



St Albans City & District Council Local Plan Examination – Week 2 - Matter 2

Land at London Road, St Albans

September 2025

Prepared for:
Catesby Estates

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Revision Schedule

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	PD	09.25	BG	09.25	BG	09.25
02	Final	PD	09.25	BG	09.25	BG	09.25

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1 Introduction

- 1.1.1 This statement has been prepared by Stantec on behalf of Catesby Estates pursuant to Matter 1 Legal Compliance of the St Albans City & District Local Plan Examination. This follows representations to both the Regulation 18 and Regulation 19 Local Plan consultations in relation to Catesby Estates' land interest at Land South of London Road, St Albans (labelled as Land East of Napsbury Lane within the HELAA). The site is labelled as SA-25-21 within the HELAA. Please note previous comments were made in the name of L&Q Estates, which has recent been purchased by Catesby Estates.
- 1.1.2 The main parcel of the site is located north of the London Road Cemetery, on land between London Road and Highfield Park Drive. This parcel has an area of 14.22 hectares, and is predominantly in agricultural use. The site is generally flat, with a very gentle fall from north to south. It has good and well established planting around its boundaries, and has a school (Samuel Ryder Academy) to the north and the built form of Birklands Park and New House Park to the west. The site is considered to have a capacity for approximately 300 dwellings in a sustainable location on the edge of St Albans.
- 1.1.3 The site also includes land to the south of the London Road Cemetery, and further land to the western side of London Road adjacent to the junction of London Road and the A414. Details of the site and proposals are set out in the Vision Document that supports the previous consultation responses.
- 1.1.4 The site remains immediately available and is considered suitable and deliverable.

2 Matter 2

2.1 Issue 1 – Housing Requirement

Q1: How should the minimum housing requirement be reflected in the Plan to address these soundness matters? Is there a need for the housing requirement to feature in Policies SP1 and SP3?

- 2.1.1 The minimum housing requirements should be front and central to the Plan, given the impact they have on the spatial strategy, strategic policies and the proposed site allocations. It should remain clearly referenced within the wording of the Local Plan. Its presence in the wording of draft policy SP1 is essential for this reason.
- 2.1.2 As per the Inspector's matters statement document, the Local Plan requires an update to change the start time of the Plan from October 2024 to April 2024 as agreed within the earlier Examination sessions. At 885 dwellings per annum, this will relate to circa 442 additional dwellings and a total minimum requirement of 15,045 dwellings for the extended plan period. This increase should be reflected within the relevant policies of the Plan, particularly policy SP1 as noted above.
- 2.1.3 It is acknowledged that the Inspector has requested an update to the housing trajectory, currently viewed under table 3.2. It is disappointing that the updated trajectory is not available in advance of the MIQ response deadlines to allow an assessment of the updates. It is hoped this will be available prior to the Examination. Representatives should ideally then be provided an opportunity to submit formal comments on it in writing.
- 2.1.4 At previous sessions within the Examination, the suitability of the stepped trajectory was discussed, with the potential of it to be amended. However, again this information is not currently available for comments to be made.
- 2.1.5 From the information published since the previous sessions, it is unclear as to how this additional housing need will be met and it is again disappointing that this information is not available to allow consideration within requisite Matter Statements.
- 2.1.6 In order to make up the identified shortfall, the Council should follow their site selection criteria and identify land in sustainable locations adjacent to Tier 1 settlements. Catesby Estates has provided significant information regarding their land interest at London Road, St Albans and consider it an appropriate site for additional growth and to make a significant contribution to meeting the identified shortfall.



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