

Examination of the St Albans City and District Local Plan

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Inspectors appointed by the Secretary of State

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Hearing Programme – Stage 2

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Introduction

This document sets out the hearing programme for Stage 2 of the examination of the St Albans City and District Local Plan. It may be subject to change, and we may also schedule additional sessions, to proceed efficiently through the examination.

As set out in the Examination Guidance Note for Stage 2, only those people seeking to change the Plan, and have duly made representations, have a right to participate in the hearing sessions¹. However, all sessions will be streamed online for people to observe. Relevant links will be made available from the examination website prior to the hearings starting.

The Stage 2 programme sets out which topics will be discussed on each day. If you wish to be heard at the hearings, you must confirm this in writing with the Programme Officer no later than **5pm on Friday 12 September 2025**, even if you indicated in your original Regulation 19 representation that you wished to participate. If the Programme Officer does not receive written confirmation, it will be assumed that you do not wish to participate and that you will be relying on written submissions. You should only request to attend a session if you have made a representation seeking a change to the Plan relating to that topic.

Participants should also be aware that Matter 6, Issues 1-6 (strategic matters relating to the Hemel Garden Communities) will be a joint session held between St Albans City and District Council and Dacorum Borough Council. Thereafter, matters relating to individual site allocations will be discussed with each local authority separately for the remainder of the examination.

Further information about the examination, hearings and format of written statements is provided in the accompanying Examination Guidance Note, which should be read alongside the programme.

Each session will be arranged by topic, not necessarily by policy number. It is therefore important that representors check that they have been allocated to the correct session, contacting the Programme Officer if unsure.

¹ Including representations made in response to the Council's additional evidence, consulted upon between 4 July and 22 August 2025.

WEEK 2

Hearing Day 4: Tuesday 14 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 10:00 – 13:00

- 1) Matter 1 – Legal Compliance
- 2) Matter 2 – Housing Growth and the Spatial Strategy
- 3) Matter 3 – The Green Belt

Issues: Sustainability Appraisal, Strategic Flood Risk Assessment, Public Sector Equality Duty, Distribution of Housing Growth, Site Selection Methodology and the Green Belt Review.

Policies: SP1, SP3, SP4 and HOU6

Sites: M12 – North of The Slype, Gustard Wood, M14 – Beesoned Lane, Harpenden, M24 – South of Codicote Road, Wheathampstead and M26 – Highway Chipping Depot, Lower Luton Road

UC8 (Public Hall, Southdown Road, Harpenden), UC24 (Garages Rear of Hill End Lane, St Albans), UC36 (Garages off Park Street Lane, Park Street), UC43 (Garages west of Riverside Road, St Albans), UC46 (Garages off Grove Road), UC53 (Paynes Yard, Park Lane Street), UC55 (Lattimore Road, St Albans), UC58 (Cotlandswick Garages B) and M20 (Lower Luton Road).

Afternoon Session – 14:00 – 17:30

- 1) Matter 1 – Legal Compliance
- 2) Matter 2 – Housing Growth and the Spatial Strategy
- 3) Matter 3 – The Green Belt continued...

Participants:

- St Albans City and District Council
- TBC

Note to Participants – Hearing Day 4 will discuss the Council's suggested changes to the Plan and the evidence published for consultation between 4 July and 22 August 2025. Participants do not need to attend Hearing Day 4 to repeat representations previously made. Discussion will focus on the Council's suggested changes to the Plan, notably the additional sites which are now submitted for consideration and the sites subject to the updated Flood Risk Assessment, as listed above.

WEEK 2

Hearing Day 5: Wednesday 15 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 09:30 – 13:00

1) Matter 4 – Type and Mix of Housing

Issues: Housing Mix and Density, Affordable Housing, Accessible and Adaptable Housing, Self-Build and Custom Housebuilding and Accommodation for Gypsies, Travellers, and Travelling Showpeople

Policies: SP4, HOU1, DES3, HOU2, HOU3, HOU4, HOU5 and HOU6

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 7 – Residential Site Allocations

Issues: Urban Car Parks and Garage Sites

Policies: UC1 (Sainsbury's Supermarket, St Albans), UC2 (Civic Close Car Park, St Albans), UC3 (London Road Car Park, St Albans), UC4 (Car Park Rear of Upper Marlborough Road, St Albans), UC5 (18-20 Catherine Street, St Albans), UC9 (Keyfield Terrace Car Park, St Albans), UC14 (Waitrose Car Park), UC15 (Bowers Way East Car Park), UC22 (Car Park rear of Hatfield Road, St Albans), UC48 (Car Park adjacent to Adelaide Street, St Albans), UC50 (Southview Carpark, Lower Luton Road), UC54 (Harpenden Railway Car Park).

UC10 (Garages rear of Hughenden Road, St Albans), UC12 (Garages between Hughenden Road and The Ridgeway, St Albans), UC16 (Garages west of Thirlestane, St Albans), UC17 (Garages off Cotlandswick, London Colney), UC18 (Garages to front of Riverside Road, St Albans), UC21 (Garages off Chapel Place, St Albans), UC23 (Garages adjacent to Verulam Road, St Albans), UC26 (Garages at Malvern Close, St Albans), UC29 (Garages off Noke Shot, Harpenden), UC30 (Garages between Abbots Avenue West and Abbey Line, St Albans), UC31 (Garages Rear of Tudor Road, St Albans), UC32 (Garages off Creighton Avenue, St Albans), UC33 (Land Rear of Snatchup, Redbourn), UC34 (Garages Rear of Hill End Lane, St Albans), UC40 (Land rear of New House Park Shops, St Albans), UC41 (Garages at Grindcobbe, St Albans), UC42 (Garages off Thirlmere Drive, St Albans), UC44 (Garages off Millford Hill), UC45 (Garages off Watling View, St Albans), UC49 (Garages rear of Furze Avenue, St Albans), UC51 (Garages south of Abbots Park, St Albans), UC52 (Garages off Tallents Crescent), UC56 (Garages rear of Portman House, St Albans),

Participants:

- St Albans City and District Council
- TBC

Note to Participants – Hearing Day 4 (PM Session) will discuss the remaining car park and garage sites allocated for residential development in Part B of the Local Plan. To assist the examination process, participants registering to attend this session should notify the Programme Officer which site(s) they wish to discuss.

WEEK 2

Hearing Day 6: Thursday 16 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 09:30 – 13:00

1) Matter 5 – Economy and Employment

Issues: Employment Land Requirement and Allocated Employment Sites, Protected Employment Areas and Principal Office Locations, Reuse of Employment Land and Buildings, Strategic Rail Freight Interchange, Town, City and Village Centres and Retail

Policies: SP5, EMP1, EMP2, EMP3, EMP4, EMP5, TCR1, TCR2, TCR3, TCR4, TCR5, TCR6, TCR7, OS3 and OS4.

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 8 – Community Infrastructure

Issues: Community Infrastructure, St Albans City Football Club, Utilities Infrastructure, Health and Wellbeing and Additional Infrastructure Requirements for Strategic Scale Development.

Policies: SP7, SP9, SP13, SP14, COM1, COM2, COM3, COM4, COM5, UIN1, UIN2, HW1, HW2, HW3, HW4, HW5, IMP1 and OS2 (Toulmin Drive, St Albans).

Participants:

- St Albans City and District Council
- TBC

WEEK 2

Hearing Day 7: Friday 17 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 3

Hearing Day 8: Tuesday 21 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

JOINT SESSION WITH DACORUM BOROUGH COUNCIL

Morning Session – 10:00 – 13:00

1) Matter 6 – Hemel Garden Communities

Issues: Justification for Strategic Growth, Site Boundaries (including Green Belt alterations), Highways and Transport, Infrastructure Provision, Growth Area Principles and Viability and Deliverability.

Afternoon Session – 14:00 – 17:30

2) Matter 6 – Hemel Garden Communities continued...

Issues: Justification for Strategic Growth, Site Boundaries (including Green Belt alterations), Strategic Highways and Transport, Infrastructure Provision, Growth Area Principles and Viability and Deliverability.

Policies: LG1, LG2 and LG3

Participants:

- St Albans City and District Council
- Dacorum Borough Council
- TBC

Note to Participants – Hearing Day 8 will focus on strategic matters relating to the Hemel Garden Communities. It will be a joint session, with representatives from St Albans City and District Council and Dacorum Borough Council.

Participants should note that the purpose of the joint session is to consider strategic matters relating to the Hemel Garden Communities Programme Area. Matters relating to individual site allocations (Policies H1 – H4 in the St Albans Local Plan and Policies HM01 and HM14 in the Dacorum Local Plan) will follow on subsequent days.

The joint hearing session will be held at the Council Offices, St. Albans. Further details can be found in the accompanying Examination Guidance Note.

WEEK 3

Hearing Day 9: Wednesday 22 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – -09:30 – 13:00

1) Matter 6 – Hemel Garden Communities – Sites

Issues: North Hemel Hempstead and East Hemel Hempstead (North)

Policies: H1 and H2

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 6 – Hemel Garden Communities – Sites continued...

Issues: East Hemel Hempstead (Central) and East Hemel Hempstead (South)

Policies: H3 and H4

Participants:

- St Albans City and District Council
- TBC

WEEK 3

Hearing Day 10: Thursday 23 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 09:30 – 13:00

1) Matter 7 – Residential Site Allocations

Issues: St Albans Site Allocations

Policies: B1 (North St Albans), B4 (East St Albans), B5 (Glinwell, Hatfield Road), M3 (Bedmond Lane, St Albans), M8 (Verulam Golf Club), M18 (North East of Austen Way), P2 (Land at North Orbital Road), UC6 (Sutton Road and Pickford Road), UC7 (Spencer Street), UC11 (50 Victoria Street), UC19 (Lemsford Road), UC28 (New Greens Residents Association), UC35 (Market Depot, Drovers Way), UC57 (Telford Court, Alma Road)

Afternoon Session – 14:00 – 17:30

2) Matter 7 – Residential Site Allocations

Issues: St Albans Site Allocations continued...

Policies: B1 (North St Albans), B4 (East St Albans), B5 (Glinwell, Hatfield Road), M3 (Bedmond Lane, St Albans), M8 (Verulam Golf Club), M18 (North East of Austen Way), P2 (Land at North Orbital Road), UC6 (Sutton Road and Pickford Road), UC7 (Spencer Street), UC11 (50 Victoria Street), UC19 (Lemsford Road), UC28 (New Greens Residents Association), UC35 (Market Depot, Drovers Way), UC57 (Telford Court, Alma Road)

Participants:

- St Albans City and District Council
- TBC

WEEK 3

Hearing Day 11: Friday 24 October 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 4

Hearing Day 12: Tuesday 4 November 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – -09:30 – 13:00

1) Matter 7 – Residential Ste Allocations

Issues: Harpenden and Hatching Green Site Allocations

Policies: B2 (North East Harpenden), B7 (North West Harpenden), M7 (Townsend Lane), M16 (Falconers Field), M17 (Land north of Wheathampstead Road), M19 (Piggottshill Lane), M21 (Rothamsted Lodge, Hatching Green), M22 (Wood End, Hatching Lane), M25 (Baulk Close) and UC47 (Crabtree Fields, Harpenden).

Afternoon Session – 14:00 – 17:30

2) Matter 7 – Residential Ste Allocations

Issues: London Colney and Wheathampstead Allocations

Policies: B6 (West of London Colney), U2 (Land South West of London Colney Allotments), UC20 (104 High Street), UC27 (Berkeley House), M2 (Hill Dyke Road) and M9 (Amwell Top Field),

Participants:

- St Albans City and District Council
- TBC

WEEK 4

Hearing Day 13: Wednesday 5 November 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – -09:30 – 13:00

1) Matter 7 – Residential Ste Allocations

Issues: Redbourn and Hemel Hempstead Allocations

Policies: B3 (West Redbourn), M6 (Land south of Harpenden Lane) and P3 (Friends Meeting House, Blackwater Lane, Hemel Hempstead).

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 7 – Residential Ste Allocations

Issues: Bricket Wood and How Wood

Policies: M4/OS1 (North of Oakwood Road, Bricket Wood), M15 (Bucknalls Drive, Bricket Wood), M23 (Ashdale Lye Lane, Bricket Wood), U3 (Former Bricket Wood United Reformed Church), L1 (Burstons Nurseries, How Wood) and M10 (Tippendell Lane and Orchard Drive, How Wood)

Participants:

- St Albans City and District Council
- TBC

WEEK 4

Hearing Day 13: Thursday 6 November 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – -09:30 – 13:00

1) Matter 7 – Residential Site Allocations

Issues: Chiswell Green, Park Street, Colney Heath and Radlett Allocations

Policies: L3 (East and West of Miriam Lane, Chiswell Green), U4 (Greenwood United Reformed Church, Chiswell Green), UC25 (Watford Road, Chiswell Green), L2 (West of Watling Street, Park Street), M13 (North of Boissy Close, Colney Heath), P1 (Smallford Works, Colney Heath) and B8 (Harper Lane, Radlett).

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

1) Matter 9 – Housing Land Supply

Issues: Total Land Supply and Five-Year Housing Land Supply

Policies: N/A – Table 3.2 Housing Trajectory

Participants:

- St Albans City and District Council
- TBC

WEEK 4

Hearing Day 14: Friday 7 November 2025

Council Offices, Civic Centre, St Peter's Street, St Albans, AL1 3JE

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 5
Hearing Day 15: Tuesday 11 November 2025
Virtual Hearing Session – Held Online

Morning Session – 10:00 – 13:00

1) Matter 10 – Transport

Issues: Transport Strategy, Major Transport Schemes and Parking Standards

Policies: SP8, TRA1, TRA2, TRA3, TRA4 and Appendix 1

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 11 – The Natural Environment

Issues: The Green Belt, Local Green Spaces, Biodiversity and The Chilterns National Landscape

Policies: LG5, LG6, LG7, LG8, LG9, SP10, NEB1, NEB2, NEB3, NEB4, NEB5, NEB6, NEB7, NEB8, NEB9, NEB10, NEB11 and NEB12

Participants:

- St Albans City and District Council
- TBC

WEEK 5
Hearing Day 16: Wednesday 12 November 2025
Virtual Hearing Session – Held Online

Morning Session – -10:00 – 13:00

1) Matter 12 – Design Standards and the Historic Environment

Issues: High Quality Design and the Historic Environment

Policies: SP12, DES1, DES2, DES4, DES5, DES6, DES7, DES8, SP11, HE1, HE2, HE3, HE4, HE5, HE6, HE7 and HE8

Participants:

- St Albans City and District Council
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 12 – Design Standards and the Historic Environment continued...

Issues: Climate Change and Building Efficiency

Policies: SP2, CE1 and CE2

Participants:

- St Albans City and District Council
- TBC

WEEK 5
Hearing Day 17: Thursday 13 November 2025
Virtual Hearing Session – Held Online

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 6
Hearing Day 18: Tuesday 18 November 2025
Virtual Hearing Session – Held Online

Morning Session – 10:00 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 6
Hearing Day 19: Wednesday 19 November 2025
Virtual Hearing Session – Held Online

Morning Session – 10:00 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION