

Oliver Bigaignon

From: [REDACTED]
Sent: 04 July 2025 18:40
To: Planning Policy (SADC); Planning Policy (SADC)
Subject: Re: St Albans City and District Council: Draft Local Plan Examination - Additional Documents Technical Consultation

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Dear Sir/Madam

Regarding this document, LPCD 02.02 - Reg 19 Local Plan Part B (2024).pdf (section: B2 - North East Harpenden, AL5 5EG)

The document fails to address the issue of inadequate secondary school places in the area. Most local secondary schools are already consistently oversubscribed during recent admissions cycles. The schools themselves have stated that any further development should only be considered if additional secondary school capacity is provided as part of any new plan.

Additionally, the document does not set out how the increased traffic on Lower Luton Road will be managed, particularly given the recent approval of Luton Airport's expansion. The proposed development, being adjacent to Lower Luton Road, will place significant additional pressure on local transport infrastructure. This should be treated as a priority issue that must be resolved before any development proceeds.

Best regards,

Steven Fully

<consult@objective.co.uk> 於 2025年7月4日 週五 上午11:14寫道：

Dear Sir/Madam,

RE: Additional Documents Technical Consultation

The St Albans City & District Local Plan was submitted to the Secretary of State for Independent Examination on 29 November 2024. Inspector Matthew Birkinshaw BA(Hons) Msc MRTPI and Inspector Thomas Bristow BA Msc MRTPI from the Planning Inspectorate were appointed by the Secretary of State to conduct the Examination of the Local Plan.

Following the Local Plan Stage 1 Hearings which were held between 29 April – 1 May 2025, the Inspectors addressed some topics where the Council was producing further supporting information to assist the subsequent Stage 2 Hearings indicated for Autumn 2025. The Inspectors have requested these are published for consultation.

The Council is providing the opportunity for comments to be made on new documents with regards to the following topics:

- Transport Modelling
- National Landscape
- Flood Risk
- Green Belt Previously Developed Land
- Site Sifting
- Gypsies, Travellers and Travelling Show People

These documents are available at <https://www.stalbans.gov.uk/additional-documents-consultation-4-july-22-august-2025> and replicated at <https://www.stalbans.gov.uk/examination-documents-0>

The Council is providing the opportunity for comments to be made on these technical documents, although there is no expectation for individuals or bodies to make a response.

New representations on the Local Plan itself, or other documents, will not be considered by the Council or the Inspectors.

Comments received by the Council will be provided to the Inspectors and considered in their Examination of the Draft Local Plan. All previously made consultation responses will continue to be considered by the Inspectors.

The consultation will run from Friday 4 July at 10.00 am until Friday 22 August at 10.00 am. Any comments should clearly identify the document(s) to which they are referring and be sent to planning.policy@stalbans.gov.uk

Comments will be published in line with the Local Plan privacy notice available at <https://stalbans-consult.objective.co.uk/kse/terms/tnc>. Should you no longer wish to be contacted in future please email planning.policy@stalbans.gov.uk. This means we will not use your personal data to contact you again about future consultations.

Yours Faithfully,

Spatial Planning Team

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