

Mrs Anne Main M.P.  
St Albans



HOUSE OF COMMONS  
LONDON SW1A 0AA

Local Plan Questionnaire  
St Albans City and District Council  
Civic Centre  
St Peters Street  
AL1 3JE

23 January 2018

Dear Sir/Madam,

I would like firstly to pay tribute to the St Albans council on this consultation and believe that it signals real intent to implement the Local Plan. I believe that the plan is pragmatic, necessary and commendable.

All 6 aims are necessary and laudable, and build on the priorities which I have been propounding over many years. Build homes in the right places; build the right kind of homes; provide local jobs; protect the Green Belt; and, protect historic buildings, wildlife sites and areas of natural beauty – I strongly support each of these and believe that it is a very sensible premise from which to start.

The Green Belt Review was a robust process. It demonstrated clearly which areas of the Green Belt can be developed and would be least injurious to its aims. I support building on the 8 broad locations as a starting point if this is to help deliver the homes that the district needs.

After 13 years as an MP I know that the council has endeavoured at every turn to use brownfield sites. Going forward, it may be appropriate to look at higher-density, high-quality living. If there were modest expansions of some villages then I would support this aspiration as long as the council was meeting the needs of the district.

I strongly support the ambitions of the council to provide more affordable homes to buy and to rent. This must be the key driver for St Albans council. Young people and young families often cannot afford an appropriately-sized home with good amenities; and, older residents often do not have any incentive to downsize if they wish to move home.

The Enviro-Tech Enterprise Zone is crucial to Hertfordshire and the district in providing high-quality and highly-skilled job. We must do all we can to support it and its development.

Moreover, I strongly support protections to our historic buildings, wildlife sites and areas of natural beauty. Our district has a unique character, which is special not only in the county of Hertfordshire, but also nationwide. We must afford it the utmost care and strongest possible protection.

The Green Belt has done a very good job at preventing urban sprawl. Going forward, however, it cannot be a noose around the council's neck. Sensitive, planned development must be the way forward; not a haphazard approach to planning – this plan will achieve the former. I believe that the council must continue to strive to protect the Green Belt and its five purposes. By implementing

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this plan, it will ensure that the Green Belt is protected, and only those areas which are least injurious to its 5 purposes are considered for development.

I support strongly the inclusion of the land designated as SRFI for development. This is compromised Green Belt land with extant planning permission. We should look at allocating this land for housing which will help fulfil the very real need of housing in the district and is far more preferable to railfreight.

To support the growing needs of the district, we must have the right kind of infrastructure and the capacity to meet those needs. We need adequate and deliverable infrastructure expansion. We should consider park-and-ride schemes to relieve congestion and deal with pollution in our city centre.

I know that there will be difficult decisions ahead, but I commend the steps that the council is taking in consulting with local people on their wishes for the future of their district. I look forward to the outcomes of this consultation and further progress on the implementation of this much-needed Local Plan.

With best wishes,

A handwritten signature in cursive script that reads "Anne Main".

**Anne Main MP**