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George Burgess
Development Management
St Albans City & District Council
St Peter's Street
St Albans AL1 3JN

22 June 2022

Dear Mr Burgess

**PLANNING APPLICATION 5/2022/0927
LAND SOUTH OF CHISWELL GREEN LANE, CHISWELL GREEN**

Further to our recent discussions, we are writing on behalf of the Applicants to confirm that we are agreeable to the description of the development for the above application being amended to:

“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; and new access arrangements.” (the ‘Proposed Development’).

This amended description removes reference to the highway works that would take place on highway land outside of the red line boundary on the basis that these would be secured through a separate agreement should outline planning permission be granted.

We are also hereby submitting an amended Site Location Plan (Drawing REDC01-MCB-ZZ-ZZ-DR-A-0201-D5-P7) which includes a clearer red line boundary (please note that the application area has not changed).

Lastly, you will have noted that an Interim Bat Emergence Survey Report has been submitted with the application. This report noted that additional bat surveys would be required once the bat survey season began in May 2022 in order to complete the full suite of bat surveys required for the buildings on site. These additional surveys have now been completed, and we are therefore in a position to submit the enclosed ‘Bat Emergence Surveys – Full Report’ which concludes that a bat roost has been deemed likely to be absent and no further survey is required.

Yours Sincerely,



John Boyd MRTPI

Partner

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