

ST ALBANS CITY AND DISTRICT

Consultation

Draft Strategic Local Plan
(SLP)

Autumn 2014

Local Plan Position

- Duty to prepare Plan
- Local Plan is old (1994) – threat of planning by appeal
- 300-400 homes per annum over last 15 years
 - *using urban capacity / previously developed land / hospital sites*
- National Planning Policy Framework (NPPF), Mar 2012
- Draft Plan (250 homes per annum) not progressed, late 2012
- Challenge – ‘sound’ Plan balancing competing aspirations

Housing Need (1)

“To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the **full, objectively assessed needs** for market and affordable housing in the housing market area, **as far as is consistent with the policies set out in this Framework**, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;” *NPPF Para 47 – underlining added*

Housing Need (2)

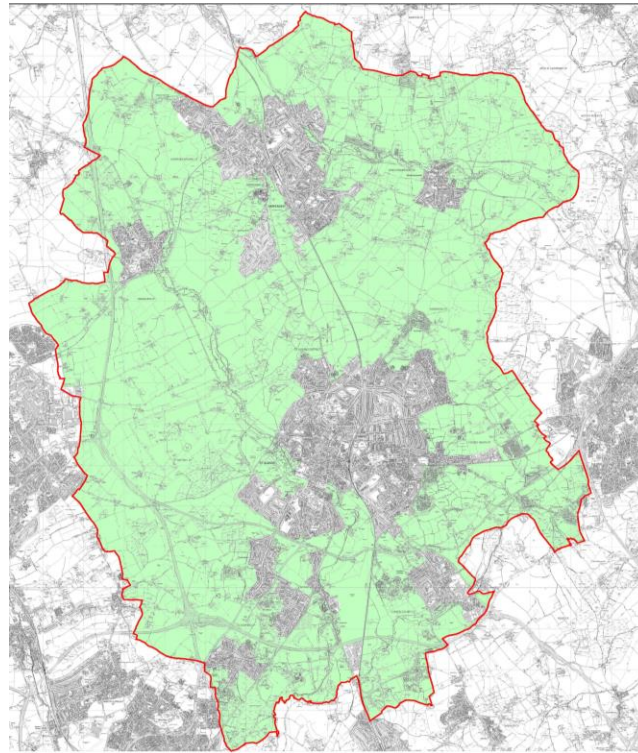
- Hunston, Court of Appeal – start with housing need
- Housing need:
 - a) births, deaths and net migration; and
 - b) household formation
- ONS based projection 550 – 700 homes per annum
- [Independent Assessment of Housing Need and Strategic Housing Market Assessment](#)
- 10 year history used - 436 homes per annum
(*circa 9,000 total 2011 – 2031*)

Housing Capacity

- Urban capacity circa 5,000 (250 dpa)
- 'Gap' circa 4,000 (200 dpa)

Green Belt

(all District outside main urban areas)



Green Belt Boundary Change – “Exceptional Circumstances”

“....Once established, Green Belt boundaries should only be altered in **exceptional circumstances**, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.”

NPPF Para 83 – underlining added

Green Belt Boundary Change and Housing Need

- Purpose: urban containment / encourage brownfield reuse
- National controversy / political debate
- Government policy statement - Oct 2014

Planning Practice Guidance (PPG)

Do housing and economic needs override constraints on the use of land such as Green Belt?

“The National Planning Policy Framework should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan.”

“The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest; land designated as Green Belt.....”

Housing and economic land availability assessment para 44 - underlining added

Planning Practice Guidance (PPG)

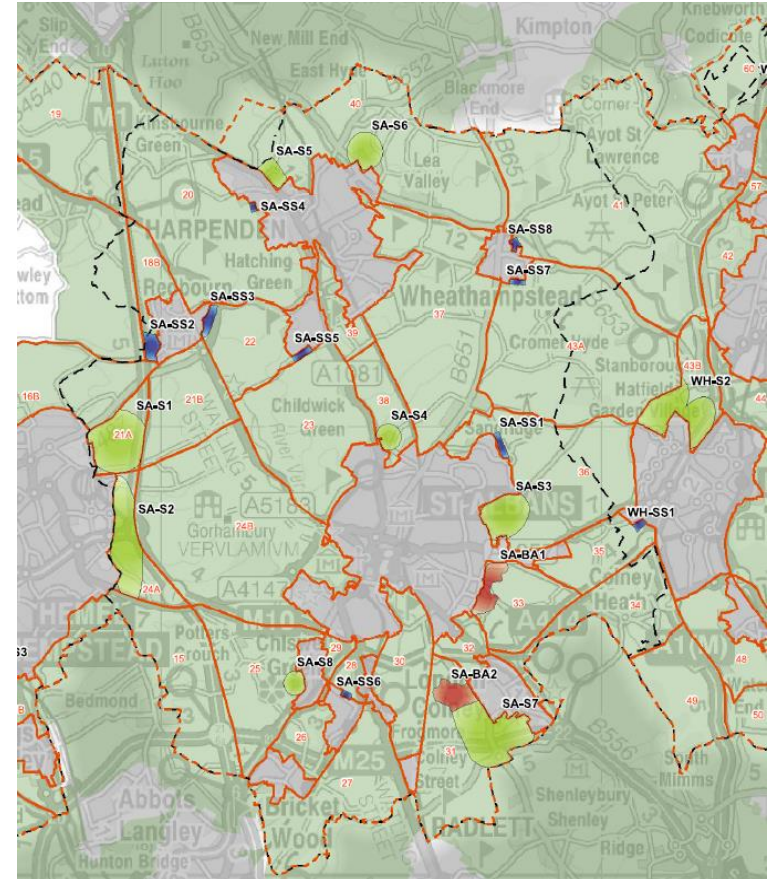
Do local planning authorities have to meet in full housing needs identified in needs assessments?

“.....the local planning authority should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.”

para 45 - underlining added

Green Belt Review

- Key building block for Plan
- Comprehensive look at whole Green Belt
- All Green Belt found to contribute to at least one of 5 national purposes
- But identifies areas where boundaries can change to accommodate housing with least damage
- [Independent Green Belt Review Part 2](#)

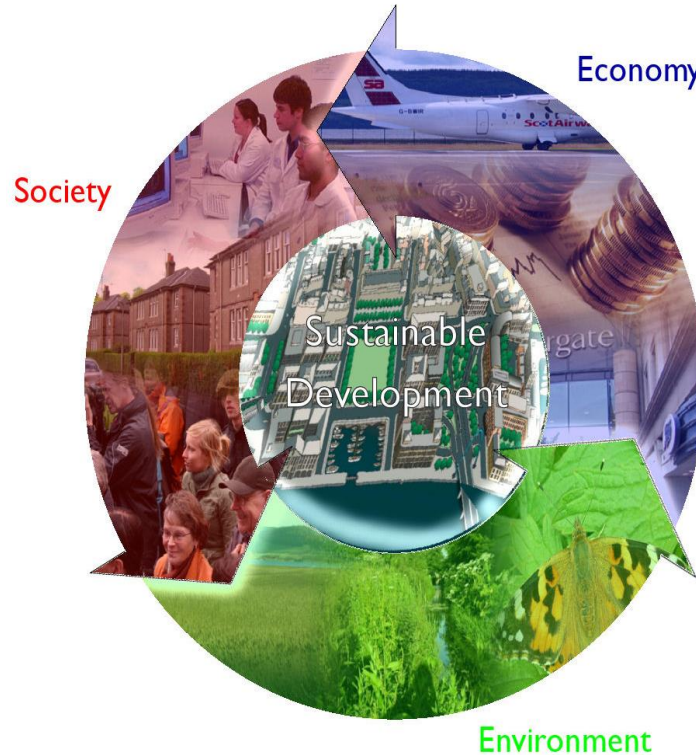


Plan Choices

- Housing requirement / target set on balance between meeting need and policy constraints
- Green Belt constraint needs review
- What level of restraint for Green Belt allowed?
- Tentative 'duty to co-operate' discussions show little opportunity to continue previous approach of diverting some growth beyond Green Belt
- Site ranking?

NPPF

Balance Sustainable Development



Draft Strategic Local Plan (SLP)

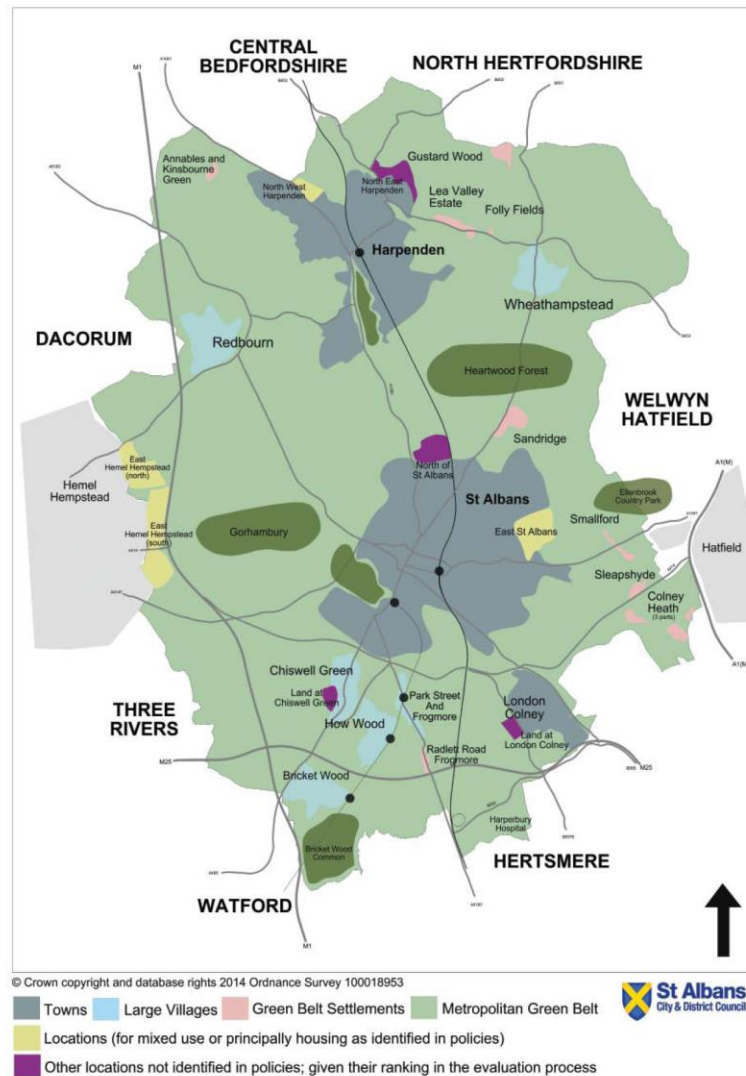
- Planning Policy Committee (PPC) – from early 2013
- Draft follows Nov 2012 Council decision
- [St Albans City & District Council - Committee details - Planning Policy Committee](#)

Draft SLP – Content (1)

- Plan to 2031
- Economic regeneration and employment for sub-region – expansion of Maylands
(Local Enterprise Partnership's Strategic Economic Plan)
- Plan housing target / requirement: 436 homes per annum (approximately 9,000 homes in total)

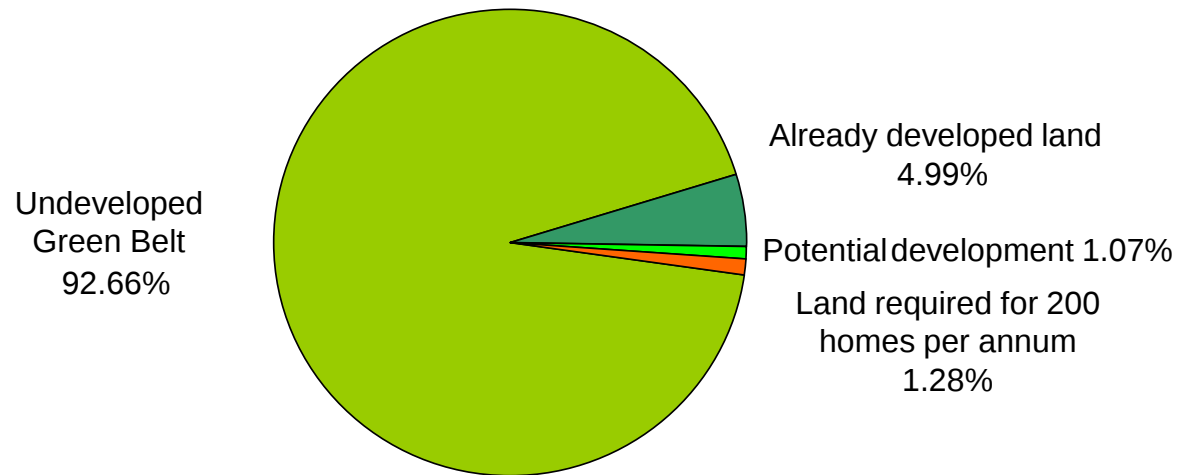
Draft SLP Content (2)

- 5,000 homes from brownfield / redevelopment / infill in urban areas and minor adjustments to Green Belt
- 4,000 homes from Green Belt release
- 4 sites (yellow on diagram)
- Other Green Belt Review sites considered (purple on diagram)



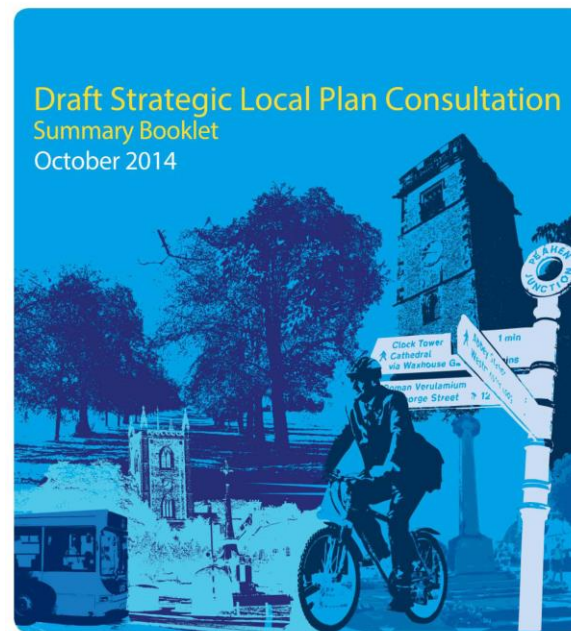
4,000 homes in Green Belt would use about 168 hectares
 - around 1.3 times the size of Redbourn.

Site	Hectares	Percentage
Undeveloped Green Belt	12,176.64	92.66%
Already developed land	655.61	4.99%
Potential development (former Radlett Aerodrome Freight Terminal)	140.24	1.07%
Land required for 200 homes per annum in the Green Belt	168.00	1.28%



Summary Booklet

- Easy to read summary
- Plan reasoning
- Web links – to all key documents
- Role of Planning Policy Committee (web cast and papers available)



Consultation (October 10 – 23 November)

- Regulation 18 (Local Planning Regs 2012)
– open to change
- Programme of exhibitions / surgeries
- Full consideration before submission to
Examination in Public by Inspector

Exhibitions / Surgery Programme

London Colney

- Saturday 25 October, 10am-1pm – London Colney Community Centre
- Monday 27 October, 2pm-8pm – Morris Way Pavilion
- Tuesday 28 October, 2pm-8pm – Morris Way Pavilion

Harpenden

- Thursday 6 November, 2pm-8pm – Harpenden Town Hall
- Friday 7 November, 2pm-8pm – Harpenden Town Hall
- Saturday 8 November, 10am-1pm – Harpenden Public Hall

St Albans

- Wednesday 12 November, 2pm-8pm – Committee Room 1, District Council Offices
- Thursday 13 November, 2pm-8pm – Committee Room 1, District Council Offices
- Saturday 15 November, 10am-3pm – Market Stall in St Peters Street

Wheathampstead Parish Council

- Monday 20 October, 2pm-8pm - Wheathampstead Parish Council, Hewitt Room

Redbourn Parish Council

- Wednesday 22 October, 2pm-8pm - Redbourn Parish Council

St Stephen Parish Council

- Thursday 23 October, 2pm-8pm - Parish Council Offices, Station Road, Bricket Wood

Sandridge Parish Council

- Wednesday 29 October, 2pm-8pm - Sandridge Parish Council Offices

Colney Heath Parish Council

- Monday 10 November, 2pm-8pm - Community Room next to Parish Offices



What Do You Think?

You are strongly encouraged to comment online

Making comments online has the following key benefits:

- Opportunity to respond
 - Use on-line portal
 - All comments visible
- **Easy** – online consultation is straight forward and easy to use
 - **Save time** – view and download documents / comment online anytime, anywhere
 - **Informed** – keep track of how your comments are processed
 - **Environmental** – electronic systems saves paper
 - **Live feedback** – view and search comments made by other consultees once they have been processed



Click: www.stalbans.gov.uk/slp



Phone: 01727 819396



Write: St Albans Council Offices
St Peters Street, St Albans, AL1 3JE



Email: planningpolicy@stalbans.gov.uk



Visit: St Albans Council Offices
St Peters Street, St Albans, AL1 3JE

Urban Myths (1)

- Can't fit 500 homes in S5 – *independent view: it can fit 500 or more*
- SADC didn't speak to Highways – *we have*
- Precise distance key to evaluations – *it is not, understanding relative distance is (but to help, detailed measurements now provided)*
- 500 homes = 2,000 people + 1,000 children – *but average household size 2.5 = 1,250 people (including children)*

Urban Myths (2)

- 3 Green Belt sites to north, east and south being considered – *they are not*
- More strategic sites will be added later – *strategic sites can only be designated in SLP*
- Enough land for 'local need' without Green Belt – *not true; 800-1,000 more births than deaths per annum*

More information / help

- PlanningPolicy@stalbans.gov.uk
- 01727 819396

Challenge: “A sound plan”

Questions?