St Albans City and District Local Plan

Harpenden Society

19 October 2017
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Why do we need a Local Plan?

• Presumption in favour of development – the Local Plan sets the rules
• Our 1994 Plan is 2\textsuperscript{nd} oldest in country – needs updating
• Allows local control of what we develop, where and how
• Government is mandating development
Why Government is mandating more development

- Between 1981 and 2015
  - Households grown from 20 million to 27 million
  - One person households grown from 20% to 29%
- Supply rose by 31%, with increasing shift to private sector renting
- House building/annum declined by 40% (1980-2015) to 152,440
- On average house prices have risen 7% per annum since 1980
- Decreasing numbers of younger homeowners
Decreasing numbers of younger homeowners

Percentage of each age group that are homeowners\(^5\), England, 1981 to 2014
Current situation (external)

• Government preferred approach for a single Local Plan (combining Strategic and Detailed Local Plans)
• Government new way of assessing Local Housing Need
• Start and end dates of plan – 2020-2036
• Other Districts now moving forward with their new Local Plans
• South West Herts Group consider SADC part of their housing area
Current situation (SADC)

- Local Plan needs to start again (2020-2036)
- Government approach to housing need will be mandatory from March 2018
- New approach needed to working with neighbours or will fail duty to co-operate
- Extensive analysis available from SLP
- New consultation/call for sites
What the Plan needs to deliver

• Housing and employment needs
• Sustainable communities
• Infrastructure to support housing and employment
• Protected Green Belt
• Protected ecological habitats/ sites of natural beauty?
• Local needs (type, size, mix, tenure)?
Local Housing Need

• Current consultation on standard methodology on assessing housing need
• Local Plans submitted after March 2018 will need to use this methodology
• Government will set rules on ‘exceptions’
• Government will ‘where necessary trigger policy responses that will ensure further land comes forward’
## Local Housing Numbers

<table>
<thead>
<tr>
<th>Source</th>
<th>Dwellings Per Annum</th>
<th>Total Homes</th>
<th>Green belt</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLP (2011-2031)</td>
<td>450</td>
<td>9,000</td>
<td>4,000</td>
</tr>
<tr>
<td>SWHG SHMA (2013-2033)</td>
<td>700</td>
<td>14,000</td>
<td>9,000</td>
</tr>
<tr>
<td>ONS (latest) (2016-2036)</td>
<td>650</td>
<td>13,000</td>
<td>8,000</td>
</tr>
<tr>
<td><em><em>DCLG</em> (2020-2036)</em>*</td>
<td><strong>913</strong></td>
<td><strong>14,500</strong></td>
<td><strong>9,500</strong></td>
</tr>
</tbody>
</table>

### Comments
- Possible commitment - early review e.g. migration increase/decrease? (Brexit?)
- Time periods heavily impact on numbers – eg start date 2011 v 2016 v 2020)
Need more than SLP to deliver need

Previous Plan:

• Focussed on three major settlements
• Increased density within settlements (5,000 homes)
• Identified four broad locations in Green Belt (4,000 homes)
Potential Approaches

• Increase density
  • Main settlements (St Albans and Harpenden)
  • Other settlements (villages)
• Four Broad Locations – SLP
• Four additional Broad Locations
• ‘Garden Suburb(s)’ (500 – 5,000 homes)
• ‘Garden Village(s)’ (1,500 – 10,000 homes) - 10 years+
• ‘Garden Town(s)’ (10,000+ homes) - 15 years+
Government Green Belt approach

Authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options:

- making effective use of suitable brownfield sites…;
- the potential offered by land which is currently underused, including surplus public sector land where appropriate;
- optimising the proposed density of development; and
- exploring whether other authorities can help to meet some of the identified development requirement.
Opportunity to improve

• Affordable Housing – Social rent, affordable rent, keyworker, mechanisms for ‘in perpetuity’
• Younger people - First market flat, first market (small-medium sized) family home eg - modern terraces
• Older people – Downsizers eg - mansion flats, flexi-care, nursing care homes, residential care homes
• Inclusive community – learning disability, physical disability, mental health
• Self-build
Infrastructure Delivery

• Availability/delivery of infrastructure, including:
  • public transport
  • roads / junctions / car parking
  • circa 4 extra secondary and 14 primary schools
  • parks/allotments/playing fields
  • neighbourhood centres
  • GPs/healthcare
• ‘Viability’ impacting:
  • infrastructure delivery
  • affordable homes (currently forced reduction from 40% to 20% in other areas)
Local Plan: key tasks

• Establish housing and jobs need numbers
• Consult on options for where to put new homes and jobs
• Confirm/establish infrastructure requirements
• Work with our neighbouring councils and HCC on duty to co-operate, identifying housing markets areas and economic market areas
• Review evidence base
• Review consultation responses
Timetable next 6 Months

Indicative Issues and Options for new Local Plan
And
Scope for ‘Call for’ suggested new housing and employment sites

Planning Policy Committee - 16th October 2017

Draft Issues and Options Documents for new Local Plan (Regulation 18)

Planning Policy Committee - 7th November 2017

Draft Issues and Options Consultation (Regulation 18) and ‘Call for’ new housing and employment site suggestions

Cabinet - 23rd November 2017

9th January 2018 to 21 February 2018
Draft Timetable 6 Months +

1. **Review of Consultation Responses**
   - Planning Policy Committee
   - March - April 2018

2. **Preparation of Draft of Local Plan**
   - Planning Policy Committee
   - May - June 2018

3. **Approval of Draft Local Plan**
   - Cabinet
   - June 2018
   - Council
   - July 2018

4. **Draft Local Plan Consultation (Regulation 19)**
   - September - October 2018

5. **Review of Consultation Responses**
   - January – February 2019

6. **Submission of Plan to DCLG (inc. Reg 22 (c))**
   - March 2019

*St Albans City & District Council*