

CD 9.2.1

Preface

Planning Appeal Decision Ref: APP/B1930/W/20/3265925 – Bullens Green Lane.

The Appeal Decision is relevant because it concerns a housing-only scheme in the District (it actually straddled the boundary between the St Albans District and Welwyn-Hatfield District), which was Allowed by the Planning Inspectorate in June 2021 on the basis of Very Special Circumstances.

Noting that the Bullens Green Lane Site like the Appeal Site is undeveloped agricultural land in the Green Belt, the key propositions are: consistency in decision-making; the housing land supply in St Albans; and the very significant weight that should be given to the delivery of a scheme for 100% affordable housing.

Key paragraphs: 48, 49, 53 and 54.