

St Albans City and District Draft Strategic Local Plan

David Williams
Harpenden Society
4th February 2016

Indicative Timeline

Regulation 19 Consultation closes –
19th Feb 2016



Plan submitted to DCLG – June 2016



Examination commences – November
2016



Council adopts the plan – May 2017

Policy Highlights

SLP1

- Majority of new development will be concentrated in existing urban settlements

SLP3

- The DLP may include small-scale Green Belt greenfield housing development supported by local communities, including through neighbourhood plans.

SLP6

- Education - locations, including in the Green Belt, will be identified in the DLP to provide for new schools

Policy Highlights

SLP8

- Additional Homes Target 2011 - 2031 = 8,720 average 436 per annum

SLP9

- The Council will seek affordable housing contributions from all new residential development

SLP10

- Housing Size, Type and Mix ... require the inclusion of more small and small to medium-sized housing

Policy Highlights

SLP13c

- North West Harpenden Broad Location - To provide an urban extension primarily for housing in a sustainable location close to existing communities and facilities

SLP17

- Rothamsted Research - Redevelopment and possible extension of the Rothamsted Research site

SLP21

- Redevelopment of Harpenden Public Halls and/or other appropriate sites for improved cultural facilities, including a museum, as well as improved leisure provision

The map displays the St Albans City & District Council area, bounded by Central Bedfordshire to the north, North Hertfordshire to the northeast, Welwyn Hatfield to the east, Hertsmere to the southeast, and Watford to the south. To the west, it borders the districts of Hemel Hempstead, Three Rivers, and DACORUM. The map identifies various towns and locations, including Harpenden, Redbourn, St Albans, Sandridge, Smallford, Chiswell Green, How Wood, Bricket Wood, and Hemel Hempstead. It also shows the Green Belt (pink areas) and the Metropolitan Green Belt (green areas). Key locations for mixed use or principally housing are marked with yellow dots. The map includes a legend for towns, large villages, Green Belt settlements, and the Metropolitan Green Belt. A scale bar indicates distances up to 10 miles. A north arrow is located in the bottom right corner.

Legend:

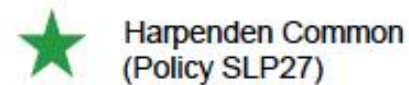
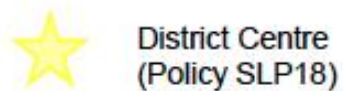
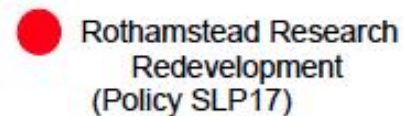
- Towns
- Large Villages
- Green Belt Settlements
- Metropolitan Green Belt
- Locations (for mixed use or principally housing as identified in policies)

St Albans City & District Council

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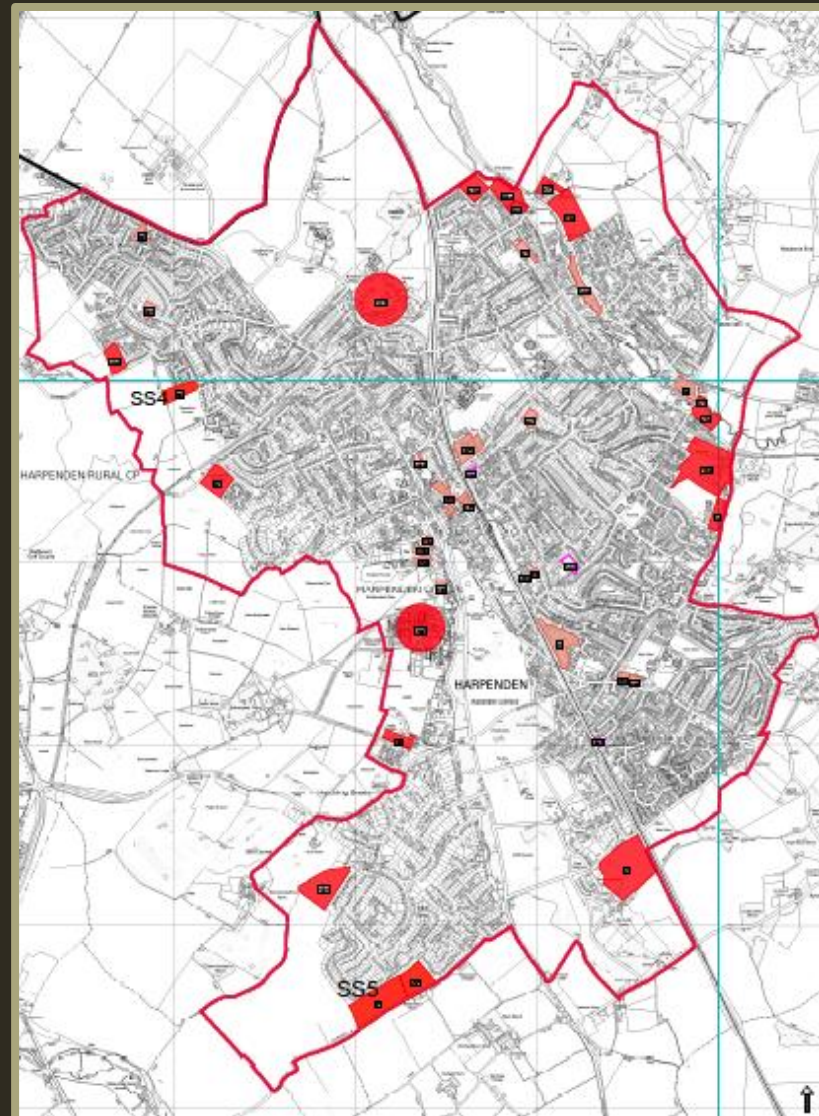
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Housing Delivery

Additional Homes 2011 – 2031 (Target 8720)	
Completions from 1 April 2011 to 1 April 2015	1,388 (actual)
Urban/Non-Green Belt Capacity (identified)	1,950
Urban/Non-Green Belt Capacity (estimated windfall)	1,800
Large scale greenfield Green Belt Broad Locations	4,000
Estimated Total	9,138

Potential Small Urban and Green Belt Sites



Proposed Broad Locations



THE CROWN
ESTATE

East Hemel

OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Discussion with landowners on possible
development sites in the Metropolitan Green Belt.
Stage 2 - Submissions' Meeting



North West Harpenden
Commercial Estates Group
Legal & General Property



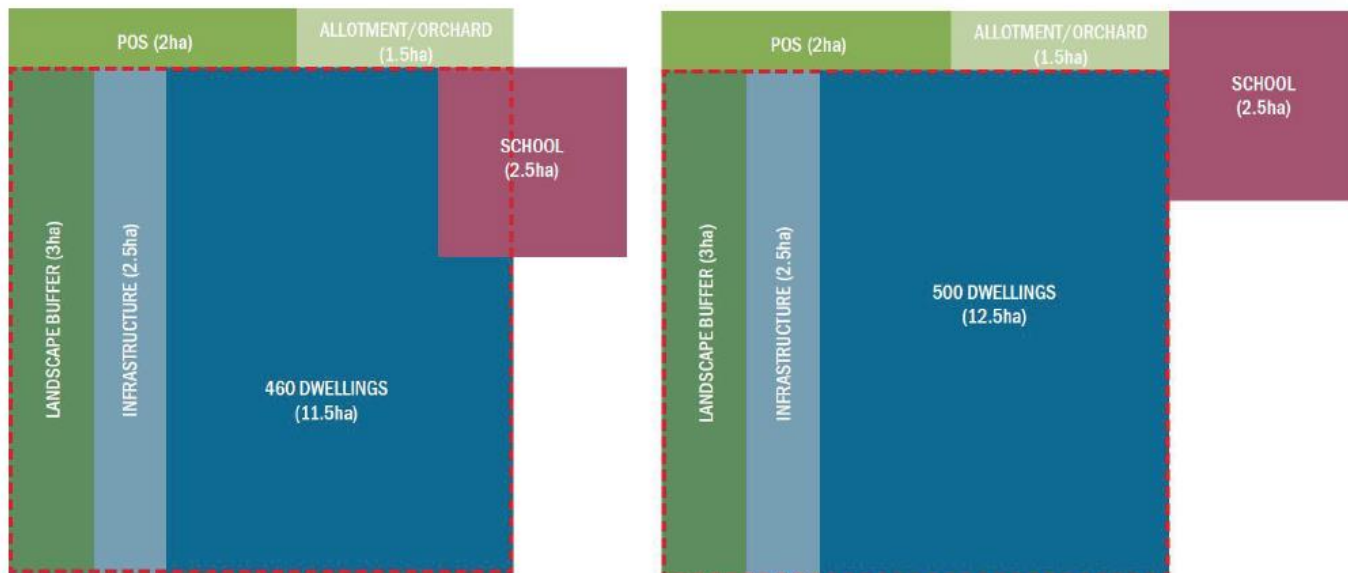
COMMERCIAL ESTATES GROUP

North West Harpenden Ownership



North West Harpenden Land Use: Developers' Amended Strategy

Accommodating Development Needs




North West Harpenden Masterplans: Alternative School Locations



Developers' Offer


Element	Estimated Value £M
Affordable housing	53.1
Primary school (1FE), 2FE site and sports pitches	7.0
Community building	0.5
Pedestrian and cycle routes through Harpenden	0.5
Footpath and rights of way improvements	0.05
Highway improvements	0.6
Public open space and play facilities	2.5
Community orchard and allotments	0.5
Public transport improvements	0.5
Strategic community infrastructure (CIL payment)	4.3
Total Estimated Value	69.55

Other Broad Locations



North East of Harpenden

25th September 2015







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RETAINING VALUE IN ST ALBANS FOR ST ALBANS




A Presentation on behalf of
St Albans School

Sub Area 4: North of St Albans

BORN NOT FOR OURSELVES

Supported by:

LAND NORTH OF ST ALBANS

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THE PROPOSED DEVELOPMENT

Residential and accommodation <ul style="list-style-type: none"> Around 900 homes of the highest quality <ul style="list-style-type: none"> At least 40% affordable housing including key worker homes Private rented sector homes Potential for Specialist elderly care Potential for Self build 	Community and social <ul style="list-style-type: none"> A primary school sponsored by St Albans School <ul style="list-style-type: none"> Potential for a health centre Potential for a community Hall
Green infrastructure and recreation <ul style="list-style-type: none"> A comprehensive green infrastructure framework incorporating multi-functional spaces and sustainable drainage solutions Improved patronage of Woollams Access to Heartwood Forest and contribution to the 'Green Ring' <ul style="list-style-type: none"> Potential for improved facilities for STAGS Potential for allotments 	Transport and Movement <ul style="list-style-type: none"> Improvements to Valley Road Improvements to Ancient Briton Junction Improvements to National Cycle Route 6 <ul style="list-style-type: none"> Potential to provide a small park & ride
Local economy <ul style="list-style-type: none"> A new gateway entrance to St Albans Improved access to Porters Wood Potential for a hotel Potential for a local centre with shops & cafes Potential for up to 4ha of employment space 	

» The Trust to determine priority for utilising the Community Pot to deliver these projects

LAND NORTH OF ST ALBANS

St Albans' Future Vitality: Contribution of the SLP?

Rank	Vs last year	Town / City	Region	Score (max 200)
1	↑	Cambridge	EE	165
2	↑	Brighton	SE	164
3	↑	Oxford	SE	158
4	=	Reading	SE	157
5	↓	Guildford	SE	155
6	↑	Bristol	SW	153
7	↓	St Albans	EE	148
8	↑	Manchester	NW	143
9	↓	Edinburgh	SC	138
10	↓	Milton Keynes	SE	138

Regulation 19 Consultation

Legal Challenge

- Legal requirements
- Procedural requirements
- Duty to Cooperate

Soundness

- Positively prepared
- Justified
- Effective
- Consistent with national policy

Opportunity to make formal representations to the inspector about the plan's soundness. Only those proposing change can expect to be heard at examination

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