

## St Albans Local Plan 2020 - 2036 Publication 2018 Representation Form

**Date:**  
**Ref:**  
**Ack:**  
**(For official use only)**

### St Albans Local Plan Publication 2018 - Representation Form

#### Part B – Please use a separate sheet for each representation

**Name or Organisation :** CPRE Hertfordshire

3. Please give the number or name of the Paragraph or Policy your comment relates to. Documents can be found at the following links:

- Local Plan Publication Draft 2018 – [www.stalbans.gov.uk/localplan2018](http://www.stalbans.gov.uk/localplan2018)
- Sustainability Appraisal Report – [www.stalbans.gov.uk/localplan2018](http://www.stalbans.gov.uk/localplan2018)

Paragraph  Policy S4

4. Do you believe the Local Plan &/or its sustainability appraisal is:

- |  |     |                      |    |                                     |
|--|-----|----------------------|----|-------------------------------------|
| (1) Legally compliant                    | Yes | <input type="text"/> | No | <input type="text"/>                |
| (2) Sound                                | Yes | <input type="text"/> | No | <input checked="" type="checkbox"/> |
| (3) Complies with the Duty to co-operate | Yes | <input type="text"/> | No | <input type="text"/>                |

**If you have entered No to 4.(2), continue with Q5, otherwise please go straight to Q6**

5. Do you consider the Local Plan is **unsound** because it is **NOT**:

- |   |                                     |
|---|-------------------------------------|
| (1) Positively Prepared (it is not providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development) | <input type="text"/>                |
| (2) Justified (it is not an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)   | <input checked="" type="checkbox"/> |
| (3) Effective (not deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground)   | <input checked="" type="checkbox"/> |
| (4) Consistent with national policy (not enabling the delivery of sustainable development in accordance with the policies in this Framework)  | <input checked="" type="checkbox"/> |

6. Please give details of why you consider the Local Plan &/or its sustainability appraisal **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan &/or its sustainability appraisal or its compliance with the duty to cooperate, please use this box to set out your comments.

CPRE Hertfordshire considers that Policy S4 setting out the Council's proposed Housing Target is flawed and must be changed to reflect national Planning policies, and to be effective. The Policy as worded is not justified by the available evidence on Housing need and supply. We have the following specific comments on the policy:

- 1) The stated housing requirement/target at an average annual rate of 913 dwellings per annum, is excessive for two principal reasons:
  - a) The annual figure is 30 percent higher than the number (700) arising from the application of the newly introduced standard method of calculating housing need for the District and the new NPPF, which would reduce the overall stated target of 14,608 to 11,200 for the 2020 to 2036 Plan period.
  - b) Secondly, the calculation of housing need and affordability adjustment is only the starting point for the setting of the Plan's housing requirement/ target, which must be determined in the context of paragraph 11 of the NPPF on the presumption in favour of sustainable development.

This states that '...policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, *unless the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area (The policies referred to are those in this Framework (rather than those in development plans) relating to ....land designated as Green Belt...)* [CPREH emphasis], or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

CPRE Hertfordshire believes that this essential step has not been carried out by the Council, which currently proposes to meet assessed need and demand in full, irrespective of the consequences for the Green Belt, contrary to the above national policy.

- 2) The cross-reference in the Policy to 'Appendix 2 – Housing Trajectory' is confusing because the latter shows an annual housing requirement of 915 dwellings (a total of 16,640) and a 'Trajectory Average' of 929 dwellings a year (a total of 14,864). That trajectory already assumes too low a contribution from 'urban optimisation', windfalls and other means of increasing urban density required in accordance with paragraph 137 of the new NPPF.

In our view the past number of windfalls, including permitted changes of use, should be used as a minimum number in the Plan's future allowance, and the Plan's policies should be applying the new NPPF policies for greater emphasis on the use of previously developed land and increased housing densities than currently set out in the Plan, as set out in Chapter 11 of the NPPF.

We do, however support the reference to 'urban optimisation' in the Trajectory, but consider that this should be a higher figure based on higher densities as set out in our representations on Policy L1.

(Continue on a separate sheet if necessary)

**7. Please set out what modification(s) you consider necessary to make the Local Plan &/or its sustainability appraisal legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above. (NB: Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan &/or its sustainability appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

The Policy should be amended to set out the notional housing need figure for the District using the latest Household Projections and Planning Practice Guidance, and state how the Council has taken account of paragraph 11 of the NPPF in determining a Housing Target that minimises harm to the Green Belt, and optimises the use of previously developed land and other alternative measures to minimise the loss of Green Belt.

(Continue on a separate sheet if necessary)

**Please note:** Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.  
**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No

Yes

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To explain our concerns about the excessive number of dwellings proposed in the Plan and the lack of justification for the Policy given the consequences for, and the inconsistency with national policy for, the protection of the Green Belt.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Do you wish to be notified of any of the following? Please mark all that apply.

(a) when the Local Plan has been submitted

Yes

(b) when the Inspector's Report is published

Yes

(c) when the Local Plan is adopted

Yes

Please note that all responses will be held by the Council in accordance with the General Data Protection Regulation 2018. Your name and comments will be made available to the public through an online consultation portal, in council committee papers and as otherwise considered appropriate by us.

Your address, email address and telephone number will never be able to be viewed by the public through the online consultation portal.

However, your contact details will be shared with the Programme Officer & Inspector for the purposes of the Public Examination. We will use your contact details to notify you about future stages of the plan process. By submitting this form you are agreeing to these purposes.

To view St Albans City & District Council's full privacy notices please visit <http://www.stalbans.gov.uk/council-and-democracy/departmentsPoliciesPlans/data-protection/privacy-statments.aspx>

11. Signature:		Date:	12 <sup>th</sup> Oct 2018
----------------	--	-------	---------------------------