

Mrs. Louise Crosby and
Mrs. Elaine Worthington
C/O Louise St John Howe
PO Services
PO Box 10965
Sudbury
Suffolk
CO10 3BF

Sentinel House,
Ancells Business Park,
Harvest Crescent, Fleet,
Hampshire, GU51 2UZ

01252 419977
ros@solveplanning.co.uk
solveplanning.co.uk

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Dear Mrs Crosby & Mrs Worthington

St Albans City and District Local Plan 2020-2036
On behalf of Ralph Catton Family Trust & Shanly Homes Ltd
Stage 1 Hearings – Matter 5

- 1.1 Please find below responses to Matters and Questions for Stage 1 of the Examination Proposed on behalf of the landowners of omission site 'Land West of Westminster Fields, Harpenden'.

Matter 5 – Objectively Assessed Needs for Housing and Employment Land (Policies S4 & S5)

Q4. Is the stepped trajectory in policy S4 and appendix 2 of the Plan appropriate and justified?

- 1.2 No. Back-loading housing delivery to later within the plan period risks insufficient provision should there be a delay to the implementation of larger sites. There is greater potential for delay with these more complex sites.
- 1.3 It is considered that the release of much larger green belt sites, with apparent complex ownership situations risks overlooking well located smaller omission sites such as Land West of Westminster Fields which can be delivered earlier in the plan period.
- 1.4 It is suggested that the plan is amended to Include a proportion of smaller sites which can be delivered earlier in the plan period. This will ensure that the plan is flexible and will reduce risk of insufficient housing numbers should there be delay to the delivery of any of the larger release sites.
- 1.5 Land West of Westminster Fields is an omission site which is a logical extension to Harpenden
- 1.6 The credentials of the site were set out in the regulation 19 submission. It is unconstrained aside from the Green Belt designation and is located in Flood Zone 1.

- 1.7 Land West of Westminster Fields, has a very simple ownership structure and the site is unconstrained. Ralph Catton Family Trust owns the site and Shanly Homes have an Option on the land. Shanly Homes have a long track record of delivering high quality homes; indeed, the proposed allocation adjoins a recently completed high quality development by Shanly Homes at Tufnell's Way.
- 1.8 As set out in the accompanying plan, the site can comfortably accommodate around 35 houses with space for meaningful high-quality amenity spaces and a high standard of accommodation. It is accessed from Tuffnells way, which is also in the ownership of Shanly Homes. Housing can realistically be delivered within 1-2 years.
- 1.9 We have submitted a formal request to Louise St John Howe to attend the Stage 1 Hearings in order to enter into further discussion in relation to these matters.

Yours sincerely

Rosalind Gall MA MRTPI
Associate

