

HEARING

STATEMENT

St Albans City and District Local Plan

Stage 2 Matter 4 – Type and Mix of Housing

On behalf of Taylor Wimpey Strategic Land
(Land at Hill Dye Road, Wheathampstead)
(Respondent no.330)

September 2025

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1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared on behalf Taylor Wimpey Strategic Land (TWSL) in response to questions set out in Matter 4 (Type and Mix of Housing) of the Matters, Issues and Questions published in respect of Stage 2 of the examination of the St Albans City and District Local Plan ('the Draft Local Plan' or 'DLP').
- 1.2 This Hearing Statement concerns Issue 1 (Housing Mix and Density) only, and is primarily intended to signpost the Inspectors to our concerns in relation to the detailed wording of these policies as per our representations submitted in respect of the Regulation 19 iteration of the DLP ('the Regulation 19 Representations'), and to confirm our concerns set out within these, as well as the potential solutions, remain.
- 1.3 TWSL is promoting the residential development of Land at Hill Dyke Road, Wheathampstead ('the Site') through the plan-making process. The Site is proposed for allocation in the DLP (Allocation M2) for residential development.
- 1.4 Representations were made on the Regulation 19 Publication Draft Local Plan by TWSL and in respect of the Site (respondent no.330), through which changes to the plan were sought ('the Regulation 19 representations').
- 1.5 Our position is that the DLP is capable of being made sound, but that modifications are required to ensure this is the case.
- 1.6 Under the 2024 NPPF transitional arrangement, it is recognised that the DLP will be examined in relation to national policies contained in the December 2023 NPPF. Consequently, unless expressly stated

2. ISSUE 1 – HOUSING MIX AND DENSITY

Q1 Is Policy HOU1 justified by appropriate, available evidence?

- 2.1 As per our Regulation 19 Representations, we support the provision of a policy setting which will provide a steer regarding housing mix that will be required in order to best address accommodation needs. However, we do not consider the policy as presently worded is sound.
- 2.2 Our concerns are detailed in paragraphs 5.2 to 5.6 of our Regulation 19 Representations, and the suggested basis for a revised wording for Policy HOU1 (using the Ipswich Local Plan Review and main modifications proposed through the examination of this as an example) at paragraph 5.7.

Q2 Is the Plan sufficiently flexible enough to adapt to changing circumstances and needs over the plan period?

- 2.3 We do not consider policies HOU1 or HOU2 to be sufficiently flexible to be capable of responding to changing circumstances or needs over the plan period, as set out in Section 5 of our Regulation 19 Representations.
- 2.4 As per our Regulation 19 representations on policies HOU1 and HOU2, we do not object in principle as to what these are seeking to achieve. However, we do suggest that modifications are required to ensure that they are not applied in an overly prescriptive manner by decisions-makers, that could inadvertently result in housing mixes being required that do not best reflect needs at a particular place or time.
- 2.5 We consider that main modifications can be made to both HOU1 and HOU2 to ensure they are sound.