of a single unit in an inappropriate location. The presence of a similar unit next door is irrelevant and in fact increases the necessity to maintain Green Belt protection for this site.
4. CPRE Hertfordshire notes and supports fully the representation made by the Wheathampstead and District Preservation Society. The unsupported assertions that the proposed development will not affect openness are clearly incorrect and we urge the Council to refuse permission for this damaging proposal.



Campaign to Protect
Rural England
Hertfordshire

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.