



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

Radlett

Client

Helioslough

Location

Radlett, St Albans

Services Provided

Planning
Archaeology

Date of Completion

Ongoing

Key Issues

Green Belt
Rail Freight
EA
Country Park
Transportation
Contamination

Planning Application and Appeal for a Strategic Rail Freight Interchange including 3.5m sq ft of warehousing, new rail connection, rail freight interchange and Country Park. The site is in the Green Belt to the south of St Albans and adjoining the M25 / Midland mainline.

CgMs project managed the preparation and submission of the outline application with a full Environmental Assessment and an Alternative Sites Need Case. We have made representations to the East of England Plan, the South East Plan and The London Plan and have appeared at relevant EIP's.

Following the refusal of the second application by St Albans District Council, CgMs has submitted an appeal and a second public inquiry is due to be heard later in 2009. The main remaining issue is the consideration of alternative sites, which is required because of the green belt status of the site.

The application site is a total of 418ha, the main development site is 143ha and the Country Park is 273 ha.

CgMs project managed the application and ES and undertook the main Needs Case report including the Alternative Sites Assessment. CgMs had undertaken the overall project management of the appeal including direct instructions to Counsel.

CgMs has in particular developed a particular knowledge and expertise in the Rail Freight Industry.

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