

Appendices to document no. STRIFE/01

APP/B1930/A/07/2045747/NWF
Town and Country Planning Act 1990

**Appeal by Helioslough Ltd
Site at land in and around Former Aerodrome,
North Orbital Road,
Upper Colne Valley,
Hertfordshire**

**Proof of evidence on behalf of
STRiFE (Stop the Rail Freight Exchange)**

Green Belt - Appendices

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16 October 2007

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4	STRIFE/01/04	Excerpt from the 2007 St Albans and District Sustainable Community Strategy, produced by the St Albans & District Local Strategic Partnership

APPENDIX 1 (STRIFE 01/01)

LIST OF PHOTOGRAPHS USED IN THE PROOF OF EVIDENCE BY ADRIAN WALLACE (STRIFE/01)

Photo 1

Signpost to the bridleway at the foot of the drive to my house.

Photo 2

The bridleway adjacent to the hedge on the southern boundary of my house.

Photo 3

The beginning of the footpath running along the western boundary of my house.

Photo 4

Walkers examining a map at the entrance to the bridleway outside my house.

Photo 5

On footpath, north of my house on the Ver-Colne Valley Walk

Photos 6 and 7

A stretch of the footpath looking towards Hedges Farm, an unspoilt country scene described on a notice board as “A country wildlife site – Jewel of the Ver”.

Photo 8

Cyclists enjoying the bridleway.

Photo 9

Views from the Bridleway towards St Albans and the Cathedral.

Photo 10

Horses as seen from the Bridleway.

Photo 11

View from Bridleway facing North West.

Photos 12,13 and 14

Views of St Albans including the Cathedral from the MML over the Aerodrome. These views of the historic city across unspoilt fields will be lost.

Photo 15

View from the Bridleway looking South towards Shenley Tower.

Photo 16

Views from the Bridleway facing East towards North Cottages.

Photo 17

View facing North from my garden, over unspoilt farmland

Photo 18

Cyclists on the Bridleway



Photo 1 0353 07/10/2007 13:30



Photo 2 0356 07/10/2007 13:30

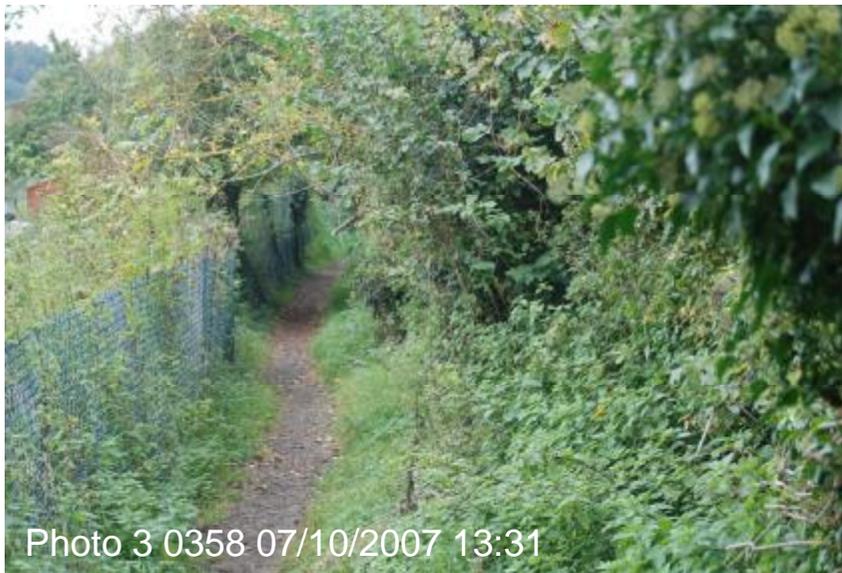


Photo 3 0358 07/10/2007 13:31



Photo 4 0360 07/10/2007 13:31



Photo 8 0311 07/10/2007 12:58



Photo 9 0318 07/10/2007 13:02



Photo 10 0315 07/10/2007 13:01



Photo 11 0337 07/10/2007 13:01



Photo 12 0277 07/10/2007 11:01



Photo 13 0264 07/10/2007 11:01



Photo 14 0260 07/10/2007 11:01



Photo 15 0316 07/10/2007 13:01



Photo 16 0314 07/10/2007 14:01



Photo 17 0283 07/10/2007 12:32



Photo 18 0304 07/10/2007 12:58

APPENDIX 2 (STRIFE 01/02)

**FRONT PAGE AND PAGES 5 AND 6
FROM THE 2005 MORI POLL
UNDERTAKEN FOR
ST ALBANS CITY AND DISTRICT COUNCIL**

St Albans Residents Survey 2005

Research report

Research Study Conducted for

St Albans City and District Council

June - September 2005

St Albans Residents Survey 2005 for St Albans District Council

Residents express a demand for more information on where their money is being spent. This is particularly relevant given the declining ratings of value for money provided by the Council. Although St Albans is by no means unique in witnessing a decline in ratings of value for money (which will reflect the increases in council tax levels across the country in recent years), it will be important to bear in mind the need to communicate effective messages around value for money and efficiency savings, both at a corporate level and across service areas.

There are encouraging increases in the numbers of residents who have accessed St Albans' website (almost double the number from 2002), with more of these people also now finding the site useful. However, it is worth bearing in mind that electronic channels of communication are still some way behind traditional methods in terms of the numbers of residents they reach with Council related information/services.

In terms of key quality of life issues in St Albans, residents tend to feel fairly positive towards most factors over the last three years. However, people do now feel that crime and anti-social behaviour is more of a problem, and are also more likely to say they feel less safe walking alone at night. These perceptions are in spite of consistent rates of victimisation.

In addition to crime and anti-social behaviour concerns, there is now also greater concern around levels of congestion and condition of roads than there was in 2002. Given the salience of these issues to the public, it is perhaps not surprising that slightly fewer now say they are satisfied with their area generally. However, the overwhelming majority of residents remain positive about their neighbourhood as a place to live.

The new CPA inspection regime will ensure that Councils must demonstrate that they have listened to and acted upon residents' priorities. Information from this survey identifies some key areas on which the Council and its partners may wish to focus attention in order to improve local residents' quality of life, as well as helping to strengthen the Council's (and partners') reputation:

- condition and maintenance of roads and pavements
- road congestion
- safeguarding the environment (which will be linked to perceptions of new developments/ amount of new housing, etc)
- tackling fear of crime and anti-social behaviour
- ensuring continuing high standards in key environmental services, most notably, refuse collection and recycling
- continuing to strengthen Council communications, particularly in working to tell people where money is spent and how the Council is providing good value for money in its activities

APPENDIX 3 (STRIFE 01/03)

EXAMPLES OF ANSWERS GIVEN TO THE JOINT ISSUES AND OPTIONS CONSULTATION CARRIED OUT BY ST ALBANS CITY AND DISTRICT COUNCIL IN 2006 FOR THE ST ALBANS LOCAL DEVELOPMENT FRAMEWORK

Joint Issues and Options Consultation, May 2006

Representations can be made against a chapter, section, policy or even on individual numbered paragraphs (depending on the document under consultation). You may add or view general representations on the entire document using the links above but it is more useful to supply targeted representations using the links for a given item (e.g. on the chapter below).

You will have to register and login before you are able to add representations. You do not have to do this if you only wish to view.

For more information please see [consultation help](#).

Our Joint Vision

Many of you in the past have told us that you think that St Albans City and District is a desirable place to visit, work and live, and we, like you, would like to build on this reputation now and in the future.

You may not yet be familiar with the terms Local Development Framework and Sustainable Community Strategy. However, these two processes are key to the formulation of a future vision for St Albans City and District. They will not only guide future development in the District, but will also help the District Council and the Local Strategic Partnership to tackle some of the key issues which will improve the quality of life for those living and working in the District.

In this paper we have set out what we think are the key issues facing the District, and what the potential solutions could be. However, no decisions have been made yet - we are waiting for you to let us know your views first!

We would welcome any comments on the paper itself and on any issues that are of particular importance to you. This will not be your only opportunity to comment on either the Sustainable Community Strategy or the Local Development Framework, but it is an ideal time for you to get involved and express your views, as both processes are still at a very early stage of development.

We look forward to hearing from you.

Consultee Number	Examples of representations made supporting maintenance of the Green Belt
12	“I strongly reject the possibility of land being built on which is at present green belt. there are no exceptional circumstances to justify land being used for housing whilst there are so many brown field sites available.”
19	“Once a green belt has been established, with the control purpose of protecting the countryside from the intrusion of building development, there can be no justification for making exceptions to that arrangement. What would be the point of having an area designated a Green Belt if it is constantly being invaded by buildings?”
32	“There is not a single instance when land should be excluded from a green belt or housing should be allowed onto a green belt area.”
40	“There are no areas that I know of around St Albans where I consider that exceptional circumstances justify land being excluded from the Green Belt. In particular Park Street is currently subject to considerable brown site development that it already increasing the traffic, schooling and infrastructure pressures on the area. Typically sites are being bought and two to twelve residential properties built to replace each previously existing building. I see little value in green-field site development whilst such brown-site developments remain abundant. The infrastructure is also insufficient to support significant population increases and so green-site development would simply increase problems whilst eliminating a valued resource.”
41	“The only circumstances that I would consider any form of development on the Green Belt would be for health facilities or limited leisure needs. Once the Green Belt is gone it will be gone for good and eventually we will become part of greater London.”
71	“There are no circumstances, exceptional or otherwise, including those for the provision of land for ‘affordable’ homes, which justify land being excluded from the Green Belt.Once developed, unspoilt land can never be replaced.....The Green Belt that is left to us is preciousThe

Consultee Number	Examples of representations made supporting maintenance of the Green Belt
	commitment you make to retain all existing designated Green Belt land must be honoured, at least until such time as all brownfield sites have been exhausted, and even then it should be released only for the most essential circumstances, in extremis, which should exclude any originated by commercial or political pressure.”
78	“Increasingly acute pressure on available living 'space' in the district has led to a situation where the maintenance of the green belt is seen by the public as absolutely essential..... So conserve as much green belt as you can”
79	“I believe that there are no justifications for using the green belt land around Park Street for any kind of development, in particular that which is suggested ie football stadium, park & ride, hotels and dwellings. Such development would detract from the identity of Park Street as a village and would erode the ‘separateness’ between other villages in this area and the city of St Albans. ...”
50	“We expect that the Green Belt boundary should have by now arrived at a logical and defensible state. We think it best not to offer any opportunity to reduce its area.”
159	“...In any event Green Belt Land should remain sacrosanct as the community's protection against the consequential urbanisation that would follow should it be compromised.”
172	“We are of the opinion that unless there are very special circumstances inappropriate development should not be permitted within the Green Belt, particularly when it would affect the Green Belts openness..... Those developments that should be particularly resisted are ones that would result in the infilling of gaps between neighbouring settlements, contrary to the very purpose of including the area in the Green Belt.”
174	“Only in exceptional circumstances should GB land be considered....”
175	“Ramblers Association strongly supports the existing Green Belt”

Consultee Number	Examples of representations made supporting maintenance of the Green Belt
180	“...as the gaps of Green Belt between settlements are already narrow, it is especially important that the existing Green Belt Boundary is maintained. The Green Belt boundary can be defended now and it is not logical to make boundary defensible for the future.”
199	“We believe that there are no justifications for land being excluded from the green belt. We are particularly concerned about proposals for the development of the Park Street roundabout area for any kind of development, especially that which is suggested ie football stadium, park & ride, hotels and dwellings. Such development would detract from the identity of Park Street as a village and would erode the ‘separateness’ between other villages in this area and the city of St Albans.”
214	In terms of any substantial new development in the Green Belt, Policy LA1 only allows this where exceptional circumstances can be demonstrated and it achieves a sustainable form of development”
222	“As a general point we support ...the continued protection of the Green Belt. However with developments at Napsbury and (potentially) Harperbury, Radlett Aerodrome and elsewhere nearby, there is a danger that London Colney, Shenley, Radlett, Park Street, Frogmore and St Albans could begin to (be perceived to) coalesce - contrary to the objectives in Planning Policy Guidance 2.”
245	With the exception of a very small number of exceptional cases such as some facilitating activity on the Lye Lane golf course site, we are not generally in favour of moving green belt boundaries....”
250	We consider that option 3 (retain the Green Belt and continue to apply a strong presumption against development) Should continue to apply to the Green Belt Settlements....”

APPENDIX 4 (STRIFE 01/04)

**PAGES 1, 6 AND 7 FROM THE 2007 ST ALBANS AND
DISTRICT SUSTAINABLE COMMUNITY STRATEGY
PRODUCED BY THE
ST ALBANS AND DISTRICT LOCAL STRATEGIC
PARTNERSHIP**

St Albans and District Sustainable Community Strategy

Shaping Our District Together for 2021

Our vision for St Albans and district

We want to continue to be a progressive, unique and vibrant district, which values its heritage and cares for the future: an outstanding place to live where everyone can flourish.

We also want to create a sustainable community by improving the quality of life for everyone who lives here now in a way which will safeguard the prospects of our future generations. As these underpin all of our actions in the strategy we have not highlighted them as specific priorities.

We have identified three broad priorities for the district. The following chapters look at each of the priorities in detail explaining why we are focusing on these and how we will define success in working towards achieving them. They are equally important and are not presented in priority order.

For all of these we want to get the best outcome for every single member of our community. The table below sets out the areas of work to be undertaken to achieve each of the three priorities.

Priority 1: Ensuring the district is a great place to be

- Protecting, enhancing and promoting our history, culture and landscape
- Tackling crime, anti-social behaviour and fear of crime
- Supporting arts, leisure and sports activity
- Providing facilities and activities for young people
- Encouraging the development of lifelong learning so that people can access local job opportunities
- Encouraging business, entrepreneurship and enterprise
- Supporting the development of affordable housing
- Securing a well-maintained, accessible and safe network of transport links across the district

Priority 2: Keeping the district healthy

- Encouraging and supporting healthy lifestyles
- Ensuring residents have access to excellent healthcare services and empowering individuals to self care
- Supporting the voluntary and community sector to provide preventative and support services

Priority 3: Supporting an active community that has pride in itself and cares for its future

- Reducing our impact on the environment
- Encouraging green and sustainable travel
- Reducing inequalities
- Encouraging and promoting community participation and volunteering