

S1 – Spatial Strategy and Settlement Hierarchy

- S1.1. National policy sets out that strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for housing, employment, retail, leisure and other commercial development. The Government has an explicit objective of significantly boosting the supply of homes.
- S1.2. The Hertfordshire: Brighter Futures (Sustainable Community) Strategy sets out a number of key areas of concern for improvement. These are reflected in St Albans Sustainable Community Strategy, which set out four priorities for the District; Ensuring the District is a great place to be, Creating a diverse and sustainable economy for the 21st century, Keeping the District healthy, and Supporting an active community that has pride in itself and cares for its future.
- S1.3. Evidence shows there is limited urban capacity and all land outside of existing towns or large villages is in the Green Belt. The necessary response to local development pressures is therefore:
- Maximising development opportunities in existing urban areas, where consistent with good design and employment/economic development and community needs
 - Containing the spread of urban development by the general application of Green Belt policy
 - Making specific revisions to Green Belt boundaries, with efficient use of land, to accommodate needs that cannot reasonably be met in the existing urban areas
- S1.4. The larger urban areas of Hemel Hempstead, St Albans, Harpenden and London Colney have a higher level of sustainability to accommodate growth. The villages excluded from the Green Belt and the Green Belt settlements provide lower levels of services, facilities and employment opportunities and also present a lesser range of transport options.

Evidence includes CD007, 8, 9, 13, 18, 28, HOU001, 3, 4, 5, 18, EMP001, 2, ENV005, GB001, 3, 4, 5, 6, 7, SHLAA001, 2

S2 – Development Strategy

- S2.1. National policies set out that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address needs over the plan period. This includes planning for and allocating sufficient sites to deliver the strategic priorities of the area.
- S2.2. Evidence shows that, due to limited urban capacity and development requirements, there is a need to include a specific Development Strategy that identifies a series of Broad Locations for significant new areas of development that fit within the Spatial Strategy. This development requires areas of green-field land to be removed from the Green Belt.

- S2.3. Housing, employment, retail, leisure and all other built development will be prioritised within urban areas, and on all forms of Previously Developed Land (PDL), including PDL in the Green Belt. This will ensure efficient use of land and minimise changes to the extent and openness of the Green Belt. New housing will be built in sustainable locations and aid in securing appropriate infrastructure provision and overall community benefits for the District as a whole.

Evidence includes CD007, 8, 9, 13, 18, 28, HOU002, 3, 4, 18, EMP001, 2, ENV005, GB001, 2, 3, 4, 5, 6, 7

S3 – Metropolitan Green Belt

- S3.1. National policy attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.
- S3.2. Evidence shows that the character of the District has been shaped by the existing landscape and influenced heavily by the Green Belt, which is particularly valued by residents, businesses and visitors. Historically the Green Belt has helped preserve the individual identity of the District's settlements and has provided residents with important access to the countryside and high quality agricultural land. The Green Belt covers over 81% of the District and is of critical importance in preventing urban sprawl and neighbouring towns and other settlements merging into one another. These functions are still of vital importance.
- S3.3. The Council does not view the Green Belt as simply a constraint or defensive barrier, but rather as an asset that should be protected and proactively managed. This management seeks to optimise the Green Belt's potential to contribute to creating a sustainable District for existing and future generations. The District's Green Belt is more formally referred to as Metropolitan Green Belt, due to its role in containing the urban sprawl of London and protecting the merging together of smaller satellite settlements.

The Green Belt boundaries are identified on the Policies Map.

Evidence includes CD007, 8, 9, 18, 28, HOU001, 2, 18, EMP001, 2, ENV005, GB001, 3, 4, 5, 6, 7

S4 – Housing Strategy and Housing Requirement

- S4.1. National policy sets out that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

- S4.2. Evidence demonstrates that the Plan can deliver 14,608 dwellings in the period to 2036. This is a cautious assumption and builds in the necessary degree of contingency/flexibility, as required by national policy. Approximately 5,000 of this requirement can be delivered on sites mostly within existing settlements, on sites with permission or previously developed land, as shown in the housing trajectory in Appendix 2. Broad Locations will deliver the remaining requirements.
- S4.3. The trajectory illustrates the 'stepped' trajectory necessary to achieve such a high uplift in delivery from historic norms over the Plan period (from historic circa 360 pa up to 913 pa planned).
- S4.4. New housing should be built in sustainable locations, as identified in policy S1, and aid in securing appropriate infrastructure provision and overall community benefits for the District as a whole. There is a need to increase the supply of housing and in particular affordable homes and to support a diverse housing market which provides access to high quality housing for the District's residents, now and in the future.

Evidence includes CD007, 8, 9, 18, 28, HOU001, 2, 18, EMP001, 2, ENV005, GB001, 3, 4, 5, 6, 7

S5 – Economic Development Strategy and Employment Land Provision

- S5.1. National policy sets out that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- S5.2. Evidence shows that the District has a strong economy, a highly skilled workforce, is in an excellent location for rail, road and airports and is seen by many employers and employees as a desirable place to be. Economic development is driven by active engagement with key partners.
- S5.3. The District experiences considerable flows of both in and out-commuting. Overall there is significant net out-commuting to higher paying jobs outside the District, primarily in London but also in other nearby towns. In net terms, the District is dependent on other places for its residents' jobs and incomes, especially for the better paid jobs and higher incomes, as people who work in the District earn significantly less on average than people who live here, but work elsewhere.
- S5.4. Most local employment is in the financial and business services, research and development, retail and education sectors. However, St Albans is also a significant regional/sub-regional legal centre, with its Crown and Magistrates Courts. The visitor economy is also an increasingly important job sector. Nearly half of local residents of working age have a degree qualification or above and the majority of residents are employed in professional and

managerial occupations. This is a considerably higher rate than at the county or national level.

- S5.5. The strategy for the District is to recognise the need for a mix of employment premises and the need to safeguard and enhance key existing employment sites to provide a variety and range of buildings and uses.
- S5.6. The District's job growth should therefore be concentrated primarily in offices, professional, managerial occupations and ancillary staff and knowledge-based activities, to match this skills base, provide high paying jobs locally and to help mitigate out-commuting.

Evidence includes EMP001, 2, 3, 4, 11

S6 – Broad Locations for Development

- S6.1. National policy sets out that the supply of large numbers of new homes can often be best achieved through planning for larger scale development. This can be new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.
- S6.2. Evidence shows that, to meet the required number of houses to be delivered in the district, as set out in policy S4, a number of large sites will be required to be released from the Green Belt. The Local Plan identifies a series of "Broad Locations" for development to contribute to meeting housing as well as other development and infrastructure needs over the plan period. Concentrating development in larger sites that can create new communities and deliver infrastructure is a key part of the development strategy. Site selection is firmly based on comprehensive Green Belt work which identified the allocated Broad Locations. Broad Locations are identified in indicative form on the Key Diagram. Policies for each Broad Location are set out below.

The Broad Locations are identified on the Policies Map.

Evidence includes CD018, 19, 28, HOU001, 2, 18, SHLAA001, 2, 3, EMP001, 2, 3, 11, 12, GB001, 3, 4, 5, 6, 7

S6 i) – East Hemel Hempstead (North) Broad Location

- S6.3. This forms part of the Hemel Garden Communities area. It will accommodate a major urban extension of Hemel Hempstead and is well related to the existing urban area. It would form an urban extension which would integrate well with the Spencer's Park development, Maylands Business Park and Woodhall Farm neighbourhood.
- S6.4. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the

area. To encourage self-containment and improve sustainability, there will be the provision of new neighbourhood and local centres including commercial development opportunities.

- S6.5. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with Dacorum, the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 ii) – East Hemel Hempstead (Central) Broad Location

- S6.6. This forms part of the Hemel Garden Communities area. It will accommodate a major urban extension of Hemel Hempstead and is well related to the existing urban area. It would form an urban extension which would integrate well with the Spencer's Park development and Maylands Business Park.
- S6.7. The Broad Location will provide 55 hectares of employment land and support existing employment locations at Maylands, the BRE and Rothamsted and provide enhanced transport infrastructure for new and existing employment and residential areas.
- S6.8. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with Dacorum, the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, open spaces, the Multi-Modal Transport Interchange and business facilities are provided in a timely manner.

S6 iii) – East Hemel Hempstead (South) Broad Location

- S6.9. This forms part of the Hemel Garden Communities area. It will accommodate a major urban extension of Hemel Hempstead and is well related to the existing urban area. It would form an urban extension which would integrate well with the Leverstock Green neighbourhood.
- S6.10. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area. There is a particular need to ensure that new services and facilities positively support rather than compete with those within Leverstock Green. To encourage self-containment and improve sustainability, there will be the provision of new neighbourhood and local centres including commercial development opportunities.
- S6.11. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with Dacorum, the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 iv) – North Hemel Hempstead Broad Location

- S6.12. This forms part of the Hemel Garden Communities area. It will accommodate a major urban extension of Hemel Hempstead and is well related to the existing urban area. It would form an urban extension which would integrate well with the Spencer's Park development boundary and Woodhall Farm neighbourhood.
- S6.13. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area. To encourage self-containment and improve sustainability, there will be the provision of new neighbourhood and local centres including commercial development opportunities.
- S6.14. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with Dacorum, the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 v) – East St Albans Broad Location

- S6.15. This will accommodate a major urban extension of St Albans and is well related to the existing urban area. It would form an urban extension which would integrate well with the Oaklands/Sandpit Lane development, Oaklands College, Beaumont and Verulam school facilities and existing residential areas.
- S6.16. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area. To encourage self-containment and improve sustainability, there will be the provision of a new neighbourhood centre including commercial development opportunities.
- S6.17. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 vi) – North St Albans Broad Location

- S6.18. This will accommodate a major urban extension of St Albans and is well related to the existing urban area. It would form an urban extension which would integrate well with the existing adjoining neighbourhoods.
- S6.19. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the

area. To encourage self-containment and improve sustainability, there will be the provision of a new neighbourhood centre including commercial development opportunities.

- S6.20. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 vii) – North East Harpenden Broad Location

- S6.21. This will accommodate a significant urban extension of Harpenden and is well related to the existing urban area. It would form an urban extension which would integrate well with the Batford neighbourhood and the new Katherine Warrington School.
- S6.22. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area.
- S6.23. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 viii) – North West Harpenden Broad Location

- S6.24. This will accommodate a significant urban extension of Harpenden and is well related to the existing urban area. It would form an urban extension which would integrate well with the existing adjoining neighbourhoods.
- S6.25. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area.
- S6.26. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 ix) – West of London Colney Broad Location

- S6.27. This will accommodate a significant urban extension of London Colney and is well related to the existing urban area. It would form an urban extension which would integrate well with the existing adjoining neighbourhoods.

- S6.28. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area. To encourage self-containment and improve sustainability, there will be the provision of a new secondary school.
- S6.29. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 x) – West of Chiswell Green Broad Location

- S6.30. This will accommodate a significant urban extension of Chiswell Green and is well related to the existing urban area. It would form an urban extension which would integrate well with the existing adjoining neighbourhoods.
- S6.31. Whilst there is a good range of services and facilities with easy access from the Broad Location, the proposed development is of a scale to deliver significant additional services for both existing and new communities in the area.
- S6.32. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

S6 xi) - Park Street Garden Village Broad Location

- S6.33. This will accommodate a significant new settlement. It would relate well to, but be separate from, the nearest settlements of Park Street and Frogmore and Radlett Road (Frogmore).
- S6.34. The proposed development is of a scale to deliver significant additional services for both existing and new communities in the area. To encourage self-containment and improve sustainability, there will be the provision of new neighbourhood and local centres including commercial development opportunities.
- S6.35. To encourage self-containment and improve sustainability, the provision of a neighbourhood centre including local shops will be required. The new development is also a significant opportunity to provide new sustainable transport opportunities, including upgrades to the Abbey line services and a new Park and Rail facility.
- S6.36. A collaborative approach to Masterplanning is essential to guide a well-designed development in the short and longer term. Close working will be required with the County Council and other parties to ensure essential

infrastructure such as sustainable transport, roads, community facilities, open spaces and schools are provided in a timely manner.

L1 – Housing Size, Type, Mix and Density

- L1.1. National policy sets out that local planning authorities should plan for a mix of housing, based on current and demographic trends, market trends and the needs of different groups in the community. It goes on to say that local planning authorities should identify the size, type, tenure and range of housing that is required in different locations. Planning policies should support development that makes efficient use of land, avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- L1.2. Evidence shows that the District has a high proportion of large dwellings in its housing stock. Longstanding trends and population forecasts show smaller average household size, including an increasing proportion of single person households. While the size profile of new dwellings will only lead to gradual change in the make-up of the overall housing stock, increasing the proportion of small and small-medium sized homes in new development will over time lead to a better balance between the housing stock and the size of dwellings needed.
- L1.3. The low proportion of smaller homes in the housing stock also contributes to the very high average price of housing in the District. More small and small-medium sized homes would lead to an increase in the proportion of relatively low-cost market housing available to buy, assisting those who are just able to afford to buy on the open market. As well as single person households, this is particularly the case for small-medium sized family housing. This includes one and two bedroom flats and particularly 2 and smaller 3 bedroom houses. The greatest opportunity to provide for the specific locally needed mix of housing is provided by the scale, nature and location of development proposed at the Broad Locations.
- L1.4. Using land efficiently means that for each site, development is optimised and less land in total is needed as a consequence to meet the District's development requirements, with beneficial effects for protection of the countryside. For individual schemes however, appropriate density for individual schemes will also be informed by taking account of the strengths, opportunities and constraints of the development site, including the characteristics of the surrounding area.

Evidence includes HOU002, 3, 4, 18

L2 – Provisions of Older Persons Housing and Special Needs Housing

- L2.1. National policy sets out that local authorities should seek to meet the specific accommodation needs of older and vulnerable people. The Government's reforms of Health and Adult Social Care is underpinned by a principle of sustaining people at home as long as possible.

- L2.2. Evidence shows the need for the Council, working with partners such as the County Council, Registered Providers, health care agencies, and developers, to plan for increasing housing need and choices in terms of specialist accommodation for older and vulnerable people and those with Special Needs. Offering attractive alternative housing choices for older people and vulnerable groups will assist in freeing-up family sized homes that are currently under-occupied.
- L2.3. Accommodation for the elderly is moving towards more flexible forms of living and support, which seek to maintain people's independence. There are several options where residents can enjoy their own self-contained home within a site offering extra facilities.

Evidence includes HOU002, 3, 4, 18

L3 – Provision of and Financial Contributions towards Affordable Housing - Amber

- L3.1. National policy sets out that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified; and the agreed approach contributes to the objective of creating mixed and balanced communities.
- L3.2. Evidence shows the District's house prices are amongst the highest in Hertfordshire and the whole country and as a result local people on lower-level incomes, especially younger people and key workers, often find themselves priced out of the market. This is also reflected by the number of people on the Council Housing Register. This suggests that there is a high need for affordable housing in the District.
- L3.3. The Council has long had a corporate priority to provide an appropriate amount of affordable homes. This necessitates working to find relevant and innovative ways of delivering new forms of affordable housing. In doing this appropriate account must be taken of changing Government policy and funding measures.
- L3.4. Housing needs and viability research has been undertaken to establish the realistic level at which affordable housing can be delivered as a percentage of private housing in the District. It provides strong evidence to increase the percentage target and reduce the development size threshold for affordable housing provision in new developments.
- L3.5. Past and planned future patterns of house building in the District show that a significant part of housing land supply will be in the form of smaller sites below the current affordable housing provision policy threshold of 15. The high level of housing need and reliance on smaller sites justifies lowering the threshold for securing affordable provision, without inhibiting development or prejudicing the overall supply of new housing.

Evidence includes CD008, 9, 26, HOU002, 3, 4, 18, INFR011

L4 – Affordable housing development in the Green Belt (rural exceptions sites)

- L4.1. National policy sets out that planning policies should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs. One form of rural exception sites in the Green Belt is set out as limited affordable housing for local community needs under policies set out in the Plan.
- L4.2. Evidence suggests that there is some needs for lower-income households with a close family or employment connection to the more rural settlements. Parish Councils are encouraged to identify sites in Neighbourhood Plans suitable for community-led affordable housing, including rural exception affordable housing sites which meet the criteria set out in the policy.

Evidence includes CD008, 9, 26, HOU002, 3, 4, 18, INFR011

L5 –Small Scale Development in Green Belt Settlements

- L5.1. National policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this however include limited infilling in villages.
- L5.2. Evidence shows that a number of homes can be accommodated by limited infilling. There is a continuing pressure for "infill" development to take place between existing dwellings. If this pressure were acceded to, the openness and character of the Green Belt within and around these areas would be markedly altered over time. Clear guidance is needed to assist developers in providing appropriate infill development; whilst providing appropriate protection for the openness and character of the Green Belt which otherwise could be markedly altered over time.

Green Belt settlements are set out on the Policies Map.

Evidence includes CD008, 9, 26, HOU002, 3, 4, 18, INFR011, GB001, 2, 3, 4, 5, 6, 7, Emerging Neighbourhood Plans.

L6 –Extension or Replacement of Dwellings in the Green Belt

- L6.1. National policy sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building or; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- L6.2. Evidence shows that there is a very strong demand to extend and replace dwellings in the Green Belt. Clear guidance is needed to assist applicants and provide the opportunity to design a building that meets the aspirations for

additional or alternative accommodation; whilst providing appropriate protection for the openness and character of the Green Belt which otherwise could be markedly altered over time.

Evidence includes CD016, GB001, 2, 3, 4

L7 – Gypsies, Travellers and Travelling Show People

- L7.1. National planning policy sets out an overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.
- L7.2. The local authority seeks to establish a positive framework for how provision for Gypsies and Travellers will be made in the District. This will help to prevent unauthorised sites, help guide development to more sustainable parts of the District, provide enhanced quality of life benefits for the Gypsy and Traveller community and ensure that environmental concerns, impact on the Green Belt and community cohesion are proactively addressed.
- L7.3. Evidence shows there are significant likely future accommodation needs of Gypsies and Travellers over the Plan period. The Plan provides additional accommodation opportunities. This includes new provision at the East Hemel Hempstead Central Broad Location, East Hemel Hempstead South Broad Location, Park Street Garden Village Broad Location as well as existing locations. Best practice advice from Hertfordshire County Council (who manage public provision in the district) suggests that, for management and community cohesion reasons, site size should not exceed 15 pitches.

Evidence includes HOU021, 22, 23, 24, 25

L8 – Primarily Residential Areas

- L8.1. National planning policy sets out the important contribution small and medium sized sites can make to the housing requirement of an area. Plan policies should support the development of windfall sites through their policies and give great weight to the benefits of using suitable sites within existing settlements for homes. Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- L8.2. Evidence suggests that there are clearly defined primarily residential areas which can play a positive role in providing new homes with high amenity quality for existing and new residents. This includes taking account of the relative sustainability of settlements within the settlement hierarchy and the varying roles of different parts of settlements.

Primarily residential areas are identified on the Policies Map.

Evidence includes CD008, 9, GB001, 2, 3, 4

L9 – Primarily Business Use Areas

- L9.1. National planning policy sets out that Plan policies should encourage sustainable economic growth. This includes identifying strategic sites, including for local and inward investment, to meet anticipated needs and regeneration opportunities over the plan period.
- L9.2. Evidence shows that, primarily because of very high alternative land values and Green Belt constraints, the District has had for some time little new employment development land. In addition, there is a considerable ongoing pressure for change of use of existing employment land and buildings to primarily residential use, and also for other non-employment generating uses. Considerable losses of employment land and buildings have been ongoing for several years and a critical juncture has been reached whereby substantial further losses may significantly undermine the local economic base and opportunities for entrepreneurs. Therefore there are a number of identified Primarily Business Use Areas, with those currently in place having permitted development rights removed by way of Article 4 direction.

Primarily Business Use Areas are identified on the Policies Map.

Evidence includes EMP001, 2, 3, 11

L10 – Strategic Office Locations

- L10.1. National planning policy sets out that Plan policies should encourage sustainable economic growth. This includes identifying strategic sites, for local and inward investment, to meet anticipated needs and regeneration opportunities over the plan period.
- L10.2. Evidence shows that the three strategic locations identified (St Albans City Centre Cluster, St Albans City Station Cluster, St Albans Abbey Station Cluster) make a significant contribution towards current and future employment needs and provide a range of employment intensification opportunities. These strategic office locations provide space that is required to ensure that the District economy is balanced and that those activities which support higher value businesses are clustered in close proximity. All those identified have had permitted development rights removed by way of Article 4 direction.

Strategic Office Locations are identified on the Policies Map.

Evidence includes EMP001, 2, 3, 11

L11 – Special Employment Locations in the Green Belt

- L11.1. National planning policy sets out that Plan policies should encourage sustainable economic growth. This includes identifying strategic sites, including for local and inward investment, to meet anticipated needs and regeneration opportunities over the plan period.

- L11.2. Evidence shows that the District benefits substantially from two major world-class centres of excellence specialising in research and development in the Green Technology sector. Both of these are included in the Enviro-tech Enterprise Zone.
- L11.3. The Building Research Establishment (BRE) in Bricket Wood is world-renowned for its expertise in sustainable construction, the built environment and associated industries and is pioneering some of the latest developments in areas such as energy efficiency. As well as the BRE itself, the site hosts other sector-related companies and an Innovation Park, which acts as a demonstrator for green building technologies.
- L11.4. Rothamsted Research in Harpenden is the largest agricultural research centre in the UK and the oldest in the world. Over its 160 year history, it has built an enviable international reputation as a centre of excellence for science in support of sustainable crop management and its environmental impact. Its scientific research ranges from studies of genetics, biochemistry, cell biology and soil processes to investigations at the ecosystem and landscape scale.
- L11.5. The BRE site and the majority of the Rothamsted site are within the Green Belt. This means that there is a need to plan carefully for future change in the existing businesses, taking account of both economic and business needs and the impact of buildings and activities on the openness of the Green Belt.

Special Employment Locations are identified on the Policies Map.

Evidence includes EMP001, 2, 3, 11, GB001, 2, 3, 4

L12 – Centres for Retail, Services and Leisure

- L12.1. National planning policy sets out that local authorities should define a network and hierarchy of town centres, district centres and local centres and promote their long-term vitality and viability. This includes defining the extent of the town centres, district centres and local centres and make clear the range of uses permitted in such locations.
- L12.2. Evidence shows that while St Albans city centre has a healthy retail economy with a distinctive offer of shops and street market and services, market share has been declining and there is some leakage of expenditure to surrounding Districts for shopping and leisure activities. The centre has a limited supply of larger shop units.
- L12.3. Harpenden town centre has a vital and viable town centre and foodstore provision is strong, but non-food shopping is limited. District centres generally have a good mix of shops and other facilities; local parades have an important retail and service role. There is a need for village high streets to have and maintain a good mix of shops for local needs.
- L12.4. In order to maintain the viability of the town centres and to locate retail uses where there are good passenger transport networks, it is important to prevent the dilution of identified Key Shopping Areas. Given the size, diversity and

function of the town centres of St Albans and Harpenden, it is necessary to designate a Key Shopping Areas within the town centres.

Centres for Retail, Services and Leisure are identified on the Policies Map.

Evidence includes LCRT001a, 1b, 1c, 2, 3, 4

L13 – Attractive and vibrant cultural and civic areas

L13.1. National planning policy sets out the need to plan positively for the provision and use of shared spaces, community facilities and cultural buildings. This includes retaining and enhancing existing markets and supporting social and cultural well-being.

L13.2. Evidence recognises the visitor economy and culture as increasingly important economic drivers throughout the District. The District has a strong base from which to provide an engaging and inclusive cultural and leisure offer for residents and visitors alike. Clear guidance is needed to assist applicants and to promote the development of cultural activity in the District. This will encourage cultural activities which are a focus of community activity and pride, and will in turn strengthen the District's role as a cultural hub.

Evidence includes LCRT001a, 1b, 1c, 9, 10, 16

L14 – Location of Non-residential uses serving residential areas

L14.1. National planning policy sets out that Plan policies should create places that are safe, inclusive and accessible and which promote health and well-being. This includes a high standard of amenity for existing and future users.

L14.2. Evidence shows the need for a range of non-residential uses to provide services to the local community. Most will be provided in centres. Clear guidance is required for non residential uses where required at edge of centre locations. In doing so it is important to ensure that these uses do not have a negative impact on areas and other neighbouring uses.

Evidence includes LCRT016

L15 – General Leisure Uses

L15.1. National planning policy sets out that planning policies should define a network and hierarchy of town centres, allowing them to grow and diversify in a way which can respond to rapid changes in, amongst others, leisure uses. Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre.

L15.2. Evidence shows the need to direct leisure uses to the most appropriate areas, to support town, district and local centres and to protect landscape and localised amenity.

Evidence includes LCRT001a, 1b, 1c

L16 – Mixed Use Opportunity Areas

- L16.1. National planning policy sets out that policies should seek to ensure the vitality of town centres taking a positive approach to their growth, management and adaptation. This includes allocating appropriate edge of centre sites that are well connected to the town centre. Where sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre. It recognises that residential development often plays an important role in ensuring the vitality of centres.
- L16.2. Evidence shows that there are particular mixed use opportunities at CCOS to support the city centre; at Griffiths Way to complement the city centre and at London Colney to recognise the complementary nature of the opportunities at Colney Fields / Ridgeview. A Supplementary Planning Document (SPD) has been adopted for CCOS.

Mixed Use Opportunity Areas are identified on the Policies Map.

Evidence includes LCRT001a, 1b, 1c, CCOS001, 2, 3, 4, 5, 6, 7

L17 – Infrastructure

- L17.1. National planning policy sets out the need for planning policies to take into account availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use. Other infrastructure which should be supported includes communications, green and community infrastructure.
- L17.2. Evidence indicates that a prosperous and sustainable future for the District depends on the delivery of new infrastructure and the enhancement of existing infrastructure to support communities. This infrastructure provision encompasses green, physical, social and community networks, facilities and services which are delivered by public, private and voluntary/charity sector bodies.
- L17.3. An infrastructure deficit has arisen in the District through a variety of factors including the lack of infrastructure provision and funding secured alongside development in the past. A result of this is that some key infrastructure and services within the District are stretched through the cumulative impact of development. The Infrastructure Delivery Plan (IDP) & Infrastructure Delivery Schedule (IDS) provide more details.

Evidence includes INFR001, 3, 4, 5

L18 – Transport Strategy

- L18.1. National policy sets out that transport issues should be considered from the earliest stages of plan-making and development proposals. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice

of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

- L18.2. Evidence suggests that with travel demand increasing in future years, continued reliance on high levels of car use will lead to worsening congestion and journey time reliability. These would be constraints on economic growth and negatively impact the environment and public health. Addressing the challenge of increased future travel demand will require significantly stronger support for walking, cycling, passenger transport, and traffic demand management measures where appropriate.
- L18.3. Policy seeks to build on key principles within HCC LTP4 which promotes sustainable modes of transport and related infrastructure and to encourage change in travel behaviour. A key tool to maximise use of sustainable travel modes will be the widespread use of effective Travel Plans which are required for major developments

Transport improvements in the Green Belt are identified on the Policies Map.

Evidence includes INFR001, 3, 4, 5, HCC LTP4.

L19 – Highways / Access Considerations for New Development

- L19.1. National policy sets out that transport issues should be considered from the earliest stages of plan-making and development proposals; the potential impacts of development on transport networks can be addressed.
- L19.2. Evidence suggests that in order to be successfully accommodated, new development must give due consideration to road safety, road hierarchy and national level and Highways authority advice. The District will work closely with Hertfordshire County Council when assessing the likely impact on development proposals, and assist in delivering this policy.

Evidence includes INFR001, 3, 4, 5

L20 – New Development Parking Guidance and Standards

- L20.1. National policy sets out that when setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- L20.2. Evidence shows the amount of parking provision associated with development can have a significant effect on the mode of transport used to access it. Provision should also be considered in relation to how the needs of users may change over time, including the predicted shift to low and ultra low emission vehicles that will require charging points.

- L20.3. A realistic approach supporting sustainable travel whilst acknowledging the ongoing role of the car has been taken.

Evidence includes INFR001, 25

L21 – Education

- L21.1. National policy sets out the importance of ensuring sufficient choice of school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.
- L21.2. Evidence shows education is generally of a very high standard within the District, but there are some pockets of deprivation and other areas where educational attainment is lower than average. The provision of high quality educational facilities can help reduce inequalities and promote social inclusion. The most pressing educational planning issue in the District is the need for additional school places for the current and future communities, particularly with the additional housing provisions set out in the Broad Locations.

Education provisions in the Green Belt are identified on the Policies Map.

Evidence includes INFR001, 3, 4, 5, EDU 001, 2, 4, 5a-f

L22 – Community, Leisure and Sports Facilities

- L22.1. National policy sets out that, to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- L22.2. Evidence suggests some deficiencies in existing provisions of sport and recreation facilities. As well as addressing deficits, there are opportunities to cater to new communities and improve overall provision. New modern sport and recreational facilities, together with improvements to existing indoor leisure centres, are generally encouraged. The Broad Locations will require some new facilities, some possibly provided as part of joint-use education buildings.
- L22.3. Evidence also suggests a deficit in worship space and cemetery facilities for some existing and growing communities.
- L22.4. Public Houses are an important community asset within the district and their retention will be required unless specific criteria can be demonstrated to justify their loss.

London Road cemetery extension and leisure facilities enhancement opportunities are identified on the Policies Map.

Evidence includes LCRT001a, 1b, 1c, 2, 3, 4

L23 – Urban Design and Layout of New Development

- L23.1. National policy sets out that the creation of high quality buildings and places is fundamental to what the planning and development processes should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- L23.2. Evidence shows that new development can take opportunities for improving the character, distinctiveness and quality of places to create areas that are safe, well-connected and legible and that are coherent with the surrounding built form.
- L23.3. Thoughtful and flexible design can help to increase the lifetime of buildings by enabling future adaptation and reuse, thereby reducing the need for redevelopment. Buildings should seek to be adaptable as the wants and needs of residents, businesses and stakeholders change.
- L23.4. Preserving and enhancing the historic environment whilst encouraging and guiding modern sustainable and expressive urban design and architecture will ensure that the District retains its unique sense of place in the years to come.

Evidence include BRE Guidance Site layout planning for daylight and sunlight: a guide to good practice (BR 209), National Guidance: Design, ENV010

L24 – Development Amenity Standards

- L24.1. National policy sets out that planning should always seek to create places that are safe, inclusive and accessible and which promote health and well-being, a high standard of amenity for all existing and future users.
- L24.2. Evidence shows careful design, layout and orientation are essential to ensure proposals do not adversely affect others. To ensure the wellbeing of occupiers it is important to ensure that new developments pay regard to access to daylight or sunlight, or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces. Aspects that will need careful consideration include whether the proposal will block daylight or affect the privacy of neighbouring buildings, particularly in the habitable rooms of a property. Where developments have an impact on the daylight or sunlight of adjoining buildings, a more detailed analysis will be required in accordance with BRE digest 209 Site Layout Planning for Daylight and Sunlight (2011, second edition) or successor documents.
- L24.3. New residential development should provide, or enable good access to communal amenity space, as well as private outdoor space, such as gardens, patios or balconies. The amount and type of private outdoor amenity space will vary depending on the type of unit and the location of the development.

Evidence includes - BRE Guidance Site layout planning for Daylight and Sunlight: a guide to good practice (BR 209), ENV010

L25 - Energy and Environmental Performance of New Development

- L25.1. National policy sets out that the planning system should support the transition to a low carbon future in a changing climate. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- L25.2. Evidence shows there are number of ways in which development can address environmental sustainability. The Council therefore sees benefits in encouraging developers to consider all aspects of environmental performance.
- L25.3. To assist developers on how to make new development more sustainable and of a higher quality in design terms, local authorities in Hertfordshire have produced Building Futures. This is an evolving web-based guide covering topics such as waste, water, energy, air, noise and design and the efficient use of land, building and materials. Crucially, initial site planning and layout considerations and issues such as the potential to provide renewable energy generation and combined heat and power networks in major developments are dealt with.
- L25.4. The BRE is the leading organisation on innovation in sustainable building design and the principles embodied in the standards they have devised remain relevant.

Evidence includes ENV011, 12, 13, 19, BRE Guidance Site layout planning for Daylight and Sunlight: a guide to good practice (BR 209)

L26 – Local Green Space

- L26.1. National planning policy sets out by designating land as ‘Local Green Space’ local communities will be able to identify and protect green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
- L26.2. Evidence shows there are Local Green Spaces outside the Green Belt which are of particular importance and have been identified as part of a core Local Green Space network. Further Local Green Spaces designations are possible by local communities through the neighbourhood planning process.

Local Green Spaces are identified on the Policies Map.

Evidence includes LCRT001a, 1b, 1c, 2, 3, 6a, 6b

L27 – Green Space Not Designated as Local Green Space

- L27.1. National policy sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- L27.2. Evidence shows not all such land is important for recreational, sporting amenity or biodiversity purposes. Existing open spaces may however offer opportunities to contribute to the delivery of necessary development or enhancements to existing open space areas. The Green Space Technical Report provides an assessment of existing provision at different spatial scales, considers improvement and enhancement strategies and sets a direction for future provision.

Evidence includes LCRT002, 3, 6, 6b, 7a, 7b, 7c, 7d, 7e, 8

L28 – Green Space Standards and New Green Space Provisions

- L28.1. National policy sets out that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate
- L28.2. Evidence shows there is a need to set out Green Space requirements for future development, including amenity green space, natural, parks and gardens, allotments, and children's play areas. The proportion of any site to be set aside will be assessed in accordance with standards and guidance set out in the policy with regard to the extent, nature and accessibility of existing provision, the suitability of the site and the form of the proposed development. Policy sets out expectations in terms of future maintenance and management of green spaces.

Evidence includes LCRT002, 3, 6a, 6b, 7a, 7b, 7c, 7d, 7e, 8

L29 – Green and Blue Infrastructure, Countryside, Landscape and Trees

- L29.1. National Policy sets out that Green Infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. Planning policies should also recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.

- L29.2. Evidence shows St Albans District has a number of existing high quality areas of Green and Blue Infrastructure. There are also a number of proposed and ongoing projects which will significantly improve the District's Green and Blue Infrastructure network. It is considered that these will make a positive contribution to local character and distinctiveness. Trees and local landscape features are a much valued element of local character and help to create high environmental quality and support healthy lives.

Evidence includes ENV001, 5, 6, 8, 9, 13, 19

L30 – Historic Environment

- L30.1. National policy sets out the plans should Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account desirability of sustaining and enhancing the significance of heritage assets, the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring,
- L30.2. Evidence shows the District's unique, high quality historic environment is one of its greatest assets. To continue to successfully attract people and investment, this environment must be respected and, where appropriate, developed sensitively. Any change should not detract from the existing qualities of the environment, which makes the District such an attractive and valued location for residents, businesses and visitors.
- L30.3. The District Council recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their special interest and significance.

Evidence includes Conservation Area Statements 001-018, CA019-23