

One Station Square

Cambridge

CB1 2GA

T: 01223 368771

F: 01223 346627

Dominic Bateman
Technical Support – Development Management
St Albans City & District Council
St Peter's Street
St Albans AL1 3JN

29 April 2022

Dear Mr Bateman

LAND SOUTH OF CHISWELL GREEN LANE, CHISWELL GREEN

We are writing in response to your email dated 20 April 2022 regarding the validation of the planning application that we have submitted for the following proposed development:

“Outline application (access sought) for the demolition of existing structures and construction of up to 391 dwellings (Use Class C3); the provision of land for a new 2FE Primary School; open space provision and associated landscaping; internal highways, parking, footpaths, cycleways, drainage, utilities and service infrastructure; new access arrangements; and offsite highway works including new car parking, footpath, cycle path and highway arrangement works to Chiswell Green Lane, Watford Road, , Long Fallow, Forge End, and Farringford Close” (the ‘Proposed Development’).

In response to the first matter raised in your email we are hereby submitting the following planning application drawings, which have been amended to incorporate an amended red line boundary which includes the highway land required to deliver the proposed access works.

- Site Location Plan – Drawing REDC01-MCB-ZZ-ZZ-DR-A-0201-D5-P6
- Land Use Parameter Plan - Drawing REDC01-MCB-ZZ-ZZ-DR-A-0223-D5-P3
- Access and Movement Parameter Plan – Drawing REDC01-MCB-ZZ-ZZ-DR-A-0221-D5-P3
- Building Height Parameter Plan – Drawing REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P3
- Northern Site Access Junction – Drawing 8210856-1001-I8
- Southern Site Access Junction – Drawing 8210856-1002-I6
- Forge End and Long Fallow Pedestrian Accesses – Drawing 8210856-1021-I5

An updated version of the planning application form has also been submitted to reflect the increase in site area.

Although not for approval, we are also submitting an amended Illustrative Masterplan (Drawing REDC01-MCB-ZZ-ZZ-DR-A-0210-D5-P2) with the red line boundary removed. This amendment has been made as an aerial base has been used for this drawing, which does not allow for the accurate plotting of the red line.

The following errata to the submitted Planning Statement explains the implications of the amended red line on the site area.

“Errata to the Planning Statement

The Site’s area is described in paragraph 2.3 of the Planning Statement. In view of the adjustments to the red line boundary, paragraph 2.3 should be adjusted as follows:

2.3 Further purposes of this planning application, the total area of the Site is approximately 14.05 hectares (ha) and comprises:

- **0.09 ha of land which is designated highway land controlled by HCC; and**
- **13.96 ha of land within is owned and controlled by the Applicants and other interested parties that support the planning application. This includes the former Chiswell Green Farm and Chiswell Green Riding School (post code: AL2 3AJ).”**

The total site area within the amended red line boundary is therefore now 14.05ha.

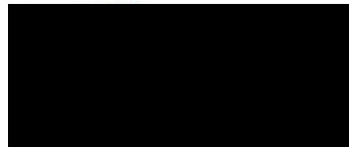
With respect to the second matter raised in your email of 20 April 2022, the submitted Flood Risk Assessment includes a sustainable drainage strategy.

We trust this submission is sufficient to now allow the Council to validate the application, and we look forward to hearing from the Case Officer in due course.

Yours Sincerely,



John Boyd MRTPI
Partner



Justin Kenworthy MRTPI
Partner

