

St Albans Local Plan 2020 - 2036 Publication 2018 Representation Form

Date:
Ref:
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(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
- Sustainability Appraisal Report – www.stalbans.gov.uk/localplan2018

Paragraph

Policy

L1

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

(1) Legally compliant

Yes

No

(2) Sound

Yes

No

(3) Complies with the Duty to co-operate

Yes

No

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)

(2) Justified (it is not an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)

(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)

(4) Consistent with national policy (not enabling the delivery of sustainable development in accordance with the policies in this Framework)

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.

Paragraph six of this Policy states that higher density development 'will be encouraged' in accessible urban locations with good access to services, but CPRE Hertfordshire considers that this approach is inadequate in the context of new NPPF policies that demand that the Council maximises opportunities for regeneration and reuse of previously developed land before removing land from the Green Belt for development. Paragraph 137 requires the strategy to 'make as much use as possible of suitable brownfield sites and underutilised land', and 'optimises the density of development', and refers to a whole new policy chapter (11) 'Making effective use of land'.

The Policy should therefore include minimum density requirements in the Policy that reflect their location and character, consistent with NPPF paragraphs 122 and 123 in particular. Those minimum densities should be set at a higher level than the advisory densities currently referred to in the Policy. In any Broad Locations that are retained in the Plan there should be a minimum housing density of 60 units per hectare in accordance with policy advice for newly planned large land areas, and 100 per hectare for apartments/flats in accessible urban locations near public transport interchanges.

(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 include a requirement for new sites and regeneration, redevelopment and change of use schemes to meet specified density standards, with suitable areas for higher density development accessible by public transport shown on the policies map.

(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 views on the need to maximise the number of dwellings that can be built in the Plan period in the context of revised national policy making effective use of land and 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:

12th Oct 2018