

Date: 17 July 2025  
Our ref: 518173  
Your ref: St Albans Local Plan 2041



Spatial Planning Team  
St Albans District Council  
[planning.policy@stalbans.gov.uk](mailto:planning.policy@stalbans.gov.uk)

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Sir/Madam

**Planning consultation: St Albans Local Plan 2041 RE: Additional Documents Technical Consultation**

Thank you for your consultation on the above dated 04 July 2025 which was received by Natural England on the same date

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England made previous comment on the St Albans Local Plan at both Reg 18 and Reg 19 stage. Comments made in our response should be read in conjunction with our previous representations.

**Chilterns National Landscape Area of Search**

In Natural England's previous response we addressed the importance of the National Landscape and its setting (Reg 18, reference 441711; 25 Sep 2023 and Reg 19, reference 489319; 08 Nov 2024). We note that, however, as part of the current technical consultation, allocations M14, M24, and M26 have been reintroduced after they were removed on landscape grounds.

These sites lie partly within/within a proposed area of search which Natural England has previously considered as a possible boundary variation to the Chilterns National Landscape (referred to in legislation as an Area of Outstanding Natural Beauty (AONB)). In consideration of the evidence gathered to date for the purpose of assessing this area, Natural England has noted the Chilterns to be a valued landscape. Paragraph 187 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Natural England advises that these areas should be considered as a valued landscape with appropriate Local Plan policies put in place to protect and enhance their intrinsic character and natural beauty.

An assessment of the landscape and visual impacts of the proposal in this area should therefore be undertaken, with opportunities taken to avoid or minimise impacts on the landscape and secure enhancement opportunities

We would further like to take the opportunity to emphasise that avoidance of impacts should be prioritised through consideration of alternative allocations, including new sites that have come forward.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours faithfully

Betsy Brown  
Sustainable Development Higher Officer – West Anglia Team