

PAG Report 24 September 2025

5/2025/1160

*Land East Of Kingsley Green Harper Lane Shenley Radlett Hertfordshire
Hybrid planning application comprising: (1) Outline planning application for a residential development (up to 200 dwellings), community building, associated works including infrastructure, blue and green infrastructure and landscaping/drainage attenuation*

We object to this application:

- The site is not in the Draft Local Plan
- It is inappropriate development in the Green Belt
- It would pile on the existing pressure on supporting infrastructure
- It would add pressure to already busy roads
- There are already in the near vicinity major developments planned and in progress, including the Strategic Rail Freight Interchange and this is just a step too far.

5/2025/1355

Outline application (all matters reserved) for seven serviced plots for self-build and custom housebuilding at land between 84-108 Ragged Hall Lane, Chiswell Green

We object to this application:

- This land is Green Belt and will amount to overdevelopment when taking into account the existing planned developments in the area which will have a negative impact on the character of Chiswell Green
- There would be a loss of valuable open space with a negative impact on biodiversity. In particular the site contributes to a visual break and rural character, and seven dwellings would cause significant loss of openness,
- They will be building on green belt, which would have a serious, irreversible, negative effect on the environment and, coupled with the other proposed developments in the area would contribute to a loss to the ethos of Chiswell Green.
- There would be an additional pressure on already inadequate infrastructure and will add to flood risk
- This proposal would not add to the stock of affordable homes.
- The site is not in the Draft Local Plan



5/2025/1469

Erection of nine new buildings, creation of a new minor vehicular access and associated parking and landscaping at The Crooked Billet, 88 High Street Colney Heath

We object to this application:

- It represents over development
- There is no supporting infrastructure and this would add to the already stretched resources in this village.
- The proposed new vehicular access would add negatively to the already very busy road. There is a very limited bus service necessitating reliance on cars.
- The development would encroach upon the Green Belt
- The site is not in the Draft Local Plan