

**Examination of St Albans City and District Local Plan -
Draft Timetable and Participants for the Hearing Sessions
Commencing on Tuesday 21 January 2020 (V.6 20.1.20)**

Venue: The Council Chamber, St Albans City and District Council Offices, Civic Centre, St Peter's St, St Albans, AL1 3JE

Week 1

	Morning Session 10am	Afternoon session 2pm
Day 1 Tuesday 21 January	<p>Opening</p> <p>Matter 1 - Legal Compliance/Procedural Requirements</p> <p>Participants: <i>St Albans City & District Council</i> 1187472 Taylor Wimpey (Strutt & Parker) 1153268 Mr. Pete Hutchinson (First Plan) 975683 Martin Grant Homes (Marrons Planning) 1182085 Helioslough Ltd (RPS) 1156886 Bloor Homes and Department of Health Social Care (Pegasus) 1185913 & 837689 Herts County Council 866541 Harpenden Green Belt Association 1160092 and 1153774 Aim and Cemex (Maddox Associates) <i>Troy Planning Representing:-</i> 759908 Redbourn Parish Council and 1185907 Leverstock Green Village Association Matter 1 Participants continued on next page:-</p>	<p>Matter 1 – continued (if necessary)</p> <p>Matter 2 - Duty to Co-operate</p> <p>Participants: <i>St Albans City & District Council</i> 1156886 Bloor Homes and Department of Health Social Care (Pegasus) 1156936 Home Builders' Federation 1158145 CP Holdings (WYG) 1184616 Network Rail 1182085 Helioslough Ltd (RPS) 1160092 and 1153774 Aim and Cemex (Maddox Associates) 1186054 Dacorum Borough Council 1185913 & 837689 Herts County Council 975683 Martin Grant Homes (Marrons Planning) 866541 Harpenden Green Belt Association <i>DLA Town Planning Representing:-</i> 13 clients (listed under Matter 1) Matter 2 participants continued on next page:-</p>

	<p>Matter 1 Participants continued:</p> <p><i>Turley representing:</i> 1185993 Scott Properties 1153600 Tarmac</p> <p><i>DLA Town Planning representing :-</i> 973180 Jarvis Homes 1058426 Rice Group 1186131 Landowners The Dak Colney Heath 977724 Cala Group 1153651 Mr. Ryan Franklin-Smith 985070 Albert Bygrave Centre 1153662 Linden Homes 1159945 Hertfordshire Land 973643 Mr. Graham Moore 1160058 Centurian Golf Club 1123837 Beechwood Homes 1183965 Butterfly World (Convene)</p>	<p>Matter 2 Participants continued:</p> <p><i>Troy Planning Representing:-</i> 759908 Redbourn Parish Council 185907 Leverstock Green Village Association</p> <p><i>Turley representing:</i> 1153600 Tarmac 977889 (Mr. Richard Blair) Bovis Homes</p>
	Morning Session 9.30am	Afternoon session 2pm
<p>Day 2 Wednesday 22 January</p>	<p>Matter 3 – The Spatial Strategy, Settlement Hierarchy and Development Strategy (Policies S1 and S2)</p> <p>Participants: <i>St Albans City & District Council</i> 1187472 Taylor Wimpey (Strutt & Parker) 1185998 Hallam Land Management (LRM) 1187032 St Albans School (LRM) 1187716 Castleoak Care Communities (Strutt & Parker)</p> <p>Matter 3 Participants continued on next page</p>	<p>Matter 3 – The Spatial Strategy, Settlement Hierarchy and Development Strategy (Policies S1 and S2)</p> <p>Participants - As for the Morning session</p>

Matter 3 Participants continued:-

1156886 Bloor Homes and Department of Health
Social Care (Pegasus)
51946 The Crown Estate (Sellwood Planning)
1158064 Hill Residential (Terence O'Rourke
Ltd)
1156936 Home Builders' Federation
1187615 Lawes Agricultural Trust (Bidwells)
1158145 CP Holdings (WYG)
975683 Martin Grant Homes (Marrons
Planning)
1143916 L & Q Estates (formerly Gallagher
Estate) (Barton Willmore)
872572 CPRE Hertfordshire
1182085 Helioslough Ltd (RPS)
1186119 Ralph Catton Family Trust (Solve
Planning)
1057476 Hilton House Properties (JB Planning)
1057961 Canton Ltd (Woods Hardwick)
1030996 Ms. Hillary Taylor
1156974 St Albans Civic Society
1150412 Stackbourne Ltd (Carter Jonas)
375996 Gorhambury Estates (Strutt & Parker)
1185913 & 837689 Herts County Council
Troy Planning Representing:-
759908 Redbourn Parish Council and
1185907 Leverstock Green Village Association
Bidwells reprsesenting:
1187423 Trustee of GA Simons Family Trust
1187304 Mr. Antonio Barba, Radio Nurseries
1187377 Ginwell PLC
978427 Mr. Kenneth Ivory
52552 Mr. Dean Ivory

Matter 3 Participants continued on next page:

	Matter 3 Participants continued: <i>Pegasus representing:-</i> 51983 Pennard Holdings Ltd 177635 Longbourn Estates <i>DLA Town Planning representing:-</i> 13 clients (listed under Matter 1) <i>Turley representing:</i> 1153600 Tarmac 977889 (Mr. Richard Blair) Bovis Homes 1185993 Scott Properties	
	Morning Session 9.30am	Afternoon session 2pm
Day 3 Thursday 23 January	Matter 4 – The Metropolitan Green Belt (Policy S3) Participants: <i>St Albans City & District Council</i> 1185998 Hallam Land Management (LRM) 1187032 St Albans School (LRM) 1146719 Anderson Group (Bidwells) 1153268 Mr. Peter Hutchinson (First Plan) 1187716 Castleoak Care Communities (Strutt & 1156886 Bloor Homes and Department of Health Social Care (Pegasus) 51946 The Crown Estate (Sellwood Planning) 866541 Harpenden Green Belt Association 1158064 Hill Residential (Terence O'Rourke Ltd) 1156936 Home Builders' Federation 1187615 Lawes Agricultural Trust (Bidwells) 1051022 Legal & General (Lichfields) Matter 4 Participants continued on next page:	Matter 4 – The Metropolitan Green Belt (Policy S3) Participants – as for the morning session

Matter 4 Participants continued:

975683 Martin Grant Homes (Marrons Planning)

375996 Gorhambury Estates (Strutt & Parker)

1182085 Helioslough Ltd (RPS)

Bidwells representing:

1187423 Trustee of GA Simons Family Trust

1187384 Mr. Antonio Barba, Radio Nurseries

1187377 Ginwell PLC

978427 Mr. Kenneth Ivory

52552 Mr. Dean Ivory

1156974 St Albans Civic Society

1123561 ERLP Sarl (St Congar) (PPML Consulting)

872572 CPRE Hertfordshire

1057961 Canton Ltd (Woods Hardwick)

1160092 and 1153774 Aim and Cemex (Maddox Associates)

1150412 Stackbourne Ltd (Carter Jonas)

1186054 Dacorum Borough Council

1185913 & 837689 Herts County Council

1158145 CP Holdings (WYG)

1153600 Tarmac

DLA Town Planning representing:-

13 clients (listed under Matter 1)

Troy Planning Representing:-

759908 Redbourn Parish Council and

1185907 Leverstock Green Village Association

Turley representing:

977889 (Mr. Richard Blair) Bovis Homes

1185993 Scott Properties

Pegasus representing:-

51983 Pennard Holdings Ltd

177635 Longbourn Estates

Week 2

	Morning Session 10am	Afternoon session 2pm
Day 4 Tuesday 4 February	<p>Matter 5 - Objectively Assessed Needs for Housing and Employment Land (Policies S4 & S5)</p> <p>Participants: <i>St Albans City & District Council</i> 1185998 Hallam Land Management (LRM) 1187716 Castleoak Care Communities (Strutt & Parker) 1156936 Home Builders' Federation 1187615 Lawes Agricultural Trust (Bidwells) 975683 Martin Grant Homes (Marrons Planning) 1186098 51 Pegasus Ltd (DLA Planning) 1057961 Canton Ltd (Woods Hardwick) 51946 The Crown Estate (Sellwood Planning) 375996 Gorhambury Estates (Strutt & Parker) 872572 CPRE Hertfordshire 1158145 CP Holdings (WYG) 1057476 Hilton House Properties (JB Planning) 1156368 A Irving and Alban developments (JB Planning & Barton Willmore) 1160092 and 1153774 Aim and Cemex (Maddox Associates)</p> <p>Matter 5 Participants continued on next page</p>	<p>Matter 5 - Objectively Assessed Needs for Housing and Employment Land (Policies S4 & S5) (cont)</p> <p>Participants as per the morning session</p>

Matter 5 Participants continued:-

1158079 Crest Nicholson, Bloor Homes (Barton Willmore)

1186054 Dacorum Borough Council

1185913 & 837689 Herts County Council

1156886 Bloor Homes and Department of Health Social Care (Pegasus)

Pigeon Land (Quod) (new landowners for Reg 19 representation 1157883)

Pegasus representing:-

51983 Pennard Holdings Ltd

177635 Longbourn Estates

Turley representing:

1153600 Tarmac

977889 (Mr. Richard Blair) Bovis Homes

1185993 Scott Properties

DLA Town Planning representing:-

13 clients (listed under Matter 1)

	Morning Session 9.30am	Afternoon session 2pm
Day 5 Wednesday 5 February	<p>Matter 6- The proposed Broad Locations for Development – general matters (Policy S6) and Strategic Infrastructure (Policies L17 and L18)</p> <p>Participants: <i>St Albans City & District Council</i> 1185998 Hallam Land Management (LRM) 1187716 Castleoak Care Communities (Strutt & Parker) 1156886 Bloor Homes and Department of Health Social Care (Pegasus) 866541 Harpenden Green Belt Association 929489 Historic England 1051022 Legal & General (Lichfields) 1184616 Network Rail 1182085 Helioslough Ltd (RPS) 872572 CPRE Hertfordshire 1186783 Mr. Peter Biggs (Lambert Smith Hampton) 1156368 A Irving and Alban Developments (JB Planning & Barton Willmore) 1183965 Butterfly World (DLA Town Planning) 52420 Ramblers Association and 723340 St Albans & District Footpath Society (taking part together) 1057961 Canton Ltd (Woods Hardwick) 375996 Gorhambury Estates (Strutt & Parker) 51946 The Crown Estate (Sellwood Planning) 1160092 and 1153774 Aim and Cemex (Maddox Associates) 1186054 Dacorum Borough Council </p> <p>Matter 6 Participants continued on next page</p>	<p>Matter 6- The proposed Broad Locations for Development – general matters (Policy S6) and Strategic Infrastructure (Policies L17 and L18) (cont)</p> <p>Participants as for the morning session</p>

	<p>Matter 6 Participants continued:</p> <p>1156974 St Albans Civic Society 1158079 Crest Nicholson, Bloor Homes (Barton Willmore) 1150412 Stackbourne Ltd (Carter Jonas) 1185913 & 837689 Herts County Council Pigeon Land (Quod) (<i>new landowners for Reg 19 representation 1157883</i>) <i>Turley representing:</i> 1153600 Tarmac 977889 (Mr. Richard Blair) Bovis Homes 1185993 Scott Properties <i>Troy Planning Representing:-</i> 759908 Redbourn Parish Council 1185907 Leverstock Green Village Association <i>DLA Town Planning representing:-</i> 13 clients (listed under Matter 1)</p>	
	Morning Session 9.30am	Afternoon session 2pm
<p>Day 6 Thursday 6 February</p>	<p>Matter 7 – The proposed Broad Locations for Development – specific matters (Policy S6 (i) to (ii))</p> <p>East Hemel Hempstead (North) (i) Participants: <i>St Albans City & District Council</i> 51946 The Crown Estate (Sellwood Planning) 759908 Redbourn Parish Council (Troy Planning) Matter 7 (i) Participants continued on next page:</p>	<p>Matter 7 – The proposed Broad Locations for Development – specific matters (Policy S6 (iii) to (iv))</p> <p>East Hemel Hempstead (south) (iii) Participants: <i>St Albans City & District Council</i> Matter 7 (iii) Participants continued on next page: Matter 7 (iii) Participants continued: 51946 The Crown Estate (Sellwood Planning)</p>

	<p>Matter 7 (i) Participants continued:</p> <p>1153600 Tarmac (Turley) 1186054 Dacorum Borough Council 1147557 Environment Agency 1185913 & 837689 Herts County Council</p> <p>East Hemel Hempstead (Central) (ii)</p> <p><i>Participants:</i> <i>St Albans City & District Council</i> 51946 The Crown Estate (Sellwood Planning) 375996 Gorhambury Estates (Strutt & Parker) 1186054 Dacorum Borough Council 1185913 & 837689 Herts County Council 1147557 Environment Agency</p>	<p>1185907 Leverstock Green Village Association (Troy Planning) 375996 Gorhambury Estates (Strutt & Parker) 1160058 Centurian Golf Club (DLA Planning) 1153600 Tarmac (Turley) 1186054 Dacorum Borough Council 1185913 & 837689 Herts County Council</p> <p>North Hemel Hempstead (iv)</p> <p><i>Participants:</i> <i>St Albans City & District Council</i> 1186054 Dacorum Borough Council 1185913 & 837689 Herts County Council 759908 Redbourn Parish Council (Troy Planning)</p>
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Week 3

	Morning session 10.00am	Afternoon session 2pm
Day 7 Tuesday 11 February	<p>Matter 7 – The proposed Broad Locations for Development – specific matters (Policy S6 (v), (vi) & (x))</p> <p>East St Albans (v)</p> <p>Participants: <i>St Albans City & District Council</i> 1186903 Hertfordshire LEP Hertfordshire 1147557 Environment Agency 1185913 & 837689 Herts County Council</p> <p>North St Albans (vi)</p> <p>Participants: <i>St Albans City & District Council</i> 1185913 & 837689 Herts County Council 840795 Mr. Matthew Dovey (Jed Griffiths)</p> <p>West of Chiswell Green site (x)</p> <p>Participants: <i>St Albans City & District Council</i> 1186783 Mr. Peter Biggs (Lambert Smith Hampton) 1185913 & 837689 Herts County Council 1185481 Mr. Alan Moreland <i>DLA planning representing:</i> 1186098 Mr. Graham Moore 1183965 Butterfly World (Convene)</p>	<p>Matter 7 – The proposed Broad Locations for Development – specific matters (Policy S6 (vii), (viii))</p> <p>(North East Harpenden vii)</p> <p>Participants: <i>St Albans City & District Council</i> 866541 Harpenden Green Belt Association 1147557 Environment Agency 1030996 Ms. Hillary Taylor 1185696 Batford Community Action Group 1158079 Crest Nicholson, Bloor Homes (Barton Willmore) 1185913 & 837689 Herts County Council</p> <p>North West Harpenden (viii)</p> <p>Participants <i>St Albans City & District Council</i> 1051022 Legal & General (Lichfields) 1030996 Ms. Hillary Taylor 866541 Harpenden Green Belt Association 1185913 & 837689 Herts County Council</p>

	Morning session 9.30am	Afternoon session 2pm
Day 8 Wednesday 12 February	<p>Matter 7 – The proposed Broad Locations for Development – specific matters (Policy S6 (xi))</p> <p>Park Street Garden Village site (xi)</p> <p>Participants: <i>St Albans City & District Council</i> 1156886 Bloor Homes and Department of Health Social Care (Pegasus) 1147557 Environment Agency 1185993 Scott Properties (Turley) 1184616 Network Rail 1182085 Helioslough Ltd (RPS) 1186783 Mr. Peter Biggs (Lambert Smith Hampton) 1185913 & 837689 Herts County Council <i>Turley representing:</i> 1153600 Tarmac 977889 (Mr. Richard Blair) Bovis Homes <i>DLA Town Planning representing</i> 13 clients (listed under Matter 1)</p>	<p>Matter 7 – The proposed Broad Locations for Development – specific matters (Policy S6 (xi) & (ix))</p> <p>Park Street Garden Village site (xi) - continued if necessary</p> <p>Participants: As in Morning Session</p> <p>West of London Colney site (ix)</p> <p>Participants: <i>St Albans City & District Council</i> 1147557 Environment Agency) 1153600 Tarmac (Turley) 1185913 & 837689 Herts County Council</p>

	Morning session 9.30am	Afternoon session 2pm
Day 9 Thursday 13 February	<p>Matter 8 – The Supply and Delivery of Housing Land</p> <p>Participants: <i>St Albans City & District Council</i> 1187472 Taylor Wimpey (Strutt & Parker) 1187716 CastleOak Care Communities (Strutt & Parker) 1146719 Anderson Group (Bidwells) 1156886 Bloor Homes and Department of Health Social Care (Pegasus) 1158064 Hill Residential (Terence O'Rourke Ltd) 1156936 Home Builders' Federation 1187615 Lawes Agricultural Trust (Bidwells) 1051022 Legal & General (Lichfields) 975683 Martin Grant Homes (Marrons Planning) 1143916 L & Q Estates (formerly Gallagher Estate) (Barton Willmore) 1182085 Helioslough Ltd (RPS) 1057961 Canton Ltd (Woods Hardwick) 1150412 Stackbourne Ltd (Carter Jonas) 1158079 Crest Nicholson, Bloor Homes (Barton Willmore) 1185998 Hallam Land Management (LRM) 1187423 Trustee of GA Simons Family Trust (Bidwells) 1185913 & 837689 Herts County Council <i>Turley Representing:</i> 1153600 Tarmac (Turley) 977889 (Mr. Richard Blair) Bovis Homes</p> <p>1185993 Scott Properties, Turley <i>Pegasus representing:-</i></p>	<p>Matter 8 continued if necessary</p> <p>Following matter 8 or on Friday morning, depending on timings, the Inspectors will hold a short procedural meeting with the Council to review the requests for information and other tasks that have arisen over the course of the hearing sessions.</p> <p>They will not be making any conclusions or recommendations on the soundness or legal compliance of the Plan at the meeting: It will be purely procedural in nature. The meeting is open to anyone to observe but only the Council are invited to participate.</p>

	51983 Pennard Holdings Ltd (Pegasus) 177635 Longbourn Estates <i>DLA Town Planning representing</i> 13 clients (listed under Matter 1)	
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	Morning session 9.30am	Afternoon session 2pm
Day 10 Friday 14 February	Reserve morning – See Thursday afternoon.	

Notes

For the avoidance of doubt, the hearing sessions will open at 10am on the Tuesdays of all three weeks, but at 9.30am on all subsequent days.

Please note that the timetable is subject to change. Every effort will be made to keep to the days and times given above, but late changes may be unavoidable. Priority will be given to starting the debate on each matter at the appointed time, and it may be necessary to extend the discussion in the afternoon session. The Programme Officer will 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 should also note the dates of the reserve sessions, which will be used if other sessions overrun.

A list of people attending each session will be provided as a separate document in due course.

If you have any queries about this timetable or anything else in relation to the examination, please do not hesitate to contact the Programme Officer, Louise St John Howe. Her details are as follows:

PO Services, PO Box 10965, Sudbury, Suffolk CO10 3BF Email: louise@poservices.co.uk Phone: 07789-486419.