

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/B1930/W/22/3313110**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

...

Company/Group Name

Alban Developments Ltd and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd

Address

c/o Agent Carter Jonas (working with Barton Willmore now Stantec)  
One Station Square  
Cambridge  
CB1 2GA

Preferred contact method

Email  Post

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes  No

Name

Mr James Delafield

Company/Group Name

Carter Jonas

Address

One Station Square  
Cambridge  
CB1 2GA

Phone number

01223 751093

Email

james.delafield@carterjonas.co.uk

Preferred contact method

Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

St Albans City Council

LPA reference number

5/2022/0927/LSM

Date of the application

03/05/2022

Did the LPA validate and register your application? Yes  No

Did the LPA issue a decision? Yes  No

Date of LPA's decision

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes  No

Does the appeal relate to an existing property? Yes  No

Address

Land south of Chiswell Green Lane  
Chiswell Green  
St Albans  
Grid Ref Easting: 513089  
Grid Ref Northing: 204282

Is the appeal site within a Green Belt? Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes  No

Please describe the health and safety issues

Horses are kept on part of the site. If required, arrangements can be made for these to be stabled on the day of the visit.

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes  No

If YES, please state below the revised wording

Outline application (access sought) - Demolition of existing structures and construction of up to 391 dwellings (Use Class C3), provision of land for a new 2FE primary school, open space provision and associated landscaping. Internal roads, parking, footpaths, cycleways, drainage, utilities and service infrastructure and new access arrangements.

Please attach a copy of the LPA's agreement to the change.

[see 'Appeal Documents' section](#)

Area (in hectares) of the whole appeal site [e.g. 1234.56]

Does the proposal include demolition of non-listed buildings within a conservation area? Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.

- 6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
- 8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.
- 9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

### G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

- 1. Written Representations
- 2. Hearing
- 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Is there any further information relevant to the inquiry which you need to tell us about?

### H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes  No

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

(b) Have you made a costs application with this appeal? Yes  No

### I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**



**Owner's Name:** Hertfordshire County Council  
**Address at which notice was served:** County Hall, Pegs Lane, Hertford, SG13 8DQ  
**Date the notice was served:** 14/12/2022

**Owner's Name:** Geoffrey Stanley Davies  
**Address at which notice was served:** The Royalty, 60 Bargates, Christchurch, BH23 1QL  
**Date the notice was served:** 14/12/2022

**Owner's Name:** Hannah Louise Courtney  
**Address at which notice was served:** Flat A, 9 Park Road, Surbiton, KT5 8QA  
**Date the notice was served:** 14/12/2022

**Owner's Name:** Sophie Louise Rigley  
**Address at which notice was served:** 99 Mendip Way, Luton, LU3 3JJ  
**Date the notice was served:** 14/12/2022

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**



### I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

### J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

**Date**

**Name**

**On behalf of**

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

## **M. NOW SEND**

### **Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	DESCRIPTION OF DEVELOPMENT
<b>Document Description:</b>	A copy of the LPA's agreement to the change.
<b>File name:</b>	Confirmation of Change of Description.pdf
<b>Relates to Section:</b>	CHOICE OF PROCEDURE
<b>Document Description:</b>	Document containing detailed reasons why an inquiry is necessary.
<b>File name:</b>	221214 - PINS appeal procedure covering letter (final).pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	CD 6.1 Statement of Case (v7 - Final).pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application sent to the LPA.
<b>File name:</b>	CD 1.12 Revised Application Form.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	CD 3.7 Decision Notice.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	CD 1.21 Site Location Plan REDC01-MCB-ZZ-ZZ-DR-A-0201-D5-P7 (A1).PDF
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	CD 1.12 Revised Application Form.pdf
<b>File name:</b>	CD 1.2 Application Form.pdf
<b>File name:</b>	CD 1.20 Covering Letter (amending Description of Development) 22 June 2022.PDF
<b>File name:</b>	CD 1.11 Validation Covering Letter 29 April 2022.PDF
<b>File name:</b>	CD 1.1 Covering Letter 5 April 2022.PDF
<b>File name:</b>	CD 1.8 Proposed Northern Access Junctions 8210856_1001 I6 (A3).PDF
<b>File name:</b>	CD 1.18 Proposed Southern Access Junction 8210856_1002 I6 (A3).PDF
<b>File name:</b>	CD 1.21 Site Location Plan REDC01-MCB-ZZ-ZZ-DR-A-0201-D5-P7 (A1).PDF
<b>File name:</b>	CD 1.16 Building Height Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P3 (A3).PDF
<b>File name:</b>	CD 1.19 Proposed Forge End and Long Fallow Pedestrian & Cycle Accesses

<b>File name:</b>	8210856_1021 I5 (A3).PDF CD 1.7 Building Height Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P2 (A3).PDF
<b>File name:</b>	CD 1.22 Proposed Northern Access Junctions 8210856_1001 I9 (A3).pdf
<b>File name:</b>	CD 1.6 Access and Movement Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0221-D5-P2 (A3).PDF
<b>File name:</b>	CD 1.10 Proposed Forge End and Long Fallow Pedestrian & Cycle Accesses 8210856_1021 I3 (A3).PDF
<b>File name:</b>	CD 1.14 Land Use Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0223-D5-P3 (A3).PDF
<b>File name:</b>	CD 1.13 Site Location Plan REDC01-MCB-ZZ-ZZ-DR-A-0201-D5-P6 (A1).PDF
<b>File name:</b>	CD 1.9 Proposed Southern Access Junction 8210856_1002 I4 (A3).PDF
<b>File name:</b>	CD 1.5 Land Use Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0223-D5-P2 (A3).PDF
<b>File name:</b>	CD 1.4 Site Location Plan REDC01-MCB-ZZ-ZZ-DR-A-0201-D5-P5 (A3).PDF
<b>File name:</b>	CD 1.15 Access and Movement Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0221-D5-P3 (A3).PDF
<b>File name:</b>	CD 1.25 Building Height Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P6 (A3).pdf
<b>File name:</b>	CD 1.23 Land Use Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0223-D5-P4 (A3).pdf
<b>File name:</b>	CD 1.24 Building Height Parameter Plan REDC01-MCB-ZZ-ZZ-DR-A-0222-D5-P5 (A3).pdf
<b>File name:</b>	CD 1.17 Proposed Northern Access Junctions 8210856_1001 I8 (A3).PDF
<b>File name:</b>	CD 1.26 Confirmation of the Heads of Terms.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	DRAFT Core Documents List rev 121422.docx
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
<b>File name:</b>	DRAFT Core Documents List rev 121422.docx
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
<b>File name:</b>	CD 2.35c Proposed Sustainable Travel Improvements – Watford Road, Chiswell Green Lane 8210856-1013 Rev I4.pdf
<b>File name:</b>	CD 2.35b Proposed Sustainable Travel Improvements – Chiswell Green Lane 8210856-1012 Rev I5.pdf
<b>File name:</b>	CD 2.1 Illustrative Masterplan REDC01-MCB-ZZ-ZZ-DR-A-0210-D5-P1 (A1).PDF
<b>File name:</b>	CD 2.27 Illustrative Masterplan REDC01-MCB-ZZ-ZZ-DR-A-0210-D5-P2.PDF
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
<b>File name:</b>	DRAFT Core Documents List rev 121422.docx
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA.
<b>File name:</b>	CD 1.3 Design and Access Statement Part 5.PDF
<b>File name:</b>	CD 1.3 Design and Access Statement Part 4.PDF
<b>File name:</b>	CD 1.3 Design and Access Statement Part 2.PDF
<b>File name:</b>	CD 1.3 Design and Access Statement Part 3.PDF



<b>File name:</b>	CD 1.3 Design and Access Statement Part 1.PDF
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	08. A copy of a draft statement of common ground.
<b>File name:</b>	221214 - Draft Statement of Common Ground (v7).doc
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
<b>File name:</b>	CD 2.5 Landscape and Visual Impact Assessment Part 6.PDF
<b>File name:</b>	CD 2.36 Health Impact Assessment Supplementary Report.PDF
<b>File name:</b>	CD 2.3 Five Year Land Supply Statement.PDF
<b>File name:</b>	CD 2.26 Health Impact Assessment.PDF
<b>File name:</b>	CD 2.5 Landscape and Visual Impact Assessment Part 1.PDF
<b>File name:</b>	CD 2.34 Covering Letter with response to statutory consultees.PDF
<b>File name:</b>	CD 2.15 Reptile Survey 2021.PDF
<b>File name:</b>	CD 2.16 Bat Emergence Surveys - Interim Report.PDF
<b>File name:</b>	CD 2.28 Bat Emergence Surveys - Full Report.PDF
<b>File name:</b>	CD 2.22 Air Quality Assessment.PDF
<b>File name:</b>	CD 2.23 Agricultural Land Classification Report.PDF
<b>File name:</b>	CD 2.17 Ecological Impact Assessment.PDF
<b>File name:</b>	CD 2.4 Statement of Community Involvement.PDF
<b>File name:</b>	CD 2.18 Biodiversity Net Gain Assessment.PDF
<b>File name:</b>	CD 2.40 Response to the Ramblers Association.PDF
<b>File name:</b>	CD 2.5 Landscape and Visual Impact Assessment Part 4.PDF
<b>File name:</b>	CD 2.14 Preliminary Ecological Appraisal.PDF
<b>File name:</b>	CD 2.8 Education Report.PDF
<b>File name:</b>	CD 2.39 Additional Transport Assessment Information Email.PDF
<b>File name:</b>	CD 2.24 Heritage Statement.PDF
<b>File name:</b>	CD 2.25 Archaeological Desk Based Assessment.PDF
<b>File name:</b>	CD 2.32 Mineral Resource Assessment.pdf
<b>File name:</b>	CD 2.13 Foul Drainage & Utility Assessment - Part 1.PDF
<b>File name:</b>	CD 2.38 Additional Transport Assessment Information Email.PDF
<b>File name:</b>	CD 2.5 Landscape and Visual Impact Assessment Part 5.PDF
<b>File name:</b>	CD 2.11 Framework School Travel Plan.PDF
<b>File name:</b>	CD 2.10 Framework Residential Travel Plan.PDF
<b>File name:</b>	CD 2.35a Transport Assessment Addendum.pdf
<b>File name:</b>	CD 2.5 Landscape and Visual Impact Assessment Part 3.PDF
<b>File name:</b>	CD 2.21 Noise Assessment.PDF
<b>File name:</b>	CD 2.12 Flood Risk Assessment Part 1.PDF
<b>File name:</b>	CD 2.12 Flood Risk Assessment Part 2.PDF
<b>File name:</b>	CD 2.9 Transport Assessment Part 1.PDF
<b>File name:</b>	CD 2.30 Response to comments by RAB on behalf of SACDC.pdf
<b>File name:</b>	CD 2.37 LVIA Note of Clarification.pdf
<b>File name:</b>	CD 2.29 Response to National Highways.pdf
<b>File name:</b>	CD 2.19 Arboricultural Impact Assessment.PDF
<b>File name:</b>	CD 2.9 Transport Assessment Part 2.PDF
<b>File name:</b>	CD 2.33 Drainage Strategy Update Email.PDF
<b>File name:</b>	CD 2.2 Planning Statement (inc Affordable Housing Statement).PDF
<b>File name:</b>	CD 2.5 Landscape and Visual Impact Assessment Part 2.PDF
<b>File name:</b>	CD 2.6 Green Belt Review.PDF
<b>File name:</b>	CD 2.7 Socio Economic Statement.PDF
<b>File name:</b>	CD 2.13 Foul Drainage & Utility Assessment - Part 2.PDF
<b>File name:</b>	CD 2.20 Phase 1 Geo-Environmental Desk Assessment Part 4.PDF
<b>File name:</b>	CD 2.20 Phase 1 Geo-Environmental Desk Assessment Part 3.PDF
<b>File name:</b>	CD 2.20 Phase 1 Geo-Environmental Desk Assessment Part 2.PDF
<b>File name:</b>	CD 2.20 Phase 1 Geo-Environmental Desk Assessment Part 1.PDF

<b>File name:</b>	CD 2.31 Biodiversity Metric Excel Spreadsheet Front Page (rest of document can be emailed).pdf
<b>Completed by</b>	MR JAMES DELAFIELD
<b>Date</b>	14/12/2022 11:09:44