

St Albans Local Plan 2020 - 2036 Publication 2018 Representation Form

Date:
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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

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="text" value="X"/>
(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="text" value="X"/>
(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 type="text"/>
(4) Consistent with national policy (not enabling the delivery of sustainable development in accordance with the policies in this Framework)	<input checked="" type="text" value="X"/>

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.

The siting of new schools and colleges in the Green Belt would be inappropriate development, and exceptional circumstances must be demonstrated for these where they are proposed in Broad Locations for development in the Plan. A pressing need for school capacity is not in itself an exceptional circumstance. NPPF paragraph 11 is quite clear that development need does not override Green Belt policy, as pointed out in our representations on Policy S3.

We support the proposed criterion that very special circumstances will not exist if it cannot be demonstrated that there are no alternative non-Green Belt sites, but there should also be no suitable alternative Green Belt location, in terms of harm to the Green Belt.

We object to the proposal for a new school in the Green Belt to meet the needs of the centre of St Albans, solely on the basis of 'particular current and projected increasing issues with provision' (policy L21) which does not amount to a demonstration of exceptional circumstances for removal of land from the Green Belt, or of very special circumstances for approval of a planning application.

Please see also our representations on Policy S3.

(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 proposals for new schools and extension of school buildings in the Plan that do not specifically demonstrate exceptional circumstances, should be deleted from the Plan, and the Policy applied to ensure that very special circumstances are demonstrated before planning permission is granted for such inappropriate development.

(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

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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 lack of justification for the current Policy wording and the inconsistency with national Green Belt policy for inappropriate development in 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