

The Owner / Occupier

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: JK Rudkin Builders Ltd

LAND AT: Bricket Wood Sports And Country Club, Paintball Site & Bricket Lodge, Lye Lane, Bricket Wood, Hertfordshire, AL2 3TF

I have been asked by the Secretary of State for the Department for Levelling Up, Housing and Communities to inform you that an Inquiry is to be held into the above-mentioned appeal.

I will write again giving details of the date and venues shortly.

The appeal is against the Council's non-determination within the statutory timeframe of an application for planning permission for: Outline application (access sought) - Demolition of existing buildings and construction of up to 115 dwellings and creation of new access on ref no: 5/2022/2443.

Because this application has now been appealed, it is no longer before the Council for determination but will be determined by the appointed Inspector.

If you wish, you may attend the Inquiry and at the discretion of the Inspector, give your views. If you do not wish to attend or have someone represent you, you may state your observations in writing. If you wish to make comments, or modify/withdraw your previous representations, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> using reference number APP/B1930/W/24/3338501 or if you do not have access to the internet, you can send **three copies** to:-

Alison Bell
Inquiries and Major
Casework Team
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

quoting reference **APP/B1930/W/24/3338501** as soon as possible but in any event no later than 8th April 2024.

Please note that if the Department for Communities and Local Government receives your representations after the date given above, they will not normally be seen by the Inspector and they will be returned.

If you made representations at the application stage your letter is already with the Planning Inspectorate and the Secretary of State will take your representations into account in determining this appeal. The purpose of this letter is to notify you of the Inquiry and to give you an opportunity to comment on the Appellant's Grounds of Appeal.

If you would like a copy of the decision when it is issued, this will be available on the Planning Portal and can be accessed using the Inspectorate's reference number given above. Alternatively you can request a copy from this office using the contact details given at the top of this letter.

You are invited to view the above Planning Appeal and you can view the application and planning appeal documents online at <https://planningapplications.stalbans.gov.uk/planning> You will need to enter the reference number 5/2022/2443 in the first box "Application Reference Number" and click on the Search tab. The plans and all supporting documents, including the full Grounds of Appeal, can be viewed by using the "Documents" button. Alternatively, you may view the electronic planning files at the Council Offices during business hours, Monday to Thursday 8.45 – 5.15 and Fridays 9.15 – 4.45. If you will require assistance with viewing the electronic files, please call ahead and make an appointment with our Reception Team on 01727-866100.

If you are not the owner of the property to which this letter is addressed, would you please ensure that s/he is made aware of this appeal by showing him/her this letter, or alternatively, telephone me giving details of the owner's address so that a copy may be sent.

Yours faithfully

Mrs Susan Lovell
Administrator – Planning Appeals