



**The impact of the Bullens Green Lane Appeal Decisions on Colney
Heath Village**

Proof of Evidence

by

John Clemow

Public Inquiry

PINS Ref : APP/B1930/W/22/3313110

and APP/B1930/W/22/3312277

LPA REF: 5/2022/0927 and 5/2021/3194



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BRIEF BIO FOR JOHN CLEMOW

My name is John Clemow. BA (Hons Arch) 1975, Dip. Arch 1978, member RIBA 1978-2022.

I worked from 1978 with YRM, London based architects, (appointed Director 1997-2010) until 2010,

as a Principal in London and Dubai for RMJM, architects based in Edinburgh, 2011 to 2016

and

Consultant to RMJM and others until 2019 when I retired from architectural practice. As I am not registered with the ARB I do not use the title “Architect”.

I am currently the Secretary of 4ColneyHeath Residents Association that participated as a Rule 6 Party in the Bullens Green Lane Appeal Inquiry. I have reviewed the multiple dwelling planning applications made in Colney Heath from 2020.

This proof of evidence sets out the context for these planning applications

1. LAND PARCELS IN COLNEY HEATH IDENTIFIED IN THE CALL FOR SITES

1.1 Figure 1 shows the sites identified by St. Albans City & District Council that were offered for consideration by the St. Albans City & District Council in 2021. This Figure is an extract from St. Albans City & District Council website Call for Sites 2021 – Submissions by Parish Area “Call for sites 2021 – Submissions map”

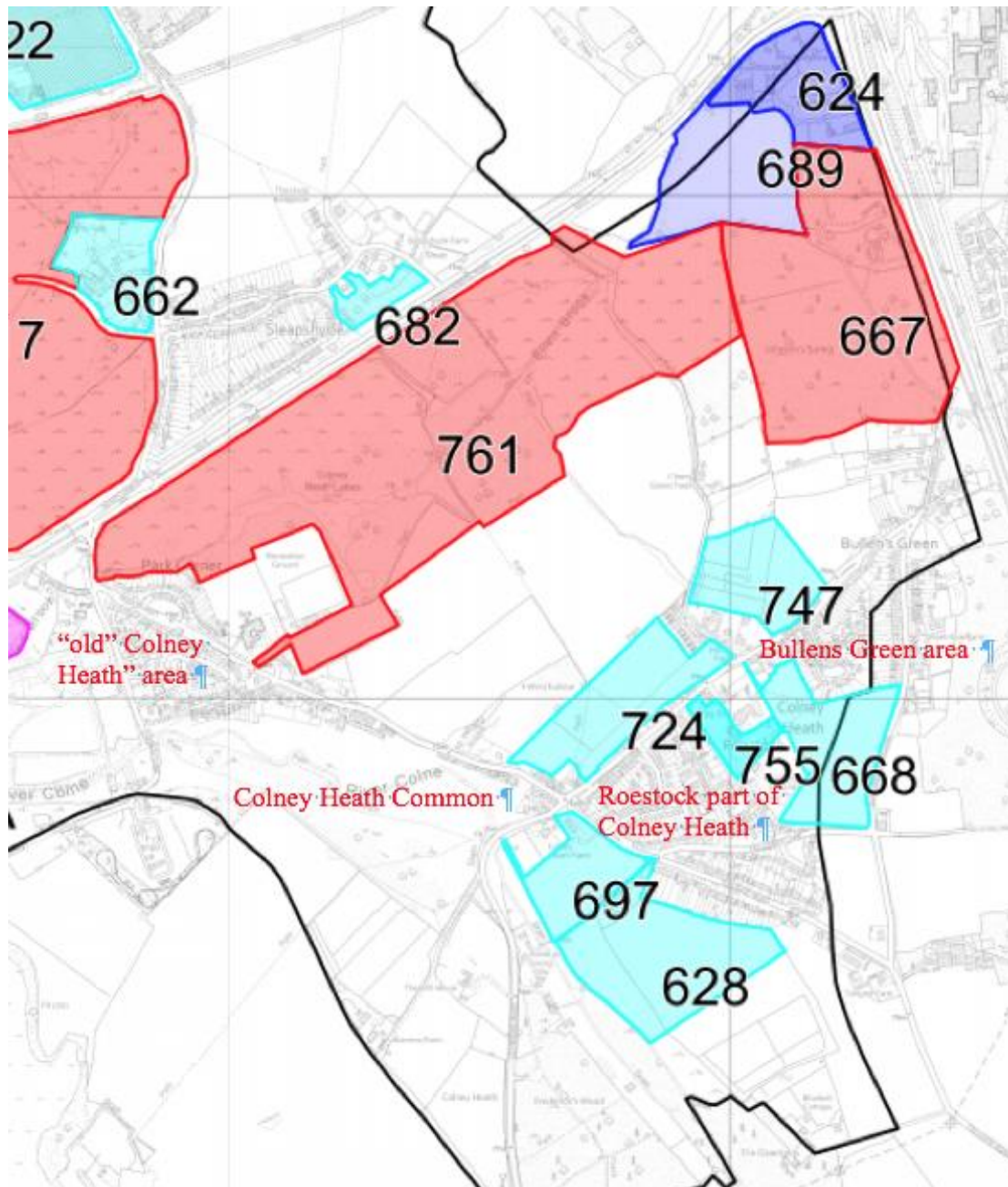
Site ref	Indicated potential development
668	Housing 100 dwellings
761	Housing led mixed use, potential for 770 homes
628	Housing 155 dwellings
724	Housing 150 dwellings
747	Housing 73 dwellings
697	Housing 40 to 50 dwellings
755	Housing 20 to 30 dwellings
667	Housing led mixed use, potential for 540 homes

1.2 Site number 668 is the “Roundhouse Farm” development on Bullens Green Lane, Colney Heath. The site spans the District boundary between St Albans and Welwyn Hatfield.

FIGURE 1

extract from St. Albans City & District Council website Call for Sites 2021 – Submissions by Parish Area “Call for sites 2021 – Submissions map”.

Text in red added



2. THE BULLENS GREEN LANE APPEAL DECISIONS

2.1 Planning applications were submitted for the Roundhouse Farm site on Bullens Green Lane, Colney Heath in September 2020 to St. Albans City & District Council and Welwyn Hatfield Borough Council – the site spans the District boundary. Neither LPA granted consent.

2.2 Permission was granted by the decisions by Inspector Masters dated 14 June 2021 Appeal A APP/B1930/W/20/3265925 and B APP/C1950/W/20/3265926 for the erection of up to 100 dwellings, including 45% affordable and 10% self build, together with all ancillary works (All matters reserved except access) subject to conditions.

3. MULTIPLE DWELLING PLANNING APPLICATIONS MADE SINCE THE BULLENS GREEN LANE APPEAL DECISIONS

3.1	Site number on Figure 1	761 (part)
	Applicant	Tarmac Ltd
	Planning application reference	5/2022/0599
	Land To Rear Of 96 To 106 High Street Colney Heath Hertfordshire Outline application (means of access sought) for up to 45 dwellings including new affordable homes, with areas of landscaping and public open space, including points of access, and associated infrastructure works	
	Date validated	8 March 2022
	Stage	Under Consideration



3.2	Site number on Figure 1	628
	Applicant	Vistry Homes Ltd
	Planning application reference	5/2022/1988
	Land To The Rear Of 42-100 Tollgate Road & 42 Tollgate Road Colney Heath St Albans Hertfordshire Outline application (access sought) - Demolition of existing house and stables and the construction of up to 150 dwellings including affordable and custom-build dwellings together with all ancillary works	
	Date validated	23 August 2022
	Stage	Under consultation

3.3	Site number on Figure 1	724
	Applicant	Bellway Homes
	Planning application reference	5/2022/2736
	Land At Round House Farm Roestock Lane Colney Heath St Albans Hertfordshire Outline application (access sought) - Erection of up to 155 residential dwellings together with ancillary works	
	Date validated	20 December 2022
	Stage	Under consideration



3.4	Site number on Figure 1	747
	Agent	Pegasus Group (Pegasus Planning Group Ltd)
	Planning application reference	5/2023/0405
	Land Rear Of Round House Farm Roestock Lane Colney Heath St Albans Hertfordshire Outline application (access sought) - Construction of up to 110 dwellings , a community building and new vehicular access	
	Date received	23 February 2023
	Stage	Incomplete

4. REFERENCES TO THE BULLENS GREEN LANE APPEAL DECISIONS

4.1 Master states “Rarely will any other appeal decision provide an exact comparison to another situation. In some of the cases referred to, there are similarities in the size and scale of the proposal, in other cases there are entirely different planning policy positions, housing supply considerations, land use considerations, locational characteristics, main issues and other factors which have been weighed in the balance. Furthermore, it remained common ground that each appeal should be considered on its own merits as is the case here. It is for the decision maker in each case to undertake the planning balancing exercise and as a result, the weight I have attached to these other appeal cases is limited.”
(Appeal decision, paragraph 56).



- 4.2 The applicant for site 761 (45 dwellings), Tarmac Ltd, refer to the Bullens Green Lane Appeal Decisions in their Planning Statement in support of their proposal including paragraphs 5.11 to 5.13, 6.13 to 6.16, 6.38, 6.43, 6.46
- 4.3 The applicant for site 628 (150 dwellings) Vistry Homes refer to the Bullens Green Lane Appeal Decisions in their Planning Statement in support of their proposal including paragraphs 3.2.1 to 3.2.6, 7.2.4 c) third bullet, 7.3.2, 7.4.2, 7.4.3, 8.3
- 4.4 The applicant for site 724 (155 dwellings) Bellway Homes refer to the Bullens Green Lane Appeal Decisions in their Planning Statement in support of their proposal including paragraphs 2.9, 2.10, 5.21, 5.43, 5.45, 5.46, 5.55, 5.58, 5.59, 7.11,
- 4.5 As shown on Figure 1 Colney Heath village comprises the “old” Colney Heath area, Roestock and Bullens Green and has a total of around 750 dwellings. If the above applications are approved, with Bullens Green Lane, these would add 515 dwellings to the village. The primary school is already full, and most children have to be driven to secondary schools. Cars are required to access employment, shopping, medical and most leisure needs.



5 INDICATIONS OF FURTHER APPLICATIONS IN COLNEY HEATH

- 5.1 Planning applications have been made in the past and consent refused on site 755 (20 to 30 homes).
- 5.2 The application for 45 houses on site 761 (potential for 760 homes) is viewed by some residents as a “catflap” application to the much larger development site by establishing access onto the High Street.
- 5.3 It is understood that the owner of site 747 (potential assessed for 50 homes) intends to make an application.

6 CONCLUSION

In Colney Heath consent granted by the Bullens Green Lane Appeal Decisions has led to a number of subsequent planning applications citing those decisions as justification for development in the Green Belt.