



HOUSE OF COMMONS  
LONDON SW1A 0AA

Cllr Alec Campbell  
Leader of the Council  
St Albans District & City Council  
Civic Centre  
St Peter's Street  
St Albans, AL1 3JE

Ref: OD/FJE

20<sup>th</sup> September 2017

Dear Alec,

**Re: Housing Need in St Albans and the Proposed Radlett Strategic Rail Freight Interchange**

I am writing to you again following the publication by the Department for Communities & Local Government of its proposed new method for calculating housing need in local authority areas across England.

As you will be aware, the proposals significantly increase the projected housing need of St Albans. It is therefore clear that the Council will need to consider new sites for housing. This is likely to necessitate a full green belt review to identify such sites. I strongly urge you to include the site of the proposed rail freight terminal near Radlett in this review.

As we have established from both Parliamentary Questions and our meeting with the Planning Minister, extant planning permission on a green belt site for nationally significant infrastructure does not preclude it being included as part of a green belt review, and subsequently made available for alternative bids, such as housing.

None of us want any development of this green belt land. However, if it must be developed, it is ludicrous that the land can have planning permission for a rail freight terminal on it, but bids for desperately needed homes cannot be considered.

I urge the Council to allow alternative bids for the site to come forward in order to provide our community with those much needed new homes.

Thank you for your previous reply to me on this issue and I would be grateful if you were now able to write back to me setting out the Council's latest position on this question following the developments of the past few weeks.



I look forward to your response and given the public interest in this matter, I will be placing a copy of this letter in the public domain.

Yours sincerely,

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

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