

## Comments

### St Albans Local Plan Publication 2018 (04/09/18 to 17/10/18)

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| Comment by         | Berkhamsted Residents Action Group (BRAG) (Mr Antony Harbidge - 1186012) |
| Comment ID         | PLP723   |
| Response Date      | 17/10/18 16:01   |
| Consultation Point | St Albans Local Plan Regulation 19 Publication ( <a href="#">View</a> )  |
| Status             | Submitted  |
| Submission Type    | Web  |
| Version            | 0.1  |

#### Question 1

Please give the name or number of the Policy or Paragraph your comment relates to: Paragraph

1.5

#### Question 2

Do you believe the Local Plan &/or its sustainability appraisal is:

- |  |    |
|--|----|
| (2) Sound                                | No |
| (3) Complies with the Duty to co-operate | No |

#### Question 3

If you have entered *No* to 2.(2), continue with Q3, otherwise please go straight to Q4

Do you consider the Local Plan is **unsound** because it is **NOT**:

- . (2) Justified (it is not an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)
- . (3) Effective – (not deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground)
- . (4) Consistent with national policy (not enabling the delivery of sustainable development in accordance with the policies in the NPPF)

#### Question 4

**Please give details of why you consider the Local Plan &/or its sustainability appraisal is or is not legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan &/or its sustainability appraisal or its compliance with the duty to cooperate, please use this box to set out your comments.**

St Albans has a duty to co-operate with adjoining Councils. 44.9%, or 5588 of the District's new homes outlined in Annex 1 are planned for the western fringe of the District, in an area cut off from the rest of the District by the M1, and immediately adjoining the eastern boundary of Dacorum. This compares to just 19.1% contribution by expanding SA at Albans and only 10.7% contribution by Harpenden. The plan accepts it represents a major extension of Hemel Hempstead but there is no evidence that St Albans have fulfilled the duty to co-operate. The adverse impact on infrastructure, services and the environment will fall on Dacorum.

#### **Question 5**

**Please set out what modification(s) you consider necessary to make the Local Plan &/or its sustainability appraisal legally compliant or sound. Please have regard to any answer you have given at 3 and 4 above. (NB: Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan &/or its sustainability appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Any expansion of Hemel Hempstead has to be Dacorum led in collaboration with St Albans, with the major housing numbers being reflected in Dacorum's local plan and minor number going to St Albans.

#### **Question 6**

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** Yes

#### **Question 7**

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

BRAG has 500 household members and was founded in 2011 with the aim of protecting the Green Belt in Dacorum and in particular around the market towns of Berkhamsted and Tring which have, and are, facing high levels of developer demand for housing in the Green Belt.

We have participated in the preparation and examination of the current Dacorum Plan and in the preparation of the proposed Plan revision.

In so doing we have noted St Albans' reluctance to properly engage and co-operate with Dacorum on the preparation of their respective Plan proposals and in particular sharing the potential burden of meeting Government housing targets where boundaries are contiguous. As such our members are directly affected by St Albans proposals.

#### **Question 8**

**Do you wish to be notified of any of the following? Please mark all that apply.**

- (a) when the Local Plan has been submitted
- (b) when the Inspector's Report is published
- (c) when the Local Plan is adopted

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**Comment by**

Berkhamsted Residents Action Group (BRAG) (Mr Antony Harbidge - 1186012)

**Comment ID** PLP734  
**Response Date** 17/10/18 16:09  
**Consultation Point** St Albans Local Plan Regulation 19 Publication ([View](#))  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1

#### Question 1

**Please give the name or number of the Policy or Paragraph your comment relates to:** Policy

S1

#### Question 2

**Do you believe the Local Plan &/or its sustainability appraisal is:**

**(2) Sound** No

**(3) Complies with the Duty to co-operate** No

#### Question 3

If you have entered *No* to 2.(2), continue with Q3, otherwise please go straight to Q4

**Do you consider the Local Plan is unsound because it is NOT:**

- . (2) Justified (it is not an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)
- . (4) Consistent with national policy (not enabling the delivery of sustainable development in accordance with the policies in the NPPF)

#### Question 4

**Please give details of why you consider the Local Plan &/or its sustainability appraisal is or is not legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan &/or its sustainability appraisal or its compliance with the duty to cooperate, please use this box to set out your comments.**

BRAG opposes the expansion of Hemel Hempstead into the District and the inclusion of Hemel Hempstead as a category 1 settlement in St Albans . This runs counter to Government policy as set out in the NPPF designed to constrain urban sprawl and protect the countryside from encroachment, while Hemel Hemsptead is part of Dacorum not St Albans. Any expansion of Hemel Hempstead has to be Dacorum controlled.

#### Question 5

**Please set out what modification(s) you consider necessary to make the Local Plan &/or its sustainability appraisal legally compliant or sound. Please have regard to any answer you have given at 3 and 4 above. (NB: Please note that any non-compliance with the duty to co-operate is incapable**

of modification at examination). You will need to say why this modification will make the Local Plan &/or its sustainability appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove Hemel Hempstead from plan.

#### Question 6

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Yes

#### Question 7

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BRAG has 500 household members and was founded in 2011 with the aim of protecting the Green Belt in Dacorum and in particular around the market towns of Berkhamsted and Tring which have, and are, facing high levels of developer demand for housing in the Green Belt.

We have participated in the preparation and examination of the current Dacorum Plan and in the preparation of the proposed Plan revision.

In so doing we have noted St Albans' reluctance to properly engage and co-operate with Dacorum on the preparation of their respective Plan proposals and in particular sharing the potential burden of meeting Government housing targets where boundaries are contiguous. As such our members are directly affected by St Albans proposals.

#### Question 8

Do you wish to be notified of any of the following? Please mark all that apply.

- . (a) when the Local Plan has been submitted
- . (b) when the Inspector's Report is published
- . (c) when the Local Plan is adopted

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| <b>Comment by</b>         | Berkhamsted Residents Action Group (BRAG) (Mr Antony Harbidge - 1186012) |
| <b>Comment ID</b>         | PLP740   |
| <b>Response Date</b>      | 17/10/18 16:21   |
| <b>Consultation Point</b> | St Albans Local Plan Regulation 19 Publication ( <a href="#">View</a> )  |
| <b>Status</b>             | Submitted  |
| <b>Submission Type</b>    | Web  |
| <b>Version</b>            | 0.1  |

#### Question 1

Please give the name or number of the Policy or Paragraph your comment relates to: Policy

S2

**Question 2**

**Do you believe the Local Plan &/or its sustainability appraisal is:**

**(2) Sound** No

**(3) Complies with the Duty to co-operate** No

**Question 3**

If you have entered *No* to 2.(2), continue with Q3, otherwise please go straight to Q4

**Do you consider the Local Plan is unsound because it is NOT:**

**Question 4**

**Please give details of why you consider the Local Plan &/or its sustainability appraisal is or is not legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan &/or its sustainability appraisal or its compliance with the duty to cooperate, please use this box to set out your comments.**

The housing need numbers do not in themselves create 'the exceptional circumstances that necessitate the major development' proposed in the Green Belt. The housing numbers are just projections employing simple algorithms that do not take into account Green Belt constraints that are required to be applied by the NPPF

**Question 5**

**Please set out what modification(s) you consider necessary to make the Local Plan &/or its sustainability appraisal legally compliant or sound. Please have regard to any answer you have given at 3 and 4 above. (NB: Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan &/or its sustainability appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

S2 should be amended to ensure better use of urban capacity and to ensure that Green Belt is properly protected as per NPPF

**Question 6**

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** Yes

**Question 7**

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

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We have participated in the preparation and examination of the current Dacorum Plan and in the preparation of the proposed Plan revision.

In so doing we have noted St Albans' reluctance to properly engage and co-operate with Dacorum on the preparation of their respective Plan proposals and in particular sharing the potential burden of meeting Government housing targets where boundaries are contiguous. As such our members are directly affected by St Albans proposals.

### Question 8

**Do you wish to be notified of any of the following?** . (a) when the Local Plan has been submitted  
**Please mark all that apply.** . (b) when the Inspector's Report is published  
 . (c) when the Local Plan is adopted

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| <b>Comment by</b>         | Berkhamsted Residents Action Group (BRAG) (Mr Antony Harbidge - 1186012) |
| <b>Comment ID</b>         | PLP743   |
| <b>Response Date</b>      | 17/10/18 16:24   |
| <b>Consultation Point</b> | St Albans Local Plan Regulation 19 Publication ( <a href="#">View</a> )  |
| <b>Status</b>             | Submitted  |
| <b>Submission Type</b>    | Web  |
| <b>Version</b>            | 0.1  |

### Question 1

**Please give the name or number of the Policy or Paragraph your comment relates to:** Policy

S3

### Question 2

**Do you believe the Local Plan &/or its sustainability appraisal is:**

**(2) Sound** No

**(3) Complies with the Duty to co-operate** No

### Question 3

If you have entered *No* to 2.(2), continue with Q3, otherwise please go straight to Q4

**Do you consider the Local Plan is unsound because it is NOT:** . (2) Justified (it is not an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)  
 . (4) Consistent with national policy (not enabling the delivery of sustainable development in accordance with the policies in the NPPF)

### Question 4

Please give details of why you consider the Local Plan &/or its sustainability appraisal is or is not legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan &/or its sustainability appraisal or its compliance with the duty to cooperate, please use this box to set out your comments.

The proposals to site extensive development on Green Belt on the eastern fringes of Hemel Hempstead are contrary to Green Belt policy, do not meet an exceptional needs test and render the Plan unsound.

#### Question 5

Please set out what modification(s) you consider necessary to make the Local Plan &/or its sustainability appraisal legally compliant or sound. Please have regard to any answer you have given at 3 and 4 above. (NB: Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan &/or its sustainability appraisal legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

As per BRAG's answer to S2

#### Question 6

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#### Question 7

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In so doing we have noted St Albans' reluctance to properly engage and co-operate with Dacorum on the preparation of their respective Plan proposals and in particular sharing the potential burden of meeting Government housing targets where boundaries are contiguous. As such our members are directly affected by St Albans proposals.

#### Question 8

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- . (a) when the Local Plan has been submitted
- . (b) when the Inspector's Report is published
- . (c) when the Local Plan is adopted

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| Comment by         | Berkhamsted Residents Action Group (BRAG) (Mr Antony Harbidge - 1186012) |
| Comment ID         | PLP750   |
| Response Date      | 17/10/18 16:39   |
| Consultation Point | St Albans Local Plan Regulation 19 Publication ( <a href="#">View</a> )  |

Status Submitted  
Submission Type Web  
Version 0.1

#### Question 1

Please give the name or number of the Policy or Paragraph your comment relates to: Policy

S6

#### Question 2

Do you believe the Local Plan &/or its sustainability appraisal is:

(2) Sound No

(3) Complies with the Duty to co-operate No

#### Question 3

If you have entered *No* to 2.(2), continue with Q3, otherwise please go straight to Q4

Do you consider the Local Plan is unsound because it is NOT:

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- . (3) Effective – (not deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground)
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#### Question 4

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BRAG objects to the major expansion of Hemel Hempstead as per our comments to Policies S1, S2 and S3

S6 (i), (ii) and (iii) continue to claim Hemel Hempstead as a St Albans district Category 1 town. Hemel Hempstead in Dacorum and any expansion of the town has to be led by Dacorum collaborating with St Albans district, not the other way round.

44.9% of planned housing as shown in Annex 1 comes is proposed as a Hemel Hempstead extension. This is a completely unsound proposition and clearly an effort to shift the major burden of hitting targets and the adverse impact on infrastructure, services and environment to the neighboring Dacorum Borough Council.

#### Question 5

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The major expansion Hemel Hempstead should be taken out of the plan. Any expansion of Hemel Hempstead (big or small) has to be in led by Dacorum collaborating with St Albans district. i.e it has to be in Dacorum's plan.

#### Question 6

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?** Yes

#### Question 7

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#### Question 8

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| <b>Comment by</b>         | Berkhamsted Residents Action Group (BRAG) (Mr Antony Harbidge - 1186012) |
| <b>Comment ID</b>         | PLP755   |
| <b>Response Date</b>      | 17/10/18 16:46   |
| <b>Consultation Point</b> | St Albans Local Plan Regulation 19 Publication ( <a href="#">View</a> )  |
| <b>Status</b>             | Submitted  |
| <b>Submission Type</b>    | Web  |
| <b>Version</b>            | 0.1  |

#### Question 1

**Please give the name or number of the Policy or Paragraph your comment relates to:** Policy

L7

### Question 2

Do you believe the Local Plan &/or its sustainability appraisal is:

(2) Sound No

(3) Complies with the Duty to co-operate No

### Question 3

If you have entered *No* to 2.(2), continue with Q3, otherwise please go straight to Q4

Do you consider the Local Plan is unsound because it is NOT:

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### Question 4

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Any expansion of Hemel Hempstead has to be led by Dacorum. St Alban's cannot unilaterally earmark half of their Traveller site allocation to an area that is an extension of a town in another district.

### Question 5

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Remove any reference to sites situated in the proposed Hemel Hempstead extension

### Question 6

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### Question 7

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**Question 8**

**Do you wish to be notified of any of the following? . (a) when the Local Plan has been submitted**  
**Please mark all that apply. . (b) when the Inspector's Report is published**  
**. (c) when the Local Plan is adopted**