



# Spatial Strategy Workshop

## 12-14<sup>th</sup> July 2010



# Workshop Outline

Introduction: Heather Cheesbrough, Head of Planning  
(25 mins)

Discussion groups: To consider and debate the pros  
and cons of each scenario (one hour)

Plenary: Group feedback (25 mins)

E-voting opportunity

Close: Next steps and goodbye (10 mins)

# Basic Principles

- Where does development and growth go?
- How much, what and when?
- Areas Of Search withdrawn (for housing)
- Must have a 5 year housing land supply
- 15 year Core Strategy time horizon

# The Importance of Spatial Strategy

Spatial strategy is much more than housing, covering key issues such as:

- Schools
- Healthcare
- Employment
- Community Facilities
- Leisure
- Transport
- Shopping
- Infrastructure

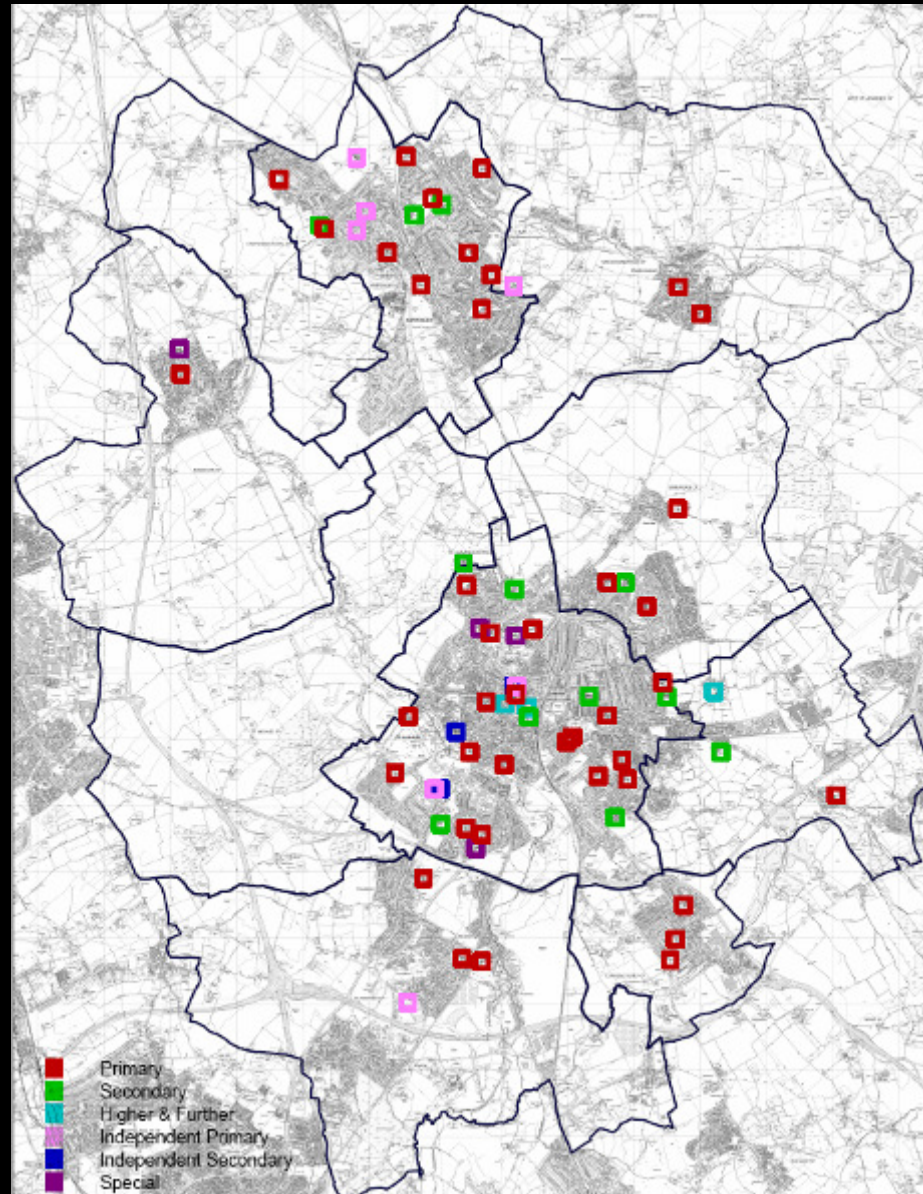
All of these issues directly affect people's lives on a daily basis.

# Education

- Pressure on places in both Primary and Secondary schools
- St Albans city centre Primary school places is greatest issue
- HCC seeking to expand existing schools where possible, including using SADC owned playing fields for limited periods
- Oaklands College, Smallford Campus – Hub now undeliverable. Aspirations for redevelopment and significant expansion, including hosting British Basketball headquarters and Arsenal Ladies football



# Existing Educational Facilities



# Employment Development

- The District currently exhibits very high levels of out-commuting, with over 50% of the District's residents commuting to work outside of the District
- There is almost zero new employment development land.
- Need for one substantial new Business Park on the eastern side of the District
- Support for existing high quality employers – including BRE and Rothamsted



# Non-Residential Development

## Employment

London Road Business Park

Expansion of Rothamsted

Possible expansion of Maylands from Dacorum into St Albans District

## Leisure

Westminster Lodge and Cotlandswick

## Hotel

Four star hotel with Conference Facilities next to London Road Business Park

## Retail

Griffiths Way additional bulky goods retail development

Small extensions to Sainsburys and Waitrose in Harpenden

## Education

Oaklands College expansion

# Housing Targets

The government is yet to define any methodology for deriving locally based housing targets. Useful factors to bear in mind are listed below and are only very broadly indicative of dwelling provision.

- St Albans housing needs survey update 2006 indicates affordable housing need = approx 820 per year (any market housing would be over and above this)
- Indicative Household projections forecast = approx 500-550 pa
- Indicative population increase = approx 500-550 pa
- Historic average building rate in St Albans since 1981 = approx 430 pa
- Historic average building rate in St Albans over any 5 year period in last 10 years = approx 360 pa

# Outline Housing Calculations

- Minimum of 7,200 dwellings to be built 2001 - 2021 at 360 pa
- Built April 2001 - July 2010 = 3,250.
- Existing Permissions = 1,630.
- Therefore 2,320 more to be found pre 2021
- Post 2021?

# Urban Sites Acceptable In Principle

- Common Elements which are likely to be acceptable in principle and are likely to come forward before 2021 (regardless of Scenario choices) = 700
- These include key District Vision sites driven forward by SADC, such as the former Eversheds site (Tesco's owned) on London Road, St Albans
- **Therefore, the Further Requirement = 1,620**

# Post 2021 Housing Requirement

- A CS has to provide for at least 15 years supply of housing from likely adoption in 2012 i.e. to 2028
- $360 \text{ pa} \times 7 = 2,520$  dwellings
- An element of windfall calculation from 10 years after adoption of the Core Strategy may be justifiable
- Windfall at 100 dwellings pa from 2022-2028 = 600
- 60 dwellings will come forward, regardless of Scenario choices
- Therefore, the Indicative Further Requirement = 1,860

# Growth Scenarios

- Urban Consolidation
- Growth of Smaller Settlements
- New settlement – Harperbury Eco Village
- Urban Small Extensions

# Urban Consolidation

- Residential led mixed use in city centre and high quality regeneration of some suburban locations
- Apartments and town houses with balconies, roof gardens and terraces
- Vibrant, walkable with good public transport and facilities – urban buzz!
- Increased height and densities
- Well used public parks and leisure facilities



# Urban Consolidation

410 dwellings

Includes:

- Allocated employment sites
- Urban Greenfield
- Urban Open space
- (Common Elements)

Sites illustrated > 25 < 150 dwellings

# Hermione and Rupert

- Renting a 2 bed 2<sup>nd</sup> floor city centre apartment
- Commuting, full time professionals
- Drive a Smart car
- Graduates with jobs in IT and property development
- Enjoy St Albans' vibrant leisure, culture and shopping
- Local connections through family and friends
- Enjoy foreign travel, volunteering and the environment
- Hermione takes classes in Spanish and Rupert plays rugby at the weekend

# Hermione and Rupert

Waitrose

Carluccio's

YO!  
SUSHI

TONI & GUY

CAFFÈ  
NERO

Nico

REISS

HOBBS

BOSS  
HUGO BOSS

Abercrombie & Fitch

TOMMY  
HILFINGER

fcuk™

BANG & OLUFSEN

B&O

HACKETT  
LONDON



# Growth of Smaller Settlements

- Supporting local convenience store, post office/bank, pub, take away and health care facilities
- Enhanced bus services, new bus routes from smaller to larger settlements and St Albans mini park and ride
- Local primary schools in each settlement
- Community Halls
- Strong community spirit
- Mixture of housing types



# Growth of Smaller Settlements

1,430 dwellings - Village locations

Includes:

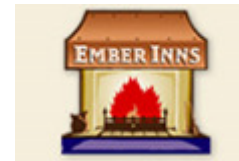
- Green Belt PDL
- Green Belt Green Field Sites – including GB Boundary adjustments

Sites illustrated > 25 < 350 dwellings

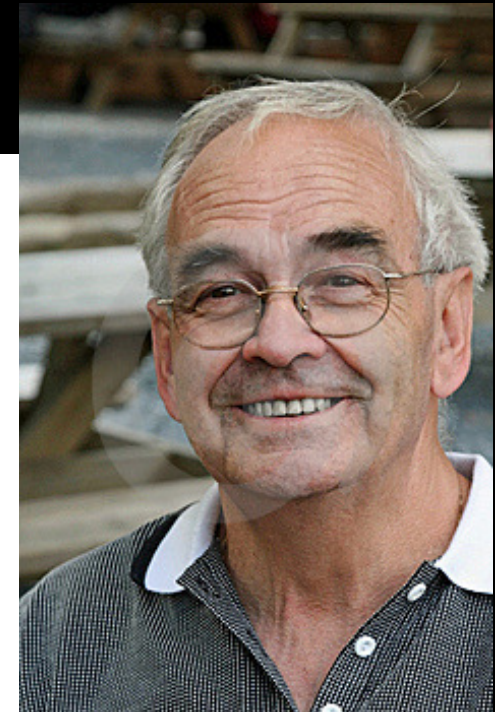
# Geoffrey

- Widower with three grown up children
- Retired insurance executive
- Large 4 bed house in Wheathampstead
- Drives Jaguar
- Enjoys community spirit but concerned about lack of walkable facilities
- Enjoys golf, gardening and salsa classes
- Children live in Milton Keynes and overseas
- Recently diagnosed with Parkinson's disease
- Holiday home in Portugal

# Geoffrey



Waterstone's



# New Settlement - Harperbury Eco Village

- 650 eco homes code level 6
- CHP plant, SUDS and green roofs
- Development includes self-build, cooperative housing and live work units
- Adjacent country park, extensive landscaping and open space with excellent cycle ways
- 1 form entry primary school and convenience store
- Joint community facilities with adjacent hospital development, alongside staff and some patients
- Car club and car sharing, but limited public transport



# Harperbury Eco Village

650 Dwellings

- Within existing Hospital site boundaries
- Strong new community – primary school, link to Healthcare employment growth at Harperbury Hospital
- High Environmental standards
- Improved public transport and links to footpaths, bridle and cycle ways

# Linda, Sophie and Dan

- 3 bed house and garden in Harperbury Eco Village
- Physiotherapist at Harperbury Hospital
- Drives a second hand Toyota Prius, but car shares
- Holidays in UK in country cottage
- The family enjoy Cotlandswick leisure centre, dog walking and bicycle rides in Watling Chase Community forest
- No local family connections but good friendship network
- Really enjoyed close knit community atmosphere when children were younger but now beginning to feel claustrophobic
- Dan is a Scout and plays guitar in a local band
- Sophie does Drama classes at school and gymnastics

# Linda, Sophie and Dan



# Urban Small Extensions

- Wide range of housing types, including larger-sized affordable housing
- Widest range of facilities, shops and services most easily accessible
- Complimenting existing neighbourhoods
- Expand existing primary and secondary schools and providing additional school and community facilities
- Possible aid to delivering a new secondary school



# Urban Small Extensions

1,635 Dwellings

- Adjacent to Harpenden, London Colney, St Albans and Hemel Hempstead
- Green Belt PDL
- Green Belt Green Field Sites – including GB Boundary adjustments

Sites illustrated >25  
dwellings < 350

# Ahmed family

- Extended family of Mohammed, Sadeka, Jemma, Jazz, Qadi and elderly mother Zafira
- Live in 4 bed social rented house in London Colney
- Sadeka is a childminder and husband is a taxi driver
- Drives a Toyota Avensis
- Holiday periodically with family in Bangladesh
- Enjoy gardening, visiting family and friends and attending the Mosque
- Jazz plays football in local team, Qadi loves his Xbox 360 and Jemma wants to play for Arsenal Ladies when she is older

# The Ahmeds



**T.K. Maxx**

*Clarks*

**SPORTS  
DIRECT.COM**  
the **SPORTS** **WORLD** online store

**LONDIS**

*AirAsia.com*

**BURTON**

**Pizza  
Hut**

**Disney  
store**

**TOYS R US**

**Wilkinson**

**M**

**MORRISONS**

**KFC**

# Post 2021 – Possible Broad Locations For Growth

- Sufficient size to secure large-scale physical, green and blue infrastructure improvements
- Complimenting possible employment expansion of Maylands into St Albans District with a substantial extension of Hemel Hempstead
- Opportunity to substantially grow a village location to another order of size as a settlement
- All Broad Locations could start before 2021 if desired



# Post 2021 – Possible Broad Locations For Growth

2,900 Dwellings

- Adjacent to Hemel Hempstead, Redbourn, St Albans and London Colney
- Green Belt Green Field Sites

Sites illustrated > 350 dwellings < 1,000

# Discussion topics

We need to deliver sustainable development for all members of the community. Considering this, answer the following questions:

- How will this scenario contribute to a better quality of life over the next 10-15 years?
- How will this scenario not contribute to a better quality of life over the next 10-15 years?
- How should the scenarios be reflected in the Spatial Strategy?

# E Vote 1

Considering the six options below, list them in priority order, with one being the most favoured option for development and growth and six being the least, up to 2021:

- Urban Consolidation
- Growth of Smaller Settlements
- New settlement – Harperbury Eco Village
- Urban Small Extensions
- Bring forward one or more Broad Locations
- A “Package” of options from the scenarios above

## E Vote 2

Considering the five options below, list them in priority order, with one being the most favoured option for development and growth and five being the least, from 2021 to 2028:

- Continued Urban Consolidation
- Continued Growth of Smaller Settlements
- Continued Urban Small Extensions
- One or more Broad Locations
- A “Package” of options from the scenarios above