

## PLANNING HISTORY

5/2024/0144 - Outline planning application (all matters reserved other than access) for 7 serviced plots for self-build and custom housebuilding appealed on non-determination on following grounds:

*The site is located within the Metropolitan Green Belt. The proposed development would be inappropriate development in the Metropolitan Green Belt as defined in national planning policy, and is therefore harmful by definition. It would also adversely impact on the openness and character of this part of the Metropolitan Green Belt. No very special circumstances exist that would clearly outweigh the significant harm identified. The proposed development would conflict with the purposes of including land within the Green Belt and would be contrary to Policy 1 of the St Stephens Neighbourhood Plan, Policy 1 (Metropolitan Green Belt) and 143a (Watling Chase Community Forest) of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework 2023.*

Appeal dismissed 20.01.25

5/2022/1517 - Construction of seven detached dwellings with new access, boundary treatments and associated works refused on the following grounds:

*The site is located within the Metropolitan Green Belt. The proposed development would be inappropriate development in the Metropolitan Green Belt as defined in national planning policy, and is therefore harmful by definition. It would also adversely impact on the openness and character of this part of the Metropolitan Green Belt. No very special circumstances exist that would clearly outweigh the significant harm identified. The proposed development would conflict with the purposes of including land within the Green Belt and would be contrary to Policy 1 (Metropolitan Green Belt) and 143a (Watling Chase Community Forest) of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework 2021.*

Appeal dismissed with the Inspector noting that the appeal site provides a visual break and appears as open countryside and the site is not therefore part of the village; seven dwellings would have a significant impact on openness and this is afforded substantial weight. Moderate weight is attached to the provision of 7 houses but that this does not outweigh the harm identified consequently, no very special circumstances are identified to justify permission. The Inspector

noted the recent Bullens Green appeal but stated it was not comparable to this site due to size.

5/2011/1685 - Erection of five detached dwellings with associated landscaping and parking (Refused 25/10/2011) for the following reasons:

*1. The site is within the Metropolitan Green Belt in the St Albans District Local Plan Review 1994 wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The proposed development is an inappropriate use within the Green Belt which is unacceptable in terms of the provisions of PPG 2 (Green Belt) and Policies 1 (Metropolitan Green Belt) & 2 (Settlement Strategy) of the St. Albans District Local Plan Review 1994. The proposed development cannot be justified in terms of the purposes specified and no exceptional circumstances are apparent in this case.*

*2. The site is located within land designated as part of the Watling Chase Community Forest, which requires development to be consistent with Green Belt policies and welcomes schemes which contribute towards landscape improvement and provide increased opportunities for nature conservation, leisure and recreation. The proposed redevelopment of the site for housing would be therefore be contrary to the policy 143a (Watling Chase Community Forest) of the St Albans District Local Plan Review 1994.*

*3. The proposed buildings, by reason of their size and prominent position, would be detrimental to the openness, character and visual amenity of the Metropolitan Green Belt landscape. The proposal would therefore be contrary to Policy 1 (Metropolitan Green Belt) of the St Albans District Local Plan Review 1994.*

*4. The vehicle to vehicle and pedestrian visibility splays associated with this site have not been demonstrated on the submitted drawings. This would lead to drivers leaving the site coming into conflict with all users of the highway along Ragged Hall Lane which would be prejudicial to general provisions of highway safety and not in accordance with the minimum sightline provision contained within Manual for Streets. The proposal is therefore contrary to Policy 34 of the St. Albans and district Local Plan Review 1994.*

*5. Insufficient information has been provided on level differences between the site and the adjoining highway for the Highway Authority to fully assess the*

*proposed site accesses. The proposal is therefore contrary to Policy 34 of the St. Albans and district Local Plan Review 1994.*

Nearby Sites

Ragged Hall Lane

5/2023/1300 outline for residential - appeal against non-determination upheld.