

St Albans City and District Local Plan

Harpenden Society

19 October 2017

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Why do we need a Local Plan?

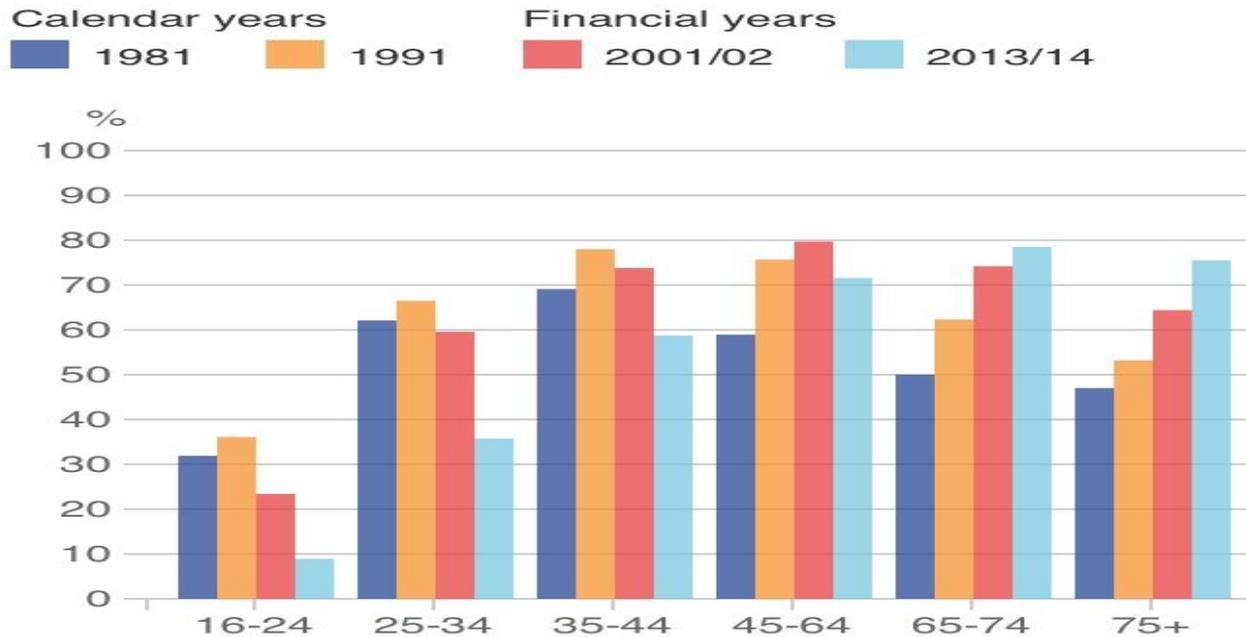
- Presumption in favour of development – the Local Plan sets the rules
- Our 1994 Plan is 2nd oldest in country – needs updating
- Allows local control of what we develop, where and how
- Government is mandating development

Why Government is mandating more development

- Between 1981 and 2015
 - Households grown from 20 million to 27 million
 - One person households grown from 20% to 29%
- Supply rose by 31%, with increasing shift to private sector renting
- House building/annum declined by 40% (1980-2015) to 152,440
- On average house prices have risen 7% per annum since 1980
- Decreasing numbers of younger homeowners

Decreasing numbers of younger homeowners

Percentage of each age group that are home owners⁵, England, 1981 to 2014



Current situation (external)

- Government preferred approach for a single Local Plan (combining Strategic and Detailed Local Plans)
- Government new way of assessing Local Housing Need
- Start and end dates of plan – 2020-2036
- Other Districts now moving forward with their new Local Plans
- South West Herts Group consider SADC part of their housing area

Current situation (SADC)

- Local Plan needs to start again (2020-2036)
- Government approach to housing need will be mandatory from March 2018
- New approach needed to working with neighbours or will fail duty to co-operate
- Extensive analysis available from SLP
- New consultation/call for sites

What the Plan needs to deliver

- Housing and employment needs
- Sustainable communities
- Infrastructure to support housing and employment
- Protected Green Belt
- Protected ecological habitats/ sites of natural beauty?
- **Local** needs (type, size, mix, tenure)?

Local Housing Need

- Current consultation on standard methodology on assessing housing need
- Local Plans submitted after March 2018 will need to use this methodology
- Government will set rules on ‘exceptions’
- Government will ‘where necessary trigger policy responses that will ensure further land comes forward’

Local Housing Numbers

Source	Dwellings Per Annum	Total Homes	Green belt
SLP (2011-2031)	450	9,000	4,000
SWHG SHMA (2013-2033)	700	14,000	9,000
ONS (latest) (2016-2036)	650	13,000	8,000
DCLG* (2020-2036)	913	14,500	9,500

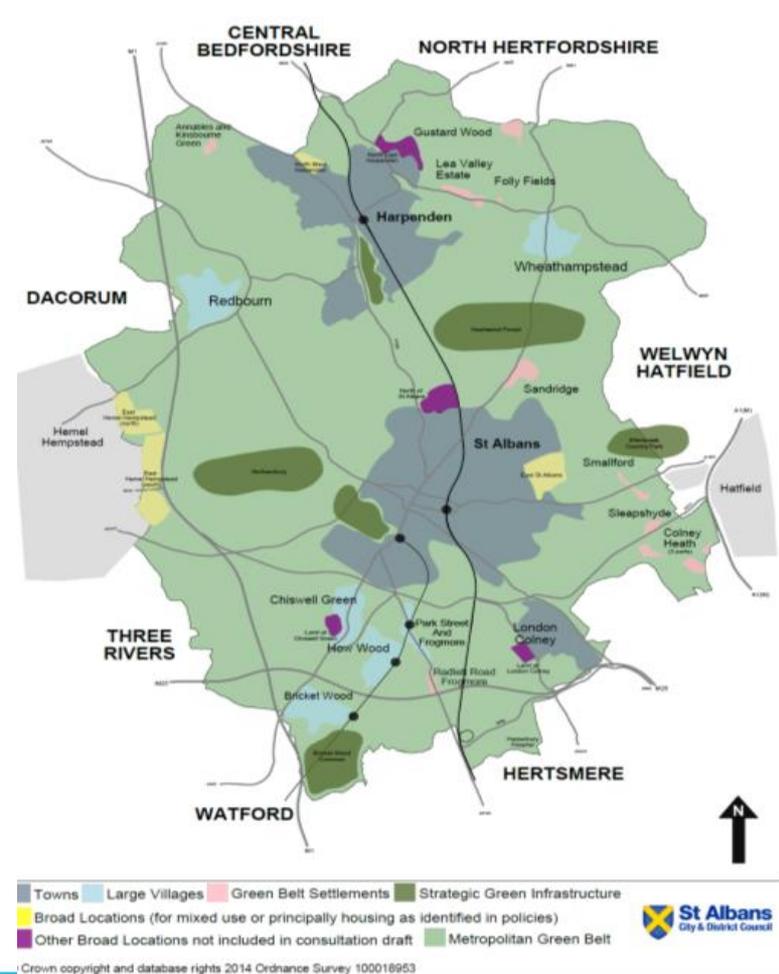
Comments

- Possible commitment - early review e.g. migration increase/decrease? (Brexit?)
- Time periods heavily impact on numbers – eg start date 2011 v 2016 v 2020)

Need more than SLP to deliver need

Previous Plan:

- Focussed on three major settlements
- Increased density within settlements (5,000 homes)
- Identified four broad locations in Green Belt (4,000 homes)



Potential Approaches

- Increase density
 - Main settlements (St Albans and Harpenden)
 - Other settlements (villages)
- Four Broad Locations – SLP
- Four additional Broad Locations
- ‘Garden Suburb(s)’ (500 – 5,000 homes)
- ‘Garden Village(s)’ (1,500 – 10,000 homes) - 10 years+
- ‘Garden Town(s)’ (10,000+ homes) - 15 years+

Government Green Belt approach

Authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options

- making effective use of suitable brownfield sites...;
- the potential offered by land which is currently underused, including surplus public sector land where appropriate;
- optimising the proposed density of development; and
- exploring whether other authorities can help to meet some of the identified development requirement.

Opportunity to improve

- Affordable Housing – Social rent, affordable rent, keyworker, mechanisms for ‘in perpetuity’
- Younger people - First market flat, first market (small-medium sized) family home eg - modern terraces
- Older people – Downsizers eg - mansion flats, flexi-care, nursing care homes, residential care homes
- Inclusive community – learning disability, physical disability, mental health
- Self-build

Infrastructure Delivery

- Availability/delivery of infrastructure, including:
 - public transport
 - roads / junctions / car parking
 - circa 4 extra secondary and 14 primary schools
 - parks/allotments/playing fields
 - neighbourhood centres
 - GPs/healthcare
- ‘Viability’ impacting:
 - infrastructure delivery
 - affordable homes (currently forced reduction from 40% to 20% in other areas)

Local Plan: key tasks

- Establish housing and jobs need numbers
- Consult on options for where to put new homes and jobs
- Confirm/establish infrastructure requirements
- Work with our neighbouring councils and HCC on duty to co-operate, identifying housing markets areas and economic market areas
- Review evidence base
- Review consultation responses

Timetable next 6 Months

Indicative Issues and Options for new Local Plan
And
Scope for 'Call for' suggested new housing and
employment sites

Planning Policy Committee -
16th October 2017

Draft Issues and Options Documents for new
Local Plan (Regulation 18)

Planning Policy Committee -
7th November 2017

Cabinet - 23rd November 2017

Draft Issues and Options Consultation
(Regulation 18) and 'Call for' new housing and
employment site suggestions

9th January 2018 to
21 February 2018

Draft Timetable 6 Months +

