



St Albans City and District
LOCAL DEVELOPMENT SCHEME
APRIL 2007 TO MAY 2010



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1. INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced major changes to the planning system. The key aims of the new system are to streamline the plan making process and promote a pro-active, positive approach to managing development. There is a very strong emphasis on community and stakeholder involvement in planning and making key decisions early in the Plan process.
- 1.2 The Act introduced **Local Development Frameworks (LDFs)** which replace the former system of Structure Plans (produced by County Councils) and Local Plans (produced by District Councils). The LDF comprises a series of documents, which set out spatial policies and proposals for future development within each local planning authority's area. These documents are explained in more detail in Section 3 below.
- 1.3 The Act also requires each local planning authority to produce a **Local Development Scheme**, which is essentially a three year work programme for the production of these documents.

2. ROLE OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Local Development Scheme informs the local community and stakeholders of the timetable that the Council intends to follow for the production of each new style planning policy document and enables people to see exactly when they can expect to be involved in the planning process. It also indicates in general terms what future work is proposed beyond the three year period, particularly in terms of reviewing or supplementing the documents that the local planning authority is proposing to produce.
- 2.2 The Local Development Scheme will be reviewed annually in March and/or where there is a need to revise or prepare a new spatial policy document.

3. LOCAL DEVELOPMENT FRAMEWORKS

3.1 The new planning policy system is complex and uses terminology which you may not be familiar with. To help, Appendix 1 is a list of frequently used terms and definitions, which you may wish to refer to as you read this document.

3.2 Under the collective title of **Local Development Documents (LDDs)** local planning authorities will need to prepare the following:

- **Development Plan Documents (DPDs):** A number of individual documents (see paragraph 3.3 below) which, together with the relevant Regional Spatial Strategy (RSS) and the County Minerals and Waste DPD, will form the statutory development plan for each District and will be the starting point in the consideration of planning applications for the development or use of land.
- **Supplementary Planning Documents (SPDs):** Individual documents (prepared as and when necessary) covering issues on which the local planning authority wishes to provide additional policy guidance to supplement the policies and proposals in its Development Plan Documents. These will replace existing supplementary planning guidance. They cannot be used to allocate land for specific uses, but can take the form of design guides, area development briefs, master plans or issue based documents. SPDs do not form part of the statutory development plan and will not be subject to independent examination. However, they will be subjected to rigorous procedures of community involvement. SPDs must be consistent with national and regional planning policies as well as policies contained within DPDs. They must also be clearly cross-referenced to the relevant DPD policy which they supplement (or, before a DPD has been adopted, a saved policy from the adopted Local Plan).
- A **Statement of Community Involvement (SCI)** explaining the authority's approach to involving the community in the preparation and review of all its Local Development Documents and in all development control decisions.

3.3 Each local planning authority will need to decide which of the following Development Plan Documents it is going to produce:

- A **Core Strategy** will set out the key elements of the planning framework for the local planning authority's area. It should contain a vision and strategic objectives, core policies and a framework for monitoring and implementation. It must be kept up to date and, once adopted, all other development plan documents must be in conformity with it. The Core Strategy should seek to implement the policies contained in the relevant Regional Spatial Strategy (including the housing requirement for the District). It should also set out broad

locations for delivering housing and other strategic development needs such as employment, retail, leisure, community, essential public services and transport development.

- A **Development Control Policies** document, against which planning applications can be assessed. Local authorities should avoid a large number of use-related policies which can be repetitive and quickly become out of date. Instead documents should include more general policies (covering issues such as protecting residential amenity, transport issues, protecting vitality and viability etc) which explain how national planning policy statements apply in the local area.
 - A **Site Allocations** document, which allocates land for specific uses and includes policies relating to the delivery of site specific allocations (e.g. access requirements or broad design principles).
 - **Area Action Plans** (where needed) which provide the planning framework for key areas where significant change or conservation is needed. The main focus will be on implementation. In areas of change, Area Action Plans should identify the distribution of land uses and their inter-relationships, including specific site allocations and should set the timetable for the implementation of proposals. In areas of conservation, Area Action Plans should set out policies and proposals for action to preserve or enhance the area.
- 3.4 In addition, every local planning authority must produce a **Proposals Map** illustrating the policies and proposals in its DPDs. It needs to be continuously updated as and when changes are made to each DPD.
- 3.5 This Local Development Scheme and the Annual Monitoring Report (see paragraph 12.1) also form part of the Local Development Framework for the St Albans District.

4. LOCAL DEVELOPMENT DOCUMENTS TO BE PRODUCED BY ST ALBANS CITY AND DISTRICT COUNCIL

4.1 After consideration of the key issues and challenges facing the District and an assessment of the effectiveness of existing policies and proposals in the adopted District Local Plan, it is proposed that St Albans City and District Council will prepare the following Development Plan Documents as part of its Local Development Framework:

- A Core Strategy DPD
- A Site Allocations DPD
- A Development Control Policies DPD

4.2 A Proposals Map will also be produced and maintained to illustrate the policies and proposals in each of the above documents. The time horizon for each DPD will be 2021, to equate with the Regional Spatial Strategy for the East of England (RSS14). The RSS is generally referred to as the East of England Plan.

4.3 The Council's previous LDSs in 2005 and 2006 proposed that the District Council and Dacorum Borough Council will jointly produce an East Hemel Hempstead Area Action Plan (AAP). The proposed area to be included in the AAP was nearly all non-Green Belt land and was almost entirely in Dacorum, with only a very small part of the area falling within St Albans District.

4.4 The Secretary of State's Proposed Changes to the draft East of England Plan (December 2006) include major expansion at Hemel Hempstead, probably extending into St Albans District. Therefore, this revised LDS has been prepared on the basis that the geographical extent of the East Hemel Hempstead Area Action Plan will be expanded to include any land that is excluded from the Green Belt in St Albans. As a result, the scope of the AAP will be widened and it will take more time to produce than estimated in the 2006 LDS. Also, St Albans District Council will be much more centrally involved in preparing the AAP than had been previously envisaged.

4.5 St Albans and Dacorum Councils have published a consultation paper called 'Core Strategies Supplementary Issues and Options Paper : Growth at Hemel Hempstead' (November 2006). This consultation paper seeks views on possible broad locations for development in the Green Belt around Hemel Hempstead. However, it is not certain whether the Hemel Hempstead expansion will be confirmed in the final version of the East of England Plan. Nor is it certain that any of the development will be located in St Albans District.

4.6 The Secretary of State's Proposed Changes (December 2006) also includes major expansion at Welwyn Garden City and Hatfield, involving

land in Welwyn Hatfield District and potentially St Albans District. The Proposed Changes document also states that the Green Belt review around Welwyn Garden City and Hatfield should include joint or coordinated work if further expansion of Hatfield to the west emerges as a preferred option.

- 4.7 If the approved East of England Plan confirms the Welwyn Hatfield expansion, St Albans District Council will work closely with Welwyn Hatfield Borough Council on planning for this expansion through the LDF process. There would be a joint consultation paper from the two Councils during the first half of 2008 on possible broad locations for development in the Green Belt around Welwyn Garden City and Hatfield. Welwyn Hatfield Council would treat this consultation as part of their Core Strategy Issues and Options consultation.
- 4.8 If it is concluded that some of the Welwyn Hatfield expansion should involve Hatfield expanding westwards into St Albans District, it is envisaged that this will be handled through the LDF process as follows:
- There would be a single issue review of the St Albans Core Strategy dealing with the broad location of development at Hatfield West within St Albans District. This would necessitate a review of the LDS, which would include a timetable for the single issue review. It is expected that the single issue review would commence soon after adoption of the Core Strategy DPD, which is programmed for September 2009.
 - St Albans District Council and Welwyn Hatfield Borough Council would jointly prepare a West Hatfield Area Action Plan, to cover major development sites in both Council's areas. The timetable for this AAP would be included in the revised St Albans LDS. Timing of the AAP would have to be agreed with Welwyn Hatfield Council, but it would follow on as quickly as possible after the Core Strategy single issue review.
- 4.9 It is not likely that future development on any other sites in St Albans District will be of a scale to warrant the preparation of an AAP. Instead, policies for individual sites will be included in the Site Allocations DPD.
- 4.10 St Albans City and District Council already has supplementary planning guidance (SPG) that it has adopted to supplement policies in the current District Local Plan. Central Government says that SPG can continue to be used as non-statutory planning guidance, provided it remains linked to a 'saved' Local Plan policy. Appendix 2 identifies where the Council proposes to link existing SPG to 'saved' policies. It also outlines where the Council is proposing to produce new Supplementary Planning Documents (the replacement for Supplementary Planning Guidance) linked to policies in its new Development Plan Documents.

- 4.11 At present, it is anticipated that the District Council will wish to update the following documents and adopt them as Supplementary Planning Documents linked to new policies.
- Design Advice Leaflet 1 : Design and Layout of New Housing, December 1999
 - Affordable Housing Supplementary Planning Guidance, March 2004
 - Residential Extensions and Replacement Dwellings in the Green Belt Supplementary Planning Guidance, May 2004
- 4.12 Other existing Supplementary Planning Guidance and non-statutory policy guidance, as detailed below, will form part of the evidence base for future Development Plan Document preparation:
- Revised Parking Policies and Standards, January 2002
 - Camping and Caravanning Sites Policy Paper, July 1996
 - Design Advice Leaflet 4: Conservation Areas – A Householder’s Guide
- 4.13 Paragraph 13.1 of this Local Development Scheme explains the Council’s proposed approach to the production of new Supplementary Planning Documents to supplement the policies in each of the forthcoming Development Plan Documents.
- 4.14 The Council may also decide to produce development briefs for individual site(s) in the form of Supplementary Planning Documents to support specific policies in the Site Allocations and Proposals DPD. The need for these will be assessed and the timescales for their production will be included in a revised Local Development Scheme, as necessary (see paragraphs 13.1 and 13.2 below).
- 4.15 Appendix 3 contains individual profiles for each of the Local Development Documents that St Albans City and District Council will be producing over the next three years, setting out their purpose, content and timetable for production.

5. INTER-RELATIONSHIPS AND CHAINS OF CONFORMITY BETWEEN DOCUMENTS

- 5.1 The diagram at Appendix 4 (together with the individual document profiles in Appendix 3) clearly shows the inter-relationships and the chains of conformity between each of the documents to be produced by the District Council. Appendix 4 also shows the wider regional and sub-regional context in which the documents are being prepared.
- 5.2 A starting point for the preparation of each DPD is a broad review of the existing Local Plan. The Council needs to consider whether adopted Plan policies are still up to date and consistent with the emerging Central Government Planning Policy Statements, the East of England Plan (RSS14) and other District Council strategies/policy statements.
- 5.3 Government guidance states that all Local Plan policies will be automatically saved for three years from the commencement of the Planning and Compulsory Purchase Act 2004 (i.e. until 28 September 2007) . However, it asks local authorities to show for each of the policies in its 'saved' Local Plan:
- If it is to be replaced, deleted or merged:
 - The timing of the above: and
 - Within which Development Plan Document any replacement policy is to be located.
- 5.4 Appendix 2 sets out the Council's initial thoughts with regard to the above. The schedule will be kept under review as work progresses on the new DPDs and may require amendment as we become clearer about the scope and content of these documents.
- 5.5 Government guidance also says that there may be some saved Local Plan policies which the local planning authority wishes to continue to save beyond the three year period. In such cases the local planning authority must demonstrate to the Secretary of State that these policies are compliant with certain criteria outlined in paragraph 5.15 of Central Government's Planning Policy Statement (PPS12) on Local Development Frameworks. In particular, local planning authorities must demonstrate that the policies that they wish to be saved reflect the principles of LDFs, are consistent with current national policy and that it is not desirable or feasible to replace them by 27 September 2007.
- 5.6 Local planning authorities are required to submit a list of saved policies and their intentions for them by 1 April 2007. The list should be in two distinct parts:
- Those saved policies that the authority wishes to extend beyond the three years saved period, with reasons, and

- Those saved policies the LPA does not wish to see saved beyond the 3 year period, with reasons.
- 5.7 The schedule in Appendix 2 includes only those policies that the Council wishes to save beyond the three year saved period.

6. BUILDING THE EVIDENCE BASE

6.1 As part of the Second Review of the St Albans District Local Plan, St Albans City and District Council undertook a large amount of detailed research on specific topics raised in the 1999 Issues Paper (What Issues Should be Considered in the Review). Whilst work on the Second Review of the Local Plan was abandoned in 2003, due to the proposed introduction of the LDF system, much of the information collected and research undertaken in addressing the issues in the 1999 document provides a valuable starting point for the development of issues and options, for discussion with the local community and key stakeholders.

6.2 To further develop our evidence base, an extensive programme of further technical studies/background work is being carried out, as shown in the table below. A large amount of work has now been done and the evidence base will be completed before the Council reaches the submission stage of each DPD:

Subject	Relating to which DPD?	In-house or Consultants	Progress and estimated completion
Housing Monitoring Report	Development Control Policies Site Allocations	In-house	Annually (next version will have April 2007 base date)
Strategic Housing Market Assessment	Core Strategy Development Control Policies	In-house & Consultants	Several meetings have been held with Dacorum, Hertsmere, Three Rivers, Watford and Welwyn Hatfield Councils to ensure that each Council undertakes initial work on the SHMA in a consistent manner. Initial work being carried out by SADC: <ul style="list-style-type: none"> • Housing Needs Survey Update completed 2006. • Open market housing study in progress – completion spring 2007. • Other initial work completed Summer 2007. A full strategic housing market assessment will not be completed until sub-regional housing market areas have been defined in the Regional Spatial Strategy.
Assessment of gypsy accommodation needs	Core Strategy Site Allocations	Consultants	This assessment involves joint working with Hertfordshire County Council and Dacorum, Hertsmere, Three Rivers and Watford Districts. <ul style="list-style-type: none"> • Consultant's report on need for gypsy accommodation in South and West Hertfordshire completed May 2005. • Another consultant's report on potential sites completed September 2006.

Subject	Relating to which DPD?	In-house or Consultants	Progress and estimated completion
Strategic Housing Land Availability Assessment	Core Strategy Site Allocations	In-house	<p>Interim Housing Capacity Study completed in 2005.</p> <p>A more detailed study taking account of emerging Government guidance on housing land availability assessments will be produced in autumn 2007.</p> <p>Discussions are taking place with Welwyn Hatfield Borough Council to ensure that greenfield sites in SADC and Welwyn Hatfield that could form part of the proposed Welwyn Hatfield expansion are assessed in a consistent manner.</p> <p>Finalised Government guidance on SHLAAs is still awaited and the Council's 2007 study will not be a fully fledged Strategic Housing Land Availability Assessment.</p>
Phase II of the Green Belt boundary study	Core Strategy Site Allocations	In-house	<p>An initial study was completed in 2003 for the District Plan Second Review. Some additional work to consider broad locations that might be released from Green Belt will be carried out in spring/summer 2007 to inform the Core Strategy Preferred Options.</p> <p>Further work on possible detailed boundary changes, if necessary, will be completed winter 2007/08.</p>
Employment Monitoring Report (last one produced in 1997)	Development Control Policies Site Allocations	In-house	<p>Annually, but not produced in recent years. Next version expected in Summer 2007.</p> <p>The Employment Land Review (see below) will provide the basis for future reports.</p>
Central Hertfordshire Employment Land Review	Core Strategy Site Allocations	Consultants	<p>Central Hertfordshire Employment Land Review Interim Report produced by consultants, November 2006. This report was jointly commissioned by St Albans, Hertsmere and Welwyn Hatfield Councils.</p> <p>Consultants to do further work to finalise study once East of England Plan is approved in summer 2007.</p>
Retail and Leisure Need Assessment	Core Strategy Development Control Policies Site Allocations	Consultants	Completed January 2006

Subject	Relating to which DPD?	In-house or Consultants	Estimated completion
Shopping Monitoring Report	Development Control Policies Site Allocations	In-house	Annually (next version will have a base date of April 2007)
Transport and traffic	Core Strategy	County Council and consultants	Mid Herts Area Transport Plan completed 2006 (but just aims & objectives). Hertfordshire Local Transport Plan 2006/07 to 2010/11 completed. Consultants are currently preparing Urban Transport Plans for St Albans and Southern St Albans (London Colney/Park Street/Bricket Wood). Completion spring 2007.
Car parking and housing density zones	Development Control Policies	In-house	Autumn 2007
Revised residential car parking standards	Development Control Policies	In-house	Awaiting revised Government guidance, due early 2007
Playing Pitch, Sport and Recreation Facilities and Green Spaces Strategies	Core Strategy Development Control Policies Site Allocations	Consultants	Playing Pitches and Sport and Recreation studies completed by consultants 2005. Green Spaces study completed by consultants 2006. The Council is carrying out further work and consultation on Green Spaces Strategy before finalising this strategy.
Hotels Study	Site Allocations	In-house	Interim study completed in Autumn 2005 – Waiting for Employment Land Review to complete the quantitative analysis (estimated late 2007)
Social and Community Uses (researching local need)	Site Allocations Development Control Policies	In-house	Mid 2007
Sustainable Buildings	Core Strategy Development Control Policies	County Council, Hertfordshire Districts & consultants	The 'Building Futures' project involves close working between the County Council and the Hertfordshire Districts. Consultation on various draft modules took place in 2006. Further modules are being now produced. Completion of all modules due summer 2007.

Subject	Relating to which DPD?	In-house or Consultants	Progress and estimated completion
Renewable energy	Development Control Policies	County Council, Hertfordshire Districts and consultants	<p>Consultant's study completed in summer 2005. Further joint work between the County Council and the Hertfordshire Districts is continuing to produce a county-wide policy guidance document in 2007.</p> <p>Council's own Planning and Renewable Energy Good Practice Guide will be issued in Spring 2007.</p>
2001 Census Report	Core Strategy Site Allocations	In-house	Work in progress. Completion April 2007.
Planning Obligations Good Practice Guide	Development Control Policies	County Council and consultants	<p>Hertfordshire County Council is preparing guidance in relation to County Council issues.</p> <p>The District Council is intending shortly to appoint consultants to produce a Section 106 guidance document for the Council.</p> <p>Completion autumn 2007.</p>
Annual Monitoring Report	Core Strategy Development Control Policies Site Allocations	In-house (some joint working with the County Council)	<p>Latest version produced December 2006.</p> <p>Next version due December 2007 (covering the period April 2006 to March 2007)</p>
Sustainability Appraisal	All DPDs	Consultants	<p>St Albans, Dacorum, Three Rivers and Watford Councils have commissioned consultants to undertake sustainability appraisal on all their DPDs.</p> <p>Scoping Report produced spring 2006 and consultants also completed a working note on the Council's May 2006 joint Issues and Options consultation on the DPDs and the Community Strategy.</p> <p>Further sustainability appraisal work will continue throughout the plan making process – see section 10 of this LDS.</p>
Habitats Directive Assessment	All DPDs	Consultants	<p>Appropriate Assessment of DPDs, if required, will be carried out before the Preferred Options stage. St Albans, Dacorum, Three Rivers and Watford Councils are discussing this matter with the Sustainability Appraisal consultants.</p> <p>Spring 2007 : Screening to decide whether Appropriate Assessment of Core Strategy is required. If required, Appropriate Assessment will be completed by early autumn 2007.</p>

Subject	Relating to which DPD?	In-house or Consultants	Progress and estimated completion
Strategic Flood Risk Assessment	All DPDs	Consultants	St Albans, Dacorum, Three Rivers and Watford will shortly appoint consultants. Assessment to be completed by early autumn 2007.

- 6.3 The above table takes account of the Secretary of State's Proposed Changes to the draft East of England Plan (December 2006).
- 6.4 Whilst not forming part of the Planning policy team's own evidence base, consideration will also need to be given to the ongoing/future work of other Council departments and external organisations, as we prepare the Development Plan Documents. For example, the Council's leisure team has recently produced an Arts Strategy and the Council's tourism officer has drawn up a draft new Tourism Strategy. Hertfordshire County Council has also prepared the County Community Strategy, the review of the Hertfordshire Local Transport Plan and the Mid Herts Area Transport Plan.
- 6.5 Of particular importance is the Sustainable Community Strategy for St Albans District, which is the responsibility of the St Albans and District Local Strategic Partnership. The current Community Strategy covers the period 2003 to 2007.
- 6.6 The Council's May 2006 Issues and Options consultation paper was a joint consultation on the Core Strategy, Site Allocations and Development Control Policies DPDs and the Sustainable Community Strategy. This reflected the very strong links between the LDF and Sustainable Community Strategy processes. A draft new Sustainable Community Strategy covering the period to 2020 was issued for public consultation in December 2006. The new Sustainable Community Strategy is due to be approved in summer 2007.

7. TIMETABLE FOR THE LOCAL DEVELOPMENT DOCUMENTS

- 7.1 This Local Development Scheme covers the period from April 2007 to March 2010. Appendix 6 sets out the timetable and key milestones for the production of each LDD for St Albans City and District. The chart relates specifically to the stages of document preparation set out in Central Government's Planning Policy Statement (PPS12).
- 7.2 The St Albans District Local Plan Review was adopted in November 1994 and is now well past its end date. Consequently, it is considered that there is an urgent need to progress with the preparation of the three proposed main DPDs (Core Strategy, Site Allocations and Development Control Policies) as quickly as possible. However, this LDS (unlike the 2006 version) indicates that the Core Strategy DPD will be produced first, with the other DPDs following about a year later. This will allow stakeholders and the local community to clearly see how site specific and detailed development control policies reflect the vision and spatial objectives set out in the East of England Plan and the Core Strategy.
- 7.3 In deciding the timing of the DPDs, the Council has had regard to paragraph 7 in PPS3 on 'Housing', which requires that local planning authorities identify and maintain a rolling five-year supply of deliverable land for housing. The housing trajectory in the Council's Annual Monitoring Report April 2005 to March 2006 shows that the total dwelling increase in the District between 2006 and 2013 is forecast to be about 3,740. This is over 1,200 more than proposed for this period in Policy H1 in the Proposed Changes to the draft East of England Plan. Clearly, the Council has more than a five-year supply and this is expected to be the case for some while. Therefore, the Council concludes that the Site Allocations DPD should be given a lower priority than the Core Strategy.
- 7.4 planning authorities are expected to 'front load' the preparation of DPDs by ensuring early and effective involvement from the community and all stakeholders. The plan preparation process should include consideration of realistic alternative options based on a robust evidence base, the authority's awareness of local issues and the views of stakeholders and the local community. Key decisions on the spatial strategy should be taken at the earliest possible stage to allow for full community involvement and sustainability appraisal.
- 7.5 There will be opportunities for the public to comment at various stages of the production of these documents. Please refer to the profiles at Appendix 3 for further details on the statutory periods of public consultation. The District Council formally adopted its Statement of Community Involvement in April 2006 and this document will set the standards for involving the community in the preparation and review of all the Council's Local Development Documents and in development control decisions.

- 7.6 The timetable for the production of each Development Plan Document has been amended since the last version of the Local Development Scheme was published in May 2006. This is largely due to the following factors:
- Slippage in the timetable for the East of England Plan. Following publication of the Secretary of State's Proposed Changes to the draft Plan in December 2006, it is expected that the finalised version of the Plan will be approved by the Secretary of State in summer 2007.
 - Proposals for the major expansion of Hemel Hempstead and Welwyn Hatfield have been included in the Government's Proposed Changes to the draft East of England Plan. This revised LDS is based on the expectation that the proposed Hemel Hempstead expansion will involve development extending into St Albans District. The LDS also recognises that the LDS may need to be revised in due to course to reflect the proposed Welwyn Hatfield expansion (see paragraphs 4.6-4.8 above).
 - The need to learn the lessons from the Lichfield and Stafford Inspector's Reports, which rejected the Core Strategies of those councils as being unsound. One of the key decisions that the Council has made in the light of the Lichfield and Stafford reports is that there is a need for another Issues and Options consultation paper before the Preferred Options stage of the Core Strategy is reached. This further consultation paper will seek views on a range of spatial options for future development in the District.
 - Staff shortages in the Planning Policy team (which have now been addressed).
- 7.7 The latest timescales are reflected in the revised document profiles (Appendix 3), the Schedule of Proposed Local Development Documents (Appendix 5) and also in the Gantt chart (Appendix 6).
- 7.8 The Council is working closely with Dacorum Borough Council in respect of the proposed Hemel Hempstead expansion. Consequently, the timetable for the East Hemel Hempstead AAP in this LDS is the same as that set out for the AAP in Dacorum Borough Council's revised LDS.
- 7.9 Whilst the AAP will contain detailed policies and proposals for any eastwards extension of Hemel Hempstead into St Albans District, it is the St Albans and Dacorum Core Strategies which will establish the broad locations and distribution of growth. Therefore, the timetables of both Core Strategies have been aligned. In particular, it is considered important that each Core Strategy is submitted for public examination at the same time and that the examinations should take place concurrently, so that the inspectors for each examination can reach joint decisions regarding the Hemel Hempstead expansion.

7.10 In light of Government guidance on the different types of examination available, the Council currently favours sequential examination to test the soundness of the Site Allocations and Development Control Policies DPDs respectively. This is subject to agreement with the Planning Inspectorate.

8. RESOURCING

- 8.1 Staff from the Council's Planning Policy team, which comprises four qualified town planners and one technical and monitoring officer, will be responsible for carrying out most of the background research, policy development, and public consultation, as required by the Local Development Scheme and in line with the SCI.
- 8.2 Early indications are that the extra workload resulting from the new LDF system will require additional staff resources in the Planning Policy team. Consequently, the Council has employed an experienced officer on a temporary contract to assist with the LDF. Further temporary staff or consultants will be engaged as and when necessary and the need for additional permanent staff will be kept under review.
- 8.3 Development control officers, the corporate policy team who are involved in developing the Community Strategy and officers from other Council departments will be consulted on draft policy options at the earliest possible stage and may also provide assistance where required, for example during public consultation exercises.
- 8.4 St Albans City and District Council, together with Watford, Three Rivers and Dacorum Councils have commissioned consultants to undertake all the detailed sustainability appraisal work associated with DPD preparation. This work will continue throughout the three year period covered by this LDS (see paragraph 10.2).
- 8.5 In addition, the planning policy team has purchased licences (renewable on an annual basis) to use publishing and consultation software from a company called Limehouse. This will not only result in time and cost savings in the publication of our DPDs, but will also enable us to efficiently handle representations made by the local community and stakeholders during the various stages of public consultation on our emerging DPDs.
- 8.6 The Council regards the preparation of the LDF as a priority. A medium term resourcing plan has been produced to ensure adequate financial resources are available to support the delivery of the Local Development Framework. In future, as well as a definite amount for the coming year, the Council's budget will include estimated expenditure on the LDF to cover a three year period, starting with the period from 2007 to 2010. However, it is difficult to predict the costs of producing the LDF and there is uncertainty over the future level of the Planning Delivery Grant. Sufficient finances have been allocated for 2007/08, but increased budgetary provision may be needed in subsequent years.

9. JOINT WORKING ON DEVELOPMENT PLAN DOCUMENTS

- 9.1 It is proposed that the East Hemel Hempstead Area Action Plan will be prepared jointly with Dacorum Borough Council (see paragraphs 4.3-4.5 above). There will also be a need for joint working with Welwyn Hatfield Borough Council if major expansion of Welwyn Hatfield is confirmed in the approved East of England Plan (see paragraphs 4.6-4.8). In addition, early discussions over the future of any sites which straddle or impact on other local authority administrative areas will prove invaluable to securing the most sustainable development on each site.

- 9.2 The District Council is increasingly working with other authorities in producing the evidence base for the DPDs, as can be seen from the table in paragraph 6.2.

10. SUSTAINABILITY APPRAISAL/STRATEGIC ENVIRONMENTAL ASSESSMENT

10.1 A Sustainability Appraisal and Strategic Environmental Assessment (as described in Appendix 1) must be undertaken for each of the Development Plan Documents and Supplementary Planning Documents that the Council produces. To be effective, sustainability appraisal should be fully integrated into the plan making process. It should be started as soon as a new or revised DPD or SPD is first considered, and should provide input at each stage when decisions are taken. Local planning authorities must undertake sustainability appraisals of the issues and alternative options to be included in each DPD. A final report must then accompany each DPD when it is submitted to the Secretary of State for independent examination.

10.2 As mentioned in the table in paragraph 6.2 above, St Albans, Dacorum, Three Rivers and Watford Councils have commissioned consultants to undertake all the sustainability appraisal work on their DPDs. The Sustainability Appraisal process (incorporating Strategic Environmental Assessment) is broken down into five key stages. With regard to progress in St Albans, Stage A is now complete and we are at Stage B :

Stage A	Setting the baseline (at the same time that the local authority is developing its evidence base and undertaking background technical work)
Stage B	Developing and refining different options (i.e. testing all issues and options being considered by the local authority against the Sustainability Framework)
Stage C	Assessing the effects of the Preferred Options (and preparing a final Sustainability Appraisal report on the DPD or SPD)
Stage D	Consultation on the final Sustainability Appraisal report (at the same time as consulting on either the Preferred Options in the case of DPDs or on a draft SPD)
Stage E	For DPDs only, monitoring significant effects of the DPD to identify any unforeseen adverse effects. (Sustainability Monitoring Reports should be published as part of the Annual Monitoring Report).

11. RISK ASSESSMENT

11.1 When estimating the likely timescales for the preparation of each Local Development Document, it is important to bear in mind any potential risks to achieving the key milestones. Whilst it is difficult to say if and when such risks may arise, this local authority considers that the following would have the greatest impact on timetabling:

Risk	Possible Mitigation Measures
Potential loss of experienced staff in the team/ problems in recruiting new staff	High impact. If existing Planning Policy staff leave, recruitment of replacements needs to be expedited. If gaps in the Planning Policy team are anticipated for long periods of time, consideration will be given to employing temporary staff or consultants, or seconding staff from other teams.
Any slippage in timescales for external consultants working on technical studies on behalf of the Council.	With good project management this should not happen (unless Central Government issues new guidance documents to be taken into account or the scope of a Project Brief is extended).
The decision making process (i.e. fitting in with meetings scheduled for the Planning Policy Advisory Panel, Cabinet and Council).	The proposed timetable takes this into account as far as possible.
Any slippage in the timetable for the Regional Spatial Strategy (or any sub-regional strategies to be prepared)	Our revised timetable for DPD production assumes that the East of England Plan will be approved in Summer 2007. If there is a significant delay in approving the Plan, this will delay publication of the Council's Core Strategy Preferred Options document and have a knock on effect on the whole timetable for the DPDs.
Advice from GO-East, the Planning Officers Society, the Planning Advisory Service (PAS) or other parties that the emerging DPDs are likely to be rejected as unsound in relation to the tests of soundness in PPS12.	The Council is taking full account of Government guidance and liaising with GO-East to minimise the risk of DPDs being rejected as unsound. In addition, the Council is reading relevant documents including DPDs produced by other Councils and Inspectors' reports. The Council's officers are also attending courses on LDFs, especially those organised by GO-East and PAS.

<p>The scale and complexity of community and stakeholder involvement/representations received during consultation periods</p>	<p>Difficult to gauge, but on past experience of Local Plan consultation, public participation was high. May need temporary planning staff, secondments or short term administrative assistance to cope with peaks in workload. Undergraduate student placements were successful during 2005.</p>
<p>The length of the public examinations</p>	<p>This is mainly dependent on the number of representations received and the number of key spatial issues that need to be considered at the examinations. Ways in which the length of the examinations can be reduced will be discussed with the Planning Inspectorate at the earliest possible stage and necessary changes to the DPD timetable will be made accordingly.</p>
<p>The ability of the Planning Inspectorate and the Government Office for the East of England to cope with their additional workload.</p>	<p>Beyond District Council's control.</p>
<p>Additional workload for key stakeholders e.g. Hertfordshire County Council, the Environment Agency, Natural England etc.</p>	<p>Beyond District Council's control (although Herts CC have been made aware of our revised timetable for DPD preparation).</p>
<p>Any High Court Challenges into the validity of a DPD</p>	<p>Beyond District Council's control.</p>
<p>Insufficient financial resources available at key stages of plan preparation</p>	<p>See paragraph 8.6 above.</p>

12. MONITORING AND REVIEW

- 12.1 The Council is required to submit an Annual Monitoring Report (AMR) to Government by the end of each calendar year. This report will assess progress in implementing the Local Development Scheme. It is possible that the LDS would need to be updated/amended if targets or milestones for the preparation of each of the Local Development Documents are not being met. Each AMR will cover the year April to March.
- 12.2 AMRs will also assess whether the policies in each Development Plan Document need adjusting/replacing because they are not working as intended or are not achieving sustainable development objectives.
- 12.3 Where possible, the District Council will aim to co-ordinate its monitoring activities with Hertfordshire County Council and, if appropriate, with the East of England Regional Assembly to ensure consistency and to avoid duplication of resources. The Planning Policy team will also aim to coordinate monitoring and surveys with other local initiatives such as the Sustainable Community Strategy.

13. WORK PROPOSED BEYOND THE SCOPE OF THIS LDS

13.1 This current LDS covers the period from April 2007 to March 2010. Future reviews of the Local Development Scheme will provide a good opportunity for us to determine whether any further Local Development Documents are required (e.g. whether the Council intends to produce any additional Development Plan Documents or Supplementary Planning Documents).

13.2 The Council intends to produce a series of new Supplementary Planning Documents to supplement policies in the forthcoming Development Plan Documents. Given the importance of getting DPD documents adopted as soon as possible to replace the existing Local Plan and the resource implications of producing the DPDs, the Council to the Supplementary Planning Documents until the examination period for the DPDs has finished (i.e. until 2010). In doing this, we will be able to link each SPD to adopted DPD policy rather than 'saved' Local Plan policies and only one round of public consultation and sustainability appraisal will need to be undertaken.

13.3 We will assess priorities for the production of SPD in subsequent reviews of the Local Development Scheme. At present, it is anticipated that the following SPDs will be produced beyond the three year period covered by this LDS. Those marked by an asterisk are likely to be produced by Council officers outside the Planning Policy team, for example; conservation and design officers or the District Archaeologist. The list is not prioritised in any way and future reviews of the LDS will include justification as to why each of the SPDs is considered necessary to supplement policies in the adopted Core Strategy, Site Allocations and Development Control Policies DPDs.

- Planning Obligations
- Nature Conservation Sites
- Design and Layout of New Housing (an update of existing Design Advice Leaflet 1)*
- Extensions in Residential Areas (an update of existing Design Advice Leaflet 2)*
- New Uses for Historic Barns (an update to Design Advice Leaflet 3)*
- Shopfront and Advertisement Design (an update of the Council's 1985 guidance)*
- Sustainable Development Guide
- Archaeology*

- Green Travel Plans
- Watling Chase Community Forest
- Landscape Character Areas
- Renewable Energy

14. CONSULTATION ON THE LOCAL DEVELOPMENT SCHEME

- 14.1 LDSs are not subject to independent examination by the Secretary of State, nor is there a statutory requirement for them to be published for formal consultation purposes.
- 14.2 The Council has not carried out any public consultation on the draft revised LDS. However, this LDS has been developed in consultation with other Council departments and Members to seek broad corporate support and ensure that the programme fits within the timescales for other corporate strategies. The most important of these is the Sustainable Community Strategy for St Albans City and District, which is currently under review (see paragraphs 6.5 and 6.6 above).
- 14.3 The proposed major expansions of Hemel Hempstead and Welwyn Hatfield, which may involve development in St Albans District, have been taken into account in the preparation of the LDS (see paragraphs 4.3-4.8 above). Discussions have been held with Dacorum and Welwyn Hatfield Councils to agree how these expansions (if confirmed in the approved East of England Plan) will be handled through the LDF process.
- 14.4 The LDS has also been developed through close liaison with the Government Office for the East of England (Go-East) and was submitted to the Secretary of State (represented by Go-East) in March 2007. The LDS was not subject to independent examination, however Go-East considered whether:
- Any proposed Supplementary Planning Documents ought to have been prepared as Development Plan Documents, so that they were subject to independent examination
 - The timescale for the preparation of each document was realistic
 - The evidence base which the local planning authority proposed to develop to underpin each of the Development Plan Documents was sufficiently comprehensive
 - There were obvious omissions from the LDS (e.g. whether the local planning authority ought to have identified any other type of Local Development Document)
 - The local planning authority had identified the correct priorities for the preparation of its Local Development Documents.
- 14.5 On 16 May 2007, the Council received notification from Go-East that the Secretary of State did not intend to issue a direction under Section 15(4) of the Planning and Compulsory Purchase Act 2004, requiring changes to the Local Development Scheme. The Secretary of State's decision was subject to the Council agreeing to move back the date for the receipt of the inspector's report on the Development Control Policies DPD by

one month to October 2010 and hence slipping subsequent milestones by one month. The Council has made these changes and has now adopted the LDS.

15. ALTERNATIVE DOCUMENT FORMATS

- 15.1 In line with the Council's Equalities Plan, the LDS, or extracts from it, may be available in alternative formats on request e.g. braille, large print, on audio-tape, via email or in different languages. For further information or assistance, please contact the Public Relations team on 01727 819317.

APPENDIX 1

Frequently Used Terms and Definitions

Regional Spatial Strategy (RSS14) – generally referred to as the East of England Plan

This document will be prepared by the regional planning body and will set out the policies in relation to the development and use of land in the region. It will be approved by the Secretary of State.

Spatial Planning

Spatial planning means going beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Local Development Framework (LDF)

An umbrella term for a series of documents (known as Local Development Documents) that District Councils will need to prepare, in order to deliver the spatial planning strategy for their area. The LDF will also include the work programme for plan preparation (known as the Local Development Scheme) and the Annual Monitoring Report.

Local Development Scheme (LDS)

A statement and accompanying tables/timecharts informing the local community and stakeholders about the planning policy documents that the District Council intends to produce over a three year period as part of its Local Development Framework. It will set out the timetable that the Council intends to follow for their production and enables people to see exactly when they can expect to be involved in the planning process.

Local Development Documents (LDDs)

A collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement (see below).

Development Plan Documents (DPDs)

These will replace existing Local Plans. They will be spatial planning documents, which together with the Regional Spatial Strategy (RSS) and the County Minerals and Waste DPD, will form the statutory development plan for the local authority area and will be subject to independent examination.

The following DPDs may be produced by each local planning authority:

- A **Core Strategy**: This will set out the key elements of the planning framework for the area. It will include a vision and strategic objectives, together with core policies for achieving them. The Core Strategy will include the District's housing requirement and will set out broad locations for delivering strategic development needs such as employment, retail, leisure, community and transport development.
- A **Site Allocations** document: setting out proposals for specific sites, with associated policies (e.g. access requirements, broad design principles etc) to ensure their delivery.
- **Development Control Policies**: A limited set of policies against which planning applications can be assessed (e.g. protecting residential amenity, transport issues, protecting vitality and viability etc). This document should not include a large number of use-related policies which can be repetitive and quickly become out of date.

Depending on the nature of the District, a local planning authority may also decide to produce the following DPD(s):

- **Area Action Plans (AAPs)**: Documents which provide the planning framework for areas where significant change or conservation is envisaged. The main focus will be on implementation and the AAPs should:
 - i) deliver planned growth areas;
 - ii) stimulate regeneration;
 - iii) protect areas sensitive to change;
 - iv) resolve conflicting objectives in areas subject to development pressures; or
 - v) focus the delivery of area based regeneration initiatives.

A **Proposals Map** (and any inset maps) illustrating the Council's spatial policies and site specific allocations must be prepared on an Ordnance survey base and continuously updated as changes are made to each DPD.

Statement of Community Involvement (SCI)

A clear, concise document explaining the authority's approach to involving the community in the preparation and review of all Local Development Documents and in development control decisions. The SCI will be subject to independent examination although it is not a Development Plan Document itself.

Supplementary Planning Documents (SPDs)

These documents will replace existing supplementary planning guidance. Each local planning authority will decide whether it wishes to produce additional policy guidance in the form of SPD(s) to supplement the policies and proposals in its Development Plan Documents. They can be thematic or site specific and

can take the form of design guides, area development briefs, master plans or issue based documents. SPDs will not form part of the statutory development plan or be subject to independent examination but will be subject to rigorous procedures of community involvement.

Each SPD must be clearly referenced to the relevant DPD policy that they supplement (or in circumstances where a DPD is yet to be adopted, a saved policy from the existing Local Plan).

Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)

Local planning authorities must comply with European Union Directive 2001/42/EC which requires formal strategic environmental assessment (SEA) of certain plans and programmes, which are likely to have significant effects on the environment. Sustainability Appraisal is a systematic and iterative appraisal process, incorporating the requirements of the SEA Directive. The main purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in Development Plan Documents and Supplementary Planning Documents from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development principles.

Annual Monitoring Report (AMR)

The AMR will assess the progress on the implementation of the Local Development Scheme by the local authority and the extent to which policies in Local Development Documents are being successfully implemented.

Appendix 2 –Schedule of Existing Local Plan Policies

The schedule below includes only those policies from the existing St Albans District Local Plan Review 1994 that the Council wishes to save beyond the three year saved period (which runs to 28 September 2007) – see paragraphs 5.5-5.7 above.

The schedule is based on the application that the Council has made to the Secretary of State for saving policies. If the Secretary of State takes a different view in issuing a direction to the application, then further revisions will need to be made to the schedule to reflect any differences.

No.	Policy Title	Replace, Delete or Merge	Existing SPG Linked?	Any new SPD proposed?	Comments	Likely Replacement Arrangements
1	Metropolitan Green Belt	R				Core Strategy
2	Settlement Strategy	R				Core Strategy
4	New Housing Development in Towns	R				Site Allocations
5	New Housing Development in Specified Settlements	M			Merge with Policy 4	Site Allocations
7	Houses in Multiple Occupation	D				
7a	Affordable Housing in Towns and Specified Settlements	R	Affordable Housing SPG (March 2004)	Replacement of existing SPG as SPD		Core Strategy
8	Affordable Housing in the Metropolitan Green Belt	R				Development Control
9	Non-residential Uses within Residential Areas	R				Development Control
10	Loss of Residential Accommodation	R				Development Control
11	Residential Conversion	R				Development Control
12	Accommodation for Relatives, Dependants or Staff	R				Development Control
13	Extension or Replacement of Dwellings in the Green Belt	R	Residential extensions & replacement dwellings in the Green Belt (March 2004)	Replacement of existing SPG as SPD		Development Control
18	Residential Caravans, Mobile Homes and Dwellings Constructed of Short Life Materials	R				Development Control
19	Overall Employment Strategy	R				Core Strategy
20	Development in Employment Areas	R				Site Allocations

Appendix 2 –Schedule of Existing Local Plan Policies

No.	Policy Title	Replace, Delete or Merge	Existing SPG Linked?	Any new SPD proposed?	Comments	Likely Replacement Arrangements
23	Business Use Development	M			Merge with Policy 20	Site Allocations
24	Unallocated Employment Sites	R				Development Control
26	Land for Employment Development at North East Hemel Hempstead	R				East Hemel Hempstead Area Action Plan
31	King Harry Junction Improvement, St Albans	R				Site Allocations
33	Hemel Hempstead North-East Relief Road	R			Merge with Policy 26	East Hemel Hempstead Area Action Plan
34	Highways Considerations in Development Control	R				Development Control
35	Highway Improvements in Association with Development	M		Planning Obligations	Merge with Policy 143b	Development Control
36	Roadside Services	D				
37	Commercial Servicing	D				
39	Parking Standards, General Requirements	R				Development Control
40	Residential Development Parking Standards	R				Development Control
42	Loss of Residential Off-Street Parking Areas and Garage Courts	M			Merge with Policy 41	Development Control
43	Elderly Persons Dwellings and Residential Homes/Hostels, Parking Standards	R				Development Control
44	Business Use, Industrial and Storage and Distribution Parking Standards	R				Development Control
45	Motor Trade Uses Parking Standards	R				Development Control
47	Food and Drink Establishments Parking Standards	R				Development Control
48	Surgeries and Clinics Parking Standards	R				Development Control
49	Hotels and Guest Houses Parking Standards	R				Development Control
51	Shopping and Service Uses, Overall Strategy	R				Core Strategy
52	Shopping Development in St Albans City Centre	R				Development Control

Appendix 2 –Schedule of Existing Local Plan Policies

No.	Policy Title	Replace, Delete or Merge	Existing SPG Linked?	Any new SPD proposed?	Comments	Likely Replacement Arrangements
53	Shopping Development in Harpenden Town Centre	R				Development Control
54	Shopping Development in Neighbourhood Centres	R				Development Control
55	Local Shopping Facilities	R				Development Control
56	Loss of Retail Floorspace	R				Development Control
57	Service Uses	R				Development Control
58	Major Retail Development Outside Existing Town Centres	M			Merge with Policy 51	Core Strategy
60	Garden Nurseries in the Green Belt	D				
60a	Hospital Services	R				Site Allocations
62	Community Care	R				Development Control
65	Education Facilities	R				Development Control
65a	Day Nurseries and Creches	R				Development Control
67	Public Meeting Rooms and Facilities	R				Development Control
69	General Design and Layout	R				Development Control
70	Design and Layout of New Housing	R		Design and Layout of New Housing		Development Control
72	Extensions in Residential Areas	R		Dormers and Rooflights		Development Control
73	Article 4 Directions	R				Development Control
74	Landscaping and Tree Preservation	R				Development Control
75	Green Space Within Settlements	R				Development Control
78	Advertisement Control	R				Development Control
80	Floodlighting	R				Development Control
84	Flooding and River Catchment Management	R				Development Control
84a	Drainage Infrastructure	R				Development Control
85	Development in Conservation Areas	R		Dormers and Rooflights/ Conservation Area Character Statements		Development Control

Appendix 2 –Schedule of Existing Local Plan Policies

No.	Policy Title	Replace, Delete or Merge	Existing SPG Linked?	Any new SPD proposed?	Comments	Likely Replacement Arrangements
86	Buildings of Special Architectural or Historic Interest	R		Dormers and Rooflights		Development Control
87	Locally Listed Buildings	R				Development Control
88	New Uses for Historic Buildings	R				Development Control
89	New Uses for Historic Agricultural Buildings	R		New Uses for Historic Barns (update of Design Advice Leaflet 3)		Development Control
90	Shopfronts and Advertisements in Conservation Areas and on Listed Buildings	M		Shopfront and Advertisement Design	Merge with Policy 78	Development Control
91	Location of Leisure Facilities	R				Core Strategy
92	New Indoor Sports Facilities	R				Site Allocations
93	New Areas of Public Open Space	R				Site Allocations
95	Allotments	R				Development Control
96	Medium Intensity Leisure Uses in the Green Belt	R				Development Control
97	Existing Footpaths, Bridleways and Cycleways	R				Development Control
98	Kennels and Catteries	R				Development Control
99	Overnight Accommodation and Ancillary Facilities	R				Development Control (and Site Allocations)
102	Loss of Agricultural Land	R				Development Control
104	Landscape Conservation	D				
106	Nature Conservation	R		Nature Conservation		Development Control
109	Scheduled Ancient Monuments	R				Development Control
110	Archaeological Sites for Local Preservation	R				Development Control
111	Archaeological Sites Where Planning Permissions May Be Subject to a Recording Condition	R				Development Control
113	St Albans City Centre, Environmental Enhancement Measures	D				

Appendix 2 –Schedule of Existing Local Plan Policies

No.	Policy Title	Replace, Delete or Merge	Existing SPG Linked?	Any new SPD proposed?	Comments	Likely Replacement Arrangements
114	St Albans City Centre, Building Height, Roofscape and Skyline	R				Development Control
116	St Albans City Centre Policy Area 2 (Central Shopping Core)	M			New policy on City Centre site proposals	Site Allocations
119	St Albans City Centre Policy Area 5 (Central Office Core)	M			New policy on City Centre site proposals	Site Allocations
122	St Albans City Centre Policy Area 8 (City Station/Former London Road Station)	M			New policy on City Centre site proposals	Site Allocations
123	St Albans City Centre Policy Area 9 (Gas Works Site and Adjoining Land)	M			New policy on City Centre site proposals	Site Allocations
128	Harpenden Town Centre Policy Area 2 (High Street north)	M			New policy on Harpenden Town Centre site proposals	Site Allocations
139	Napsbury Hospital Redevelopment	D				
143	Land Use Proposals Within the Upper Colne Valley	R				Site Allocations
143 a	Watling Chase Community Forest	R				Development Control (and Site Allocations)
143 b	Implementation	R		Planning Obligations		Development Control

APPENDIX 3

LOCAL DEVELOPMENT DOCUMENT PROFILES

CORE STRATEGY	
Role and content	Document setting out the spatial vision and strategic objectives for the District. It will include core policies that seek to implement the spatial and transport policies of the Regional Spatial Strategy and will set out the District's housing requirement to 2021.
Geographical coverage	District-wide
Development Plan Document?	Yes
Relationship to other documents being produced/chain of conformity	See diagram at Appendix 4. Must be in conformity with national policies, Regional Spatial Strategy, (any sub-regional strategies).
Subject to independent examination?	Yes
Timetable for Production (key milestones in italics)	
Developing the evidence base:	Spring 2005 to Spring 2008 (mainly completed Autumn 2007, before Preferred Options stage)
Ongoing development of issues and alternative options in consultation with the community and stakeholders (as per Regulation 25)	May 2006 to December 2007
Initial consultation paper on Issues and Options	Joint consultation paper on Core Strategy, Site Allocations and Development Control Policies DPDs and Community Strategy Paper published May 2006 (six week community and stakeholder consultation period)
Core Strategy Supplementary Issues and Options Paper : Growth at Hemel Hempstead	Joint consultation paper issued by St Albans and Dacorum Councils November 2006, seeking views on broad locations for possible development around Hemel Hempstead
Further consultation paper on Core Strategy Issues and Options	Further consultation paper, seeking views on alternative spatial development options. Eight week consultation period July-September 2007
Production of a Preferred Options document for public participation purposes:	Document will be considered by the Planning Policy Advisory Panel in November/December 2007
<i>Public participation on preferred options document and formal sustainability appraisal report (as required by Regulation 26):</i>	Six week consultation period from January to February 2008
Consideration of representations, discussions with community & stakeholders, preparation of submission DPD and any amendments to the sustainability appraisal report:	February to July 2008
<i>Submission of DPD to Secretary of State and sustainability appraisal report:</i>	August 2008
Public consultation period on submission DPD and sustainability appraisal report (as required by Regulation 29):	August to October 2008
Pre-examination consideration of representations:	October to December 2008

<i>Pre-examination meeting:</i>	November 2008
Examination period, <i>including commencement of the examination:</i>	February to March 2009
Receipt of Inspector's binding report:	July 2009
<i>Adoption and publication of document and revised proposals map:</i>	September 2009 (publication anticipated November 2009)
Arrangements for Production/ Post Production	
Lead organisation or department	Planning Policy team
Management/ Decision making arrangements	Planning Policy Advisory Panel; Cabinet; Council
Resources required to produce the Local Development Documents	Expansion of planning policy team and need for temporary staff and consultants will be kept under review.
Approach to involving stakeholders and the community	As detailed in the Statement of Community Involvement (adopted in April 2006).
Monitoring and review mechanisms	Annual Monitoring Report and Local Development Scheme to set out timetable for review

SITE ALLOCATIONS	
Role and content	Document which sets out policies and proposals on a site specific basis (including policies which relate to the delivery of site specific allocations).
Geographical coverage	District-wide (but site specific)
Development Plan Document?	Yes
Relationship to other documents being produced/chain of conformity	See diagram at Appendix 4. Must be in conformity with national policies, Regional Spatial Strategy, (any sub-regional strategies) and the Core Strategy.
Subject to independent examination?	Yes
Timetable for Production (key milestones in italics)	
Developing the evidence base:	Spring 2005 to summer 2009 (mainly completed autumn 2008, before Preferred Options stage)
Ongoing development of issues and alternative options in consultation with the community and stakeholders (as per Regulation 25)	May 2006 to November 2008
Initial consultation paper on Issues and Options	Joint consultation paper on Core Strategy, Site Allocations and Development Control Policies DPDs and Community Strategy Paper published May 2006 (six week community and stakeholder consultation period)
Further consultation paper on Site Allocations Issues and Options	Further consultation period, seeking views on potential site allocations. Six week consultation period April-June 2008
Production of a Preferred Options document for public participation purposes:	Document will be considered by the Planning Policy Advisory Panel in November/December 2008
<i>Public participation on preferred options document and formal sustainability appraisal report (as required by Regulation 26):</i>	Six week consultation period from January to February 2009
Consideration of representations, discussions with community & stakeholders, preparation of submission DPD and any amendments to the sustainability appraisal report:	February to September 2009
<i>Submission of DPD to Secretary of State and sustainability appraisal report:</i>	October 2009
Public consultation period on submission DPD and sustainability appraisal report (as required by Regulation 29):	October to December 2009
Pre-examination consideration of representations:	December 2009 to February 2010
<i>Pre-examination meeting:</i>	January 2010
Examination period, <i>including commencement of the examination:</i>	April to May 2010
Receipt of Inspector's binding report:	September 2010

<i>Adoption & publication of document and revised proposals map:</i>	November 2010 (publication anticipated January 2011)
Arrangements for Production/ Post Production	
Lead organisation or department	Planning Policy team
Management/ Decision making arrangements	Planning Policy Advisory Panel; Cabinet; Council
Resources required to produce the Local Development Documents	Expansion of planning policy team and need for temporary staff and consultants will be kept under review.
Approach to involving stakeholders and the community	As detailed in the Statement of Community Involvement (adopted in April 2006).
Monitoring and review mechanisms	Annual Monitoring Report & Local Development Scheme to set out timetable for review

DEVELOPMENT CONTROL POLICIES

Role and content	Concise set of general policies against which planning applications can be assessed (e.g. protecting residential amenity, transport and access, protecting vitality and viability etc).
Geographical coverage	District-wide
Development Plan Document?	Yes
Relationship to other documents being produced/chain of conformity	See diagram at Appendix 4. Must be in conformity with national policies, Regional Spatial Strategy, (any sub-regional strategies) and the Core Strategy.
Subject to independent examination?	Yes
Timetable for Production (key milestones in italics)	
Developing the evidence base:	Spring 2005 to Summer 2009 (mainly completed autumn 2008, before Preferred Options stage)
Ongoing development of issues and alternative options in consultation with the community and stakeholders (as per Regulation 25)	May 2006 to December 2008
Initial consultation paper on Issues and Options	Joint consultation paper on Core Strategy, Site Allocations and Development Control Policies DPDs and Community Strategy Paper published May 2006 (six week community and stakeholder consultation period)
Further consultation paper on Development Control Policies Issues and Options	Further consultation period, seeking views on options for policies. Six week consultation period April-June 2008
Production of a Preferred Options document for public participation purposes:	Document will be considered by the Planning Policy Advisory Panel in November/December 2008
<i>Public participation on preferred options document and formal sustainability appraisal report (as required by Regulation 26):</i>	Six week consultation period from January to February 2009
Consideration of representations, discussions with community & stakeholders, preparation of submission DPD and any amendments to the sustainability appraisal report:	February to September 2009
<i>Submission of DPD to Secretary of State and sustainability appraisal report:</i>	October 2009
Public consultation period on submission DPD and sustainability appraisal report (as required by Regulation 29):	October to December 2009
Pre-examination consideration of representations:	December 2009 to March 2010
<i>Pre-examination meeting:</i>	January 2010
Examination period, <i>including commencement of the examination:</i>	May to June 2010
Receipt of Inspector's binding report:	October 2010

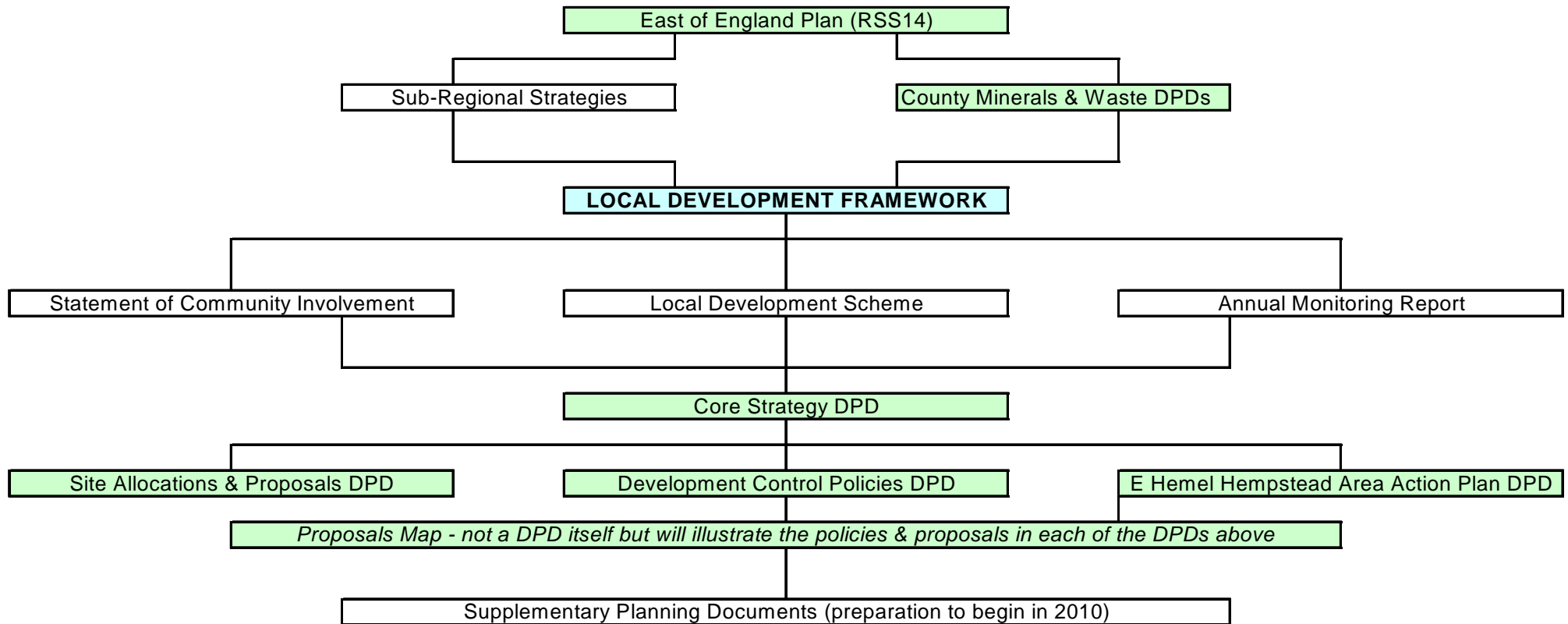
<i>Adoption & publication of document and revised proposals map:</i>	December 2010 (publication anticipated February 2011)
Arrangements for Production/ Post Production	
Lead organisation or department	Planning Policy team
Management/ Decision making arrangements	Planning Policy Advisory Panel; Cabinet; Council
Resources required to produce the Local Development Documents	Expansion of planning policy team and need for temporary staff and consultants will be kept under review.
Approach to involving stakeholders and the community	As detailed in the Statement of Community Involvement (adopted in April 2006)
Monitoring and review mechanisms	Annual Monitoring Report & Local Development Scheme to set out timetable for review

EAST HEMEL HEMPSTEAD AREA ACTION PLAN

Role and content	Sets out the spatial strategy for an area subject to economic change and expansion. The document will explain how development proposals will be coordinated and implemented.
Geographical coverage	<p>In previous LDSs, the proposed area to be included in the Area Action Plan (AAP) was nearly all non-Green Belt land and was almost entirely within Dacorum Borough, with only a very small part of the area falling within St Albans District.</p> <p>The Secretary of State's Proposed Changes to the draft East of England Plan (December 2006) include major expansion at Hemel Hempstead, probably extending into St Albans District. Therefore, this revised LDS has been prepared on the basis that the geographical extent of the East Hemel Hempstead Area Action Plan will be expanded to include any land that is excluded from the Green Belt in St Albans.</p>
Development Plan Document?	Yes
Relationship to other documents being produced/chain of conformity	See diagram at Appendix 4. Must be in conformity with national policies, Regional Spatial Strategy, (any sub-regional strategies) and the Core Strategies of St Albans District and Dacorum.
Subject to independent examination?	Yes
Timetable for Production (key milestones in italics)	
Developing the evidence base:	November 2006 to autumn 2009 (mainly completed September 2008, before Preferred Options stage)
Ongoing development of issues and alternative options in consultation with the community and stakeholders (as per Regulation 25)	November 2006 to October 2008
Production of an initial document for community/ stakeholder consultation purposes:	Document will be considered in December 2007/January 2008 by Planning Policy Advisory Panel (six week consultation period beginning February 2008)
Production of a preferred options document for public participation purposes:	Document will be considered by Planning Policy Advisory Panel September/October 2008
<i>Public participation on preferred options document and formal sustainability appraisal report (as required by Regulation 26):</i>	November to December 2008
Consideration of representations and discussions with community and stakeholders:	January to October 2009
Preparation of submission DPD and any amendments to the sustainability appraisal report:	Submission DPD to be approved by Full Council in November 2009
<i>Submission of DPD to Secretary of State and sustainability appraisal report:</i>	December 2009
Public consultation period on submission DPD and	December 2009 to January 2010

sustainability appraisal report (as required by Regulation 29):	
Pre-examination consideration of representations:	February/March 2010
<i>Pre-examination meeting:</i>	March 2010
Examination period, <i>including commencement of the examination:</i>	June to July 2010
Receipt of Inspector's binding report:	November 2010
<i>Adoption & publication of document and revised proposals map:</i>	December 2010 (publication anticipated February 2011)
Arrangements for Production/ Post Production	
Lead organisation or department	Joint working between St Albans District Council (Planning Policy Team) and Dacorum Borough Council (Development Plans Team)
Management/ Decision making arrangements	Joint working arrangements would need to be established. For St Albans District the decision making process would be - Planning Policy Advisory Panel; Cabinet; Council
Resources required to produce the Local Development Documents	Expansion of planning policy team and need for temporary staff and consultants will be kept under review.
Approach to involving stakeholders and the community	As detailed in the Statement of Community Involvement (adopted in April 2006)
Monitoring and review mechanisms	Annual Monitoring Report & Local Development Scheme to set out timetable for review

Appendix 4 - Relationship of Documents Within The Local Development Framework



KEY:

Forms part of the Statutory Development Plan

The chains of conformity are indicated by the lines within the diagram, beginning with RSS14 and moving downwards

Each DPD and SPD will be subject to Strategic Environmental Assessment/Sustainability Appraisal

APPENDIX 5 – SCHEDULE OF PROPOSED LOCAL DEVELOPMENT DOCUMENTS

Document Title	Status (i.e. DPD, SPD)	Role & Content	Geographical Coverage	Chain of Conformity	Dates for pre-submission consultation (Regulation 25)	Date for public participation on preferred options DPD/ sustainability appraisal report (Regulation 26)	Date for submission to Secretary of State	Proposed date for adoption
Core Strategy	DPD	Document setting out the spatial vision and strategic objectives for the District. It will include core policies that seek to implement the spatial and transport policies of the Regional Spatial Strategy and will set out the District's housing requirement to 2021.	District-wide	Consistent with national planning policies and in general conformity with the Regional Spatial Strategy, (and any sub-regional strategies).	May 2006 to December 2007	January to February 2008	August 2008	September 2009
Site Allocations	DPD	Document which sets out policies and proposals on a site specific basis (including policies which relate to the delivery of site specific allocations).	Site Specific	Must conform with the Core Strategy.	May 2006 to December 2008	January to February 2009	October 2009	November 2010
Development Control Policies	DPD	Concise set of general policies against which planning applications can be assessed (e.g. protecting residential amenity, transport and access, protecting vitality and viability)	District-wide	Must conform with the Core Strategy.	May 2006 to December 2008	January to February 2009	October 2009	December 2010
East Hemel Hempstead Area Action Plan	DPD	Document setting out the spatial strategy for an area subject to economic change and expansion. The document will explain how development proposals will be coordinated and implemented.	Partly in St Albans District, partly in Dacorum Borough	Must conform with the Core Strategies for St Albans and Dacorum.	November 2006 to October 2008	November to December 2008	December 2009	December 2010

