



Department for Levelling Up,
Housing & Communities

Mr Brian Parker
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Our Refs: APP/B1390/W/22/3312277
and APP/B1390/W/22/33130110

18 January 2024

James Delafield MRTPI
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Sent by email only

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEALS MADE BY HEADLANDS WAY LTD and ALBAN DEVELOPMENTS LTD
AND ALBAN PETER PEARSON, CALA HOMES (CHILTERN) LTD AND
REDINGTON CAPITAL LTD
LAND NORTH OF CHISWELL GREEN LANE, CHISWELL GREEN, ST ALBANS
and LAND SOUTH OF CHISWELL GREEN LANE, CHISWELL GREEN, ST
ALBANS
APPLICATION REFS: 5/21/3194 and 5/22/0927**

1. The Secretary of State is considering the report of the Inspector, Michael Boniface MSc MRTPI, who held a public local inquiry from 17 April 2023 to 9 May 2023 into the above appeals.
2. The Secretary of State takes the view that
 - the revised National Planning Policy Framework which was published on 20 December 2023 [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/124242/nppf-2023.pdf); and

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- the 2022 Housing Delivery Test figures which were published on 19 December 2023 [Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/housing-delivery-test-2022-measurement)

includes new information which may be material to the appeals before him.

3. The purpose of this letter is to ensure that you are aware of this new material, and have the opportunity to submit written representations if you consider that it affects the case you put to the Inspector at the inquiry.
4. The Secretary of State considers that a period of 2 weeks to submit representations is reasonable in the circumstances of this case. You are therefore asked to submit any representations you wish to make by email to pcc@levellingup.gov.uk by 1 February 2024.
5. Please note that representations are invited on this issue to enable the Secretary of State to come to a fully informed decision, and this letter should not be read as any indication of his attitude towards the appeal schemes. Comments should be confined to any matters arising from this new material and should not seek to raise any other matters.
6. The Secretary of State will circulate any responses he receives as a result of the above invitation, and will give parties a further week in which to make any further comments arising from the responses. For ease of circulation and to fulfil the Department's obligations relating to the General Data Protection Regulation, please do not provide hand written signatures (or copies of) on any responses.

Variation of timetable

7. The Secretary of State considers that he will not be in a position to reach a decision on the above appeals by 23 January 2024, as previously notified, because of the need to allow parties time to consider the matter set out above. Therefore, in exercise of the power conferred on him by paragraph 6(2) of Schedule 2 to the Planning and Compulsory Purchase Act 2004, the Secretary of State hereby gives notice that he has varied the timetable for his decision which was previously set, and he will now issue his decision on or before 25 March 2024.
8. A copy of this letter is also being sent to St. Albans City Council and Keep Chiswell Green (Rule 6 Party). If these parties wish to submit comments in response to this letter and attachments, they should do so within the timescale set out above.

Yours faithfully

Maria Stasiak

Authorised to consult with parties and vary the timetable on behalf of the Secretary of State