

PLANNING COMMENT FOR APPLICATION REF: 5/2025/0331

Pauline Avery

[REDACTED]

Object to Proposal

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 appears essentially 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. I believe the reasons for refusal remain entirely valid and therefore I urge this application to be refused also, on the same grounds.

This site is located within designated Green Belt land and the protection of which is a core planning principle, intended to prevent urban sprawl and safeguard the countryside from encroachment. Granting permission for this application would undermine the national Green Belt Policy, local planning decisions and set very dangerous precedent for further development.

I object to the idea that this is “grey belt” development as the land does not meet the criteria as previously developed land. It is part of open countryside.

Access to the site via Ragged Hall Lane is highly unsuitable due to its country lane nature. It is a narrow single track, lacks footways in places, and was never designed to accommodate the additional traffic generated by a housing development. Increased vehicle movements would pose a risk to pedestrians, cyclists, horse riders enjoying the benefits of the green belt and countryside and existing residents who use the road.

The rural character of this part of Ragged Hall Lane will be eradicated by the scale, density, and suburbanisation effect of the development. This would be inappropriate for this Green Belt location.

The creation of 7 houses does not meaningfully contribute to meeting the district's pressing need for genuinely affordable and social-rented housing either.

I do not believe the proposal offers exceptional circumstances or very special circumstances

that would justify Green Belt harm. The Planning Inspectorate has already recognised this on two prior occasions, and these fundamental issues remain unchanged.

I 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