

St. Albans City and District  
Planning Application 5/2021/0423

**OBJECTION: Prepared by CLASH Residents Group**

July 2021

# Appendix

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# Save North St Albans Green Belt!

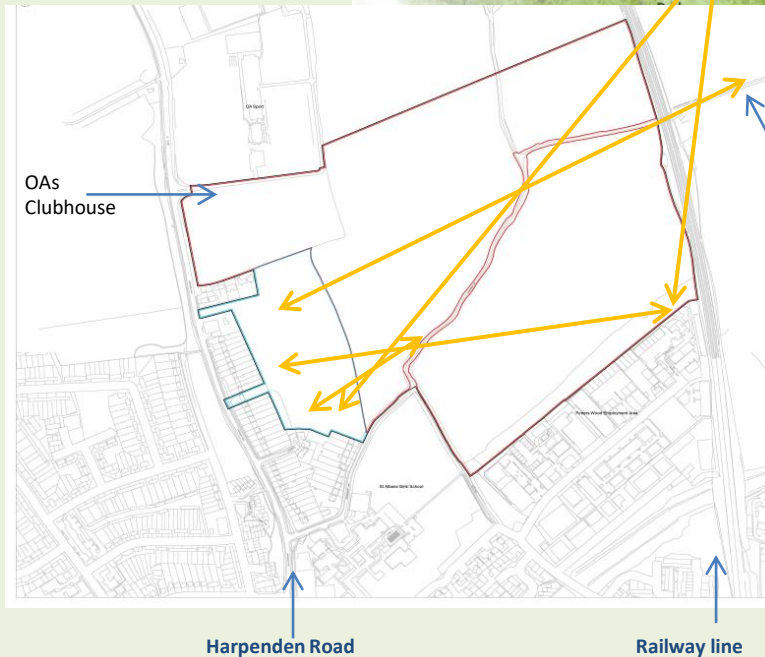
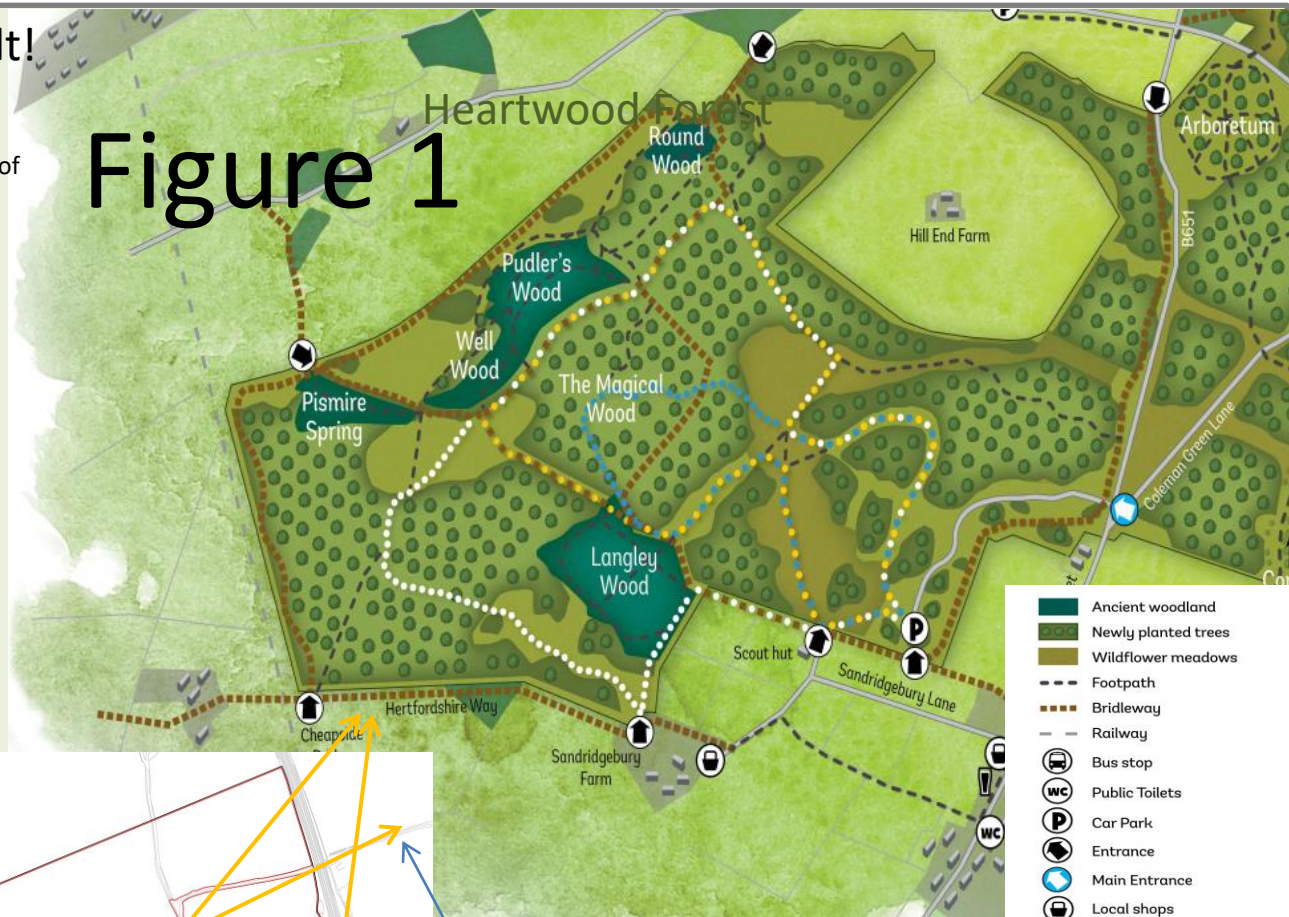
## What the developers do not say

- x The latest application is part of the broader North St Albans Master Plan of 1,000 homes on the doorstep of Heartwood Forest
- x The traffic impact assessments submitted are wrong
- x Green Belt status would be left in tatters with loss of wildlife and open views.
- x Ruining views of open countryside and Heartwood Forest from public points of view
- x Local air, light and noise pollution levels soaring
- x High grade farmland lost forever
- x Ecological survey inadequate
- x No school or healthcare infrastructure allowances

Broader North St Albans proposal by St Albans Boys School, Hallam Land Management Limited & Hunston Properties Limited (Source EIS document at St Albans Portal Planning 5/2019/1187 )

Land highlighted in blue is the current planning application 5/2021/0423. Should this be approved, it will open the door to the larger development as the views and openness will already be destroyed.

# Figure 1



Sandridgebury Lane

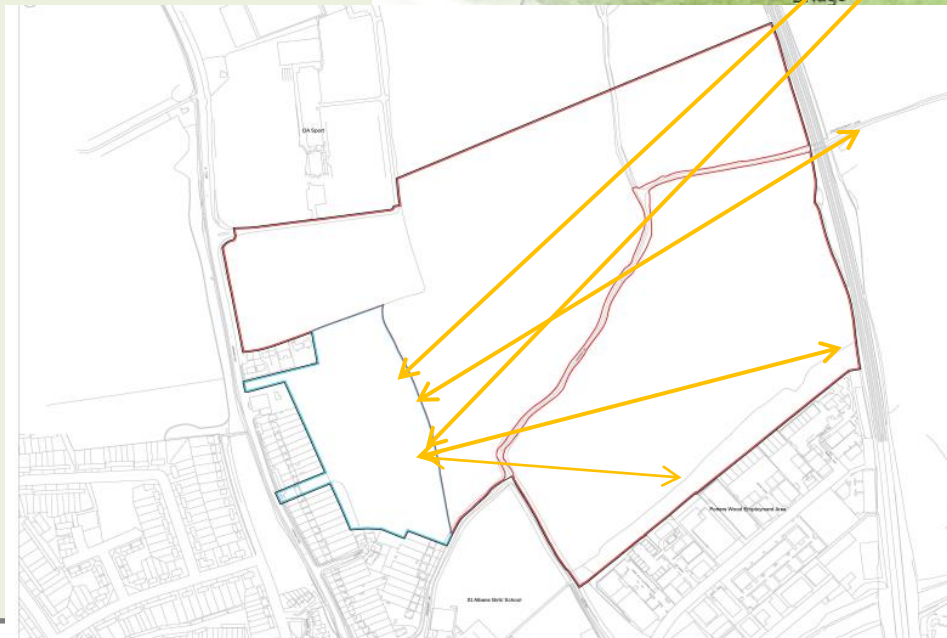
Public views

## What local government can do...

- Acknowledge this location is not suitable for any development: protecting the status of this area for generations to come.
- ✓ Ensure opportunist application are dealt with as part of the New Local Plan process
  - ✓ Put in place protected status for Heartwood and anything within 1 mile of any access point
  - ✓ Preserve the status of this Greenbelt for it's unique vibrancy with access to Heartwood, regionally acclaimed equestrian facilities at Sandridgebury and world class sporting facilities at OAs
  - ✓ Open up off road cycle and pedestrian links
  - ✓ Find other ways to preserve and enhance the rural and woodland setting next to Heartwood Forest



# Lines of sight across open high quality Green Belt



- Ancient woodland
- Newly planted trees
- Wildflower meadows
- Footpath
- Bridleway
- Railway
- Bus stop
- Public Toilets
- Car Park
- Entrance
- Main Entrance
- Local shops
- Public House

Public views

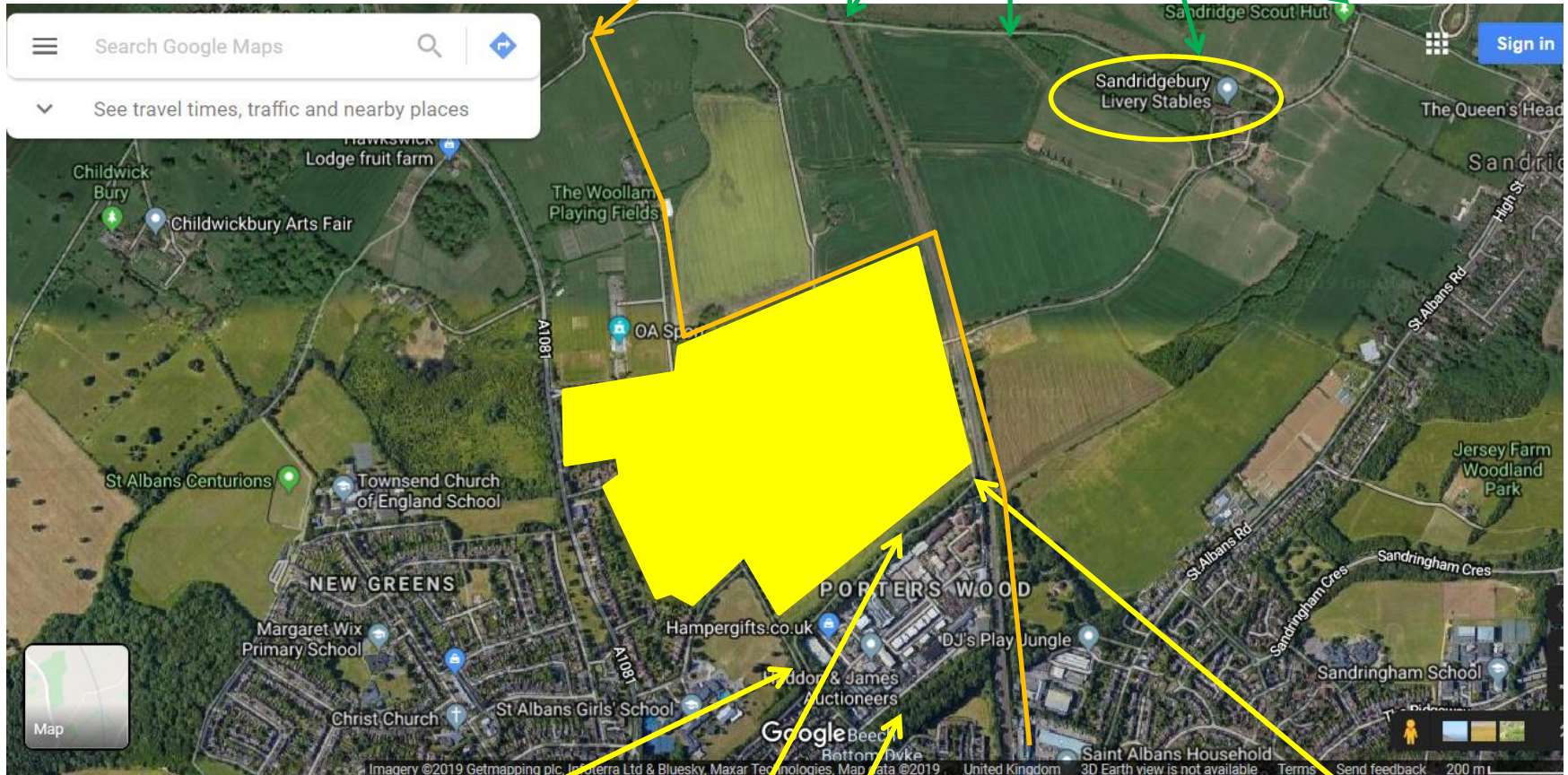


# Broader NSA site

Source: Google Maps

Heartwood Forest access points (all higher up the hill)

Sandridge Parish Council (rural) - boundary



Soothouse Spring Wood

Top of Beech Bottom Dyke

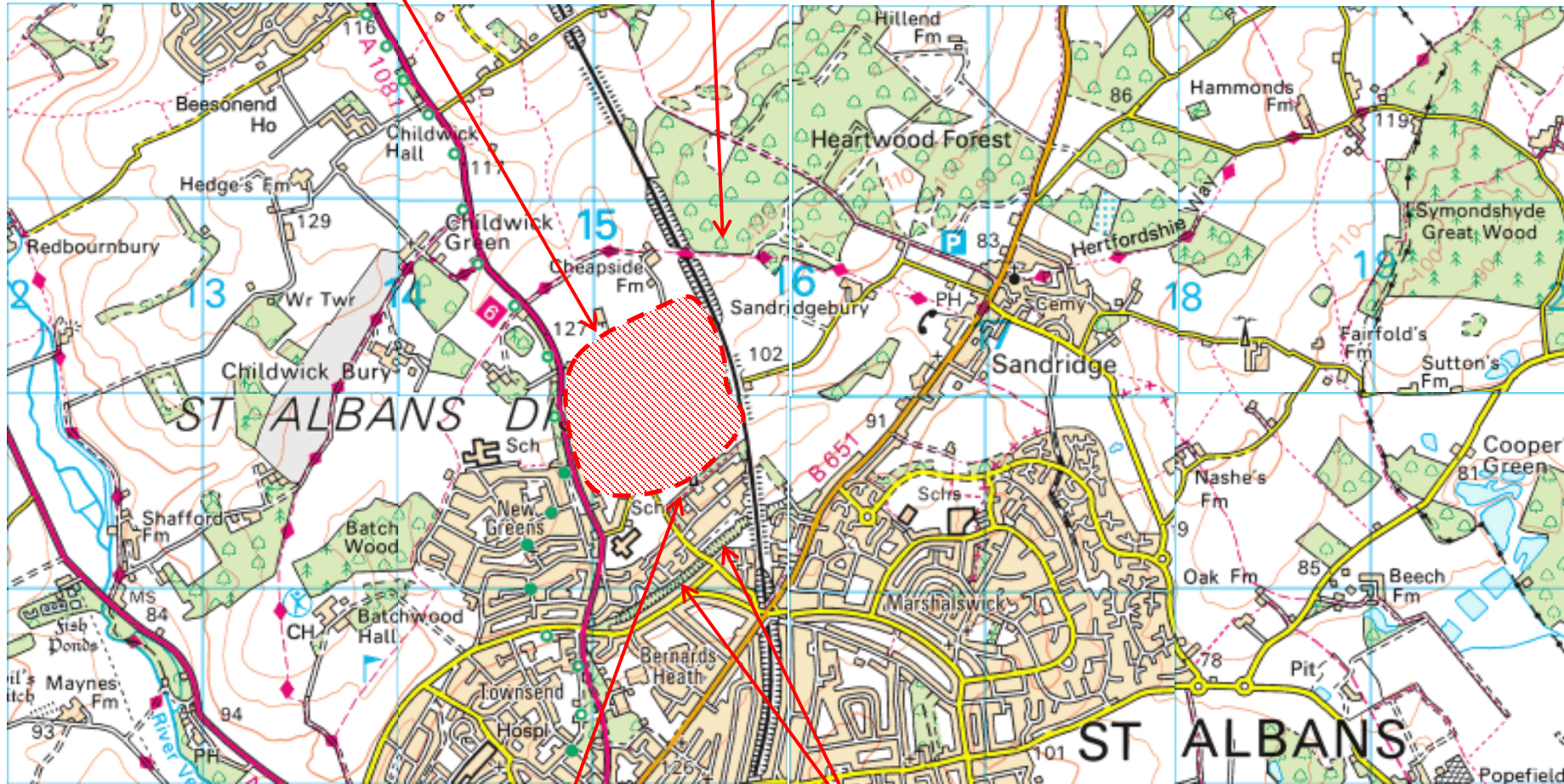
119m above sea level  
View from public foot path

Long Spring Wood



# Figure 2: Hertfordshire Way link up

North St Albans site



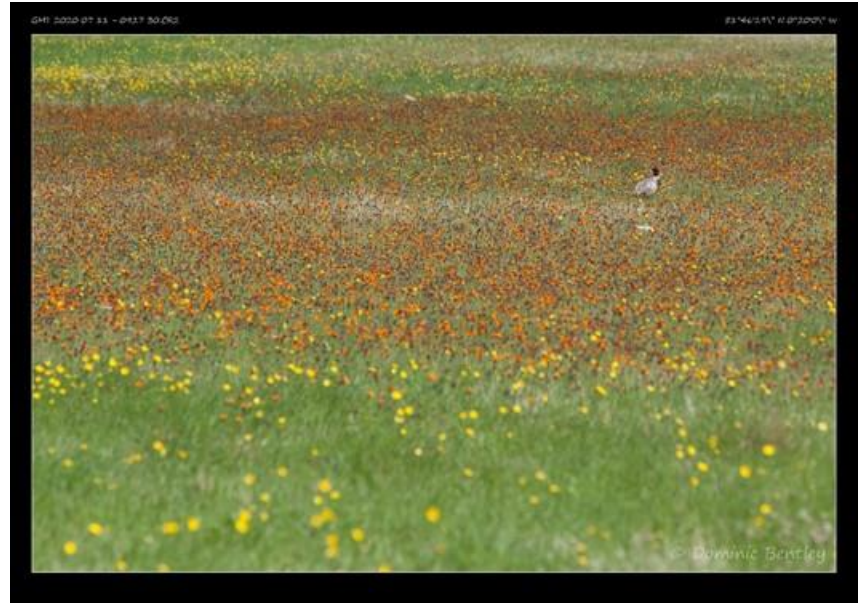
Long Spring Wood

Beach Bottom Dykes

# Figure 3: Visual Impact

Wildflower meadow in Spring and Summer

Clear line of site of the Sewell Trust land, heading west on Sandridgebury Lane away from Sandridgebury. The topography of the site is such that the eastern edge raises up to be clearly seen. This is commented on as reason for refusal the Secretary of State for Communities and Local Government (2013) see paragraph 25.



Heartwood Forest





**June 2021**, it is clear to see ground level at the site from the footpath at the edge of Soothouse Spring Woods. The yellow wildflowers act as a ground marker



View from Sandridgebury Lane toward the Sewell Trust Field, the existing dwellings along Sandridgebury Lane, Petersfield and Harpenden Road offer very little intrusion on the open Green Belt view.





View of the broader NSA site from entrance to Heartwood Forest on Hertfordshire Way back towards Long Spring Wood(c.500m using iphone S camera)



View from Long Spring Wood back towards Cheapside Farm, a clear view is also visible towards the Sewell Trust site from this same point on the public footpath.





# Figure 4: Flooding Pictures

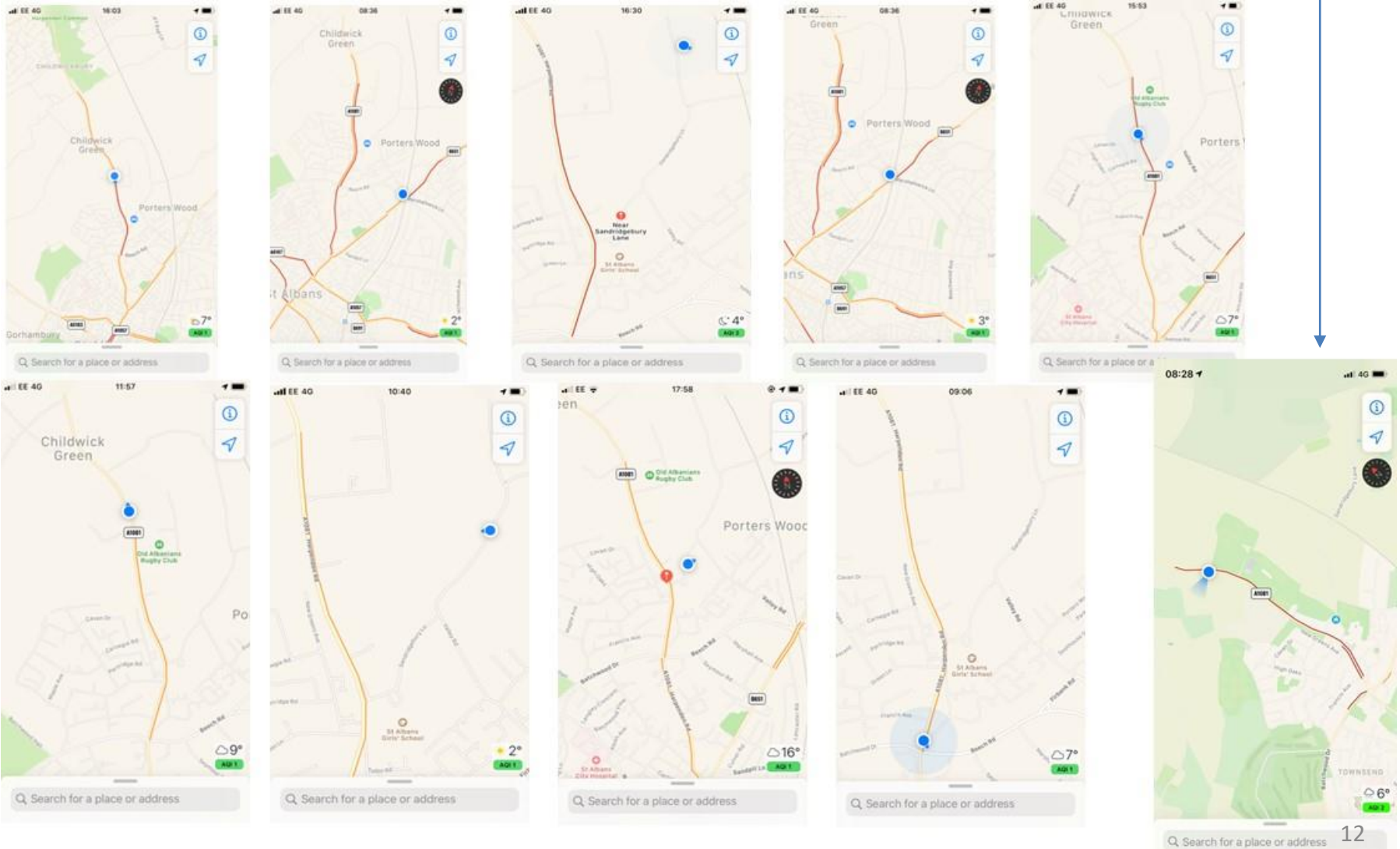
**Sewell Trust Field**



**Sandridgebury Lane**



**Figure 5:** Traffic: traffic mapping app on smart phone clearly showing length of queues on existing roads at number of dates and times in November 2019 (times shown at top centre of each image). Final image was taken on March 10<sup>th</sup> 2021 at 8.30am, still in lockdown, first day of the full reopening of STAGS





## Traffic - Harpenden Road

8.00-9.00am Tues 26<sup>th</sup> Nov 2019

Photograph A – Texaco Garage (1/2 mile from Ancient Briton Junction)



## Traffic - Harpenden Road

8.30am Wed 10<sup>th</sup> March 2021

Photograph B – Approaching entrance to Cheapside Farm (over 1.5 miles from Ancient Briton Junction)



Photograph C & D – **0.7mile** from Ancient Briton at Woollam Playing Field entrance

Looking South



Looking North





Photographs E & F – 1.03 miles from Ancient Briton Junction



Looking South



Looking North

**Photographs G & H – typical queue lengths experienced on A1081 Harpenden Road during term time weekday morning peak (0730-0900)**

Queue from the north:



*Stationary traffic queuing from the north beyond Woollams playing fields, **1200m** from the Ancient Briton junction. The back of the queue is several hundred metres behind the photographer.*

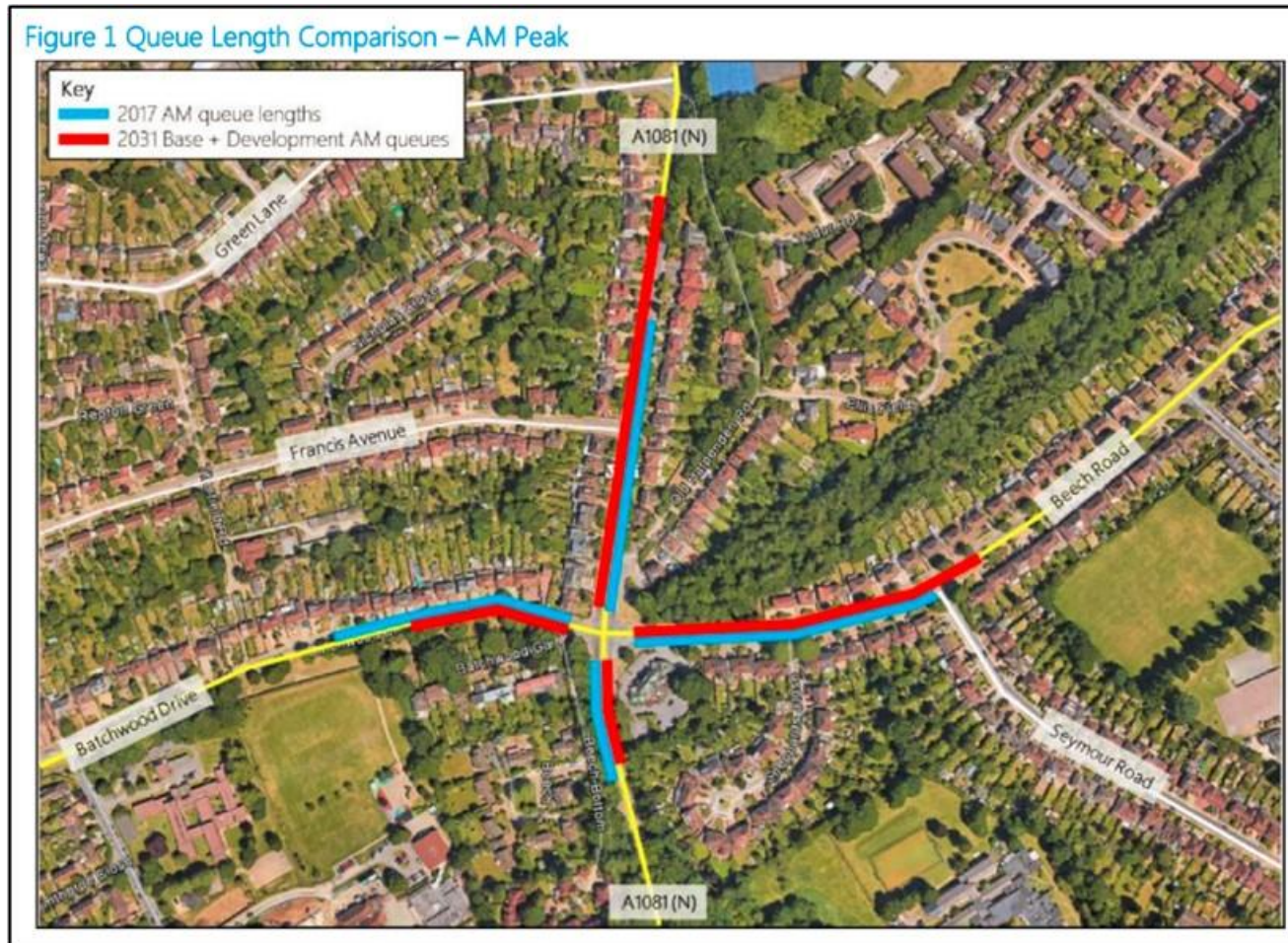
Queue from the south:



*Queuing from the south beyond Heartlands Drive, 450 metres from the Ancient Briton junction.*



# Figure 6: Extract from 'Technical note on capacity of the A1081 Harpenden Road corridor, and its potential to accommodate the proposed development'



*Queue length for Ancient Briton junction (morning peak) as determined by traffic survey; blue lines indicate 'current', assessed queue lengths towards the junction; measured to be approximately 200 metres queueing from the north, 80 metres from the south.*

## Figure 6.1: Extract from Cllr Meachin's objection dated 30<sup>th</sup> June 2021

More worryingly, cross-section D-D outside of 83 Harpenden Road proposes a total span of 13 metres, yet when I measured it, the maximum viable distance between the brick walls either side of the opposite pavements measured just 11.2m (see picture below, exhibit A) with seemingly no way of widening the road. This needs to be scrutinised, since a good stretch of this road is similarly narrow. At this width, it is simply not possible to achieve the sizes of footways, stepped cycleway and carriageway as proposed; something needs to give.

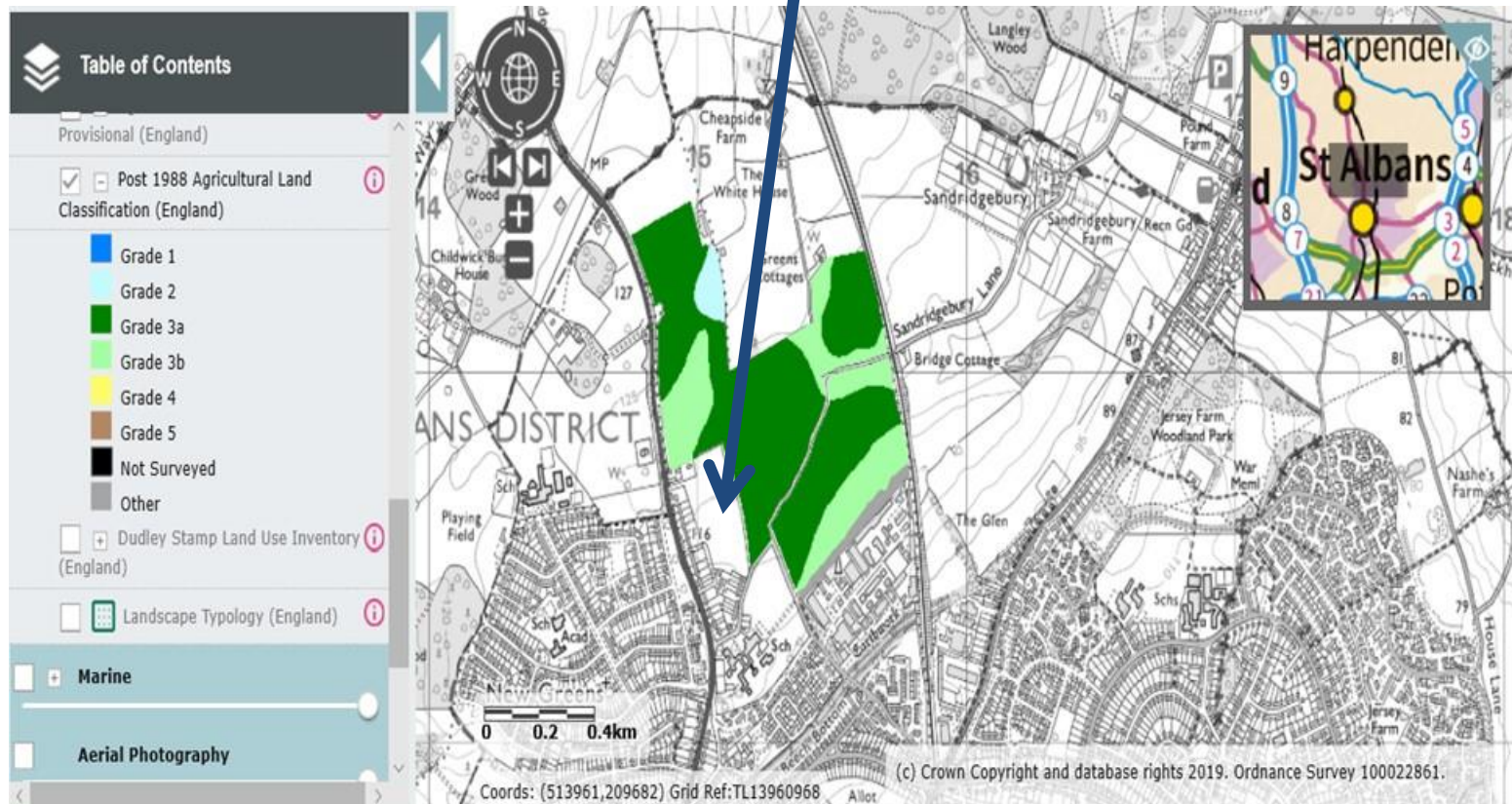
Exhibit A - where distance depicted by the red line measures 11.2 metres outside of 83 Harpenden Road





# Figure 7: Defra Landscape Classifications

Sewell Trust Land behind Harpenden Road was previously classified as Grade 2 arable. With no farm activity on it for over 10 years, it has successfully rewilded into a diverse mix of wildflower meadow and wet area habit, according to the season.



# Figure 8: Increased Rights of Way

- <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/countryside-access-and-management/rights-of-way/improvement-plans/rights-of-way-improvement-plan-201718-202728-st-albans.pdf>
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