

St Albans City & District Local Plan 2020-2036 Publication Draft 2018

Local Plan Process – To Date

- Former Strategic Local Plan (SLP) didn't pass 'duty to co-operate' test (2016 Inspector, upheld 2017 in High Court)
- Jan / Feb 2018 – Full Public Consultation on approach to new Local Plan
- Jan / Feb 2018 – 'Call for sites' request - Land Owners Developers put forward potential sites for development (residential and commercial)
- April 2018 – Planning Policy Committee - 150+ sites put forward + public comments
- 12 / 18 June 2018 – PPC considered further updated LP draft Publication
- Cabinet 21 June – recommended draft LP - Council 11 July agreed
- Secretary of State to SADC 23 March 2018 - not intervening in LP at this point, but:
 - Message having to meet timetable for LP very strong
 - SoS intervention for three LPs - Castle Point, Wirral, Thanet

Draft LP Objectives

- Deliver 913 homes per annum (same as LP Reg 18 – January/February 2018 consultation)
- Meet Government's 'standard methodology' for Local Plan period 2020-2036
- Maximise delivery in urban areas before building on Green Belt
- Deliver affordable homes, high quality and for local needs
- Deliver appropriate infrastructure
- Deliver homes + infrastructure at right rate



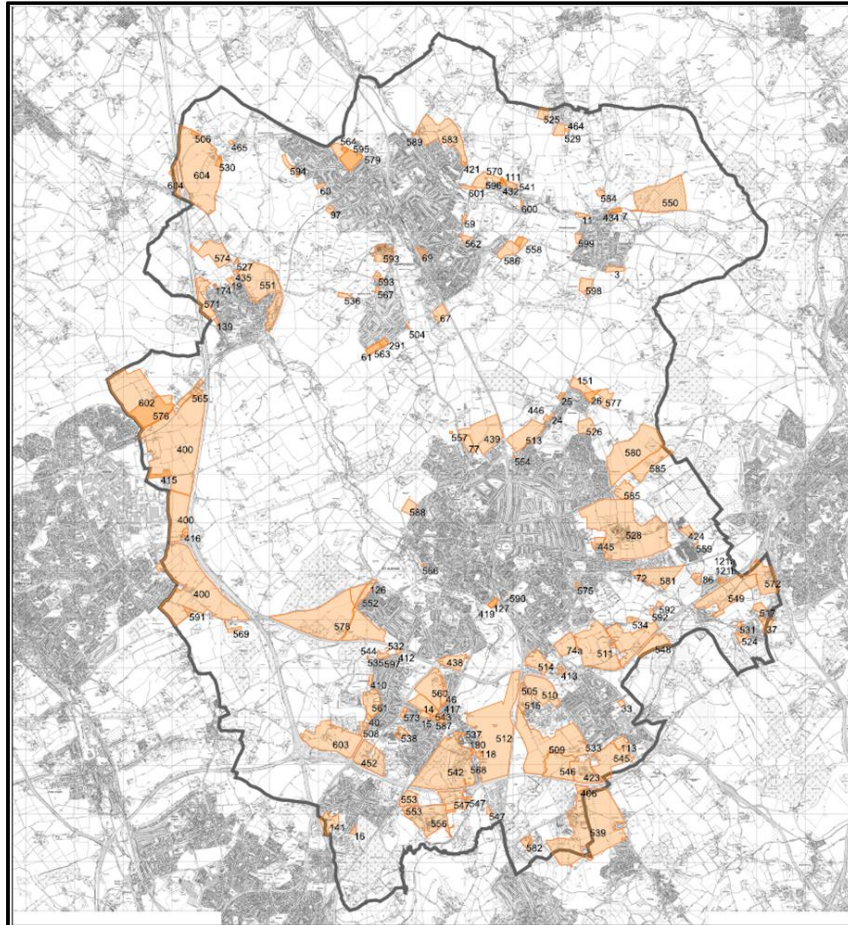
Regulation 18 consultation

- 2,413 people responded – wide range of views
- More than half had never done so before
- People's top priority is delivery of infrastructure, such as schools and transport
- “Build homes in the right place” and “Protect the Green Belt” nearly even as middle-ranked priorities
- Small/medium sized family homes and small first time buyer flats are top priorities for housing type



“Call for sites” consultation

- 150 sites submitted



Criteria for choosing sites

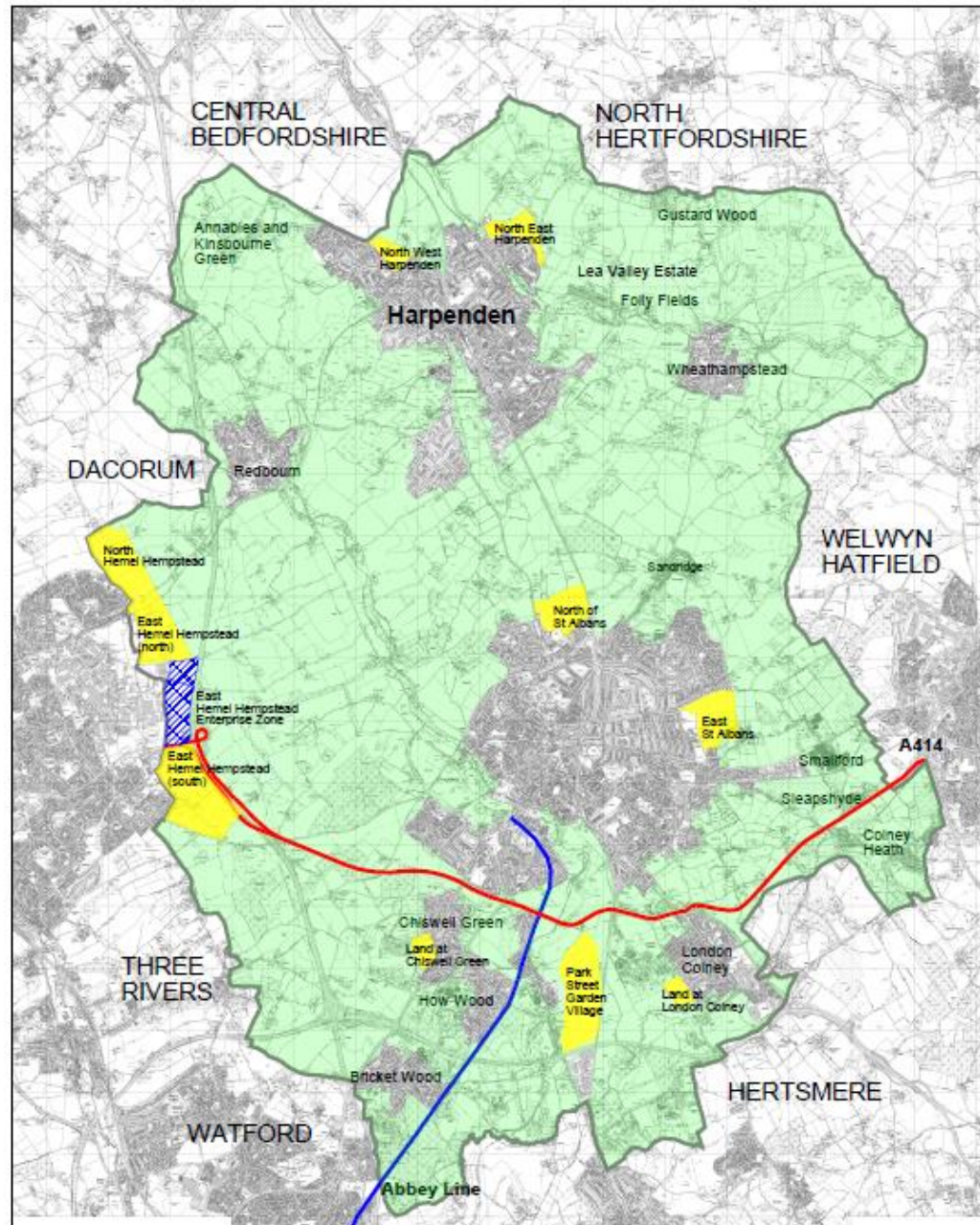
- March 2018 – PPC agreed method for selecting sites for development:
 - **Stage 1**
 - *Green Belt Review evaluation* - a judgement of impact on (i.e. 'damage' to) Green Belt purposes - Red Amber Green (RAG)
 - **Stage 2**
 - *Suitability / Availability* - RAG - any overriding constraints to development eg Access, Transport, Flood Risk, Ownership
 - **Stage 3**
 - *Exceptional contributions* - eg to improve public transport, enhancing local high quality job opportunities, contributions to other infrastructure

Managing site selection

- Green Belt Review
- Councillors set objectives and process
- Officers conducted work
- Councillors considered and agreed site selection output
- SA of sites
- Delivery confirmation of sites



LP Key Diagram – 11 Broad Locations



HOUSING TRAJECTORY: St Albans District Council 1 April 2018 (Indicative Draft)

Description	Land Supply - To 1 April																			Total
	5 Year Land Supply																			
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	32/33	33/34	34/35	35/36	
Under construction	150	142	49	18	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	367
With planning permission (full or reserved matters covering whole site)	10	27	95	212	215	170	18	10	0	0	0	0	0	0	0	0	0	0	0	757
Small Sites with permission	90	38	16	10																154
Conversions with permission	36	34	14	8																92
With outline permission with part(s) covered by reserved matters																				0
Outline only	0	0	0	47	70	54	0	0	0	0	0	0	0	0	0	0	0	0	0	171
Where full. Outline or reserved matters at post committee resolution or subject to S106 negotiations	0	0	50	56	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	206
With application submitted	0	0	0	25	25	24	24	24	0	0	0	0	0	0	0	0	0	0	0	122
With pre-application discussions occurring	0	0	49	40	45	92	65	0	0	0	0	0	0	0	0	0	0	0	0	291
Allocation only	0	0	0	0	0	18	11	11	0	0	0	0	0	0	0	0	0	0	0	40
SHLAA Sites and other sites	0	0	0	40	70	94	45	16	0	8	0	0	0	0	0	0	0	0	0	273
Garage Sites Program	13	7	8	18	20	2	5	3	7	6	0	0	0	0	0	0	0	0	0	89
Windfall Allowance	53	79	89	95	105	105	105	105	105	105	105	105	105	105	105	105	105	105	105	1,891
Office to Residential Prior Approval 10%discount	142	156	113	48	12	9	0	0	0	0	0	0	0	0	0	0	0	0	0	480
Council Owned Sites							20	20	20	20	20	20	20	20	20	20	20	20	20	260
Unanticipated delay factor*	-62	-57	-55	-73	-71	-73	31	30	30	30	30	30	30	30	30	30	30	30	30	0
Total	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	5,193

*Discount is applied to unstarted permissions only

Local Plan / NPPF Policies - Delivering Urban Optimisation

Intensification / Conversion of Employment Land				0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40	440
Council Owned Sites							0	0	20	20	20	20	20	20	20	20	20	20	20	220
Increased Density in Higher Buildings						0	0	0	20	20	20	20	20	20	20	20	20	20	20	220
Total	0	0	0	0	0	0	0	0	80	80	80	80	80	80	80	80	80	80	80	880

Local Plan - Inc. Broad Locations

	Pre plan period			Plan Period																Total	Post plan
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36		
Current known/expected delivery (2020-2036)	432	426	428	544	541	553	324	219	162	169	155	155	155	155	155	155	155	155	155	3,906	
EHH North (1,600 not inc. 120 at Spencers Park PII)							75	140	180	180	180	180	180	180	140	100	65			1,600	
North Hemel (1,500)															75	125	125	125	125	575	1,000
EHH South (2,400)							75	140	180	180	180	180	180	180	180	180	180	180	180	2,195	205
NW Harpenden (580)						75	75	75	75	75	75	75	55							580	
East St Albans (900 + 348 already permitted)							75	100	100	100	100	100	100	100	100	25				900	
N St Albans (1,100)						75	120	120	120	120	120	120	120	85						1,000	
NE Harpenden (760)										75	75	75	75	75	85	75	75	75	75	760	
W of London Colney (440)									75	75	75	75	75	65						440	
Chiswell Green (365)								75	75	75	75	65								365	
Park Street Garden village 2,300										80	150	180	180	180	180	180	180	180	180	1,670	630
LP / NPPF - Delivering Urban Optimisation									80	80	80	80	80	80	80	80	80	80	80	880	1,835
Trajectory Total	432	426	428	544	541	703	744	869	1047	1209	1265	1285	1200	1100	995	920	860	795	795	14,871	

NB: Trajectory Average 2020-2025; 2025-2030; 2030-2036

NB: Housing Requirement/Target - inc. 20% buffer for 2020-2025 and remainder averaged over 2025-2036

The Policies

Using the Policies

The Plan should be read as a whole. Several policies will often be relevant and all relevant policies must be applied. General policy 'cross references' or caveats are not included in individual policies. For ease of understanding, direct explanatory links between policies are sometimes noted – e.g. (Policy S2), (Policy L14).

List of Policies

Chapter 1 – Development Strategy and Metropolitan Green Belt

S1 - Spatial Strategy and Settlement Hierarchy

S2 - Development Strategy

S3 - Metropolitan Green Belt

Chapter 2 - Homes, Affordable Homes and Workplaces

S4 - Housing Strategy and Housing Requirement/Target

S5 - Economic Development Strategy and Employment Land Provision

S6 - Broad Locations for Development

L1 - Housing Size, Type, Mix and Density

L2 – Provision of Older Persons Housing and Special Needs Housing

L3 - Provision of and Financial Contributions towards Affordable Housing

L4 - Affordable housing development in the Green Belt (rural exceptions sites)

L5 - Small Scale Development in Green Belt Settlements

L6 - Extension or Replacement of Dwellings in the Green Belt

L7 - Gypsies, Travellers and Travelling Show People

L8 - Primarily Residential Areas

L9 - Primarily Business Use Areas

L10 - Strategic Office Locations

L11 - Special Employment Locations in the Green Belt

Chapter 3 - Retail, Leisure and Commercial Uses and Development

L12 - Centres for Retail, Services and Leisure

L13 - Attractive and vibrant cultural and civic areas

L14 - Location of Non-residential uses serving residential areas

L15 - Leisure Uses

L16 - Mixed Use Opportunity Areas

Chapter 4 – Infrastructure and Community Facilities

L17 - Infrastructure

L18 - Transport Strategy

L19 - Highways / Access Considerations for New development

L20 - New Development Parking Guidance and Standards

L21 - Education

L22 – Community, Leisure and Sports Facilities

Chapter 5 – Design, Conservation and Enhancement of the natural, built and historic environment

L23 - Urban Design and Layout of New Development

L24 - Development Amenity Standards

L25 - Energy and Environmental Performance of New Development

L26 – Local Green Space

L27 - Green Space Not Designated as Local Green Space

L28 - Green Space Standards and New Green Space Provision

L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees

L30 - Historic Environment

North West Harpenden Broad

Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 580 dwellings
- The 580 dwelling figure above includes at least one 50+ home C3 Flexi-care scheme
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6.
- Retention of important trees and landscape features



North West Harpenden Broad

Location (2)

- Recreation space and public open space
- A site for and appropriate contributions towards a 2 FE primary school including Early Years provision on a 2.5 ha site
- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- Significant improvements to existing and/or new walking and cycling facilities to promote car-free access to Harpenden town centre, railway station and secondary schools
- 3% of homes provided to be self-build housing
- Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms

East St Albans Broad Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 1,250 dwellings (including area with extant permission for 348 homes)
- The 1,250 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6
- Strategic and local public open space, including managed woodland and ecological network links
- Retention of important trees and landscape features
- A 2FE primary school, including Early Years provision, to serve the new community
- A site for and appropriate contributions towards an 8FE secondary school site



East St Albans Broad Location (2)

- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- Investment / reinvestment in improved education and training provision and facilities at Oaklands College
- Retain, repair and make fit for purpose the Mansion House building
- Hydrotherapy pool
- 3% of homes provided to be self-build housing
- New neighbourhood centre, including commercial development opportunities
- Recreation space and other community facilities, including health provision
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Site wide Combined Heat & Power system delivered in association with research and teaching initiatives at the College and its partner institutions
- Appropriate renewable energy production and supply mechanisms
- Best and most appropriate use of existing sand and gravel resources on site, rather than by prior extraction

NB: These requirements do not apply in respect of the extant permission for 348 dwellings referred to under point 2.

East Hemel Hempstead (North)

Broad Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders
- Minimum capacity 1,650 dwellings
- The 1,650 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6
- Strategic and local public open space, including managed woodland and ecological network links
- Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn
- Retention of important trees and landscape features



East Hemel Hempstead (North)

Broad Location (2)

- A 3FE primary school, including Early Years provision, to serve the new community
- An 8FE secondary school to serve the new and existing communities
- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 3% of homes provided to be self-build housing
- New neighbourhood and local centres, including commercial development opportunities
- Recreation space and other community facilities, including health provision
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms
- Appropriate buffer zones and mitigations to address the Buncefield oil depot and pipelines
- Design to mitigate adverse impacts from motorway noise and air pollution.

West of London Colney Broad

Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 440 dwellings
- The 440 dwelling figure above includes one 50+ home C3 Flexi-care scheme and 10 units to provide special needs accommodation, in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6.



West of London Colney Broad

Location (2)

- Retention of important trees and landscape features
- Recreation space and public open space
- A site for and appropriate contributions towards an 8FE secondary and 2 Fe primary 'all-through' school, including Early Years provision
- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 3% of homes provided to be self-build housing
- Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms

Park Street Garden Village Broad Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 2,300 dwellings
- The 2,300 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 20 units to provide special needs accommodation in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6.
- Strategic and local public open space, including managed woodland and ecological network links
- Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- A substantial new Country Park providing facilities for new and existing communities
- Retention of important trees and landscape features
- One 3FE and one 2FE primary schools, including Early Years provision, to serve the new community
- An 8FE secondary school to serve the new and existing communities



Park Street Garden Village Broad Location (2)

- Transport network (including walking and cycling links) and public transport services upgrades/improvements, including a local bypass route for Park Street and improvements to the A414 as a strategic route for the wider area
- New park and rail facility on the Abbey Railway Line south of the A414
- 15-20 minute peak period service on the Abbey Railway Line from date of first house occupation. This will likely require a new passing loop on the Abbey Railway Line, either on site or delivered elsewhere
- 3% of homes provided to be self-build housing
- New neighbourhood and local centres, including commercial development opportunities
- Recreation space and other community facilities, including health provision
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms
- Two 15 pitch Gypsy and Traveller sites
- Full exploration of possibilities for direct services to Euston via Watford and/or links to a future Metropolitan Line extension in Watford
- Full exploration of possibilities for an Abbey Line stop or active travel routes / measures directly serving the BRE
- Full exploration of possibilities for an additional station on the Midland Mainline

Resident input into Masterplanning

Local communities and stakeholders will have opportunities to give their views as part of the collaborative Masterplanning process. This includes:

- Uses for the public open spaces e.g. informal recreation space, community orchards, trim trails, dog walking areas, biodiversity enhancement areas, sports pitches, play areas, allotments etc.
- Nature of community facilities e.g. community halls, drop in centres, religious facilities, youth facilities etc.



Future Local Plan Work

- LP Reg 19 - Six week period for representations, 4 Sep – 17 Oct 2018
- Further stages after October 2018 include:
 - Consideration of responses by PPC to this second full public consultation
 - Formal consideration of submission of Local Plan to Secretary of State
 - Examination in Public process (carried out by Independent Planning Inspector, parties have a further chance to give their views directly)
 - Final adoption (or not) of Local Plan by Full Council

