

Dear Sir/Madam

Call for Sites 2018 - Residential, Employment, Health, Schools, Gypsy and Traveller, 'Other' uses

St Albans District Council is currently consulting on a new Local Plan. Our 2016 draft Plan said we would build 436 homes a year. It included a total of 4,000 homes in the Green Belt. The government now says we should build 913 homes a year. This would mean about 9-10,000 homes in the Green Belt.

We are therefore inviting you to put forward any potential new development sites that you would like the Council to consider. The easiest way to submit sites is using the Spatial Planning online consultation portal, which can be accessed at <http://www.stalbans.gov.uk/localplan2018>.

Although this 'Call for Sites' focuses primarily on sites for residential development, we are also looking for sites for other uses, such as sites for Employment, Health, Schools, Gypsy and Traveller, 'Other' uses.

All submissions must include the best case that can be put forward at each site to help Councillors and Officers in their consideration of the issues involved. This is particularly the case for Green Belt sites where there would be consideration of 'exceptional circumstances' that might justify making changes to Green Belt boundaries.

An independent Green Belt Review was undertaken in 2013 by consultants on behalf of the Council and neighbouring Dacorum and Welwyn Hatfield Borough Councils. This review identified 8 large areas in the Green Belt where least damage to the purposes of the Green Belt would be caused if large scale development occurred. These are called the 'Broad Locations'.

The next step in the consideration of sites put forward will be a review of options for meeting development requirements, including:

- * making effective use of suitable brownfield sites and the opportunities offered by estate regeneration;
- * the potential offered by land which is currently underused, including surplus public sector land where appropriate;
- * optimising the proposed density of development; and
- * exploring whether other authorities can help to meet some of the identified development requirement.

It is likely that to meet development requirements consideration will need to be given to releasing land from the Green Belt. As set out in Planning Policy Committee reports, by definition, as not being part of the identified 8 locations identified as causing 'least damage' to Green Belt purposes, any other locations would cause a higher degree of damage to Green Belt purposes.

The Council, once the details of the new sites have been received, will need to consider if there are any unique opportunities that might be provided in association with any sites put forward that might override the additional level of damage to Green Belt purposes. Including (for these and the 8 sites identified in the Green Belt Review) how the impact is to be offset by compensatory improvements to the environmental quality or accessibility of remaining Green Belt land. This could, for example, include community forests, nature reserves or allotments.

As set out in Planning Policy Committee reports other factors to consider might be:

1. Unique contribution to improve public services and facilities, e.g. public

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2. Unique contribution to enhancing local high quality job opportunities and the aspirations of the Hertfordshire Local Economic Partnership / Hertfordshire EnviroTech Enterprise Zone Unique contribution to enhancing local high quality job opportunities and the aspirations of the Hertfordshire Local Economic Partnership / Hertfordshire EnviroTech Enterprise Zone

3. Unique contribution to other infrastructure provision or community benefits. Unique contribution to other infrastructure provision or community benefits.

The Housing White Paper is suggesting that local planning authorities should look first at using any Green Belt land which has been previously developed and/or which surrounds transport hubs.

Submissions must demonstrate how developments will deliver these requirements.

Background information on the new Local Plan, including a copy of the Green Belt Review, can be found:

* In Planning Policy Committee Reports at

<http://stalbans.moderngov.co.uk/ieListMeetings.aspx?CId=459&Year=0>

* In the Planning Policy evidence base library of documents at

<http://www.stalbans.gov.uk/planning/Planningpolicy/library/>

The closing date for submissions for this Call for Sites is Wednesday 21 February 2018. Full information on the Call for Sites process and the current Local Plan consultation can be found at <http://www.stalbans.gov.uk/localplan2018>

Please note that we unfortunately cannot treat any of the information you provide as confidential.

Please submit a separate form for each site you wish to promote.

Yours sincerely,

Spatial Planning Team

St Albans City and District Council

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