

## **St Albans, Hertsmere, and Welwyn Hatfield Local Plans**

### **St Albans**

Following the planning inspectors' letters to SADC raising concerns about their duty to cooperate with neighbouring councils the current Plan will be withdrawn (Cabinet 19 November 2020) .

Until the current administration's "Direction of travel" for the how the new Local Plan will be prepared several steering group members expressed concerns about continuing.

### **Hertsmere BC– publication due February 2021**

Highly likely to include New Garden Village either side of Coursers Road.

We understand from Hertsmere that the new promoters Urban & Civic are proposing less employment within the village this will impact the parish and St Albans generally due to the likely significant traffic volume increased.

### **Welwyn Hatfield**

Examination hearings took place in the Summer with further discussion taking place in respect of Symonshyde and HAT 2 – adjacent to Ellenbrook Quarry

## **Central Government Changes**

### **Standard methodology for calculating housing numbers**

The methodology required in each district is being reviewed. Press reports indicate a new formula is due in the next few weeks. This could change the number of new homes required in the District and thus the Parish.

### **Planning White Paper**

While this is some way from becoming law, some of the proposals could be incorporated in our Neighbourhood Plan e.g. design standards which is area the whitepaper identifies local communities playing a key role in their preparation.

The way forward is to be agreed by the steering group once the approach is clarified

## **Steering Group**

### **Meetings**

Difficulties of video meetings with some members having a poor internet link and the nature of discussions requiring access to multi documents.

No meeting have been held since lockdown this due to the problems

### **Housing numbers**

A key legal requirement of a Neighbourhood Plan (basic requirement) is to meet the housing need of their area this is both number and mix.

We have requested SADC supply our housing requirement, but to date they have failed to do so. We will ask for an update at the next Planning Policy Committee

The alternative is to carry out our own needs assessment this is a considerable piece of work with finance implications but could be incorporated within our next full survey.

Update to Colney Heath Parish Council  
26 November 2020  
Colney Heath Neighbourhood Plan and Local Plans

**Mini survey**

A mini survey is proposed to provide evidence for the next stages and the help understand the likely responses to the next main survey.

Once the range of likely responses are known its simple to calculate the minimum number of responses required to obtain a valid survey.

Currently we have two versions of the proposed questions, this requires detailed work by the Steering Group to bring into workable survey.

Its proposed that this mini survey is carried out with email responses using the Parish neighbourhood plan email which has already been set up.

**Call for sites** - 14 valid responses were received by the closing date

The locations are detailed on the attached map

- 1) Land to the side of 9 Bullen's Green Lane, Colney Heath,
- 2) Smallford Works, Smallford Lane, Smallford, St Albans,
- 3) Land to the North of Boissy Close off Colney Heath Lane
- 4) Land to the North of Boissy Close off Colney Heath Lane (Developers agent)  
area is same as area 3
- 5) Land at 23 Station Road, Smallford.
- 6) Land Between Colney Heath Lane and Alban Way, (To the rear of 113-167),  
Colney Heath Lane,
- 7) Smallford Stables, 187 Colney Heath Lane, St Albans AL4 0TP
- 8) Land adjacent to 42 High Street, Colney Heath,
- 9) Land rear of 42-100 Tollgate Road, Colney Heath
- 10) Manor Garden Park, Roundhouse Farm, Roestock Lane, Colney Heath
- 11) Land at Sleapshyde, Colney Heath
- 12) The Dak, Colney Heath Lane, Colney Heath
- 13) The Dak, Colney Heath Lane, Colney Heath  
Sub area of 12 nearest to Colney Heath Lane
- 14) Land adjacent to, 167 Colney Heath Lane, St Albans AL4 0TP  
Sub area of 7 nearest to Colney Heath Lane

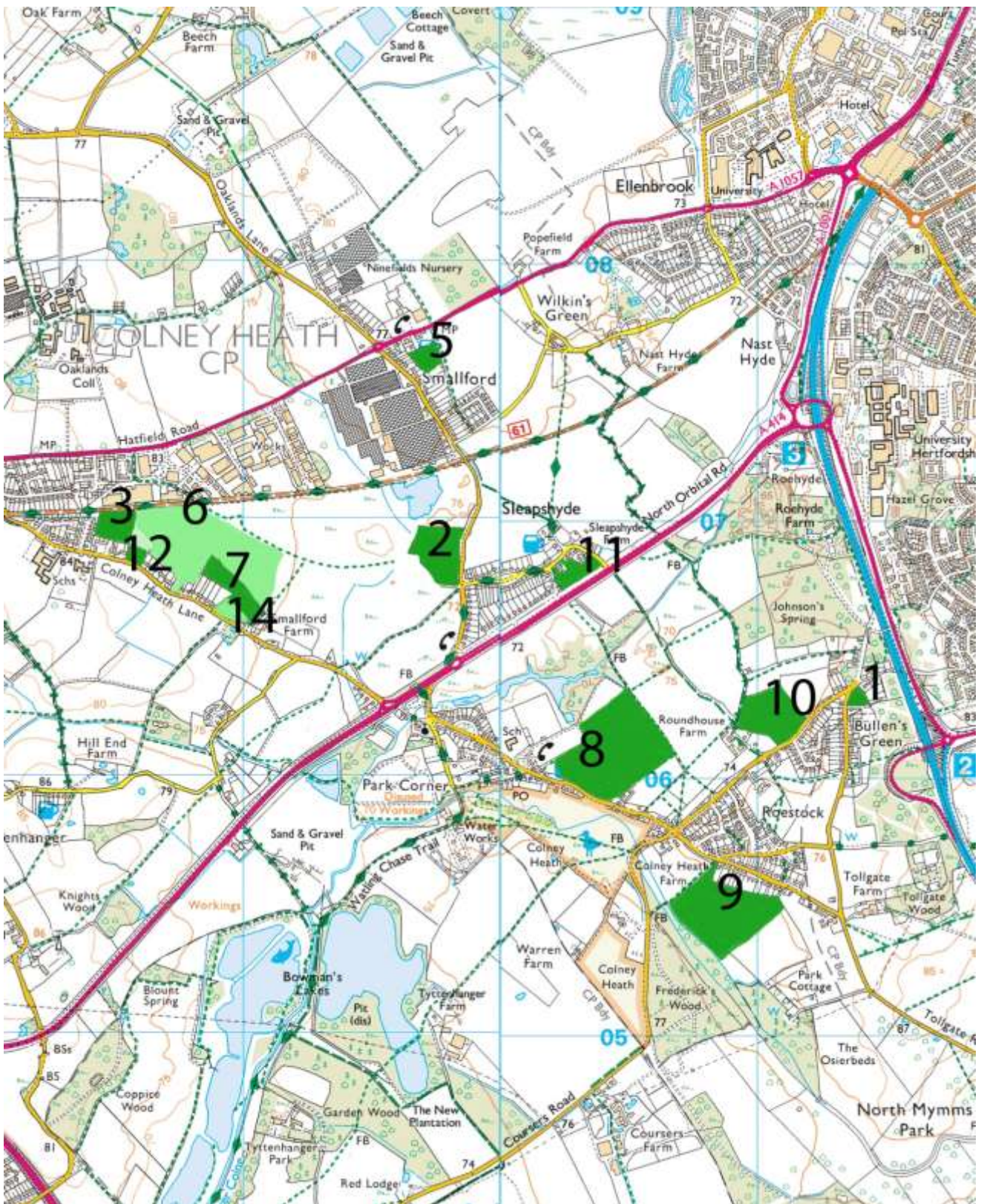
One site was received late and has not been included for assessment

**Site assessments**

Following a meeting with SADC planning department and following their advice the Locality site assessment methodology will be used for initial assessment.

All sites will be assessed by a single person to ensure all assessments are carried out in a consistent manner.

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Sites are shown for illustrative purposes only

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