

The St Stephen Parish Neighbourhood Plan 2019 to 2036

Presentation on the Neighbourhood Plan policies

Hosted by Bill Bryce,
Chair of the Neighbourhood Plan
Steering Group

St Stephen Parish Neighbourhood Plan
2019 -2036

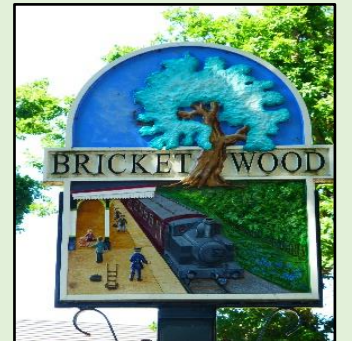


Pre-Submission (Regulation 14) Version
For consultation

October 2020

What we will cover this evening

- **Introduction to the Neighbourhood Plan**
- **The policies, by topic area**
- **Next steps**
- **Any questions**



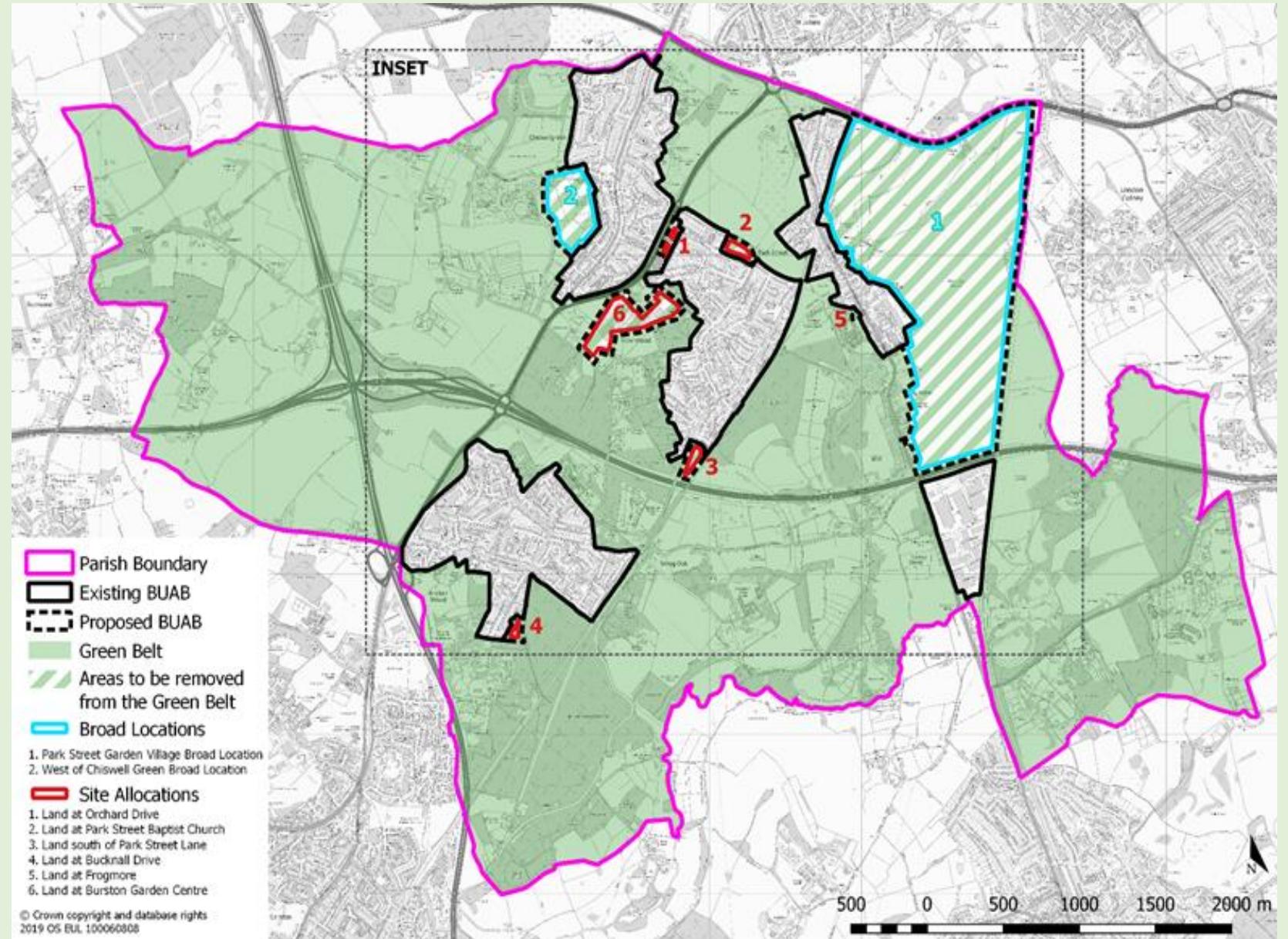
Introduction to the Neighbourhood Plan

- The Neighbourhood Plan will set out policies that will be used to **influence development** and planning applications in the parish for the next 15 years.
- It will form part of the Development Plan for the district and **will carry equal weight** in decisions. This is particularly important given the absence of an up-to-date local plan.
- The **policies** include:
 - Protective policies - for instance protecting valued green spaces
 - Criteria-based policies – setting out issues that planning proposals must consider, such as design
 - Site allocations – allocating sites for specific uses (although unlikely now that we will allocated housing in light of the withdrawal of the emerging Local Plan)
- Without a Neighbourhood Plan, the parish is guided primarily by the existing District Local Plan Review, which was adopted in 1994. This is becoming **out-of-date** and we risk having little control over what happens locally.

Spatial Strategy

Policy S1: Spatial Strategy (page 23)

Sets out where development should be directed to within the parish





Housing and Design policies

Understanding needs and shaping development appropriately

There is a recognised need for affordable housing to enable younger families to remain or move into a parish where the average age of residents is far older than the national norm and also for smaller dwellings suitable for downsizing.

Five sites have been identified primarily on land which, whilst technically in the Green Belt, do nothing to enhance the appearance of the local area.

Policy S2: Housing Strategy (page 25)Indicates potential housing numbers and development sites

Policy S3: Dwelling Mix (page 27).....Sets out the type of housing needed in St Stephen

Policy S4: Design of Development (page 29)....Details criteria that all development should meet



Green Spaces and Environment Policies

Green spaces, footpaths, woodlands, rivers

Any development must be appropriate to the character and features of St Stephen Parish and be expected to minimise environmental impact, including the protection of river corridors, wildlife habitats and woodlands and mitigate the effects of climate change.

It is essential that identified Green Spaces within the Parish are protected and retained and seven such sites have been identified.

Policy S5: Minimising the Environmental Impact of Development (page 32)...Sets out environmental considerations that development proposals should consider

Policy S6: Protection of Natural Habitats (page 33).. Seeks to protect local habitats and species

Policy S7: Protection and Retention of Local Green Spaces (page 37).. Designates 7 local green spaces that should be protected from inappropriate development

Policy S8: Protecting the Setting and Function of the River Ver, the River Colne and their Tributaries (page 38)...

Sets out criteria to help protect the rivers and their settings from negative impacts of development

Policy S9: Green Infrastructure and Development (page 39)... Maps the wildlife corridors worthy of protection



Transport and Movement Policies

Public transport, traffic, parking, cycling and walking

The Plan is limited in what it can do to tackle transport issues, as these are dealt with by Hertfordshire County Council.

The Plan does, however, suggest improvements to many of the major road junctions within and adjacent to the Parish, reduce traffic, ease congestion and, in turn, promote a cleaner and safer environment.

Public transport needs are addressed in terms of improved bus and rail services.

Policy S10: Improvements to Local Key Junctions and Pinch Points (page 46)...Seeks to ensure that certain challenging parts of the local road network are not made worse

Policy S11: Off-Street Car Parking (page 48)...Safeguards parking, particularly in village centres

Policy S12: Bus Services & Community Transport (page 49)...Supports proposals that would contribute to improving public transport services and infrastructure

Policy S13: Provision for Walking & Cycling (page 50)...Supports proposals that will augment the local walking and cycling route network

Policy S14: Improving the Bridleway Network (page 51)...Supports proposals that will augment the local bridleway network



Community Facilities Policies

Improving and developing community and leisure facilities

The Plan seeks to ensure that there are sufficient medical, educational, recreational and general community facilities for residents of all ages and to ensure the long term future of such facilities.

These range from the adequate provision of children's play areas, through to the protection of public houses and the need for retirement and care home accommodation.

Policy S15: Community Facilities (page 52)...Making sure we retain our existing facilities

Policy S16: Provision of Leisure Facilities for Children and Teenagers (page 58)...Providing new and improved facilities for children and young people

Policy S17: Protection of Public Houses (page 56)...Trying to avoid losing our last public houses

Policy S18: Allotments and Community Growing Spaces (page 57)...Protecting our existing ones and providing opportunities for new 'growing spaces' in the future

Policy S19: Retirement / Care Home Facilities (page 58)...Addressing local care needs by supporting provision

Policy S20: Burston Nurseries (page 60)...Supporting the proposal for retirement properties



Business & Local Economy Policies

Supporting local commercial and retail enterprise

This section of the Plan addresses the need for a vibrant local economy through a suite of policies ranging from the preservation of retail outlets, supporting commercial operations providing local employment (including the reasonable expansion of existing businesses) through to the provision of high speed broadband to support all local commerce including home-based operations.

Policy S21: Supporting Expansion of Businesses (page 62)...Encouraging businesses to stay and grown locally

Policy S22: Village Retail Areas (page 63)...Supporting the role of our individual village centres

Policy 23: Protection of Existing Employment Premises or Land (page 63)...Protecting jobs within the parish

Policy 24: High Speed Broadband (page 65)...Securing high speed access across the parish

Site Allocations

Policy S20: Burston Nurseries

Policy S25: Land at Orchard Drive, Park Street

Policy S26: Land at Park Street Baptist Church, Park Street Policy S27: Land south of Park Street Lane, Park Street

POLICY 27: Land South of Park Street Lane

Policy S28: Land to the rear of 42 to 75 Bucknalls Drive, Bricket Wood

Policy S29: Land at Frogmore, Park Street

These policies seek to allocate housing to sites within the parish in order to address the evidenced local housing need.

All sites are within the green belt and require green belt boundary changes.

As a result of the withdrawal of the emerging St Albans Local Plan, the Neighbourhood Plan will no longer be able to make minor amendments to Green Belt boundaries.

Therefore these policies will not form part of the Regulation 16 St Stephen Parish Neighbourhood Plan

Next Steps

1. Regulation 14 Consultation on the Pre-Submission Version Neighbourhood Plan

2. All comments reviewed, Neighbourhood Plan amended accordingly in to the Submission Version Neighbourhood Plan and submitted to St Albans District Council

3. St Albans conducts a minimum six week consultation on the Submission Version Plan

4. Examination – the Plan is examined by an Independent Examiner

5. St Albans District Council will consider the Examiner's Report and may amend the Plan as per their advice, following which they will agree that the Plan can proceed to Referendum

6. Local Referendum – a local referendum will determine whether or not the Plan will be used to inform planning decision and form part of the Development Plan for the district.

Thank you!

To review the Plan and comment visit...

www.ststephenparishcouncil.gov.uk

Complete the questionnaire...

<https://www.surveymonkey.co.uk/r/StStephenNPReg14>

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