

Danny Scott



Dear Sir/Madam,

I am writing to object strongly to the application for the development of 7 detached houses on Green Belt land at 84-108 Ragged Hall Lane, St Albans.

This application, submitted directly to the Planning Inspectorate under Section 62A, is materially the same as previous applications which have already been refused twice by St Albans District Council and dismissed twice on appeal by the Planning Inspectorate. The reasons for refusal remain entirely valid and compelling.

Green Belt Protection

This site is located within designated Green Belt land. The protection of the Green Belt is a core planning principle, intended to prevent urban sprawl and safeguard the countryside from encroachment. Granting permission would set a dangerous precedent, undermining both national Green Belt policy and the integrity of local planning decisions.

The applicant's reliance on the newly created concept of "grey belt" is inappropriate and misleading. This land does not meet the criteria for previously developed land; it remains open, undeveloped countryside and performs vital Green Belt functions.

Highways and Access Concerns

Access to the site via Ragged Hall Lane is highly unsuitable. The Lane is narrow, lacks footways in places, and was never designed to accommodate the additional traffic generated by a development of this size. Increased vehicle movements would pose a risk to pedestrians, cyclists, and existing road users.

Inappropriate Density and Scale

The proposal for 7 large detached houses is out of keeping with the rural character of this part of Ragged Hall Lane. The scale, density, and suburbanisation effect of the development would be wholly inappropriate for this Green Belt location.

Limited Contribution to Housing Needs

The proposal purports to address self-build and custom-build housing demand. However, delivering 7 large detached homes does not meaningfully contribute to meeting the district's pressing need for genuinely affordable and social-rented housing. It would make only a negligible contribution to overall housing supply, and at the expense of permanently damaging Green Belt land.

Conclusion

The proposal offers no exceptional circumstances or very special circumstances that would justify Green Belt harm. The Planning Inspectorate has already recognised this on two prior occasions, and the fundamental issues remain unchanged.

I respectfully urge the Inspectorate to refuse this application once again to uphold the principles of Green Belt protection, road safety, and sustainable, appropriate development.

Yours faithfully

Danny Scott