

Examination of the St Albans City and District Local Plan - Stage 2 Hearing Sessions

Hearing Statement – Matter 2

Prepared on behalf of Redington Capital Ltd and CALA Homes



Matter 2 - Housing Growth & Spatial Strategy

Redington Capital Limited¹ 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.

Issue 1 – Housing Requirement

Question 1:

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?

Response:

The previous standard methodology indicates that the minimum number of homes requirement in the St Albans District is 885 dpa, resulting in a total need of at least 14,603 homes over the plan-period. This target is currently included in Policies SP1 and SP3.

RCLCH suggests that the annual minimum housing delivery target does need to be referred to in the Local Plan as a point of reference. However, it does not need to be set out in both Policies SP1 and SP3. It could be omitted from one or both of these policies as long as:

- One of these policies continuous to refer to the “Standard Methodology”; and
- The annual housing target figure is placed into supporting text as a point reference.

The most up-to-date standard methodology figure for the District is 1,657 dpa (as of 24th March 2025), following release of the 2024 affordability ratios. This figure reflects the current 'local housing need' defined under Footnote 85 of the NPPF.

To meet the tests of soundness RCLCH would expect a new paragraph is inserted into Policy SP1, or in it supporting text, setting out the Council's intentions to immediately to review its housing delivery and identify additional sites to:

- Meet their shortfall in 'local housing need' and to reflect the latest Standard Methodology, as required by paragraph 236 of the NPPF; and
- To accord with the revised plan-making system provided under the Levelling Up and Regeneration Act 2003.

¹ Taylor Wimpey North Thames have now purchased Redington Capital Limited's interest in the Site

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