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Sent: 28 April 2025 22:14
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: St Albans District Council - 5/2025/0331

I would like to object to the above proposal.

It is an opportunistic application that will "chip-away" at the valuable Green Belt in the District.

My main concerns are:

- 1) This Green Belt is the last piece of land north of Chiswell Green, before the dual carriageway (A414), then St Stephens. It therefore serves its purpose of avoiding coalescence and it would extend Chiswell Green to the west.
- 2) The land is "Open", building on it will obviously destroy this openness, however its effect would be worse than this. The fact that the land sits higher than the A414 beyond, would mean that the buildings would be seen from many vantage points in St Stephens, the other side of the dual carriageway, and the elimination of the Openness would be even more prevalent
- 3) The access off Ragged Hall Lane at the point where it is narrowest and turns into a country lane, will give rise to junction overloading
- 4) The location on the very edge of Chiswell Green, would mean that the new residents would be forced to use their cars to access most destinations including the station, St Albans and Watford
- 5) The nearest shops are over a kilometre away, increasing car usage
- 6) The applicant has specifically targeted self-build properties, in an attempt to make the proposal more attractive, but this doesn't change any core problem with the scheme
- 7) The development would not deliver any affordable homes for the District, since they would be large self-build properties. Therefore it would not meet to any degree, the true needs of the District
- 8) Chiswell Green is a village, which is already collapsing due to inadequate infrastructure, adding yet more houses onto its outskirts, would aggravate the already unacceptable situation

9) It is already almost impossible to make a doctor's appointment at the nearby Midway surgery, which would service these properties. The only way that current residents may be able to make one, is to phone at precisely 8.30 in the morning. By 8.30 and 10 seconds, there will be a queue of over 30, at which point the telephone queue automatically cuts off. How can this be an acceptable situation?

10) This is yet another scheme whereby the owner has just one objective, to generate a large profit through the increase in land value, at the expense of the community. An almost identical scheme has been refused twice by the Inspectorate at appeal, and this should receive the determination

Paul King

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