

St Albans DC Local Plan

St Albans DC are trying to complete their Local Plan by 2019, but some councillors are trying to rush it through even earlier to take advantage of a change in the law, so the district could only build 700 homes per year rather than the proposed 913. But comes with a major risk failing on the duty to co-operate with neighbouring District Councils, and SADC already tight schedule which currently looks rather challenging will over run.

Newspaper articles attached for additional background reading

Key Dates

Call for sites- Submitted sites published for Planning Policy committee meeting 17th April

Draft Strategic site selection evaluation outcomes 22nd May

Draft new Local Plan publication June-July (regulation 19 stage - 2nd consultation).

Steering group - time scale

We will not have any information on SADC call for sites until just before their meeting of 17th April.

We have not received any notification of change, but the housing numbers required within the parish were due May-June.

We understand that SADC will only be considering strategic sites i.e. over 500 dwellings from a single land owner or group of land owners if their proposals are presented as one.

Next steering group meeting early-mid May

Review SADC Call for sites within our area

Kieran's first draft of our NP

Undeveloped land character assessment

Drafts to complete if not already done

	Heading	Detail	Who
Description of Parish			Derrick & Margaret
	History of Parish		Derrick
	<u>Community profiles.</u>	In Appendix	
	Semi rural	Colney Heath	Margaret, Mike
	Rural	Tyttenhanger	Rob
		Sleapshyde	Derrick
		Smallford	Steve
	Urban	Highfield	Peter, Kieran
		Oaklands	Frances
	Historic sites	In Appendix	
		statutory listed	Mike
		Locally listed	Mike
		List for local listing	Mike
Policies			
Green spaces	Summary		Rob
	Appendices	small	?

		Highfield Park	H Pk Trust
		Colney Heath Common	Margaret, Mike
		Natural (woodland etc)	Mike
		Green/blue corridors	Rob
		Walting Chase community forest	Mike
Employment			?
Business			?
Education			
Community facilities			

Complete if not done

Character Assessment
Sites for local listing
Green Spaces
Details on pavement etc
Street Tree lists
Photos

June Steering group meeting (may require 2 meetings)

Consider SADC strategic site selection and any action required
Consider SADC draft Local plan once published.

FOI questions to be sent to St Albans DC, Hertsmere BC, and Welwyn Hatfield DC

- A) Please provide copies of all contact with land owners and their advisers within the search area for Hertsmere Garden Village (North of M25) (email, letters. notes of conversations etc) by members and officers and between yourselves and SADC and Welwyn Hatfield Council from 01 January 2015
- B) Please provide copies of all contact with Gascoyne Cecil Estates and the Tyttenhanger Estate and their advisers (email, letters. notes of conversations etc) by members and officers and between yourselves and SADC and Welwyn Hatfield Council from 01 January 2015.

Peter and I attended Hertsmere BC planning meeting but the call for site was discussed in the Part 2 of the meeting, also at the meeting were planning consultants from Cecil Gascoyne and Tyttenhanger Estates so they are clearly promoting sites nearby.

Something is going on at North Mimms Park the contents are being sold next month, but I am unable to find a buildings sale, so it could just change of use. Sworder's quote it as one of their most important country house content sales in the last 30 years. By asking a wider question we will also discover if any other land owners etc are promoting sites in the area.

All the planning departments in the area are working hard on Local plans and it's considered that informal information request will not get a response, so a formal FOI is the only way for get the information we require

Mike Rawlins, Project Officer (Voluntary),
23 March 2018