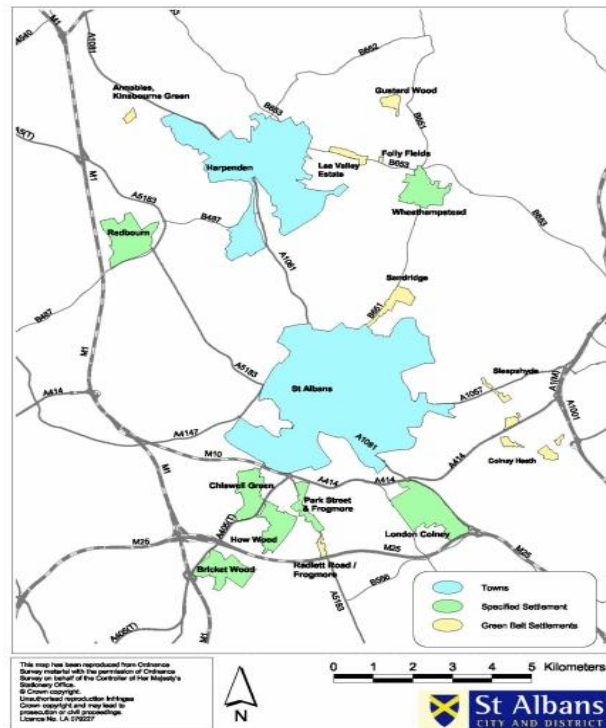


ST ALBANS CITY AND DISTRICT

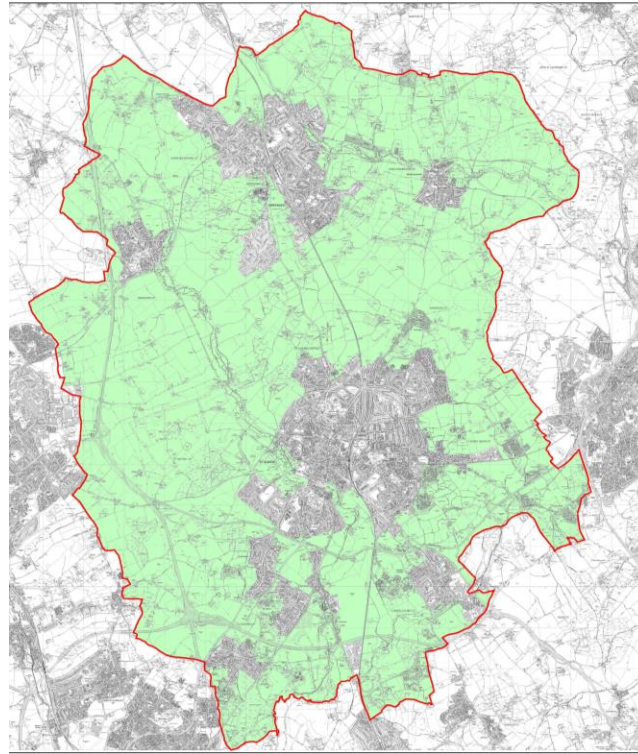
Strategic Local Plan

- issues and progress

Local Geography



Green Belt (ie all District outside main urban areas)



Issue – out of date plan

- 1994 Local Plan – threat of planning by appeal
- 300-400 dwellings per annum (“dpa”) over last 15 years – (using urban capacity / previously developed land)
- Replacement Plan blocked
- Challenge – ‘sound’ SLP with competing aspirations
- National Planning Policy Framework (“NPPF”), Mar 2012
- in 2013, 46 of 52 submitted plans ‘Unsound’/ withdrawn/ suspended - (perceived lack of housing, including in Green Belt areas)

Issue – Housing Need (1)

- NPPF Para 47
- “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;”

Issue – Housing Need (2)

- Hunston, Court of Appeal – start with objectively assessed housing need
- Demographic change – a) births, death and net migration; and b) household formation
- ONS based projection 550 – 700 dpa
- [Independent Assessment of Housing Need and Strategic Housing Market Assessment](#)
- Longer term projection in local work; 436 dpa (circa 9,000 total 2011 – 2031)
- Urban capacity available circa 4,500 (225 dpa)
- ‘Gap’ circa 4,500 (225 dpa)

Issue - Housing Need (3)

- Housing requirement or target set on balance between meeting need and constraints
- What level of Green Belt restraint allowed by NPPF?
- Tentative duty to co-operate discussions show little opportunity to continue to divert growth beyond Green Belt

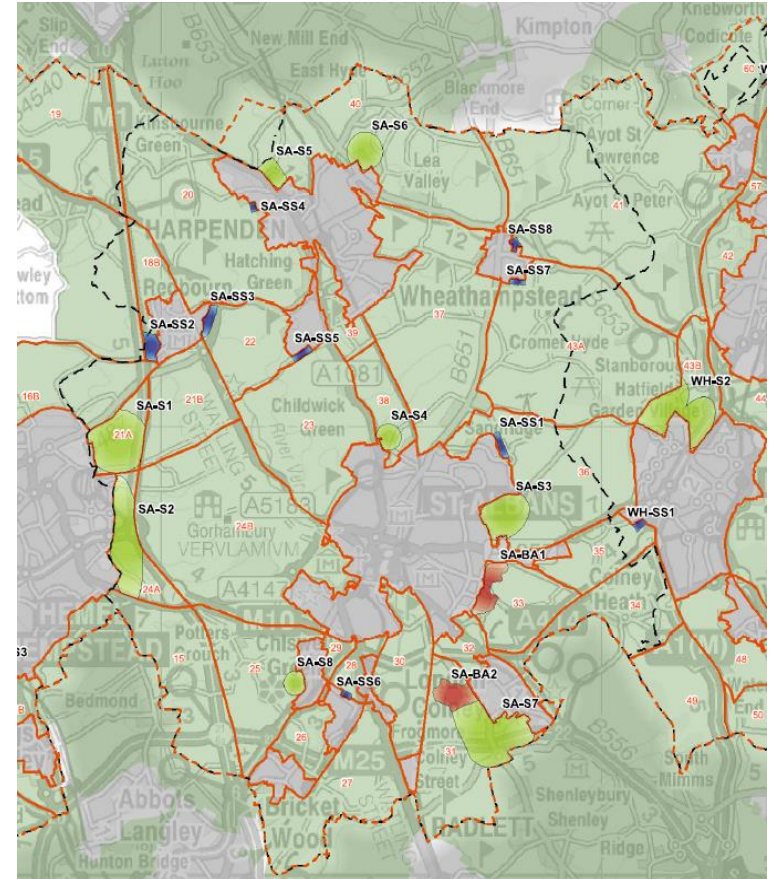


Green Belt Boundary Change – NPPF “Exceptional Circumstances”

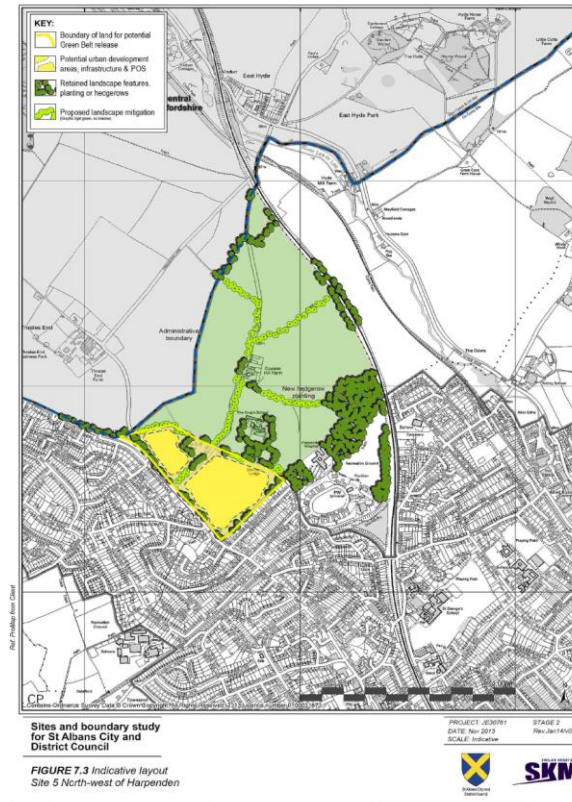
- NPPF Para 83
- “Once established, Green Belt boundaries should only be altered in **exceptional circumstances**, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period”.

Green Belt Review

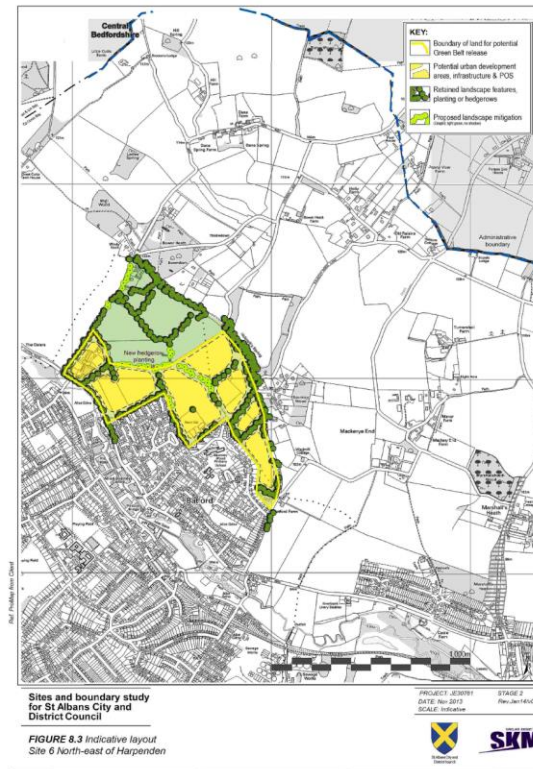
- [Independent Green Belt Review Part 2](#)
- Detailed evaluation underway



NW Harpenden

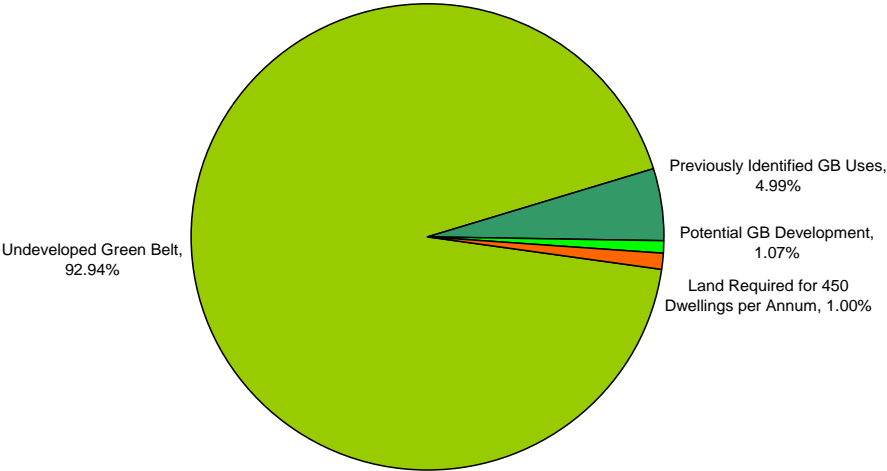


NE Harpenden



Land Required for 450 dwellings per annum for 20 Years (9000 dwellings of which 4500 need to be built in Green Belt) is about 131 hectares, which is about 1.3 times the size of Wheathampstead.

Site	Hectares	Percentage
Undeveloped Green Belt	12213.64	92.94%
Already developed land	655.61	4.99%
Potential Green Belt (GB) development (This is Railfreight Development outside SADC control)	140.24	1.07%
Land Required for 450 Dwellings per Annum	131	1.00%



Strategic Local Plan (SLP)

- Planning Policy Committee (PPC) – evidence and revised draft Plan (July / August 2014)

[St Albans City & District Council - Committee details - Planning Policy Committee](#)

- Cabinet (September 2014)
- Consultation (preferred options draft Plan) (Autumn 2014)

Detailed Local Plan (DLP)

- Builds on / depends on SLP
- Development management policies / site allocations/ OS base Policies Map / detail of Green belt boundaries
- Project brief and issues engagement for key stakeholders – July 2014 (invitations / arrangements in play)
- Contact: PlanningPolicy@stalbans.gov.uk