

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

## **AGENDA – DAY 3**

Thursday 23 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 4 - The Metropolitan Green Belt (Policy S3)**

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.

### **OPENING**

### **MATTER 4 - The Metropolitan Green Belt (Policy S3)**

(Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national planning policy in relation to the overall approach to the Green Belt)

### **Questions**

1. What is the basis of the Green Belt Review? What methodology has been applied and is it soundly based? Is the Council's approach to the Green Belt set out in its response to the Inspector's Initial Question 16 and letter of the 2 July 2019 (Green Belt topic paper) robust and in line with national guidance?

2. How have the conclusions of the Green Belt Review informed the Local Plan? Do decisions on Green Belt releases reflect the need to promote sustainable patterns of development, and prioritise sites which are previously developed and/or well served by public transport? Where is this evident?
3. Has a comprehensive assessment of capacity within built up areas been undertaken? Have all potential options on non-Green Belt land in the countryside been assessed?
4. Have opportunities to maximise capacity on non-Green Belt sites been taken (including increasing densities)?
5. Have discussions taken place with neighbouring authorities about whether they could accommodate some of the identified housing need?
6. Does the Plan seek compensatory improvements to the environmental quality and accessibility of the Green Belt?
7. Do the exceptional circumstances, as required by paragraph 136 of the Framework, exist to justify the plan's proposed removal of land from the Green Belt?
8. Are all the sites and their boundaries clearly shown on a map?
9. Is the approach to secondary school sites in the Green Belt justified?
10. Is the approach to transport infrastructure in the Green Belt justified?
11. Did the Council consider the designation of safeguarded land in the Plan, and should this be identified?

Any other relevant matters?

Close.