

St Alban's Strategic Local Plan

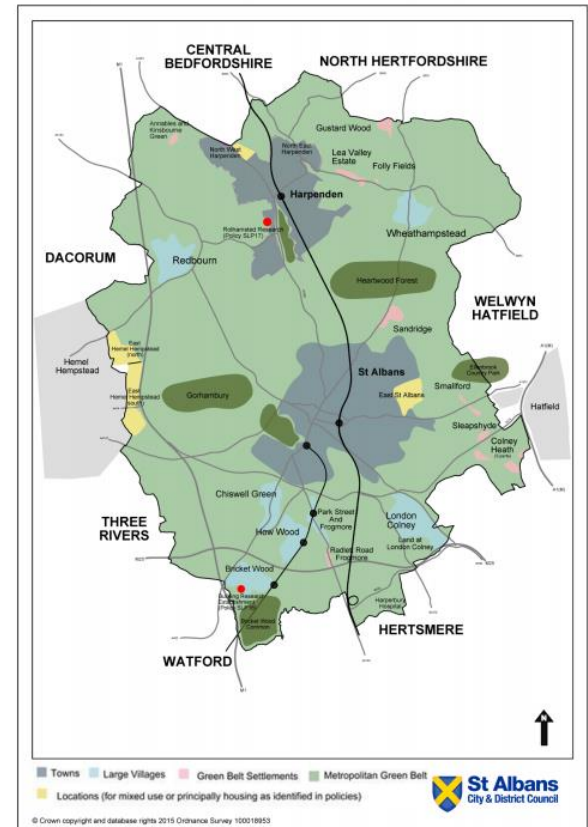
Explaining the Strategic Local Plan (SLP) Process

David Churchill, Iceniprojects

St Alban's Strategic Local Plan

What is a Strategic Local Plan?

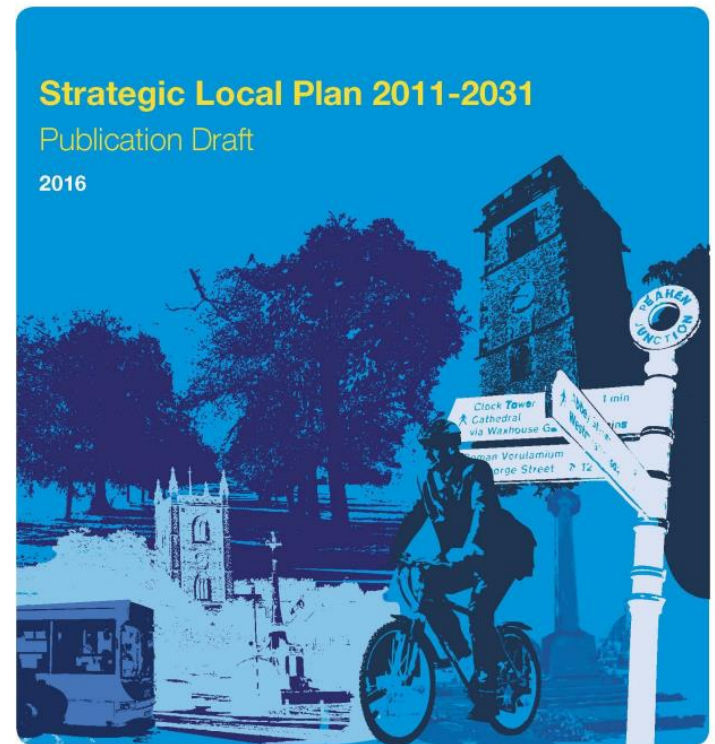
- Attempts to codify a combination of the strategic objectives of the local authority for development with national policy
- Provides the basis for every planning application decision in the local authority area.
- Allocates specific sites for specific uses.



St Alban's Strategic Local Plan

What goes in to the St Alban's Strategic Local Plan?

- One of three documents that make up the 'Local Plan'
- Sets targets for specific types of development (e.g. housing, jobs, etc.) to be delivered by 2031
- Identify future areas of growth for development



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How does the local authority decide what goes in to the Strategic Local Plan?

- Local Plan must accord with the National Planning Policy Framework (NPPF) in order to be considered 'sound'
- All policy options must be informed by Strategic Environmental Assessment
- Local authorities should take account of representations made during consultation periods from local residents and landowners/developers



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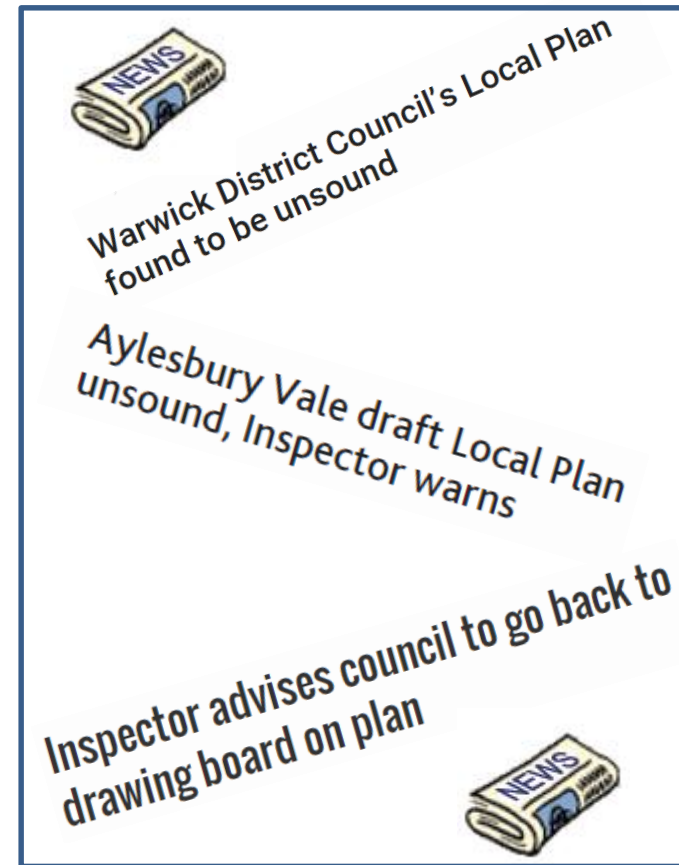
Explaining the timeline...

- Identifying issues and evidence gathering – throughout 2014
- First round of public consultation (contains numerous options) – Oct '14
- Consider responses and revise Local Plan – Dec '14 - onwards
- Second round of consultation (final version) – Jan/Feb – '16
- Submit to Secretary of State for examination (following amendments) – Jun '16
- Examination – Nov '16
- Inspector's Report – Feb '17
- Adoption – May '17

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Why are Local Plans found unsound?

- Failure to meet objectively assessed housing need (Maldon, Eastleigh, Rochdale);
- Not satisfying the Duty to Co-Operate (Warwick, Central Beds, Coventry);
- Proposing undeliverable or unsustainable new settlements (Uttlesford);
- Unsustainable pattern of development (Wealden);
- Failure to protect key environmental sites (Hart, Medway); and



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How to successfully influence the content of the Local Plan

- Focus on the 'soundness' in representations or at the examination
- Propose specific policy changes which would make the plan 'sound'
- Seek to be involved at the Examination in Public, usually via an organisation



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Observations on the Local Plan Process

- The process is rarely straightforward and re-consultation is often necessary
- Local policy-making is set against a constantly changing national policy landscape
- Green Belt authorities usually take the longest to get a plan in place



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Observations on the Local Plan Process

- Central Government is looking to take over the Local Plan process from 'slow coach' local authorities
- Local authorities have to plan for the 'Objectively Assessed Need' for housing
- Examination process is complex and difficult to engage with, but local resident group regularly successfully participate



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