

RAILFREIGHT INTERCHANGE, PARK STREET

Introduction

On 14th July 2014, the Secretary of State for Communities and Local Government granted planning permission for a rail freight interchange at a site in Park Street. This followed the applicant's appeal against St Albans City and District Council's refusal of planning permission on 21st July 2009.

The Secretary of State's decision letter can be viewed on the Council's website at http://www.stalbans.gov.uk/planning/rail_freight_interchange.aspx. The planning reference for this application is 5/2009/0708.

St Albans City & District Council subsequently lodged a claim in the High Court in August 2014 challenging the Secretary of State's decision to grant planning permission. On 14th March 2015, the High Court rejected the Council's challenge of the rail freight decision. The Council then applied to the Court of Appeal on 13th April 2015 for permission to appeal the dismissal. The Court of Appeal refused permission on 29th June 2015.

This means that the Secretary of State for Communities and Local Government's decision to grant planning permission for a rail freight interchange at a site in Park Street stands.

What has been granted?

Outline planning permission has been granted for a rail freight interchange on land in Park Street, St Albans. The outline planning permission agreed the principle of the rail freight development in this location, together with the means of access, siting of the development and landscaping scheme.

What will happen next?

Following the grant of outline planning permission, the applicant will need to submit reserved matters applications to agree the key details associated with the rail freight development. There will be three reserved matters applications as follows:

- Development Site, i.e. buildings, intermodal, car parks, internal roads.
- Infrastructure reserved matters, i.e. the bypass, northern gateway, southern access and rail chord.
- Landscaping reserved matters, details approved as specified in Condition 15.

The outline planning permission is also subject to a number of conditions that will need to be discharged through separate applications to St Albans City and District Council.



How can I view the new planning applications on reserved matters and discharge of planning conditions?

All these reserved matters and discharge of planning conditions applications are published on the Council's website and are listed below.

To view these applications online go to:

<http://www.stalbans.gov.uk/planningapplications>. Enter the full planning application reference number in the first box, "Application Reference Number" and click on the Search tab. The plans and all supporting documents are available by using the "Documents" button.

You can submit any comments on the reserved matters and discharge of planning conditions applications via the "Make Comment" button. Alternatively comments can be submitted by email to planning@stalbens.gov.uk.

We can only consider comments that are made in writing. Please also note that if you do not include your postal address with written comments then the Council will be unable to notify you directly in the event of any further public consultation.

Will I be notified of these new planning applications?

The Council is required to carry out a public consultation on each planning application for a statutory period of 21 days as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

For the detailed reserved matters applications, neighbour notification letters will be sent to those properties that immediately adjoin the site, and those who commented on the outline planning application (ref: 5/2009/0708) and provided their full postal address at the time of writing. The Council will also advertise the reserved matters planning applications by publishing a press notice and displaying public notices around the site to alert other local residents and interested parties of the proposals.

For discharge of conditions applications, there will still be a statutory consultation lasting 21 days. As a discharge of planning condition application deals strictly with technical matters only, the Council will only notify statutory consultees (such as Environmental Health or Highways England) and will not send notification letters to local residents.

Please also be advised that anyone can comment on these reserved matters and discharge of planning conditions applications during the public consultation period, even if they have not received a notification letter. Therefore anyone who has an interest in, or considers that they will be affected by the proposals can make written comments in response to any of the reserved matters or discharge of conditions applications.

All written comments made in respect of one of these applications will be considered in the determination of that planning application only. Please be aware that the Council is unable to respond to individual objection letters during the course of the planning applications.

What should I say when commenting on these new planning applications?

As outline planning permission has already been granted for a rail freight interchange in this location, objections relating to the principle of the development, its means of access, siting and landscaping will be given limited to no weight.

The Council can only consider 'material planning considerations' when determining any planning application and must consider the planning history on the site.

The scope of what constitutes a material planning consideration is very wide. For further advice, please visit the Council's website at:

<http://www.stalbans.gov.uk/planning/Searchforplanningapplications/Guidanceoncommentingonaplanningapplication.aspx>

Advice relating to commenting on a planning application can also be found on the government's Planning Portal and Planning Aid websites at:

<http://www.planningportal.gov.uk/planning/planningsystem/>

<http://www.rtpi.org.uk/planning-aid/planning-explained/briefing-notes-and-guides/>

Generally speaking, the protection of purely private interests such as the impact of a development on the value of a neighbouring property or the loss of a private view would not constitute a material planning consideration.

It is therefore advised that your comments should focus on the planning merits of the proposed developments, such as the detailed and/or technical matters associated with each of the reserved matters or discharge of planning applications. Any concerns you have relating to the proposed development contained in these applications and the reasons for these concerns should be included in your written response.

Finally, please be advised that any written comments submitted in response to the public consultations will be publicly available for others to view on the Council's website.

Applications submitted up to 14th July 2017

Outline

5/2009/0708 – Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest. The overall proposals involve some 419 hectares. Refused by St Albans City and District Council on 21st July 2009. Allowed on appeal on 14th July 2014.

Reserved Matters

5/2016/2964 – Approval of Reserved Matters (Infrastructure). Consultation end date 9th November 2016. Pending consideration.

5/2016/3006 – Approval of Reserved Matters (Development). Consultation end date 9th November 2016. Pending consideration.

5/2017/0864 – Approval of Reserved Matters (Landscaping). Consultation end date 17th May 2017. Pending consideration.

5/2017/1938 – Approval of Reserved Matters (Infrastructure). Consultation end date 16th August 2017. Pending consideration.

5/2017/1995 – Approval of Reserved Matters (Landscaping). Consultation end date 16th August 2017. Pending consideration.

Discharge of Conditions

5/2016/2880 – Discharge of Condition 31.1 (Countryside Management Plan). Consultation end date 27th October 2016. Pending consideration.

5/2016/2881 – Discharge of Condition 19 (Area 2 Ponds) and 20 (Translocation of Acid Grassland). Consultation end date 21st October 2016. Pending consideration.

5/2016/2962 – Discharge of Condition 17 (Drainage). Consultation end date 27th October 2016. Pending consideration.

5/2016/2963 – Discharge of Condition 25.1 (Noise). Consultation end date 27th October 2016. Pending consideration.

5/2016/3003 – Discharge of Condition 21 (Protected Species). Consultation end date 28th October 2016. Pending consideration.

5/2016/3004 – Discharge of Condition 27 (Refuse). Consultation end date 28th October 2016. Pending consideration.

5/2016/3005 – Discharge of Condition 28 (Renewable Energy). Consultation end date 28th October 2016. Pending consideration.

5/2016/3013 – Discharge of Condition 24.1 (Contamination – Areas 1 & 2). Consultation end date 28th October 2016. Pending consideration.

5/2016/3187 – Discharge of Condition 23 (Archaeology). Consultation end date 14th November 2016. Pending consideration.

5/2017/0865 – Discharge of Condition 31.1 (Countryside Management Plan) and 31.2 (Landscape Management Plan). Consultation end date 17/05/2017. Pending consideration.

5/2017/0869 – Discharge of Condition 24.1 (Contamination – Areas 3, 4 & 6). Consultation end date 02/05/2017. Pending consideration.

5/2017/0870 – Discharge of Condition 23 (Archaeology – Areas 1 & 2, Phase 2). Consultation end date 02/05/2017. Pending consideration.

5/2017/0871 – Discharge of Condition 29 (Lighting – Areas 1 & 2). Consultation end date 02/05/2017. Pending consideration.

5/2017/1168 – Discharge of Condition 14 (Construction Method Statement). Consultation end date 19/05/2017. Pending consideration.