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VICTORIA 8540

28th November, 1955.

Gentlemen,

Town and Country Planning Act, 1947.
Erection of houses at Roestock, Colney Heath

I am directed by the Minister of Housing and Local Government to say that he has received the report of his Inspector, Mr. J. Eirkett, L.R.I.B.A., M.T.P.I., who held a local Inquiry on 29th September, into the appeal by your client, Mr. P.J. Franklin, against the refusals by the St. Albans Rural District and the Hatfield Rural District Councils, acting on behalf of the Hertfordshire County Council as local planning authority, to permit the erection of dwellinghouses at Roestock, Colney Heath. Permission was refused on the grounds that: -

- "1. The land is not allocated for residential purposes in the County Development Plan, but is regarded as part of a larger area over which the existing uses shall remain undisturbed within the Metropolitan Green Belt.
2. The development proposed is considered to be undesirable in that it would reduce the effectiveness of the Metropolitan Green Belt and would reduce still further the local green belt separating the expanded City of St. Albans and the New Town of Hatfield.
3. It is considered that the development proposed is undesirable and premature in that it is likely to embarrass the authorities responsible for the provision of adequate public utility services in the locality and will create conditions which will impede the free flow of traffic along surrounding county and classified roads."

Colney Heath lies about four miles south-east of St. Albans and a similar distance south west of the centre of Hatfield. It is close to the edge of the area designated as Hatfield New Town. Colney Heath is a small settlement consisting mostly of rather spasmodic development, and Roestock is at its eastern end,

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close to the Barnet By-Pass, which is part of the route A.1. The appeal site, a flat thirteen acre field, is in a triangle bounded by the road B.6426, Roestock Lane and Bullens Green Lane. The land to the east and south of the site is almost free of development, but there are housing estates to the north and south west.

In support of the appeal, it was contended that your client's land was an excellent building site, ripe for development. There was a demand for houses from people who worked in Hatfield, and did not wish to live in the New Town. The site was at present of little agricultural value because it was subject to trespass from nearby houses and awkwardly situated in relation to the rest of the farm. The erection on this land of forty-two pairs of houses would round off existing development, and as the site was already virtually surrounded by development, it was not considered that the Metropolitan Green Belt, or the local green belt would be affected. The Council were allowing development of a site at the junction of Roestock Lane with B.6426.

The local planning authority's case was that the land was not allocated in the County Development Plan for development because it was shown as part of the Metropolitan Green Belt. The development proposed would reduce the effectiveness of the Metropolitan Green Belt and of the local green belt between St. Albans and the New Town. It would involve the introduction of four hundred people into the area, and would bring demands for a road widening, new shops and social facilities. In addition, the effective disposal of sewage would involve pumping, which was an unnecessary expense. The site at the road junction on which permission had been given was to be used for houses for rural workers, and was of no agricultural value.

The Colne Valley Sewerage Board supported the decision given, and pointed out that the Roestock Sewer, which is at present under construction, would not take the additional sewage resulting from the proposed development.

The Minister has considered with care the facts of the case, and the representations made at the Inquiry by the parties. He has taken particular note of the fact that the land in question is allocated in the County Development Plan as Metropolitan Green Belt, an area which he considers is of the utmost importance to keep free from new development, save in the most exceptional

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circumstances. He cannot accept the contention made in support of the appeal that the proposal would do no more than "round off" the existing development. It would substantially extend the settlement, and he agrees with the Council that it would reduce the effectiveness both of the Metropolitan Green Belt and of the local belt. He has accordingly decided to dismiss your appeal and this letter is issued as his decision to that effect.

I am, Gentlemen,
Your obedient Servant,

J. CATLOW

Authorised by the Minister
to sign in that behalf

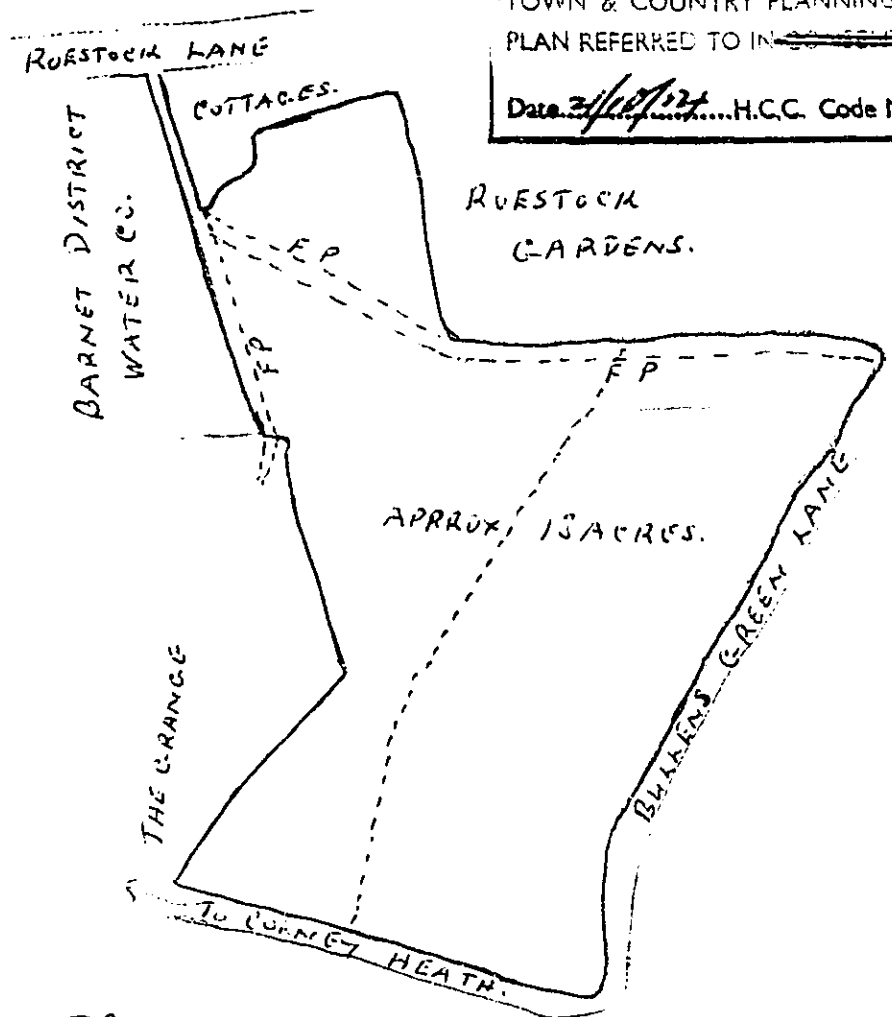
Messrs. W.J. Fraser and Son,
78, Dean Street,
Soho Square,
London, W.1.

PLAN OF PROPOSED SITE AT BULLENS GREEN
ROONEY HEATH.

HATFIELD R.D.C.
RECEIVED
15 JUN 1954
PLAN NO. 5993

5993

ADMINISTRATIVE COUNTY OF HERTFORD
TOWN & COUNTRY PLANNING ACT 1947
PLAN REFERRED TO IN ~~CONSENT~~ REFUSAL
Date 2/10/54 H.C.C. Code No. 7/100/54



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