

# **ST ALBANS CITY AND DISTRICT LOCAL PLAN STAGE 1 EXAMINATION HEARINGS**

## **AGENDA – DAY 1**

Tuesday 21 January 2020 at 10.00am

Venue: The Council Chamber, St Albans City and District  
Council Offices, Civic Centre, St Peter's St, St Albans, AL1 3JE

### **MATTER 1 Legal Compliance/Procedural Requirements**

### **MATTER 2 Duty to Co-operate**

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspectors in their Schedule of Matters, Issues and Questions (already circulated).
- This session will not consider detailed site-specific representations.
- The hearings will run until around 17:00 with a mid-morning break, a lunch break between 1pm and 2pm a mid-afternoon break.

**Please also note that some additional questions have been added to the originally identified Matters Issues and Questions in relation to Matter 2 (the Duty to Co-operate) on this agenda.**

### **OPENING**

1. Inspector's Opening, including legal and procedural questions
2. Questions/procedural or programming matters
3. Council's opening statement

## **MATTER 1 – Legal Compliance/Procedural Requirements**

(Whether the Council has complied with the relevant procedural and legal requirements)

### Plan preparation

1. Is the Plan compliant with:
  - (a) the Local Development Scheme?
  - (b) the Statement of Community Involvement?
  - (c) the 2004 Act and the 2012 Regulations?

### Sustainability Appraisal

2. Are the likely environmental, social and economic effects of the Plan adequately and accurately assessed in the Sustainability Appraisal (SA)?
3. Does the SA test the Plan against all reasonable alternatives?
4. Have any concerns been raised about the SA?
5. Have the Council complied with the requirements of section 19(5) of the 2004 Act with regards to SA?
6. There is a Submission addendum to the SA Report dated March 2019. Has this been consulted on? If not, should it have been?

### Habitat Regulations Assessment

7. Have the Council complied with the requirement of the Conservation of Habitats and Species Regulations 2017 with regards to Habitats Regulations Assessment (HRA)?
8. Has the assessment taken account of the EU Court of Justice Judgement (12 April 2018) and the updated PPG? Have any concerns been raised about the HRA and are there any outstanding concerns from Natural England?
9. Are the likely environmental, social and economic effects of the Plan adequately and accurately assessed in the HRA?
10. There is a HRA screening update March 2019. Has this been consulted on?

### Other matters

11. Having regard to paragraphs 20-23 and 28 of the NPPF are there any policies in the strategic section of the Plan that should be in the non-strategic section?
12. Does the overarching strategy of the Plan secure the development and use of land which contributes to the mitigation of, and adaptation to, climate change consistent with S19(1A) of the Planning and Compulsory Purchase Act 2004? If so, which are the relevant policies?

13. How have issues of equality been addressed in the Plan?
14. Why is the Plan start date be in the future?
15. Do the revisions to the National Planning Practice Guidance (PPG) introduced in June and July 2019 (after the submission of the Plan) have any implications for any policies in the Plan?
16. Are there any 'made' Neighbourhood Plans or any being prepared or in the pipeline? If so, how have these been taken into account and where is this evident?
17. In light of the Council's response to the Inspectors' letter of 2 July 2019, please can a running list of draft Main Modifications be provided and put on the Examination website?

## **MATTER 2 - The Duty to Co-operate**

(Whether the Council has complied with the duty to co-operate in the preparation of the plan)

### General

1. What are the genuinely strategic matters as defined by S33A(4) of the Planning and Compulsory Purchase Act?
  - 1A. Why is the permitted Strategic Rail Freight Interchange (SRFI) at Radlett not identified as a strategic matter?
2. Should these be set out in the Plan?

### Overall housing provision

3. Who has the Council engaged with in terms of overall housing provision and what form has this taken?
4. Are there issues of unmet need from within neighbouring authorities? If so how are these being addressed?
5. Have specific concerns been raised through duty to co-operate discussions or representations?
6. Does the overall housing provision being planned for in St Albans City and District area have any implications for other authorities? If so, what are they and how are these being addressed?
7. In overall terms has the Council engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Plan? What has been the outcome of co-operation and how has this addressed the issue of housing provision?

### Jobs growth and employment land provision

8. Who has the Council engaged with in terms of jobs growth and employment land provision and what form has this taken?
9. What are the inter-relationships with other authorities in terms of economic activity, travel to work and the market for employment land and premises?
10. How have these inter-relationships been taken into account in preparing the Plan in terms of jobs growth and employment land provision?
11. In overall terms has the Council engaged constructively, actively and on an ongoing basis in maximising the effectiveness of the preparation of the Plan? What has been the outcome of co-operation and how has this addressed the issue of jobs growth and employment land provision?

### Transport infrastructure

12. What are the strategic matters and particular issues?
  - 12A. If the SRFI is considered to be a strategic matter, what are the particular issues relating to it?
13. Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?
  - 13A. Who has the Council engaged with regarding the matter of the SRFI (and the implications of the proposed Park Street Garden Village housing allocation on the provision of this)?
  - 13B. When did this engagement begin, has it been active and ongoing and what form has it taken?
  - 13C. What evidence of this engagement, prior to the submission of the Plan, can be provided?
14. In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?
  - 14A. Has the Council engaged constructively on the SRFI? What has been the outcome of co-operation and how has this addressed the issue?

### Water resources/waste water

15. What are the strategic matters and particular issues?
16. Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?

17. In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?

#### Flood risk

18. What are the strategic matters and particular issues?
19. Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?
20. In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?

#### Other strategic matters

21. What are the other strategic matters and particular issues?
22. Who has the Council engaged with? When did this engagement begin, has it been active and ongoing and what form has it taken?
23. In overall terms has the Council engaged constructively? What has been the outcome of co-operation and how has this addressed the issue?
24. Has the funding for any essential infrastructure been secured? If not, why not and what are the implications for the delivery of the Plan?

#### Broad locations for development

25. Are there cross boundary issues in relation to any of the proposed site allocations such as transport or other infrastructure requirements? If so how have they been addressed through co-operation?

Any other relevant matters?

Close.