

The survey evidence does not support some of the elements within Policies D1-D3.

No questions were asked about the type or size of homes required in the parish therefore these policies are not evidence based as required in NPPF.

Housing numbers

1.8 The emerging Local Plan identifies two large development sites, St Albans East Broad 'Location within the Parish and St. Albans North Broad Location immediately adjacent to the Parish. Those sites should satisfy the housing requirement for the Parish. As a result, the Plan does not allocate any further sites for housing development.'

No evidence is supplied as to the housing need in Sandridge parish therefore the housing numbers and housing requirements are not evidence based.

The published surveys contain a strong bias against any additional development.

Recommend that CHPC does not object for the reasons set out below

National Planning Policy Framework (NPPF)

- 14 *In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*
- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made.*
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.*
 - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*
 - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.*
- 37 *Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.*
- 66 *Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.*

Colney Heath Parish Council

Response to Sandridge Neighbourhood Plan Consultation

1) The NPPF requires neighbourhood plans to meet the housing needs of their residents.

The surveys carried out by Sandridge did not include any questions to assess housing number of housing needs, therefore meeting its housing is not evidence based.

2) There is a strong likelihood that Hertsmere Garden Village will be built during the later years of the emerging Local Plan (2030-35).

Our evidence comes from a virtual meeting held on 04 August 2020 between Hertsmere Borough Council, Colney Heath Parish Council (CHPC) and London Colney Parish Council in which it emerged that the plans have now significantly changed from having employment within the village to being only a dormitory village with some services school shops etc.

Hertsmere's officers have been given a very clear steer by Members to look at large sites to deliver a significant proportion of the housing need. This is due to their ability to 'swallow their own smoke' when it comes to delivering new infrastructure.

Hertsmere's Member Planning Panel has also agreed that if a new settlement is to form part of the strategy for the new Local Plan the Garden Village is the only deliverable option.

When Hertsmere Garden village is built it will have a significant impact on the parish by becoming even more of a 'rat run'. The main examples are.

- a) **Colney Heath village High Street** traffic heading to the A414, A1 (M), Hatfield, Welwyn Garden City Hertford and beyond.
- b) **Colney Heath Village Tollgate Road** traffic heading to Welham Green business park and Station and beyond.
- c) **London Road** form traffic heading into St Albans employment, retail, and stations.
- d) **Smallford** for people heading to the University and Hatfield business Park
- e) **Colney Heath Lane** from people heading to Oaklands Collage and East St Albans.

The early Comet modelling identified the risks to Tollgate Road, but we were informed that additional work has been commissioned and will be made available later.

If the Garden Village is built, Hertsmere new Local Plan is due to be published spring 2021 we would have major resistance from residents if Colney Heath Plan were to propose any significant developments.

Therefore, to be safe CHPC should not oppose Sandridge PC housing numbers.

Policy D1 Settlement Boundary

No comment

Policy D2 Potential Development Land

4) *A Construction Management Plan containing an appropriate level of detail for the size of development should be agreed in consultation with Sandridge Parish Council, prior to any development taking place, to minimise the impact on the local community. This will include statements on how the construction will be carried out including construction routes and how and when repairs to any infrastructure damage caused by the construction process will be rectified.*

CHPC oppose this policy unless it is amended to include working with neighbouring parish councils when cross parish matters are being considered i.e. routing of traffic.

Policy D3 Provision of Affordable Housing for Local People in Perpetuity

No comment

Policy D4 Housing Development and Building Guidelines (Less Than 10 Dwellings)

No comment

Policy D5 Housing Development and Building Guidelines (10 or More Dwellings)

we note the policy to include discussions with neighbouring parish councils on cross boundary matters.

Policy D6 Sustainable Future Housing Design

No comment

Policy D7 East St. Albans Broad Location

5. Provide safe access for pedestrians, cyclists, and road users, especially for students attending local schools and Oaklands college and users of the community facilities, including drop off and pick up provision.

A large part of Oaklands College is within Colney Heath Parish and outside the Sandridge Neighbourhood Plan Designated area

Sandridge Neighbourhood cannot have policies relating to Oaklands College land outside the designated area the word should be amended to reflect this.

Colney Heath Parish Council

Response to Sandridge Neighbourhood Plan Consultation

7. Include road layouts that protect and mitigate against the impact of through traffic within residential areas (in accordance with the measures set out in the tables of Highway Improvements below).

a) Provide public transport enhancements in accordance with the measures set out in the table of Public Transport improvements below.

b) Sustainable transport enhancements to promote community health and wellbeing (in accordance with the measures set out in the table of Walking, Cycling and Recreational Travel improvements below).

While the policy does not state cross parish issues the Table of Public Transport Improvements includes cross parish elements therefore this policy includes areas outside the Sandridge Neighbourhood Plan designated area (see below). Additional wording to include working with neighbouring councils when considering cycle and walking improvements would solve the problem.

5.37 East St Albans Broad Location Highway Improvements

With the development of the full Broad Location, a new through route to be designed through the development between Hatfield Road and Sandpit Lane in such a way as to discourage use as a cut through and minimise risks for students using the college campus.

Colney Heath Parish Council - Object

Most of the route *between Hatfield Road and Sandpit Lane* is within Colney Heath Parish so is outside of the Sandridge plan designated area so this paragraph should be deleted.

Construction traffic for the Broad Location development to be routed via Oaklands Lane and, initially, follow the line of the current East Drive (while providing a bridleway segregated from the carriageway).

Colney Heath Parish Council - Object

Most of the route *for construction traffic to be routed via Oaklands Lane initially the line of the current East Drive* is within Colney Heath Parish

It is outside of the Sandridge plan designated area so this paragraph should be deleted.

A bus service running through the development between Hatfield Road and Sandpit Lane at least every 20 minutes during the day, with services extending throughout the evening and at weekends to connect residents via Sandpit Lane directly to/from St Albans City railway station, city centre and hospital.

Colney Heath Parish Council - Object

Most of the route *between Hatfield Road and Sandpit Lane* is within Colney Heath Parish

It is outside of the Sandridge plan designated area so this paragraph should be deleted.

5.38 East St Albans Broad Location Public Transport Improvements

A bus service running through the development between Hatfield Road and Sandpit Lane at least every 20 minutes during the day, with services extending throughout the evening and at weekends to connect residents via Sandpit Lane directly to/from St Albans City railway station, city centre and hospital

Colney Heath Parish Council - Object

Most of the route *between Hatfield Road and Sandpit Lane* is within Colney Heath Parish

It so is outside of the Sandridge plan designated area so this paragraph should be deleted.

5.39 East St Albans Broad Location Walking, Cycling, Recreational Travel Improvements

A direct multi-user route, suitably surfaced for cycles and mobility scooters, across Oaklands College land between Sandpit Lane and Hatfield Road.

Colney Heath Parish Council - Object

Most of the route *between Sandpit Lane and Hatfield Road* is within Colney Heath Parish

It is outside of the Sandridge plan designated area so this paragraph should be deleted.

A link for cyclists and pedestrians with appropriate road crossing points to provide a convenient linkage between Jersey Lane and the Alban Way (See Policy T3). Part of this could be incorporated into the design of the proposed road linking Sandpit Lane and Hatfield Road through the site.

Colney Heath Parish Council - Object

Most of this route *between Jersey Lane and the Alban Way* is within Colney Heath Parish

It is outside of the Sandridge plan designated area so this paragraph should be deleted.

Bridleways/footways of a suitable width for multi-user access from the westerly and easterly developments to the College facilities, shop, health, and other facilities.

Colney Heath Parish Council - Object

Most of this route for Bridleways/footways of a suitable width for multi-user access from the easterly developments to the College is within Colney Heath Parish

It is outside of the Sandridge plan designated area so this paragraph should be deleted.

There should be segregated non-motorised bridleways alongside all public highways running through or serving the site. Additionally, there should be rural bridleway routes with greater amenity value through the College site for non-motorised users, building upon the current RoWIP provision.

Colney Heath Parish Council - Object

- Most of this route for *segregated non-motorised bridleways alongside all public highways running through or serving the site* is within Colney Heath Parish

It is outside of the Sandridge plan designated area

This paragraph should be deleted or be amended to include consultation and working with neighbouring councils.