

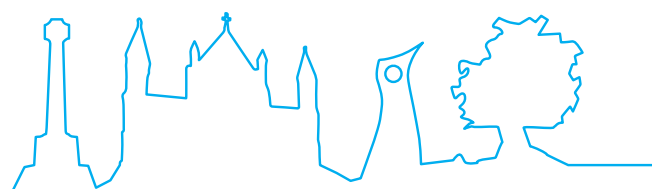
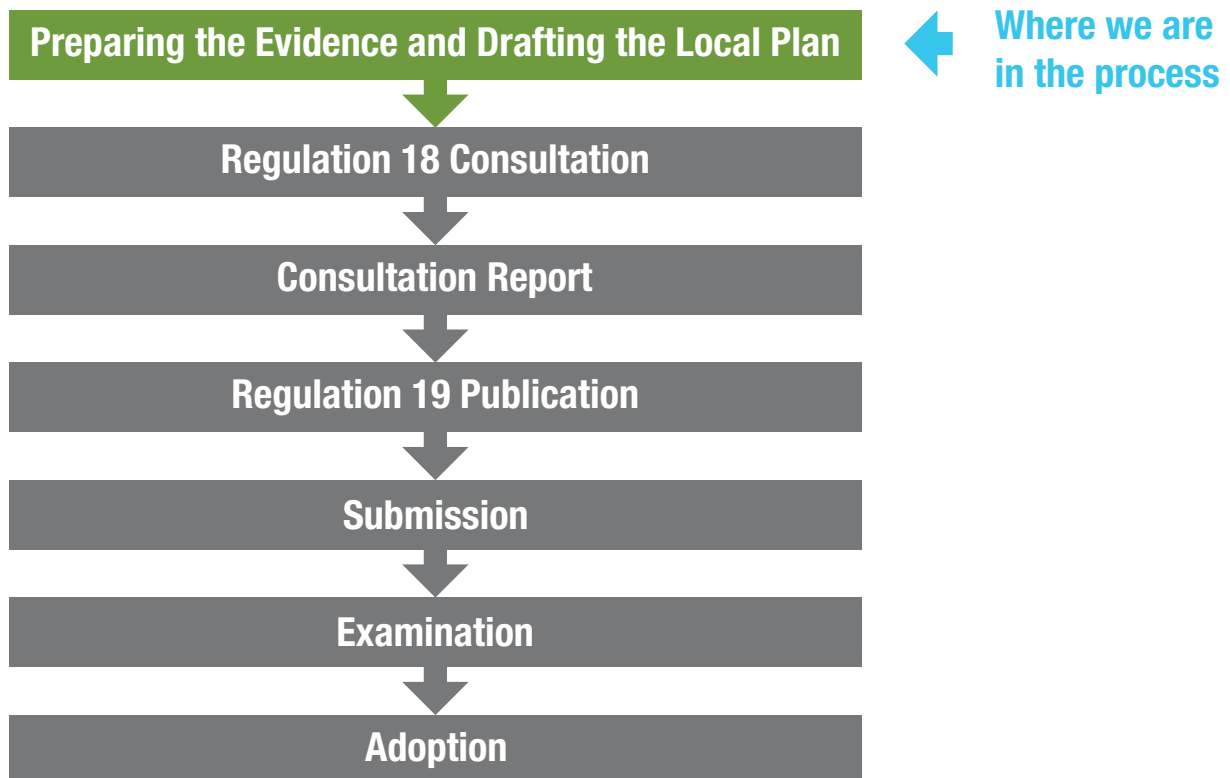
St Albans City & District Council

New Local Plan - Update

This is the first edition of our new Local Plan digital update and you are receiving it because you have signed up to our Local Plan notifications.

St Albans City & District Council is preparing a new Local Plan 2020-2038. It will affect what can be built and where up to 2038 in the District. The Local Plan will focus on climate change and sustainability and earmark land for future housing and commercial building; as well as the infrastructure to support existing and new developments.

The Council is currently at an early stage in developing a new Local Plan, as can be seen below:



Key Evidence Update – January 2022

Infrastructure Delivery Plan

Delivery of new and improved Infrastructure for existing and new communities is critical for a new Local Plan. The Council has undertaken a lot of baseline infrastructure work with Hertfordshire County Council and other key infrastructure providers including the NHS, and water companies etc. The Council will be working with consultants to review the infrastructure requirements for the Local Plan. These requirements, costs and means of practically funding and delivering them will be set out in an Infrastructure Delivery Plan.

Housing and Employment Land Availability Assessment

Between 25 January and 8 March 2021, the Council held a ‘call for sites’. Over 200 sites have been submitted as part of this process. The Council is currently reviewing these sites (as well as hundreds of others already submitted or generated by Council work looking at opportunities) as part of its Housing and Employment Land Availability Assessment.



Green Belt Review

The Council has commissioned consultants Arup to undertake a Green Belt Review. This will look at how the Green Belt performs in the District when assessed against the Government’s national Green Belt purposes. The work is looking at potential change to Green Belt boundaries at both a small and a strategic scale. The findings from the Green Belt Review, amongst a range of other evidence, will feed into the Council’s Local Plan site selection process.

Sustainability Appraisal and Habitat Regulation Assessment

Every Local Plan has to be supported by a Sustainability Appraisal and Habitat Regulation Assessment. These studies consider the potential environmental, economic and social impacts of different options for the Local Plan. The Habitat Regulation Assessment looks at potential impacts on internationally protected habitats.

Local Cycling and Walking Infrastructure Plan

Jointly with Hertfordshire County Council, consultants, and local stakeholders, the Council is developing a Local Cycling and Walking Infrastructure Plan. This will provide a clear prioritised evidence base to use to bid for funding for delivery from Government and other sources and, ultimately, provide residents and stakeholders with better cycling and walking routes.



Green Infrastructure Study

Jointly with Hertfordshire County Council, consultants, and local stakeholders, the Council is developing a Green Infrastructure study. This will provide a clear prioritised evidence base to use to bid for funding for delivery from Government and other sources.

South West Herts Joint Strategic Plan

Along with Dacorum, Hertsmeire Borough Council, Three Rivers District Council and Watford Borough Council we have begun work on a Joint Strategic Plan for the South West Hertfordshire area. The Joint Strategic Plan will provide a long-term blueprint for the area to 2050.



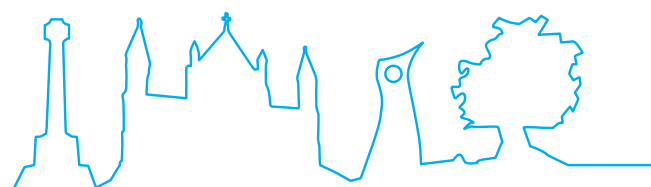
A key aim will be to ensure that infrastructure – such as transport, schools, health, and utilities (for example, water and sewerage) – are properly co-ordinated and delivered alongside the need for new homes and jobs. All five councils also make up a single housing market area.

By working together, the councils are confident they will be in a stronger position to deliver, and better fund, essential local transport links, health services and educational facilities that local people want to see.

More details can be found at: www.swhertsplan.com

Hemel Garden Communities – potential development

Hemel Garden Communities (HGC) is an ambitious development programme which will transform Hemel Hempstead and create attractive and sustainable new neighbourhoods and communities to the north and east of the town, and provide more than 11,000 new homes and 10,000 new jobs by 2050.



We're working in partnership with Dacorum Borough Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership and The Crown Estate to deliver the Hemel Garden Communities programme. This includes new high-quality homes, of which 40% will be affordable. New neighbourhoods will be centred around vibrant local centres, green spaces and play areas, all easily accessed on foot. Sustainable travel, such as walking, cycling and public transport, will be given priority as we develop a greener, healthier environment which includes open spaces as well as new country and district parks.

More details can be found at: www.stalbans.gov.uk/hemel-garden-communities

Hertfordshire Growth Board

Hertfordshire Growth Board is the way the county is now working together to manage growth. With the Hertfordshire population expected to rise by up to 175,000 by 2031, at least 100,000 new homes and jobs will need to be created over the same period. This brings opportunities and challenges. Hertfordshire Growth Board is ready to respond.

Hertfordshire Growth Board is made up of the County Council, the 10 district and borough councils, the NHS Hertfordshire & West Essex Integrated Care System, Homes England and Hertfordshire Local Enterprise Partnership. Working together is how we continue our 'joint' success and create opportunities for everyone, now and in the future.

More details can be found at: www.hertfordshiregrowthboard.com



New Governance Arrangements 2021 – Local Plan Advisory Group and Policy Committee

Since May 2021 we have had new governance arrangements for the Council for Local Plan, Joint Strategic Plan and associated work. There is a cross-party Local Plan Advisory Group which makes recommendations to the statutory Policy Committee, which makes statutory decisions.

All Agenda and reports for all these meetings are publicly accessible at: stalbans.moderngov.co.uk/mgListCommittees.aspx?bcr=1

The meetings are webcast, and can be seen live or recorded at: stalbans.public-i.tv/core/portal/home