

# **Local Development Scheme 2015 - 2018**



**September 2015**

## What is the Local Development Scheme?

1. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS).
2. The LDS sets out the timetable for the production of Development Plan Documents (DPDs), including key production and public consultation stages. This enables the community, businesses, developers, service and infrastructure providers and other interested organisations to know which DPDs are to be prepared for the area and when they will be able to participate<sup>1</sup>.
3. This LDS covers the period from 2015 to 2018, and updates the previous LDSs published by St Albans City and District Council. It provides information about the **Strategic Local Plan (SLP)** and related documents, such as the **Detailed Local Plan (DLP)** and **East Hemel Hempstead Area Action Plan (EHH AAP)**, which will progressively replace the District Local Plan Review 1994.

### Development Plan Documents

4. DPDs are planning strategies that contain policies for the use, protection and/or development of land. These must have regard to government guidance, in particular the National Planning Policy Framework.
  - **Local Plans** for a council area (or for more than one council area if working together). Preparation of a local plan is a statutory requirement. A Local Plan may be a single document or a suite of documents with some covering specific policy matters or specific geographical areas (for example Area Action Plans). In areas that have County and District Councils, the County Council has the responsibility for producing Minerals and Waste Local Plans.
  - **Neighbourhood Plans**. These are not compulsory. However, when duly prepared they are a statutory document that forms part of the development plan. They would be prepared by a relevant body. In parished areas, the relevant body would be a town or parish council or councils, and elsewhere would be a neighbourhood forum. The plans must be in general conformity with the strategic policies of the local plan and are prepared in a timescale that is set by the relevant body, such as Parish Councils, not St Albans Council. More information can be found on the Council's webpage<sup>2</sup>.

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<sup>1</sup> Public consultations will continue to be advertised and stakeholders notified when important documents are published for public consultation, in accordance with our published Statement of Community Involvement.

<sup>2</sup> For more information regarding Neighbourhood Planning in the district please see the Council's website: <http://www.stalbans.gov.uk/planning/Planningpolicy/neighbourhoodplanning.aspx>

## The Current Statutory Development Plan for the District

5. The statutory development plan is the set of DPDs that together form the statutory basis for determining planning applications for the District .

6. On publication of this LDS in September 2015, the statutory development plan comprises:

- Saved policies of the District Local Plan Review 1994
- The Hertfordshire Minerals Local Plan 2007
- The Hertfordshire Waste Core Strategy and Development Management Policies 2012
- The Hertfordshire Waste Site Allocations 2014
- Saved policies from the Hertfordshire Structure Plan 1991–2011

7. By the end of 2018 the statutory development plan would comprise:

- The Strategic Local Plan
- The Detailed Local Plan
- The Hertfordshire Minerals Local Plan 2007 (or any replacement adopted)
- The Hertfordshire Waste Core Strategy and Development Management Policies 2012 and Site Allocations Document (or any replacement adopted)
- Any Neighbourhood Development Plans made

## Future Development Plan Documents

8. The District Council can set a timetable **only** for development plan documents it is preparing itself (or jointly with another Local Authority). The timetable for **Neighbourhood Plans** are set by the relevant body, such as Parish Councils, the timetable for the **Minerals and Waste Local Plans** are set by the County Council.

9. St Albans Council is working on the SLP and associated documents; in particular the DLP. It is likely that we will also work on an EHH AAP as set out in Dacorum Core Strategy and supported by St Albans Council at Dacorum's Examination in Public and in the previous SLP draft. The EHH AAP, will be prepared through joint work with Dacorum Council. The following tables set out the content, coverage and timetable for these documents, except the EHH AAP where the timescale has yet to be confirmed. The timetable is also illustrated in the table at figure 1 below.

<b>Strategic Local Plan (SLP)</b>	
<b>Role &amp; Subject</b>	This document will set out the overall development strategy for the period to 2031. It will include strategic policies as well as broad locations for strategic housing and employment development and infrastructure. It will provide the policy context for potential Neighbourhood Plans and the EHH AAP.
<b>Coverage</b>	District-wide
<b>Timetable – Key Stages</b>	
Statutory Public Consultation on Draft Plan (Regulation 18) – Oct/Nov 2014 Publication / Statutory Public Consultation on Pre-Submission Draft Plan (Regulation 19) – January / February 2016 Submission to Secretary of State (Section 20 of 2004 Act <sup>3</sup> ) – June 2016 Examination (Section 20 of 2004 Act) – November 2016 Estimated Date for Adoption (Section 23 of 2004 Act) – May 2017	

<b>Detailed Local Plan (DLP)</b>	
<b>Role &amp; Subject</b>	This document will set out the development management policies and site allocations to complement the SLP. It will also include Policy Maps. It is through the detailed policies, site allocations and policies maps that the DLP will add detail to the Council's long term spatial planning strategy set out in the SLP.
<b>Coverage</b>	District-wide
<b>Timetable – Key Stages</b>	
Statutory Public Consultation on Preferred Approach (Regulation 18) – September / October 2016 Publication / Statutory Public Consultation on Pre-Submission Draft Plan (Regulation 19) – January 2017 Submission to Secretary of State (Section 20 of 2004 Act) – August 2017 Examination (Section 20 of 2004 Act) – November 2017 Estimated Date for Adoption (Section 23 of 2004 Act) – March 2018	

<sup>3</sup> Planning and Compulsory Purchase Act 2004

**Table 1: Local Development Scheme 2014 - 2017**

	<b><u>Main Evidence Completion</u></b>	<b><u>Consultation</u></b>	<b><u>Pre-submission Publication</u></b>	<b><u>Submission</u></b>	<b><u>Examination</u></b>	<b><u>Adoption</u></b>
<b>SLP</b>	Dec 2014	Oct/Nov 2014	Jan 2016	June 2016	November 2016	May 2017
<b>DLP</b>	March 2016	Sept/Oct 2016	Jan 2017	August 2017	November 2017	March 2018

Note: CIL timetabling would involve simultaneous examination and adoption with SLP.

Note: The EHH AAP will be prepared through joint work with Dacorum Borough Council. The timescale has yet to be confirmed. At this stage the potential subject matter and geographical area are indicated below by reference to relevant extracts from Dacorum Core Strategy 2013:

**Geographical Area**

*"20.16 The boundary of the Area Action Plan is shown on the Proposals Map for Dacorum. However, its easterly extent will be determined by St Albans Council through collaboration."* Figure 22 on page 158 of DBC Core Strategy shows an *"indicative boundary of Area Action Plan in St Albans"* and is reproduced below.

**Subject Matter.**

*"20.19 Some facilities are very difficult to accommodate within the existing town boundary or are more sensibly located outside. These may include:*

- *a public transport hub linked to public car parking;*
- *waste management facilities and a green energy park;*
- *services for the Spencers Park neighbourhood estate, including public open space and a primary school;*
- *a community sports facility; and*
- *landscaping on land between Hemel Hempstead and the motorway to provide a 'green gateway' to the town. "*

**East Hemel Hempstead Area Action Plan: Vision Diagram**

**Figure 22**

