ST ALBANS DRAFT LOCAL PLAN – SITE M16 FALCONERS FIELD, HARPENDEN, AL5 3ES

HEARING SESSIONS FOR STAGE 2

HEARING STATEMENT OF C. JENKINS-GREIG

I refer to my Stage 1 submission and would like, as part of the Stage 2 process, to register my continuing strong opposition to the proposed release of Site M16 (Falconers Field, Harpenden AL5 3ES) from the Green Belt.

In addition to my previous objections, given the additional questions raised by the Inspectors in relation to Policy M16 – Falconers Field I also want to add the following responses to those questions.

Q1 What is the justification for the proposed alteration to the Green Belt boundary? Is the proposed boundary alteration consistent with paragraph 148 e) and f) of the Framework, which state that Plans should be able to demonstrate that boundaries will not need to be altered at the end of the Plan period, and, define boundaries clearly, using physical features that are readily recognisable and likely to be permanent?

The new planning regulations concerning 'grey belt' land have only properly been introduced since Stage 1 of this Local Plan process. Whilst I understand that the Local Plan is being considered under the old rules, the introduction of grey belt has significant implications and consequences for the likelihood of future 'infill' planning applications if M16 is released from the Green Belt. As such, the threat to the Green Belt has increased since Stage 1, which also means that the boundaries of M16 would be subject to alteration if M16 is released from the Green Belt. I know how it's the dangers of infill that have made even more people wish to oppose who now cannot (as they did not make a submission at Stage1).

Q2 Do the exceptional circumstances exist to justify amending the Green Belt boundary in this location?

I have grown up with the benefit of M16 and the Green Belt that its release threatens. It was very important to me and I want others growing up here to have the same benefit. I see neighbours with young children and not only is the Green Belt important to them but also the increase in traffic will make it dangerous for them to use the local roads for recreation and getting to school if M16 is released. The harms that would result from the release of M16 from the Green Belt outweigh the benefits and accordingly the

exceptional circumstances that are required to justify the release of M16 from the Green Belt do not exist.

Q3 Is Policy M16 justified, effective and consistent with national planning policy? If not, what modifications are required to make the Plan sound?

I know from hearing the experiences of neighbours who have lived here for more than 20 years that the M16 land has been and continues to be used by members of the public to gain access to Roundwood Park School via the school playing field, which has created rights of access from the existing M16 entry point at the gate on the corner of Falconers Field.

Very few people in our local community were aware of these proposals regarding Site M16 at the time of Stage 1 of this Local Plan process. As a result, a number of people who have submitted Stage 2 hearing statements have had these ruled inadmissible because they did not make a submission at Stage 1. There will be many people who still do not understand the implications of what is happening or how to oppose or who now want to but cannot. For example a neighbour adjourning the access to M16 only becomes aware of the proposals recently by a chance discussion with a neighbour. This makes the Plan unsound.

Finally, I have read the statement of my parents and support their fuller answers to the 3 questions raised and I know other neighbours who also do but are unable to submit now for the reasons stated above.

C. Jenkins-Greig

October 2025