



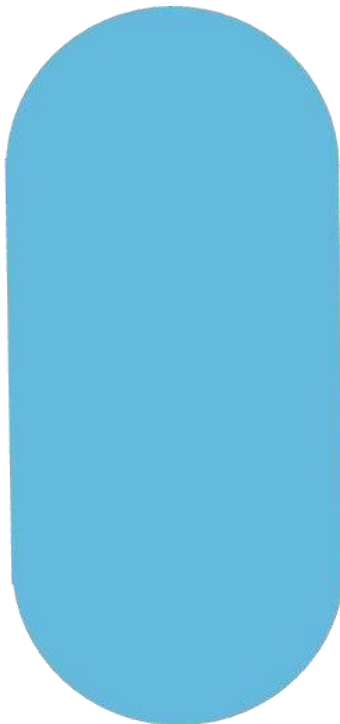
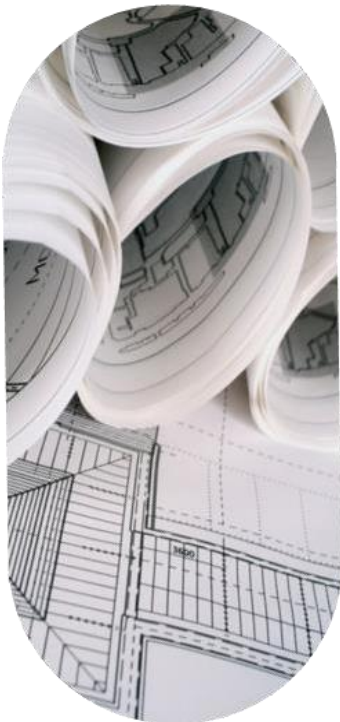
 Part of Shakespeare Martineau

# **St Albans Local Plan Examination**

## **Matter 9 Hearing Statement**

Prepared on behalf of  
Martin Grant Homes and Kearns Land Ltd

**October 2025**



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|---------------------|--------|--|------------------|--|
| Matter Number       | Author |  | Checked/Approved |  |
| Draft               | JM     |  | DP               |  |
| Final               | JM     |  | DP               |  |

# 1. Introduction

- 1.1 This Matter Statement has been prepared on behalf of Martin Grant Homes and Kearns Land Ltd (the Promoters) in respect of Matter 9 relating to Housing Land Supply.
- 1.2 The Promoters have interests in the District at Land to the East of Redbourn, Redbourn (the Site, HELAA reference R-18-21). The Site is identified within the Plan as part of allocation site M6. Representations have been submitted at earlier stages of Plan preparation through Regulation 18 and 19 consultations, and in response to Stage 1 of this Examination.
- 1.3 This Matter Statement responds to the Inspectors' questions and have been considered in the context of the tests of 'Soundness' as set out at Para 35 of the NPPF (December 2023<sup>1</sup>). These require that a Plan is:
- Positively Prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  - Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
  - Consistent with National Policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

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<sup>1</sup> The Plan is submitted under the transitional arrangements of the NPPF 2024, and as such is to be considered against the NPPF 2023.

## 2. Issue 2 – Five-Year Housing Land Supply

**Q4 Where sites have been identified in the Plan, but do not yet have planning permission, is there clear evidence that housing completions will begin within five years as required by the Framework?**

- 2.1 The Council has proactively engaged with promoters of identified sites throughout the preparation of the Plan and continued to do so post-submission of the Plan.
- 2.2 Most recently, in August 2025, the Council has sought updates to confirm intentions and anticipated timescales for applications and delivery.
- 2.3 The promoters are in the process of preparing a planning application for land under their control, forming part of Site M6 Land South of Harpenden Lane. As detailed in our Matter 7 Statement, the land under the promoters' control can deliver up to 39 dwellings as part of the overall allocation (indicative capacity 68 dwellings).
- 2.4 We anticipate the application could be submitted early as October 2025 with the following program and trajectory:
- October 2025 – Outline application submission
  - Mid 2026 – Outline application approved
  - Q3 / 4 2026 – Site marketed / sold
  - Mid 2027 – Reserved Matters submission
  - Q1 2028 – Reserved Matters approved
  - Q2 – Q4 2028 – Site preparation
  - Q4 2028 – 1st dwelling start
  - Q2 2029 – 1st dwelling complete
  - 2029/30 – circa. 25 dwellings complete
  - 2030/31 – remaining 14 dwellings complete
- 2.5 The Site is available now, a suitable location for development and achievable with a realistic likelihood dwellings will be delivered within the current 5-year period (2025/26 – 2029/30).
- 2.6 We consider the trajectory for Site M6 within the Council's Housing Land Supply, Windfall and Capacity Evidence Paper Housing Trajectory Addendum (HOU 01.01) could be updated to reflect this making clear the expectation the Site will deliver homes within 5-years of adoption of the Plan.