



St Albans City & District Council Local Plan Examination – Week 2 - Matter 7

Land at London Road, St Albans

September 2025

Prepared for:
Catesby Estates

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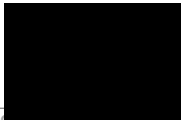
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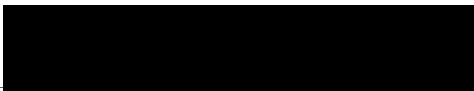
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1 Introduction

- 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 7

2.1 General Comments

- 2.1.1 Matter 7 relates to the Residential Site Allocations set out in the emerging Local Plan. It is acknowledged that the session on Matter 7 is split between week 2 and week 4. This response is relevant to both of those sessions. Catesby Estates do not intend to attend this session but would like these written comments to be brought to the attention of the Inspectors.
- 2.1.2 Within the Regulation 19 Consultation response dated November 2024, Catesby Estates made comments in relation to the Part B Site Allocations. In paragraph 9.14 of those representations, a table was produced that queried a number of the draft allocations and highlighted potential obstructions to delivery or capacity at some of the allocated sites. It also looked at the quantum of development in some of the lower tier settlements and queried whether this was appropriate.
- 2.1.3 This Statement does not seek to recreate that table. However, it requests the Inspectors refer back to the Regulation 19 response as referenced and take those concerns into account during the assessment of their suitability. As an example, site M19 has no current access and is dependent upon third party land. The Regulation 19 comments have raised these concerns that are referenced directly in the MIQ's for the site, and we request these are again considered.
- 2.1.4 Catesby Estates therefore highlights its concern regarding the suitability and deliverability of a number of the sites for allocation, and queries whether the proposed capacities are appropriate or can be achieved. Delivery for each individual site is not set out within table 3.2 Housing Trajectory within the draft Plan, and as such, it is not possible to make specific comments about potential delivery rates of each site. This is a further concern when considering soundness of the Plan.
- 2.1.5 The Council has been asked to provide an updated housing trajectory as part of the Week 2 matters. This should be made available so that representors are given an opportunity to submit formal comments on it in writing. This process will also allow the Council opportunity to provide more site specific details within the trajectory.
- 2.1.6 Given the highlighted concerns (and the need to find appropriate land to provide an additional six months supply given the proposed extension to the plan period), the site at London Road St Albans is well-placed to assist in meeting this shortfall.

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