

## Delafield, James

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**From:** Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>  
**Sent:** Tuesday, 10 January 2023 08:08  
**To:** Delafield, James; Justin Kenworthy; Pins Appeal (SADC); mrpplanning@aol.co.uk  
**Subject:** [Ext Msg] RE: 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM & 3312277 - Land north of Chiswell Green Lane - 5/2021/3194 [CJO-WorkSite.FID319786]

Good morning,

Many thanks for all of your responses.

Subject to validation, we'll link the appeals and deal with them at the same inquiry.

We'll be in contact again as soon as possible.

Kind regards

Helen

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**Helen Skinner** | Inquiries & Major Casework Team Leader

**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531

<https://www.gov.uk/government/organisations/planning-inspectorate> | @PINSgov

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**From:** Delafield, James <James.Delafield@carterjonas.co.uk>  
**Sent:** 09 January 2023 16:52  
**To:** Justin Kenworthy <justin.kenworthy@bartonwillmore.co.uk>; Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>; Pins Appeal (SADC) <pinsappeal@stalbands.gov.uk>; mrpplanning@aol.co.uk  
**Subject:** RE: 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM & 3312277 - Land north of Chiswell Green Lane - 5/2021/3194 [CJO-WorkSite.FID319786]

Hi Helen

I am writing to confirm that our Clients also have no objection to the appeals being co-joined, and dealt with at the same inquiry, by the same Inspector.

Kind regards

James

Classification L2 - Business Data

**James Delafield** MRTPI  
Associate Partner

**Carter Jonas**

T: 01223 751093 | M: 07849 087107 | [carterjonas.co.uk](http://carterjonas.co.uk)  
One Station Square, Cambridge, CB1 2GA



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**From:** Justin Kenworthy <[justin.kenworthy@bartonwillmore.co.uk](mailto:justin.kenworthy@bartonwillmore.co.uk)>

**Sent:** Friday, 06 January 2023 17:27

**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>; Pins Appeal (SADC) <[pinsappeal@stalbans.gov.uk](mailto:pinsappeal@stalbans.gov.uk)>; Delafield, James <[James.Delafield@carterjonas.co.uk](mailto:James.Delafield@carterjonas.co.uk)>; [mrplanning@aol.co.uk](mailto:mrplanning@aol.co.uk)

**Subject:** [Ext Msg] RE: 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM & 3312277 - Land north of Chiswell Green Lane - 5/2021/3194

Hi Helen,

Please accept our apologies for our slow response. We will have a final decision for you on Monday.

In the meantime, have a good weekend.

Kind regards,

**Justin Kenworthy**

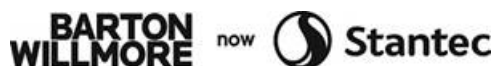
Planning Director

Direct: 0207 446 6851

Mobile: 07920460861

[bartonwillmore.co.uk](http://bartonwillmore.co.uk)

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**From:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>

**Sent:** Friday, January 6, 2023 1:18 PM

**To:** Pins Appeal (SADC) <[pinsappeal@stalbans.gov.uk](mailto:pinsappeal@stalbans.gov.uk)>; [james.delafield@carterjonas.co.uk](mailto:james.delafield@carterjonas.co.uk); [mrplanning@aol.co.uk](mailto:mrplanning@aol.co.uk); Justin Kenworthy <[justin.kenworthy@bartonwillmore.co.uk](mailto:justin.kenworthy@bartonwillmore.co.uk)>

**Subject:** RE: 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM & 3312277 - Land north of Chiswell Green Lane - 5/2021/3194

Dear all,

Thank you for the responses attached.

James / Justin – I don't appear to have received comments from your side? Apologies if they've gone astray.

Kind regards

Helen

**Helen Skinner** | Inquiries & Major Casework Team Leader  
**The Planning Inspectorate**

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**From:** Skinner, Helen  
**Sent:** 19 December 2022 15:23  
**To:** Pins Appeal (SADC) <[pinsappeal@stalbans.gov.uk](mailto:pinsappeal@stalbans.gov.uk)>; [james.delafield@carterjonas.co.uk](mailto:james.delafield@carterjonas.co.uk); [mrpplanning@aol.co.uk](mailto:mrpplanning@aol.co.uk)  
**Subject:** 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM & 3312277 - Land north of Chiswell Green Lane - 5/2021/3194  
**Importance:** High

Good afternoon all,

Following the responses from the council, agreeing than an inquiry would be suitable for appeal reference 3313110 (Land south of Chiswell Green Lane,) and 3312277 (Land north of Chiswell Green Lane), we have noted the sites' proximity and the apparent similarity in issues.

Please could all 3 main parties consider if the appeals would be suitable to be linked, and dealt with at the same inquiry, by the same Inspector.

It would be helpful to have responses by Friday 23<sup>rd</sup> December, if possible.

Kind regards

Helen

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**Helen Skinner** | Inquiries & Major Casework Team Leader  
**The Planning Inspectorate**

Major Casework, Third Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN  
[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531  
<https://www.gov.uk/government/organisations/planning-inspectorate> | @PINSgov

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**From:** Pins Appeal (SADC) <[pinsappeal@stalbans.gov.uk](mailto:pinsappeal@stalbans.gov.uk)>  
**Sent:** 19 December 2022 12:58  
**To:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>  
**Cc:** [james.delafield@carterjonas.co.uk](mailto:james.delafield@carterjonas.co.uk)  
**Subject:** RE: 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM

Dear Helen,

Thank you for your email, below. Our Planning Officer has the following comment:

*“Considering the guidance in Annex K to the Appeals Procedure Guidance, considering the scale of the development proposed, the matters to be discussed and that the application generated substantial local interest (with approximately 844 representations received objecting to the proposal), the Council agrees that a Public Inquiry would be appropriate in this case.”*

Many thanks and kind regards,

**Susan Lovell (She/Her)**  
Administrative Assistant - Charitable Collections & Planning Appeals  
**Customer, Business and Corporate Support Directorate**

**St Albans City & District Council**

Direct Line: 01727-819254

Extension: 9254

Hours: 9am to 1pm Mon – Fri

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Council contact details and address: [www.stalbans.gov.uk/contact-us](http://www.stalbans.gov.uk/contact-us)

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**From:** Skinner, Helen [<mailto:HELEN.SKINNER@planninginspectorate.gov.uk>]  
**Sent:** 14 December 2022 15:33  
**To:** Pins Appeal (SADC) <[pinsappeal@stalbans.gov.uk](mailto:pinsappeal@stalbans.gov.uk)>  
**Cc:** [james.delafield@carterjonas.co.uk](mailto:james.delafield@carterjonas.co.uk)  
**Subject:** 3313110 - Land south of Chiswell Green Lane, Chiswell Green, St Albans - 5/2022/0927/LSM  
**Importance:** High

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Good afternoon,

The above appeal was received today and the appellant has requested it be heard at an inquiry.

The procedure will be determined by the Planning Inspectorate in accordance with Section 319A of the Town and Country Planning Act 1990. Our decision will be based on the published criteria and will take account of the views expressed by both the appellant and the local planning authority.

Your views regarding the most suitable procedure and likely duration of any inquiry would be welcome at this early stage. If you disagree with the appellant that an inquiry is necessary please can you give detailed reasons to support why your alternative choice of procedure is more appropriate.

Would you please send your comments to me, copying in the appellant, by **19th December**.

Kind regards

Helen

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**Helen Skinner** | Inquiries & Major Casework Team Leader  
**The Planning Inspectorate**  
3J Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN  
[helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk) | 0303 444 5531  
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