

St Albans City & District Local Plan 2020-2036

Have your say!



St Albans
City & District Council

January 2018

Have your say

Your Council is writing a new Local Plan. It will show what can be built, and where, up to 2036.

With you, we need to make some very difficult decisions. Where should new building be located? What sort of homes do we need? How can we support business growth? What about infrastructure such as transport, schools and green spaces?

We need your views, to make sure we make the right decisions.

We are asking you about your views in the six weeks from 9 January to 21 February 2018.

There will be exhibitions about the Plan and we have put detailed information online, including a video.

Please tell us what you think, by filling in our online questionnaire. If you prefer, you can fill in this paper version and send it to us.

We will keep working on the Local Plan during 2018 so that it will be ready by March 2019.

Every resident who responds will improve the quality of the finished plan.

Thank you for taking part.

How to have your say

If possible, please fill in the online version of this questionnaire.

Go to www.stalbans.gov.uk/localplan2018

Why go online?

It's quick and easy.

It gives you more – view and download extra information.

It's social – see what others have said.

It saves you a stamp and your comments won't get lost in the post.

If you can't get online, or prefer not to, you can fill in this paper version and post it to us. See page 17.

We will publish your name (organisation if applicable) and comments online, but no other contact details. This applies whether you respond online or by post.



Why do we need a Local Plan?

Our current Local Plan dates from 1994. It is one of the oldest in the country, and needs to be replaced.

Our new Plan will help us deal with issues like these:

- **Building the homes and businesses our growing population needs**
- **Protecting our Green Belt as much as we can**
- **Making it easier for local people to afford to live here**
- **Building affordable homes that stay affordable so key workers like teachers, firefighters and nurses can hope to live near to where they work**
- **Building social housing for families on our housing list, and to reduce homelessness**

The government has set out how we have to develop the new Local Plan. We explain this online.

An independent Planning Inspector must examine and approve the Local Plan. They will make sure it meets all the legal requirements.

Getting our priorities right

Here are 6 things the Local Plan aims to do.

Q1 Enter the numbers 1 to 6, where you think 1 is the most important and 6 is the least important.

Build homes in the right place

Build the right kind of homes

Provide local jobs

Protect the Green Belt

Protect our historic buildings, wildlife sites and areas of natural beauty

Get the transport, schools and other infrastructure we need

Please add any other comments.

Build homes in the right place

Local homes are increasingly expensive. Local people are being driven out of the local market. Young people can no longer afford to buy their first home. There are large waiting lists for social housing. We need to build more homes. Where we build those homes is a difficult decision and we would like your views.

It's worth knowing:

- **There is limited brownfield land in the District and we have already planned to allow building on this.**
- **Adding more homes in built-up areas puts pressure on existing infrastructure like schools, parking and doctors' surgeries.**
- **81% of the land in the District is Green Belt. The rest includes homes, businesses, commons, parks, and green spaces.**
- **Large-scale development on Green Belt generates the money and land that provides new infrastructure like roads, schools, shops, and parks.**
- **Our 2016 draft Plan said we would build 436 homes a year. It included a total of 4,000 homes in the Green Belt. The government now says we should build 913 homes a year. This would mean about 9-10,000 homes in the Green Belt.**

Here are 5 ways we can build more homes.

Q2 - Enter the numbers 1 to 5, where you think 1 is the best idea and 5 is the worst		Q3 - Circle how you feel about each idea, like this 				
Add more homes into existing built-up areas						
Build on 8 areas that least meet Green Belt purposes (see map on back page)						
Expand existing villages into the Green Belt						
Further expand existing towns into the Green Belt (500 – 5,000 homes)						
Create new 'Garden Village(s)' in the Green Belt (1,500 – 10,000 homes)						

Please add any other comments.

Build the right kind of homes

In our District, local people need more of certain types of housing.

We need to provide:

- Affordable housing – for sale or rent to people who need it. This includes social rented (60% or less of market rent), affordable rented (80% or less of market rent) and part-buy-part-rent housing (including key worker housing).
- Small first-time buyer flats (1-2 beds).
- Small/medium sized first family homes (2-3 beds).
- Homes for people downsizing.
- Homes for older people (flexi-care, nursing care homes, residential care homes).
- Self-built homes.



Here are 8 kinds of home we need to provide.

Q4 Enter the numbers 1 to 8, where you think 1 is the most important and 8 is the least		Q5 Circle how you feel about each kind of housing being built 				
Social rented housing (60% of market rent)						
Affordable rented housing (80% of market rent)						
Part-buy / part-rented housing						
Small first-time buyer flats						
Small/medium sized family homes						
Homes for people downsizing						
Homes for older people (flexi-care, nursing homes, residential care homes)						
Self-built homes						

Please add any other comments.

Provide local jobs

The Local Plan will give the local economy and jobs a high priority. It aims to make it easier for people to work locally, while noting that many local people work in London. The Plan's approach is:

- **Support a healthy and varied local economy, with a focus on knowledge and creative industries, financial and business services, green technology and tourism.**
- **Offer employers a highly skilled and flexible workforce and individuals the very best opportunities to learn, train, start businesses, develop entrepreneurial opportunities and improve their employability.**

**The Local Plan supports the Hertfordshire
Enviro-Tech Enterprise Zone.**

This zone seeks to:

- **Develop the economy in the M1/M25 corridor.**
- **Harness the Green Triangle of local expertise in environmental technology.**
- **Help regenerate Hemel Hempstead.**

The zone covers the area to the east of Hemel Hempstead. It also covers Rothamsted Research in Harpenden for agriculture and the Building Research Establishment in Bricket Wood for the built environment.



Q6 Circle, like this 😊 how you feel about this approach to local jobs.



Please add any other comments.

Protect the Green Belt

Green Belt is open land around towns and villages, where building is restricted. 81% of the District's land is Green Belt. Green Belt is there to do 5 things:

1. **Stop large built-up areas from growing in an uncontrolled way.**
2. **Stop neighbouring towns merging into one another.**
3. **Protect the countryside from being spoiled.**
4. **Preserve the setting and special character of historic towns.**
5. **Help to bring life to urban areas, by encouraging developers to reuse derelict and other urban land.**



Many of our homes in the District were built in the Green Belt from the 1950s to the 1980s. We need to consider doing this again. An approach would be to build on land that is the least good at doing the 5 things above.

To find these places, independent consultants carried out a Green Belt Review for us. The review found 8 areas. These areas are in yellow on the back page.

Q7 Circle like this, 😊 how you feel about this approach to identifying potential land for building in the Green Belt.



Please add any other comments.

Protect our historic buildings, wildlife sites and areas of natural beauty

Our District has many areas that make it unique:

- Historic streets, including lots of 'Conservation Areas' where changes are more restricted.
- Nationally and locally protected buildings including St Albans Cathedral
- Important wildlife sites including the very rare chalk streams at the River Lea and River Ver.
- Areas of natural beauty like Gorhambury and Nomansland.

The Local Plan's approach is that we should protect these sites and they should not be built on.



Q8 Circle how you feel about protecting these things.



Historic streets and buildings					
Wildlife sites					
Areas of natural beauty					

Please add any other comments.

Get the transport, schools and other infrastructure we need

To support new homes and businesses, we need to invest in much more infrastructure.

Here are 8 kinds of infrastructure we might need.

Q9 Enter the numbers 1 to 8, where you think 1 is the most important and 8 is the least	
Better public transport, including trains and buses	
New or improved roads and junctions	
More car parking	
New or improved cycling and walking facilities	
Extra primary and secondary schools	
New parks, allotments, playing fields	
New GP and other healthcare facilities	
New neighbourhood centres, shops and other community facilities	



What kinds of new infrastructure do you need in your area?

Sending us your comments

If possible, please fill in the online version of this questionnaire.

Go to www.stalbans.gov.uk/localplan2018

If you prefer to fill in this paper version, please enter your details opposite, then post to:

**Local Plan Questionnaire
St Albans City & District Council
Civic Centre
St Peters Street
St Albans
AL1 3JE**

Or email to: **LP2018@stalbans.gov.uk**

You can get extracts of this document in braille, large print, on audio tape, by email or in different languages. Call the Council on **01727 866100**.



About you

Full Name:

Email Address:

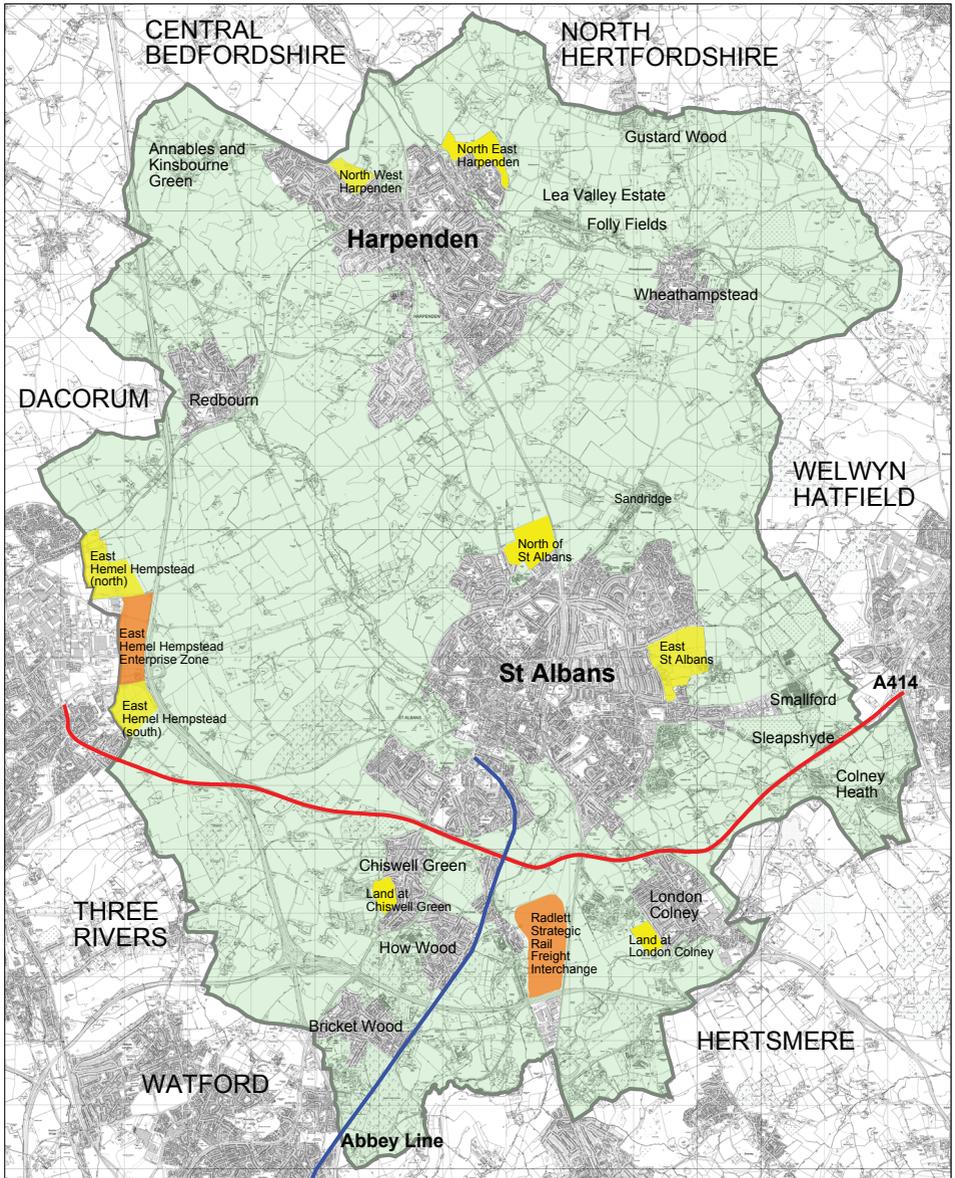
Postal address including post code:

Age Range (please tick)

- | | |
|-------|--------------------------|
| 16-24 | <input type="checkbox"/> |
| 25-34 | <input type="checkbox"/> |
| 35-44 | <input type="checkbox"/> |
| 45-54 | <input type="checkbox"/> |
| 55-64 | <input type="checkbox"/> |
| 65+ | <input type="checkbox"/> |

Responses received will be put online for all to see.

Your name (and organisation if applicable) will appear but no other personal or contact details. Petitions (even those with hundreds of names) will be considered as one response.



Draft Local Plan 2020-2036 Existing Evidence Base Diagram

-  SADC District Boundary
-  Green Belt
-  Green Belt Review Broad Locations
-  Employment Land - Enterprise Zone at East Hemel / Government Permitted Radlett Strategic Rail Freight Interchange
-  Emerging Hertfordshire County Council key opportunities for transport improvement - A414
-  Emerging Hertfordshire County Council key opportunities for transport improvement - Abbey Line

