

Harpenden Neighbourhood Plan

Delivery Statement

For submission Harpenden Neighbourhood Plan

February 2018

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Purpose of this document

- 1.1 This Delivery Statement supports the submission Harpenden Neighbourhood Plan. It sets out how Harpenden Town Council and Harpenden Rural Parish Council will seek to ensure the Vision, Objectives and Policies of the Neighbourhood Plan are delivered once the Neighbourhood Plan is adopted.

Planning obligations and contributions

- 1.2 New development of an appropriate scale is required to support infrastructure provision and enhancements, through either providing infrastructure (obligations) or money (contributions) towards new infrastructure. St Albans District use Section 106 and 278 Agreements (see note below) to secure improvements and collect contributions. St Albans City and District Council has not yet adopted the Community Infrastructure Levy (see note below), but when it does this will be an alternative means of collecting contributions. Once the Community Infrastructure Levy is adopted, Harpenden Town and Harpenden Rural Parish Council's will receive 25% of all contributions made through the levy for development in the respective Parishes (compared to 15% in Parishes without a Neighbourhood Plan).

Section 106 and 278 Agreements

- 1.3 A Section 106 Agreement is a legal agreement between an Applicant and a local planning authority (i.e. St Albans City and District Council) that is used to secure new infrastructure, or contributions towards new infrastructure, which will make the development acceptable in planning terms (i.e. allow planning permission to be granted). Section 106 Agreements were established in the Town and Country Planning Act 1990. Until the adoption of the Community Infrastructure Levy, Section 106 Agreements are currently the sole means of securing contributions in Harpenden. Highways works may be secured through Section 278 Agreements, which are broadly similar to Section 106 Agreements, but relate only to highways works.

Community Infrastructure Levy

- 1.4 Introduced in the Planning Act 2008 and coming into force with the Community Infrastructure Regulations 2010, CIL is a “flat rate” contribution towards infrastructure applied usually on a sum per square metre of floorspace. The Community Infrastructure Levy rate may vary by type of development (such as residential, retail or community use) and may be lower in certain areas to stimulate growth (such as regeneration areas). The Community Infrastructure Levy collects funds towards certain wide-reaching infrastructure, such as contributions towards strategic highways work, primary school expansion or healthcare expansion. “Site-specific” infrastructure, such as on-site highways works or a primary school, may continue to be provided through a Section 106 or Section 278 Agreement.

Delivery Statement

- 1.5 Once adopted, the Neighbourhood Plan will become a Development Plan Document and will be used by St Albans City and District Council when determining planning applications in its boundaries. In order to ensure that determination has full regard to the policies of the Neighbourhood Plan, Harpenden Town Council and Harpenden Rural Parish Council will continue to monitor all planning applications in each Parish, providing comments as necessary on the conformity of applications with the Neighbourhood Plan and suggesting appropriate obligations.
- 1.6 Following the adoption of the Harpenden Neighbourhood Plan, Harpenden Town Council and Harpenden Rural Parish Council will pursue key projects that support the delivery of the Neighbourhood Plan, utilising developer contributions where possible. The projects may be delivered jointly or separately dependent on circumstances. These projects and the Neighbourhood Plan will be considered when feeding in to Section 106 Agreement negotiations and, eventually, will be used to determine how to spend Community Infrastructure Levy money afforded to the Parish Councils.

Next steps

- 1.7 Following adoption of the Harpenden Neighbourhood Plan, Harpenden Town Council, in collaboration with Harpenden Rural Parish Council where necessary, intends to prepare a document following the submission of the Neighbourhood Plan that will set out its priority projects. This will sit along the Neighbourhood Plan and would be updated regularly.