

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

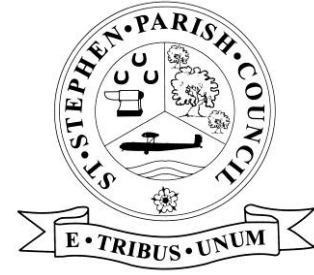
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## Important Notice about the St Stephen Parish Pre-Submission Version Neighbourhood Plan

Please note that the Pre-Submission Version St Stephen Parish Neighbourhood Plan has been developed in parallel with the emerging St Albans City and District (SADC) Local Plan, which was anticipated to be adopted before the Neighbourhood Plan.

The policies in the St Stephen Neighbourhood Plan conform to the adopted saved policies of SADC's current District Local Plan Review (1994) and have additionally sought to synchronise with the policies of the emerging SADC Local Plan.

There is now a strong possibility that the SADC's emerging Local Plan will not progress as previously scheduled. If this occurs, it will directly impact a number of the proposed policies in the Pre-Submission St Stephen Parish Neighbourhood Plan, namely reference to site allocations and the following sections associated with the allocation of sites:

- Policy S1: Spatial Strategy
- Policy S2: Housing Scale and Location
- AIM 3: Community facilities at the Donkey Field
- Policy S20: Burston Nurseries
- Policies S25 to S29: Site allocations

The reason for this is that all of the proposed sites in the Neighbourhood Plan are currently within the Green Belt. The Neighbourhood Plan proposes to remove these sites from the Green Belt to enable the delivery of homes to meet an identified local need. The National Planning Policy Framework (NPPF), at paragraph 1361, allows Neighbourhood Plans to amend Green Belt boundaries, but only where a need has been established through strategic policies. The emerging St Albans City and District Local Plan would have provided this need. However, if this Plan does not progress as originally scheduled, this strategic need will not be established. Further, such a strategic need is not contained in the current saved policies of SADC's Local Plan Review 1994.

Therefore, if SADC's emerging Local Plan does not progress as anticipated, the policies noted above would **not form** part of the Submission Version St Stephen Parish Neighbourhood Plan.

As a decision on SADC's emerging Local Plan is yet to be taken these policies are, therefore, retained for the purposes of the consultation and your views on them are welcomed.

**It is important to note**, however, that should SADC's emerging Local Plan be significantly delayed, the Neighbourhood Plan will be the primary document guiding development and the determination of planning applications with the Parish. We would encourage you to provide feedback on **all** of the policies in the Neighbourhood Plan, and not focus solely on the proposed site allocations. The rest of the policies and aims of the Neighbourhood Plan are vital in shaping our villages, helping our local economy and protecting our local environment, both now and into the future.

**Bill Pryce, Chair, St Stephen Parish Neighbourhood Plan Steering Group**