

Examination of the St Albans City & District Local Plan
Inspectors: Matthew Birkinshaw BA(Hons) Msc MRTPI and
Thomas Bristow BA Msc MRTPI

Draft Hearings Timetable and Participants (008) 26.10.25

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

STAGE 1 HEARINGS

Week 1	Morning session 10.00 - 13.00 Afternoon sessions 1400 - 17.30
Tuesday 29 April 2029 - All day	Introduction and Inspectors' Opening Opening Statement on behalf of St. Albans District Council Matter 1 – Legal Compliance Participants: St Albans City & District Council 332 Beechwood Homes (Ceres Property) 315 Bloor Homes & Department of Health (Pegasus) 193 Catesby Estates (LDA Design) 288 CPRE Hertfordshire 350 Hill Residential (Tor & Co) 318 Home Builders' Federation 342 Keep Chiswell Green 178 Land Improvement Holdings (Urbanissta) 292 Leverstock Green Village Association 167 Lightwood Strategic 343 Moralis Group (DLP Planning) 364/365 Pigeon Capital Management 4 Ltd (Ceres Property) 283 Redbourn Parish Council (Troy Planning) 224 Redington Capital Ltd & Cala Homes (Stantec) 223 Oaklands College & Taylor Wimpey (Stantec) 328 Save St Albans North Greenbelt 99 St Congar & Clearwater Properties Ltd (Andrew Black Consulting) 371 Tarmac (CBRE) 317/330 Taylor Wimpey (Ceres Property)
	Morning session 09.30- 13.00 Afternoon sessions 1400 - 17.00
Wednesday 30 April 2025 - All Day	Matter 2 – Housing Growth & Housing Strategy Participants: St Albans City & District Council 332 Beechwood Homes (Ceres Property) 315 Bloor Homes & Department of Health (Pegasus) :- 180 Mr. Brian Parker 290 Brics Development (ET Planning). 145 Catesby Estates (Stantec) <i>Participants continued on the following page:-</i> <i>Matter 2 Participants continued</i>

Wednesday 30 April 2025 - All Day	288 CPRE Hertfordshire 69 G A Simons Family Settlement and 100 Shonleigh Trust (Bidwells) 350 Hill Residential (Tor & Co) 318 Home Builders' Federation 178 Land Improvement Holdings (Urbanissta) 351 Legal & General (Lichfields) 292 Leverstock Green Village Association 167 Lightwood Strategic 316 Linden Wates (Bricket Wood) Ltd (Woolf Bond) 343 Moralis Group (DLP Planning) 364/365 Pigeon Capital Management 4 Ltd (Ceres Property) 283 Redbourn Parish Council (Troy Planning) 224 Redington Capital Ltd & Cala Homes & 225 Success Properties Consortium & 223 Oaklands College & Taylor Wimpey (Stantec) 329 Richborough (Savills) 328 Save St Albans North Greenbelt 99 St Congar & Clearwater Properties Ltd (Andrew Black Consulting) 194 Stonebond Properties 371 Tarmac (CBRE) 317/330 Taylor Wimpey (Ceres Property) 334 TT Group (Boyer Planning) 265 Vistry (Turley)
Thursday 1 May 2025 - All day	Matter 3 – The Green Belt Participants: St Albans City & District Council 332 Beechwood Homes (Ceres Property) 315 Bloor Homes & Department of Health (Pegasus) 290 Brics Development (ET Planning) 180 Mr. Brian Parker 145 Catesby Estates (Stantec) 193 Catesby Estates (LDA Design) 288 CPRE Hertfordshire 69 G A Simons Family Settlement and 100 Shonleigh Trust (Bidwells) 342 Keep Chiswell Green 178 Land Improvement Holdings (Urbanissta) 351 Legal & General (Lichfields) 292 Leverstock Green Village Association 167 Lightwood Strategic 316 Linden Wates (Bricket Wood) Ltd (Woolf Bond) 343 Moralis Group (DLP Planning) 364/365 Pigeon Capital Management 4 Ltd (Ceres Property) 283 Redbourn Parish Council (Troy Planning) 224 Redington Capital Ltd & Cala Homes & 223 Oaklands College & Taylor Wimpey (Stantec) 329 Richborough (Savills) 28 Save St Albans North Greenbelt 99 St Congar & Clearwater Properties Ltd (Andrew Black Consulting) 194 Stonebond Properties 371 Tarmac (CBRE) 317/330 Taylor Wimpey (Ceres Property) 265 Vistry (Turley)

Friday 2 May 2025 – All day	Reserve session
--	------------------------

STAGE 2 HEARINGS

Week 2	Morning session 10.00- 13.00 Afternoon sessions 1400 - 17.00	
Tuesday 14 October 2025	Matter 1 – Legal Compliance Matter 2 – Housing Growth and the Spatial Strategy Matter 3 – The Green Belt To discuss the Council’s suggested changes to the Plan and the evidence published for consultation between 4 July and 22 August 2025. Participants: St Albans City & District Council 290 Brics Development (ET Planning) 169 Carla Group (DHA Planning) 193 Catesby Estates (LDA Design) 158 Mr. Miles Green and 372 GATE Hertfordshire (MH PLanning) 123 & 205 Jarvis Homes (DLA Town Planning) 342 Keep Chiswell Green 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 180 Mr. Brian Parker (MRP Planning) 224 Redington Capital Ltd & Cala Homes (Stantec) 368 Save North St Albans Greenbelt 195 Stonebond Properties (Bidwells) 371 Tarmac (CBRE) 317/330 Taylor Wimpey (Ceres Property) 337 The Crown Estate (David Lock) 334 TT Group (Telereal Property Group) (Boyer Planning)	
	Morning Session 09.30- 13.00	Afternoon Session 14.00 – 17.00
Wednesday 15 October 2025	Matter 4 – Type & Mix of Housing Issues: Housing Mix, Affordable Housing, Accessible and Adaptable Housing, Self-Build and Custom Housebuilding and Accommodation for Gypsies, Travellers, and Travelling Showpeople Participants: St Albans City & District Council 290 Brics Developments (ET Planning) 169 Cala Group (DHA Planning) 158 Mr. Miles Green and 372 GATE Hertfordshire (MH PLanning) 318 Home Builders Federation 342 Keep Chiswell Green 180 Mr. Brian Parker (MRP Planning)	Matter 7 – Residential Site Allocations Issues: Urban Car Park and Garage Sites Participants: St Albans City & District Council 259 Mercer & Hole (AR Group) (UC3)

Thursday 16 October 2025	Matter 5 – Economy and Employment Issues: Employment Land Requirement, Allocated Employment Sites, Protected Employment Areas, Reuse of Employment Land and Buildings, Strategic Rail Freight Interchange, Principal Office Locations and Town, City and Village Centres and Retail Participants: St Albans City & District Council 327 Clowes (Pegasus Group) 342 Keep Chiswell Green 371 Tarmac (CBRE) 334 TT Group (Telereal Property Group) (Boyer Planning)	Matter 8 – Community Infrastructure Issues: Community Infrastructure, St Albans City Football Club, Utilities Infrastructure and Health and Wellbeing Participants: St Albans City & District Council 145 Catesby Estates (Stantec) 327 Clowes (Pegasus Group)
Friday 17 October 2025	Reserve session	

Week 3	Morning session 10.00- 13.00 Afternoon sessions 1400 - 17.00	
Tuesday 21 October 2025	JOINT SESSION WITH DACORUM BOROUGH COUNCIL Matter 6 – Hemel Garden Communities Issues: Justification for Strategic Growth, Site Boundaries (including Green Belt alterations), Strategic Highways and Transport, Infrastructure Provision, Growth Area Principles and Viability and Deliverability Participants St Albans City & District Council 288 CPRE Hertfordshire 328 Hertfordshire County Council 354 Kitewood Estates (Carney Sweeney) 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 167 Lightwood Strategic 343 Moralis Group (DLP Planning Ltd) 323 National Highways 249 Patchets Green Bridleways Trust 283 Redbourn Parish Council (Troy Planning) 337 The Crown Estate (David Lock) Dacorum Borough Council Participants: Dacorum Borough Council 875 Hertfordshire County Council 961 Kitewood Estates (Carney Sweeney) 273 Hallam Land (LRM Planning) 1376 CPRE Hertfordshire 1538 National Highways 939 W. Lamb Ltd (Boyer Planning)	

	Morning Session 09.30 – 13.00	Afternoon Session 14.00-17.00
Wednesday 22 October	Matter 6 – Hemel Garden Communities – Sites Issues: North Hemel Hempstead and East Hemel Hempstead (North) Participants: St Albans City & District Council 286 Bloor Homes and 289 Pigeon Investment (Quod) (H1) 372 GATE Hertfordshire (MH Planning) 328 Hertfordshire County Council 354 Kitewood Estates (Carney Sweeney) 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 283 Redbourn Parish Council (Troy Planning) 337 The Crown Estate (David Lock)	Matter 6 – Hemel Garden Communities – Sites continued... Issues: East Hemel Hempstead (Central) and East Hemel Hempstead (South) Participants: St Albans City & District Council 372 GATE Hertfordshire (MH Planning) 328 Hertfordshire County Council 354 Kitewood Estates (Carney Sweeney) 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 283 Redbourn Parish Council (Troy Planning) 337 The Crown Estate (David Lock)
Thursday 23 October	Matter 7 – Residential Site Allocations Issues: St Albans Site Allocations Participants: St Albans City & District Council 332 Beechwood Homes (Ceres Property) 215 Cala Homes (DLA Town Planning) (M3) 273 Hallam Land and 358 St Albans School (LRM Planning) 114 Hertfordshire County Council (Property) (M18) 84 Owners of Bygrave Retail Park (DLA Town Planning) (P2) 368 Save North St Albans Greenbelt (B1) 296 Dr Robert Wareing (M3)	Matter 7 – Residential Site Allocations Issues: St Albans Site Allocations continued... Participants: - as for AM session
Friday 24 October 2024	Reserve Session	Reserve Session

Week 4	Morning Session 09.30 – 13.00	Afternoon Session 14.00-17.00
Tuesday 4 November 2025	Matter 7 – Residential Ste Allocations Issues: Harpenden and Hatching Green Site Allocations Participants: St Albans City & District Council 266 Crest Nicholson (Stantec) (B2) 350 Hill Residential (Tor & Co) (M7) 256 Mr. William Greig-Jenkins (M16) 254 Ms. Sarah Greig-Jenkins (M16) 351 Legal & General (Lichfields) (B7) 18 Mr. Roger Senior (M7) 2-4 Mr. John Smith (B7 and UC54) 317/330 Taylor Wimpey (Ceres Property) (M19) DLA Planning representing:- 212 Miller Homes (B2) 206 Jarvis Homes (M16) 104/195 Hertfordshire Land (M17 & M19) 89 Mr. John Brew (M22)	Matter 7 – Residential Ste Allocations Issues: London Colney and Wheathampstead Allocations Participants: St Albans City & District Council 114 Hertfordshire County Council (Property) (B6) 79 Napsbury Park Residents Association (B6) 352 St Albans Labour Group (B6) 330 Taylor Wimpey (Ceres Property) (M2)
Wednesday 5 November 2025	Matter 7 – Residential Ste Allocations Issues: Redbourn and Hemel Hempstead Allocations Participants: St Albans City & District Council 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 222 Martin Grant Homes (Marrons) (B6) 283 Redbourn Parish Council (Troy Planning) 329 Richborough (Savills) 265 Vistry (Turley) (B3)	Matter 7 – Residential Ste Allocations Issues: Bricket Wood and How Wood Participants: St Albans City & District Council DLA Planning representing: 94 Rice Developments (M15) 153 Burston Nurseries & Burston Garden Centre (M4/OS1 and L1)
Thursday 6 November 2025	Matter 7 – Residential Ste Allocations Issues: Chiswell Park, Park Street, Colney Heath and Radlett Allocations Participants: St Albans City & District Council 342 Keep Chiswell Green (L3) 12 Ms. Alison Robinson (B8) 267 Tarmac (Turley) (B8) 153 Owners of land at Noke Site (DLA Planning) (L3)	Matter 9 – Housing Land Supply Issues: Total Land Supply and Five-Year Housing Land Supply Participants: St Albans City & District Council 145 Catesby Estates (Stantec) 193 Catesby Estates (LDA Design) 350 Hill Residential (Tor & Co) (M7) 318 Home Builders Federation 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 167 Lightwood Strategic 343 Moralis Group (DLP Planning Ltd) & Cala Homes (Stantec) 371 Tarmac (CBRE) 337 The Crown Estate (David Lock) (Boyer Planning) Various Clients (DLA Planning)

Friday 7 November 2025	Reserve Session	Reserve Session
---------------------------------------	------------------------	------------------------

Week 5	VIRTUAL HEARING SESSIONS	
	Morning Session 10.00– 13.00	Afternoon Session 14.00-17.00
Tuesday 11 November 2025	Matter 10 – Transport Issues: Transport Strategy, Major Transport Schemes and Parking Standards Participants: St Albans City & District Council 283 Redbourn Parish Council (Troy Planning) 368 Save North St Albans Greenbelt 337 The Crown Estate (David Lock)	Matter 11 – The Natural Environment Issues: The Green Belt, Local Green Spaces, Biodiversity and The Chilterns National Landscape Participants: St Albans City & District Council 169 Cala Group (DHA Planning) 288 CPRE Hertfordshire 178 Land Improvement Holdings and Laws Agricultural Trust (Urbanista) 335 MFS Resolution 180 Mr. Brian Parker (MRP Planning) 283 Redbourn Parish Council (Troy Planning) 337 The Crown Estate (David Lock) Various Clients (DLA Planning)
Wednesday 12 November 2025	Matter 12 – Design Standards and the Historic Environment Issues: High Quality Design, Residential Amenity Standards, Building Heights and the Historic Environment Participants: St Albans City & District Council 180 Mr. Brian Parker (MRP Planning) 249 Patchets Green Bridleways Trust 334 TT Group (Telereal Property Group) (Boyer Planning) Various Clients (DLA Planning)	Matter 12 – Design Standards and the Historic Environment (continued) Issues: High Quality Design, Residential Amenity Standards, Building Heights and the Historic Environment Participants: St Albans City & District Council 180 Mr. Brian Parker (MRP Planning) 249 Patchets Green Bridleways Trust 334 TT Group (Telereal Property Group) (Boyer Planning) Various Clients (DLA Planning)
Thursday 13 November 2025	Reserve Session	Reserve Session

Week 6	VIRTUAL HEARING SESSIONS	
	Morning Session 10.00– 13.00	Afternoon Session 14.00-17.00
Tuesday 18 November 2025	Reserve Session	Reserve Session
Wednesday 19 November 2025	Reserve Session	Reserve Session

ADDITIONAL HEARING SESSION		
	Morning Session 10.00-13.00	
Thursday 11 December 2025	Matter 4 Issue 5 : Accommodation for Gypsies, Travellers and Travelling Showpeople. Participants: St Albans Council TBC	

The Stage 1 hearing sessions and the Stage 2 hearings in Weeks 1, 2, 3 and 4 will be held in the **Council Offices, Civic Centre, St Peter's Street, St Albans AL1 3JE**

The Stage 2 hearings in Weeks 5 and 6 will be held virtually.

Every effort will be made to keep to this draft timetable. The Programme Officer will endeavour to inform the participants of any late changes to the timetable, but it is the responsibility of the participants to keep themselves up to date with the arrangements and programme. Participants need to be ready to attend on the reserve time indicated on the programme – this will be used if necessary to complete any unfinished sessions.

Programme Officer: Louise St John Howe. Email: louise@poservices.co.uk Phone: 07789-486419. Address: PO Box 10965, Sudbury, Suffolk CO10 3BF.