

Appeal – List of Documents

Bricket Wood Sports and Country Club, Paintball Site and Bricket Lodge, Lye Lane, St Albans AL2 3TF

SACDC Ref: 5/2022/2443

Outline application (access sought) for the demolition of existing buildings, the construction of up to 115 dwellings, the creation of a new access and associated highways improvements.

Application Documents and Plan:

Application Form

Plans © Tom Gristwood ...

Site Location Map

Existing Site Plan Rev. B

Indicative Proposed Site Layout Rev C

Ecology Appraisal © Cherryfield Ecology

Emergence and Activity Bat Survey © Cherryfield Ecology

Full Common Reptile Survey © Cherryfield Ecology

Flood Risk Assessment © GeoSmart Information

Sustainable Drainage Assessment © GeoSmart Information

Thames Water Confirmation of Capacity

Landscape and Visual Impact Assessment © UBU Design

Noise Assessment © Spectrum Acoustic Consultants

Utilities Assessment © Mewies Engineering Consultants Ltd

Highways Report and Plans © Paul Mew Associates ...

Transport Assessment

Travel Plan

Highways Response

Road Safety Audit Response Report

Proposed Site Access Junction Layout

Proposed Site Access Lye Lane

Proposed New Footpath on Lye Lane (4 pages)

Swept Path Analysis 29/06/22 © Paul Mew Associates

and © MRP Planning ...

Design & Access Statement
Planning Statement
Affordable Housing Needs Statement
Local Requirements Checklist
Site Photos
Draft S106 Heads of Terms

Additional/Amended Reports and/or Plans

Plans © Tom Gristwood ...

Amended Site Location Plan Rev A
Amended Existing Site Plan Rev. B

Final Full Reptile Survey © Cherryfield Ecology
Topographical Survey Ref: TMA-23-2269/201 and 202 © Tower Surveys

Highways Plans © Milestone Transport Planning

Proposed Active Travel Improvements Ref 23051/001 (7 sheets)
Proposed Lye Lane Cross Sections Ref 23051/002 Rev A
Swept Path Analysis Large Refuse Vehicle Ref 23051/TK01 (4 sheets)
Swept Path Analysis Large Refuse Vehicle Ref 23051/TK02 (4 sheets)
Swept Path Analysis Large 7.5t Box Van Ref 23051/TK03 (4 sheets)
Swept Path Analysis Large 7.5t Box Van Ref 23051/TK04 (4 sheets)

And © MRP Planning ...

Supplementary Planning Statement
Appendix 1 – Appeal Decision Nov 2022

Plus © MRP Planning

SSSI Statement, Feb 2024
SSSI Appendix 1 – NE Letter
SSSI Appendix 2 – Bricket Wood Common Citation
SSSI Appendix 3 – Moor Mill Citation

Relevant Decisions

Ref: 5/2020/1992 – Bullens Green Lane. Not-Determined by the Council. Allowed at Appeal, Ref: APP/B1930/W/20/3265925, 14/06/21.

Ref: 5/2021/0423 – Land to rear of 111-156b Harpenden Road. Granted Conditional Permission by the Council on 26/07/21 subject to the completion of a S106 (completed 12/01/22).

Ref: 5/2022/0267 – Land Between Caravan Site and Watling Street, Park Street. Refused by the Council on 19/01/24.

Ref: 5/2021/3194– Land North of Chiswell Green Lane, St Albans. Refused by the Council on 25/10/22. Awaiting an Appeal Decision.

Ref: 5/2022/0297 – Land South of Chiswell Green Lane, St Albans. Refused by the Council on 16/12/22. Awaiting an Appeal Decision.

Ref: 5/2022/1988 – Land to the rear of 42-100 Tollgate Road & 42 Tollgate Road, Colney Heath. Refused by the Council. Dismissed at Appeal, Ref: APP/B1930/W/23/3323099, 26/01/24.

Other Material Documents

Annual Monitoring Report, January 2024

St Albans Housing Delivery Test Action Plan, December 2022

Housing Delivery Test 2022, DLUHC, December 2023

SW Hertfordshire Local Housing Needs Assessment, GL Hearn, September 2020

Brian Parker
MRP Planning
February 2024