

T. Green

[REDACTED]

### Object to Proposal

We wish to object to the proposed plans for the land between 84 and 102 Ragged Hall Lane on the same grounds as previous applications.

The first grounds for objection is based on historical precedent. The previous application made in 2011 was rejected for several reasons, as was the most recent application to develop the land. All of the reasons for rejection would appear to still be valid today (unless things have changed since 2011 or the last application):

- The site is within the Metropolitan Green Belt wherein permission will only be given for the erection of new buildings or the use of existing buildings for agricultural or other essential purposes appropriate to a rural area, or small scale facilities for participatory sport or recreation. So the proposed use is, as before, unacceptable in terms of the provisions of PPG2 (Green Belt) and Policies 1 (Metropolitan Green Belt) and 2 (Settlement strategy) of the St Albans District Local Plan Review 1994.
- The site is located within, and designated as part of, the Watling Chase Community Forest and so would appear to still contravene policy 143a (Watling Chase Community Forest) of the St Albans District Local Plan Review 1994. In addition two other key factors were raised as reasons to reject the previous application that we feel are also still valid.
- The part of Ragged Hall Lane where the land sits is a narrow single track road and is already dangerous for cars and pedestrians alike. The number of houses proposed would result in a huge increase in traffic turning into the lane from the proposed dwellings. 7 houses would have a likely average of 2 cars per house, so an additional 14 cars, and perhaps more, all adding to the previously cited issues over these additional vehicles turning onto Ragged Hall Lane and coming into conflict with other road users and being not in accordance with the minimum sightline provision contained within Manual for streets as described in the previous application rejection. Additionally, the part of Ragged Hall Lane where access would need to be into/out the proposed development is a national speed limit area, so further increasing the risks to any possible residents of the new properties and the other users of the road they would come into contact with.
- The number of houses remains the same as previous application and there is no idea of the possible size or type of house that might be built there. The application continues with 'self-build' and 'custom housebuilding' type developments which raises concerns over the nature and type of any houses that might be built. Additionally, the properties as depicted in document 'Plans – Block' are also set back behind our build line and in line with our garden rather than the house. There is a risk therefore that any property built near the boundary fence to 84 Ragged Hall Lane would result in being overlooked and impacting on the sunlight into that side of our property/garden. This will negatively impact our quality of life and possibly the value of our property. The fact that the application is now for 'self-build' or 'custom' houses suggests that there is no defined schedule of work and therefore there could be disruption for a very extended period of time as properties plans are submitted and then built. This would result in a huge disruption to local residents that would negatively impact quality of life for possibly years. It could also mean that as residents wishing to object we will have to respond to 7 different applications to build houses on the plot.

In addition to the points above:

- We object due to the inevitable risk of damage and disruption that will be caused by site traffic for a sustained period of time during the build to the surrounding area of Ragged Hall Lane, if this development is approved. This would see a huge amount of site and plant machinery travelling either way on Ragged Hall lane at all times of the day, 7 days a week, past our and neighbours' houses, with a significant increase in noise, dirt, dust and other pollution as well as posing a danger to children playing the area and to pedestrians using Ragged Hall itself or to access the public footpath that runs up the side of the proposed development site.
- The impact on the ecology of Ragged Hall Lane has already been negatively impacted by the way in which the site was cleared very hurriedly for the last application that was rejected. The green belt land has been home to foxes and countless other wildlife and plant/tree species and the development risks further damage to the ecology in the green belt land around the site for the reason stated above. The presence of bats in particular is often cited as a reason for plans to be rejected and this must surely be taken into account here. To grant this development would set a worrying precedent for other green belt land in St Albans.