

Examination of the St Albans City and District Local Plan - Stage 1 Hearing Sessions

Hearing Statement – Matter 1

Prepared on behalf of Redington Capital Limited and CALA Homes



Revision Schedule

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
0	Final	JK	10/04/25	JK	10/04/25	FP	10/04/25

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1 Matter 1 - Legal Compliance

Redington Capital Limited and CALA Homes (RCLCH) set out below their responses to the questions raised by the Inspectors. The responses are set out in the order they appear in the Inspectors' MIQs. The Inspectors should assume that no comment is made by RCLCH in respect of the questions that have are not included below.

1.1 Issue 2 – Public Consultation

Question 2:

How has the Council taken into account representations made in response to public consultation?

Response:

RCLCH submitted their representations to the Regulation 19 Publication Draft Local Plan on 7th November 2024. The Regulation 19 consultation process closed on 7th November 2024 and the Draft Local Plan was submitted on 28th November 2024.

When considering the small period of time between the closure of the consultation process and the submission of the Draft Local Plan for Examination in Public (EiP), RCLCH is concerned that its representations have not been adequately considered. RCLCH's representations can be found under representation reference number 224 on pages 1174 to 1238 of the 'St Albans Draft Local Plan 2041 Regulation 19 Publication by Submission Report' (LPCD 20.03).

RCLCH highlighted to the Council that there were opportunities for the Council to take on board RCLCH's comments, by amending the Regulation 19 Draft Local Plan and its evidence base before it is submitted for EiP; or by amending the Regulation 19 Draft Local Plan via a 'modification' to the Local Plan during 2025 in the lead up EiP. The Council has not progressed with either of these options in respect of RCLCH's representations.

Notwithstanding the above, RCLCH consider that the Council benefits from additional opportunities to take into account RCLCH's representations. If the Draft Local Plan is deemed 'sound' by the Inspectors at the end of the 1st set of Hearing Sessions, the Inspectors should consider if RCLCH's site (land south of Chiswell Green Lane) which now benefits from an extant planning permission¹ should be included in the Draft Local Plan as a strategic site allocation in its own right and thereby moving the Green Belt boundary (which is RCLCH's preference), rather than forming part of the 2,365 homes figure for "Permissions Estimated Future Completions" of Table 3.2 on page 26 of the Draft Local Plan (LPCD 02.01).

RCLCH's site should be considered at the 2nd set of Hearing Sessions. RCLCH's site could become a new site allocation as an Inspectors' recommended main modification.

¹ For 391 homes (including 40% affordable), open space provision and land for a 2FE school with planning permission (ref: APP/B1930/W/22/3313110)

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If this is progressed, it would result in RCLCH's representations being fully considered.

End

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