

ST ALBANS CITY AND DISTRICT LOCAL PLAN STAGE 1 EXAMINATION HEARINGS

AGENDA – DAY 2

Wednesday 22 January 2020 at 9.30am

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

MATTER 3 - The Spatial Strategy, Settlement Hierarchy and Development Strategy (Policies S1 and S2)

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 and a mid-afternoon break.

OPENING

MATTER 3 - The Spatial Strategy, Settlement Hierarchy and Development Strategy (Policies S1 and S2)

(Whether the Spatial Strategy, Settlement Hierarchy and Development Strategy is justified, effective and consistent with national policy)

N.B. Detailed issues concerning the individual broad locations for development will be dealt with under Matters 6 and 7.

Questions

1. What is the basis for the overall spatial strategy and broad distribution of growth set out in policy S1? What options were considered and why was this chosen?

2. Is the growth in large villages consistent with their position in the settlement hierarchy set out in policy S1?
3. Has the settlement hierarchy taken account of facilities in neighbouring settlements, outside of the local authority's boundary? If not, should it?
4. Does the Plan clearly set out the approach to be taken to proposed development in the countryside? If not, should it?
5. Is there a need to define settlement boundaries?
6. Is the proposed development strategy set out in policy S2 appropriate and realistic?
7. Will this provide a sufficient mix of sites and provide the size, type and tenure of housing to meet the needs of different groups in the community? Does this reflect the evidence from a local housing needs assessment?
8. Should the Plan include some small and medium size sites in order to provide greater choice and flexibility and accord with NPPF paragraph 68?
9. Does this strategy rely on windfall housing and if so, is this made clear in the Plan and is it based on the advice in paragraph 70 of the NPPF?
10. Any other relevant matters?
11. Close.