

## George Burgess

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**From:** George Burgess  
**Sent:** 12 February 2024 09:08  
**To:** @levellingup.gov.uk  
**Cc:** Pins Appeal (SADC)  
**Subject:** RE: Recirculation of Ref-Backs - Chiswell Green, St. Albans  
**Attachments:** Appeal Decision - 3323099.pdf

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Dear Isabella,

Thank you for passing on the additional information provided by the Appellants.

Having reviewed the responses from the North and South site Appellants, the Council notes the following:

All parties are agreed that the revised NPPF effectively does not change the cases presented at the Inquiry.

As for the HDT test results, the Council agreed at the Inquiry that the provision of market housing on the South site should be given very substantial weight. The HDT test results do not change that position, as confirmed by a recent Green Belt appeal decision at Tollgate Road, Colney Heath, St Albans which took into account the 2022 HDT results and where very substantial weight was still given to the provision of market housing. That appeal was nonetheless dismissed (see attached decision).

Regrettably, despite being asked only for comments on the implications of the revised NPPF and HDT results, both Appellants have also taken the opportunity to effectively re-state and (in some respects) expand their overarching case on the benefits of each scheme.

The Council fundamentally disagrees with much of the analysis put forward.

However: (a) in the interests of complying with the Secretary of State's request for submissions on the above two topics only and (b) given the time available to respond, the Council does not intend to respond substantively to the points raised by the Appellants which go beyond the Secretary of State's request for information.

The Council trusts that the Secretary of State will disregard submissions that go beyond merely setting out the Appellants' position on the implications of the NPPF and the 2022 HDT results – as requested – and the case put forward by the Appellants at the Inquiry.

Otherwise, the Council ought to be given an opportunity to properly respond to the new points being taken by the Appellants.

Kind regards

George

**George Burgess**  
Principal Planning Officer  
Development Management  
Community and Place Delivery

**St Albans City and District Council**  
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My usual working days are Monday, Tuesday, Wednesday and Friday.