

Examination of the St Albans City and District Local Plan - Stage 1 Hearing Sessions

Hearing Statement – Matter 1

Prepared on behalf of the Success Property Consortium



Revision Schedule

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
0	Final	JK	10/04/25	JK	10/04/25	FP	10/04/25

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1 Matter 1 - Legal Compliance

The Success Property Consortium (SPC) set out below their responses to the questions raised by the Inspectors. The responses are set out in the order they appear in the Inspectors' MIQs. The Inspectors should assume that no comment is made by the SPC in respect of the questions that have are not included below.

1.1 Issue 2 – Public Consultation

Question 2:

How has the Council taken into account representations made in response to public consultation?

Response:

The SPC submitted their representations to the Regulation 19 Publication Draft Local Plan on 7th November 2024. The Regulation 19 consultation process closed on 7th November 2024 and the Draft Local Plan was submitted on 28th November 2024.

When considering the small period of time between the closure of the consultation process and the submission of the Draft Local Plan for Examination in Public (EiP), the SPC is concerned that its representations have not been adequately considered. The SPC's representations can be found under representation reference number 225 on pages 1239 to 1245 of the 'St Albans Draft Local Plan 2041 Regulation 19 Publication by Submission Report' (LPCD 20.03).

The SPC highlighted to the Council that there were opportunities for the Council to take on board the SPC's comments, by amending the Regulation 19 Draft Local Plan and its evidence base before it is submitted for EiP; or by amending the Regulation 19 Draft Local Plan via a 'modification' to the Local Plan during 2025 in the lead up EiP. The Council has not progressed with either of these options in respect of the SPC's representations.

Notwithstanding the above, the SPC consider that the Council benefits from additional opportunities to take into account the SPC's representations. If the Draft Local Plan is deemed 'sound' by the Inspectors at the end of the 1st set of Hearing Sessions:

- The merits of the SPC's site could be considered at the 2nd set of Hearing Sessions. The SPC's site could come forward as an Inspectors' recommended main modification; and / or
- The SPC would expect that the Inspectors require the Council to immediately review its housing delivery sites position and identifies additional sites to meet the new housing target set out in the latest Standard Methodology and as required by paragraph 236 of the NPPF (December 2024).

Either of these options would result in the SPC's representations being fully considered by the Council.

End

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