

Examination of the Dacorum and St Albans Local Plans
Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI
and
Thomas Bristow BA Msc MRTPI
Joint Hearing session - Tuesday 21 October 2025

Morning and Afternoon Sessions 10.00 hrs start

PARTICIPANTS

Matter 4 - Hemel Garden Communities (Dacorum)
Matter 6 - Hemel Garden Communities (St. Albans)

Council Participants

	Dacorum Borough Council	St Albans City & District Council
	Mr. Ronan Leydon, Dacorum Borough Council	Mr. Chris Briggs, St Albans City & District Council
	Mr. Craig Howell Williams KC, Counsel for Dacorum Council	Mr. Paul Shadarevian KC, Counsel for St Albans Council
	Mr. Simon Drummond-Hay, HDH Planning & Development	Mr. Anthony Lee, BNP Paribas

Representors

(St.A) 193	Catesby Estates (LDA Design)	Mr. Martin Herbert, LDA Design
(D) 933	Crest Nicholson (Nexus Planning)	Mr. Jonathan Chick, Nexus Planning
(D)1376 (St.A) 288	CPRE Hertfordshire	Ms. Jacqueline Veater, CPRE Hertfordshire
(D) 961 (St.A) 354	Kitewood Estates (Carney Sweeney)	Ms. Paula Carney, Carney Sweeney Mr. Mark Kirby, Velocity
(D) 792	Hallam Land (Roebuck Land & Planning Ltd)	Ms. Stacey Rawlings, Roebuck Land & Planning Ltd
(D) 875 (St.A) 328	Hertfordshire County Council	Mr. Roger Flowerday, HCC Mr. Jamie Alderson, HCC Mr. Jonathan Wellstead, HCC
(St.A) 178	Land Improvement Holdings (Urbanista)	Ms. Jo Hanslip, Urbanista Ms. Hollie Heavens, Land Improvement Holdings
(St.A) 167	Lightwood Strategic	Mr. Richard Walker, Lightwood Strategic
(D) 1538 (St.A) 323	National Highways	Ms. Janice Burgess, National Highways Mr. Nigel Walkden, Jacobs
(St.A) 249	Patchets Green Bridleways Trust	Dr. Phil Wadey
(St.A) 283	Redbourn Parish Council (Troy Planning)	Mr. Troy Hayes, Troy Planning Cllr. David Mitchell
(St.A) 224	Redington Capital & Cala Homes (Stantec)	Mr. Justin Kenworthy, Stantec
St.A) 337	The Crown Estate (David Lock Associates)	Mr. James Maurici KC, Counsel Ms. Heather Pugh, David Lock Associates. Mr. David Bird, SLR
(D) 939	W. Lamb Ltd (Boyer Planning)	Ms. Alyson Jones, Boyer Planning

St Albans City & District Local Plan Examination Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI and Thomas Bristow BA Mac MRTPI Hearing Sessions Stage 2 - Day 6 Wednesday 22 October 2025		
Morning Session 09.30 hrs		
PARTICIPANTS		
Matter 6 - Sites issues: North Hemel Hempstead and East Hemel Hempstead (North)		
Council		
	Mr. Chris Briggs	St Albans City & District Council
	Mr. Paul Shadarevian KC	Counsel, Cornerstone Barristers
Representors		
286 289	Bloor Homes Pigeon Investment (Quod)	Mr. Killian Garvey, Counsel, Kings Chambers Mr. David Joseph, Bloor Homes – Bloor Homes Mr. Ryan Bruty, Pigeon Investment
372	GATE Hertfordshire (MH Planning)	Ms. Josie O'Driscoll, GATE Hertfordshire Mr. Joseph Baker, GATE Hertfordshire Mr. Michael Hargreaves, MH Planning
328	Hertfordshire County Council	Mr. Roger Flowerday, HCC Mr. Jamie Alderson, HCC Mr. Jonathan Wellstead, HCC
354	Kitewood Estates (Carney Sweeney)	Ms. Paula Carney, Carney Sweeney
178	Land Improvement Holdings & Laws Agricultural Trust (Urbanista)	Ms. Jo Hanslip, Urbanista Ms. Hollie Heavens, Land Improvement Holdings
283	Redbourn Parish Council (Troy Planning)	Mr. Troy Hayes, Troy Planning. Cllr. David Mitchell
337	The Crown Estate (David Lock Associates)	Mr. James Maurici KC, Counsel Ms. Heather Pugh, David Lock Associates. Mr. David Bird, SLR Ms. Sarah Gregory, Savills

St Albans City & District Local Plan Examination Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI and Thomas Bristow BA Mac MRTPI Hearing Sessions Stage 2 - Day 6 Wednesday 22 October 2025		
Afternoon Session 14.00 hrs		
PARTICIPANTS		
Matter 6 - Sites issues: East Hemel Hempstead (Central) & and East Hemel Hempstead (South)		
Council		
	Mr. Chris Briggs	St Albans City & District Council
	Mr. Paul Shadarevian KC	Counsel, Cornerstone Barristers
Representors		
372	Gate Hertfordshire (MH Planning)	Ms. Josie O'Driscoll Mr. Joseph Baker
328	Hertfordshire County Council	Mr. Roger Flowerday, HCC Mr. Jamie Alderson, HCC Mr. Jonathan Wellstead, HCC
354	Kitewood Estates (Carney Sweeney)	Ms. Paula Carney, Carney Sweeney
178	Land Improvement Holdings & Laws Agricultural Trust (Urbanista)	Ms. Jo Hanslip, Urbanista Ms. Hollie Heavens, Land Improvement Holdings
283	Redbourn Parish Council (Troy Planning)	Mr. Troy Hayes, Troy Planning. Cllr. David Mitchell
337	The Crown Estate (David Lock)	Mr. James Maurici KC, Counsel Ms. Heather Pugh, David Lock Associates. Mr. David Bird, SLR Ms. Sarah Gregory, Savills

St Albans City & District Local Plan Examination Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI and Thomas Bristow BA Mac MRTPI Hearing Sessions Stage Day 7 Thursday 23 October 2025		
Morning and Afternoon Sessions 09.30 hrs and 14.00 hrs		
PARTICIPANTS		
Matter 7 - Residential Site Allocations - St Albans Site Allocations		
Council		
	Mr. Chris Briggs	St Albans City & District Council
	Mr. Paul Shadarevian KC	Counsel, CornerstoneBarristers
Representors		
332	Beechwood Homes (Ceres Property)	Ms. Jessica Ferguson, Ceres Property
215	Cala Homes (DHA Planning)	Mr. Daniel Wilson, DHA Planning
193	Catesby Estates (LDA Design)	Mr. Martin Herbert, LDA Design
273 358	Hallam Land Ltd and St Albans School (LRM Planning)	Mr. Owen Jones, LRM Planning
114	Hertfordshire County Council, Property (Vincent Gorbing)	Ms. Claire Newbury, Vincent Gorbing
84	Owners of Bygrave Retail Park (DLA Town Planning)	Mr. Simon Andrews, DLA Town Planning
368	Save North St Albans Green Belt	Ms. Gee Smedley, Save North St Albans Green Belt
296	Dr Robert Wareing	Dr. Robert Wareing

St Albans City & District Local Plan Examination

Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI and Thomas Bristow BA Mac MRTPI

Hearing Sessions Stage 2 Day 8

Friday 24 October 2025

Morning and afternoon sessions - Reserves