



HOUSE OF COMMONS  
LONDON SW1A 0AA

Cllr David Williams  
Leader of the Council  
Hertfordshire County Council  
County Hall  
Pegs Lane, Hertford  
Herts, SG13 8DF

25 June 2018

Dear David,

**Re: St Albans Local Plan and Park Street Garden Village**

We are writing to you regarding the St Albans Local Plan and Hertfordshire County Council's proposal for a new Park Street garden village at the site of the former Radlett aerodrome.

We were pleased to see in St Albans Council's 22 May report evaluating the outcome of its Call for Sites that the site offered by Hertfordshire County Council was designated as 'Amber' and therefore merited further examination for inclusion with the Local Plan.

Following the response from the County Council and the St Albans Planning Policy Committee meeting on 18 June, we now understand that the site will be taken forward to be considered by St Albans planning officials and the Cabinet for a final decision over inclusion.

When combined with the increased housing need figures issued by the Government, we believe it is now very possible that the proposal for a new Park Street garden village will be included within the Plan and should this happen the potential value of the land would clearly increase enormously.

As you know, we do not believe Hertfordshire County Council are required to sell the former aerodrome site to Helioslough as part of their proposal for a strategic rail freight interchange and would urge you to vigorously challenge any legal advice that suggests you are under a fiduciary duty to sell.

However, should you be required to sell, we believe that the proper discharge of this fiduciary duty would require you to consider the potential value of the land should it be included in the Local Plan for housing development.

Any expeditious sale of the site risks significantly undervaluing it and would not achieve best value for the taxpayers of Hertfordshire.



We are therefore writing to again urge you not to consider commencing any steps towards the sale of the land until St Albans Council has an agreed Local Plan which has been approved by Planning Inspectors and accommodates the new housing numbers issued by the Government.

As ever, we would be delighted to meet to discuss this in person in more detail and in the meantime, we look forward to your response.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Oliver Dowden', with a long horizontal flourish extending to the right.

**Oliver Dowden CBE MP**  
**Member of Parliament for Hertsmere**

A handwritten signature in black ink, appearing to read 'Anne Main', with a long horizontal flourish extending to the right.

**Anne Main MP**  
**Member of Parliament for St Albans**

A handwritten signature in blue ink, appearing to read 'Bim Afolami', with a long horizontal flourish extending to the right.

**Bim Afolami MP**  
**Member of Parliament for Hitchin & Harpenden**