

LOCAL AUTHORITY PLANNING REVIEW

/ FOCUS ON ST ALBANS /

JANUARY 2018

This review will take a focused look at the housing situation, planning considerations and council make-up of Local Planning Authorities across the south east. This update focuses on St Albans, Hertfordshire.

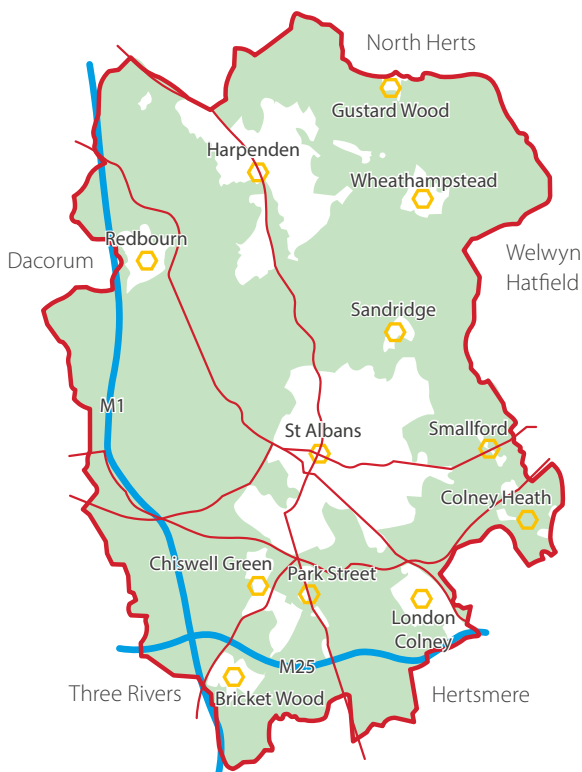
ST ALBANS HOUSING SITUATION

St Albans District Council's (SADC) latest Development Plan was adopted back in November 1994. Two attempts have been made to progress a new local plan: both have failed. In September 2016 the inspector recommended that SADC withdrew its Strategic Local Plan after finding it had failed in its Duty to Cooperate. In July 2017 SADC failed to have the decision overturned at a judicial review.

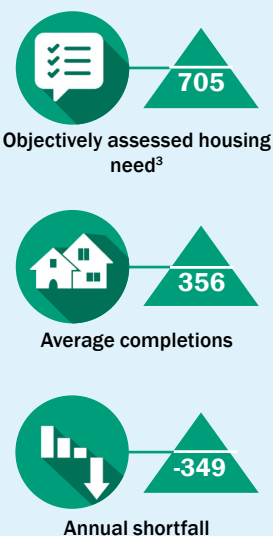
In January 2016 the South West Hertfordshire SHMA was published which included the district of St Albans despite the Council declining to participate. SADC disagreed that the district formed part of the HMA, despite strong evidence to the contrary. The Council contests the OAN set out in the SHMA. It considers the most up-to-date housing need as being 619 dwellings per annum¹.

SADC was named as one of the 15 Local Authorities which the Government proposes to intervene with in order to ensure a sound Local Plan is produced. SADC expect its housing target to be 913 dpa based on the DCLG's consultation figures. It also expects this housing figure to be imposed and taken out of local hands from March 2018. The Government is requesting LPAs to provide evidence by 31 January 2018 on any special circumstances and measures to accelerate plan publication.

With this vacuum of up-to-date policy coupled with just over half of the number of houses being completed each year, SADC is in severe need of new housing which will only increase year on year.



ST ALBANS HOUSING STATISTICS



DEVELOPMENT PLAN

Emerging development plan

- Regulation 18 Consultation and Call for Sites - 9 January - 21 February 2018.
- Pre-submission Draft - September 2018.
- Adoption - Spring 2020.

ST ALBANS DISTRICT PROFILE

Situated in Central Hertfordshire, the district of St Albans is home to approximately 145,000 people. In recent years house prices have increased and the need for affordable housing

is high. This trend has been assisted by the district's proximity to London.

St Albans is well connected. Luton Airport is located six miles to the north of Harpenden providing international access. The Midlands Mainline provides rail access to the east midlands and the north.

The Metropolitan Green Belt covers a significant proportion of the district, surrounding the larger towns and villages. Many of St Albans' smaller settlements are located within the Green Belt.

KEY PLANNING CONSIDERATIONS



85% of LPA within Green Belt



Green Belt Boundary Review (February 2014)



Not in place



No significant district-wide environmental designations



3.72 years housing land supply²



619 homes per annum considered needed by SADC

1. and 2. Authority Monitoring Report (December 2016).

3. South West Hertfordshire SHMA (January 2016).

NEIGHBOURHOOD PLANS

There are six communities preparing Neighbourhood Development Plans within the District.

Colney Heath

- Area designated 27 February 2014.
- No further progress reported.

Harpenden Town and Rural

- Pre-submission draft out for consultation until 6 December 2017.
- Adoption expected 2018.

Redbourn

- Initial draft sent to SADC early 2017.
- Public consultation will run 2 January - 16 February 2018.

Sandridge

- Initial draft consulted on August 2017.
- Draft plan consultation expected early 2018.

St Stephen

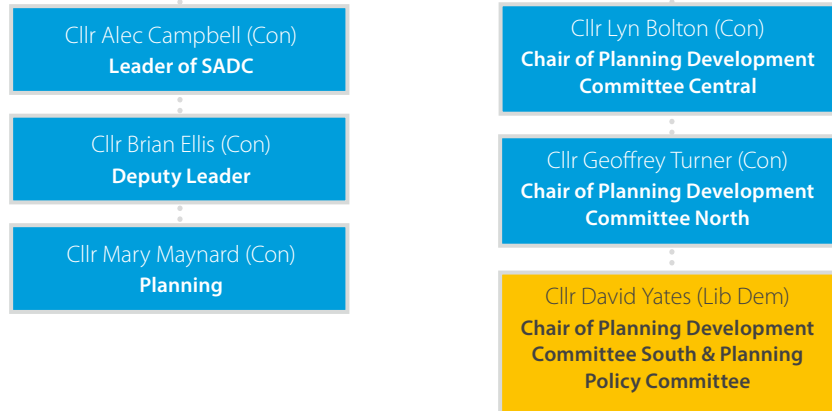
- Call for Sites completed March 2017.

Wheathampstead

- Call for Sites completed October 2017.

KEY PERSONNEL

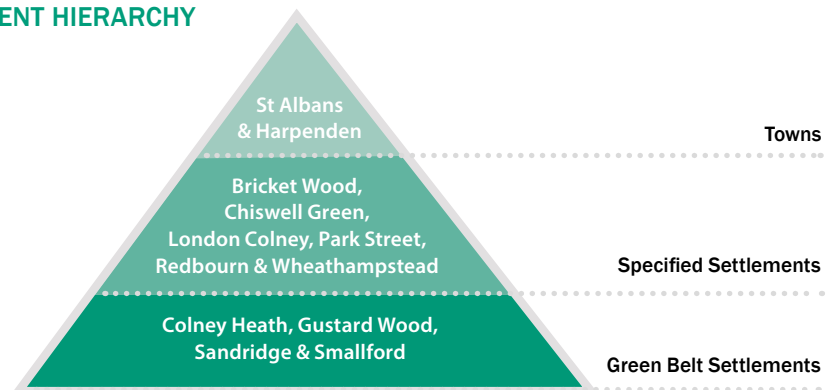
Councillors



Planning Staff



SETTLEMENT HIERARCHY



HOW PRP CAN HELP

The planning team at PRP provide planning consultancy services in alignment with the other services within the practice. Our work spans the full development cycle; from promoting schemes through the planning system and preparing and supporting planning applications, through to the delivery of schemes on site, clearance and discharge of conditions, as well as s106 work. The team work on a variety of residential-led developments across London and the south east.

We have existing experience in St Albans, having worked on a number of sites within the district. Our team have garnered a good working knowledge of the local area and how the Council operates. We are familiar with the policies and the planners at the Council and have the skills to communicate effectively with planning decision makers and stakeholders, adding to our in-depth analysis of the planning system as a whole.

From the promotion of a site and bespoke searches for sites, to our full range of planning services, PRP provides flexibility which enables a tailored approach to be applied to suit our clients' needs.

If you are interested in discussing how we can assist in these areas, contact our team.

CONTACTS



Jonathan Greenberg
Planner

020 7653 3573
j.greenberg@prp-co.uk



Lucy Morris
Graduate Planner

020 7653 3417
l.morris@prp-co.uk

For further information contact
prp-co.uk

