

M1I1Q1 – Appendix 3 – Local Plan Table of Modifications

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	28	1	SADC	Chapter 1 - A Spatial Strategy for St Albans City and District	<i>Amend paragraph 1.5 as follows:</i> 1.5 This Plan contains all the planning policies and proposals for the future growth of the City and District of St Albans. It covers the period 1 October 2024 April 2024 to 31 March 2041. The current Plan is the District Local Plan Review 1994 which will be superseded by the new Local Plan.	Main	To enable effective monitoring of the Plan - <i>action arising from Examination Stage 1 hearing on Matter 2 Issue 1</i>
0	25	2	SADC		<i>Amend Policy SP1 as follows:</i> The Spatial Strategy positively plans for the future to ensure that by 2041 St Albans District is a great place to live, work and visit. The Council requires new growth that enhances the attractiveness and unique character of the District through high quality design that respects local heritage. Growth must be supported by the necessary community infrastructure, transport improvements, green spaces and tree planting. [...] The other categories of development are Large Sites (100-249 homes), Medium Sites (10-99 homes) and Small Sites (5-9 homes). These sites are concentrated mostly within urban areas and around the higher tiers in the Settlement Hierarchy. Following the Government's required 'Standard Method' for calculating local housing need, the Council will identify and allocate land for the delivery of at least 14,603 <u>15,045</u> net additional new houses, or 885 per annum in the period 1 October 2024 April 2024-31 March 2041. <u>The Council will undertake a review of the Local Plan, which will commence no later than one year after the adoption of the Plan. An updated or replacement Plan will be submitted for Examination no later than three years after the date of adoption of the Plan.</u> <u>The review would be undertaken in the context of housing need, national policy, and other relevant circumstances at the time. The review will determine additional sites to be allocated to meet the requirement in future years and provides an opportunity to examine the Plan's performance to that date.</u> The Local Plan also supports: • Raising standards and requirements for sustainability of all new buildings; • Significant new employment space provision; • Significantly increasing tree cover in the District due to the role of trees in mitigating Climate Change emissions and providing other biodiversity and wellbeing benefits; • Community infrastructure – provision of new and improvements to existing facilities, including schools, healthcare and for recreation; • Biodiversity Net Gain (10% +) for relevant new development; • The aims and delivery of Hertfordshire's Local Nature Recovery Strategy as it applies to the District; • Green Belt compensatory improvements - including significant new country parks, better access to the countryside via new and improved rights of way, new and improved habitat connectivity; • Protection and enhancement of the Chilterns Beechwoods Special Area of Conservation (CBSAC); • Significantly improved infrastructure for walking, cycling and public transport; and • Renewable energy provision <u>and generation</u>. Broad Locations will have to provide a comprehensive approach to renewable energy such as wind and solar.		
114	4	2	Hertfordshire County Council - Property Team	Strategic Policy SP1 - A Spatial Strategy for St Albans District		Main	Modification of Plan Period (including associated change to housing requirement) required to enable effective monitoring of the Plan - <i>action arising from Examination Stage 1 hearing on Matter 2 Issue 1</i> Early Review policy required due to change in national planning policy and change in Standard Method calculation of housing need for the District - <i>action arising from Examination Stage 1 hearing on Matter 2 Issue 2</i> Words 'and generation' added for effectiveness to enable delivery of sustainable development

0	29	3	SADC	Chapter 3 - Sustainable Use of Land and Green Belt	<i>Amend paragraph 3.8 as follows:</i> 3.8 Within the District, a local housing need figure of 885 dwellings per annum has been calculated, based on the Government's required Standard Method. Therefore, the Spatial Strategy seeks to deliver at least 14,603 <u>15,045</u> net additional new homes from 1 October 2024 <u>April</u> 2024 to 31 March 2041. <i>Amend paragraph 3.35 as follows:</i> 3.35 The HGC Programme Area (Figure 3.1), which is located in both St Albans District and Dacorum Borough encompasses the existing town of Hemel Hempstead, <u>HGC Growth Areas</u> and other site allocations set out in Dacorum Borough Council's Local Plan. The HGC Programme Area will support the transformation of Hemel Hempstead. <i>Amend paragraph 3.37 as follows:</i> 3.37 The HGC Growth Areas to the north and east of Hemel Hempstead are expected to extend beyond the Plan period and will deliver up to 11,000 new homes and 10,000 new jobs by 2050 across St Albans District and Dacorum Borough. The transformation will include an extended Maylands Business Park through the delivery of Hertfordshire Innovation Quarter (Herts IQ), which will deliver around 6,000 <u>4,000</u> of the 10,000 jobs, and a regenerated and transformed town centre for Hemel Hempstead and further infrastructure across the rest of the town. <i>Amend paragraph 3.39 as follows:</i> 3.39 The Spatial Vision for Hemel Garden Communities sets out the scope for transformation across the town, as well as providing a sustainable approach for growth, in accordance with the Town and Country Planning Association (TCPA) Garden City Principles . The Spatial Vision was agreed in 2020 following the national designation of Hemel Hempstead as a Transformational Garden Town as part of the Government's Garden Community Initiative <u>Communities programme</u> and <u>the overarching vision</u> comprises of: "A Vision for Hemel Garden Communities: creating a greener, more connected New Town: <i><u>In the heart of the Golden Triangle between Oxford, Cambridge and London, Hemel Garden Communities will create new neighbourhoods and transform existing ones and the wider area, building on the best of its heritage and culture to become a greener, more connected New Town. The vision is organised into four thematic pillars, all of which reinforce the aspirations to promote healthy lifestyles and respond to the climate crisis. Hemel Garden Communities will be home to inclusive, integrated neighbourhoods connected by a green network, and thoughtfully designed places with engaged communities, all underpinned by digital connectivity, a self-sustaining economy and pioneering green technology driven by Hertfordshire Innovation Quarter (Herts IQ)."</u></i> <i>Amend paragraph 3.51 as follows:</i> 3.51 Community asset management may include green spaces, (including BNG), heritage and cultural facilities, public realm, sports facilities, community buildings, commercial and residential development and other relevant facilities. A strong governance structure will guide long-term custodian community development, working with local partners to ensure programmes, events and services meet local needs. This approach will empower residents to help shape their communities alongside local authorities, landowners and key stakeholders, and is set out in the <u>HGC Stewardship and Placemaking SPD</u>. <u>The Stewardship Umbrella Body would need to be set up before the first occupation of any dwellings across HGC Programme Area that would contribute towards the overall costs of its set-up and resourcing.</u>	Main	To enable effective monitoring of the Plan - <i>action arising from Examination Stage 1 hearing on Matter 2 Issue 1</i> To reflect approach to cross-boundary working and delivery of Hemel Garden Communities
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Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
					<i>Add new paragraphs 3.53A and 3.53B after paragraph 3.53 as follows:</i> <u>3.53A In addition to the Local Plan IDP, the Hemel Garden Communities Programme Area and strategy for development, are supported by a separate HGC Infrastructure Delivery Plan to 2050. The HGC IDP to 2050 covers the HGC Growth Area site allocations in St Albans (H1-4) and the wider Hemel Hempstead site allocations in the Dacorum Borough Local Plan. H1-4 in St Albans are identified as the Growth Areas to the north and east of the town and also comprise the sites covered by the HGC Framework Plan Concept Plan.</u> <u>3.53B Both Dacorum and St Albans Local Plan IDPs have been used as the HGC IDP's starting point and built upon with additional infrastructure requirements to 2050, a more refined schedule of interventions and a joint apportionment methodology to enable an equitable approach to townwide infrastructure provision. When referring to the IDP within the Local Plan and its policies, it will include delivery of the HGC IDP to 2050 requirements relevant to 2041.</u>		
0	52	4	SADC	Chapter 3 - Sustainable Use of Land and Green Belt	<i>Amend paragraph 3.41 as follows:</i> 3.41 The Spatial Vision will be delivered through creating a more innovative and dynamic destination and encouraging <u>encourage</u> investment in business and jobs, alongside new homes. Creating integrated and balanced communities will be key, with improved local centres, and leisure and green spaces, which connect established areas with the new growth.	Minor	Grammatical correction
328	1	5	Hertfordshire County Council (Growth and Infrastructure Unit)	Chapter 3 - Sustainable Use of Land and Green Belt	<i>Amend Table 3.1 as follows:</i> <i>Amend the Main Land Uses for North Hemel Hempstead as follows:</i> Mixed use, residential, 3FE primary school site, <u>a children's home</u>, green infrastructure, transport infrastructure, childcare facilities, and other community infrastructure <i>Amend the Main Land Uses for East Hemel Hempstead (North) as follows:</i> Mixed use, residential, 3FE primary school site, 8FE secondary school site, <u>a children's home</u>, green infrastructure, transport infrastructure, childcare facilities, medical centre, sports hub, other community infrastructure and a significant new country park <i>Amend the Main Land Uses for East Hemel Hempstead (South) as follows:</i> Mixed use, residential, 3FE and 2FE primary school sites, up to 10FE secondary school site on a separate adjacent allocation, <u>a children's home</u>, green infrastructure, transport infrastructure, childcare facilities and other community infrastructure <i>Amend the Main Land Uses for North East Harpenden as follows:</i> Mixed use, residential, 2 FE primary school site, <u>a children's home</u>, green infrastructure, transport infrastructure, a childcare facility and other community infrastructure <i>Amend the Main Land Uses for East St Albans as follows:</i> Mixed use, residential, 2FE primary school site, 8FE-6FE secondary school site, <u>a children's home</u>, Oaklands College improvements, green infrastructure, transport infrastructure, a childcare facility and other community infrastructure <i>Amend the Main Land Uses for Glinwell as follows:</i> Mixed use, residential, <u>a children's home</u>, green infrastructure, transport infrastructure and other community infrastructure	Main	To ensure provision of necessary social infrastructure
328	2	5	Hertfordshire County Council (Growth and Infrastructure Unit)				
328	3	5	Hertfordshire County Council (Growth and Infrastructure Unit)				
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328	4	5	Hertfordshire County Council (Growth and Infrastructure Unit)		<i>Amend the Main Land Uses for West of London Colney as follows:</i> Mixed use, residential, 8 FE secondary school site, <u>a children's home</u>, green infrastructure, transport infrastructure and other community infrastructure <i>Amend the Main Land Uses for North West Harpenden as follows:</i> Mixed use, residential, <u>a children's home</u>, green infrastructure, transport infrastructure and other community infrastructure		
266	3	6	Crest Nicholson Partnerships and Strategic Land	Chapter 3 - Sustainable Use of Land and Green Belt	<i>Amend Table 3.1 as follows:</i> <i>Amend the Minimum Capacity for North St Albans as follows:</i> 1,146 <u>1,167</u> <i>Amend the Minimum Capacity for North East Harpenden as follows:</i> 762 <u>738</u> <i>Amend the Minimum Capacity for West Redbourn as follows:</i> 593 <u>545</u> <i>Amend the Minimum Capacity for East St Albans as follows:</i> 522 <u>511</u> <i>Amend the Minimum Capacity for Glinwell, St Albans as follows:</i> 436 <u>484</u> <i>Amend the Minimum Capacity for West of London Colney as follows:</i> 405 <u>324</u>	Main	Consequential amendments reflecting changes to capacity of proposed sites in other modifications Correction of site capacities that were inconsistent with those in Part B
0	57	7	SADC	Chapter 3 - Sustainable Use of Land and Green Belt	<i>Replace Table 3.2 with updated Housing Trajectory reflecting consequential changes from other modifications to the draft Local Plan.</i>	Main	Consequential amendments reflecting changes to capacity of proposed sites in other modifications Modification of completions by year reflecting updated information from site promoters

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0	1	8	SADC	Strategic Policy SP3 - Land and the Green Belt	<i>Amend first paragraph of Policy SP3 as follows:</i> The minimum number of homes needed in the District, following a local housing need assessment conducted using the Government's required Standard Methodology – is 885 dwellings per year, or a total need of 14,603-15,045 to 2041. This housing need figure is the same as the housing requirement figure of 885 dwellings per year, or a total need of 14,603-15,045 in the period 1 October 2024 1 April 2024 to 31 March 2041 to be delivered as follows: a) 3,645 homes in the period <u>1 April 2024 to 31 March 2031</u>; b) 6,275 homes in the period <u>1 April 2031 to 31 March 2036</u>; and c) 5,125 homes in the period <u>1 April 2036 to 31 March 2041</u>.	Main	Modification of Plan Period required to enable effective monitoring of the Plan - <i>action arising from Examination Stage 1 hearing on Matter 2 Issue 1</i> Addition of stepped housing delivery policy - see SADC/ED34/Q14
203	5	9	Hertfordshire Constabulary	Strategic Policy SP3 - Land and the Green Belt	<i>Amend list of bullets in Policy SP3 as follows:</i> Growth must be supported by suitable supporting infrastructure, including: • Schools • Healthcare and ambulance <u>ambulance facilities for the emergency services</u> • Transport - facilities for walking, cycling and public transport in particular • Parks, play areas, allotments and other green spaces • Extensive tree planting • Sports and leisure facilities • Renewable and low carbon energy generation.	Main	To enable effective delivery of facilities for all emergency services
358	1	10	St Albans School	Strategic Policy SP3 - Land and the Green Belt	<i>Amend Policies Map as follows:</i> Remove buildings at car parking and associated ancillary buildings in relation to Aquis Court 31 Fishpool Street St Albans from Green Belt	Minor	For consistency with national planning policy
233	6	11	Central Bedfordshire Council	LG1 - Broad Locations	<i>Amend clause a) of Policy LG1 as follows:</i> a) Demonstrate a coordinated, Masterplanned approach to development with appropriate input from the District and County Council, statutory consultees, local communities, landowners, and other stakeholders; including <u>Dacorum Borough Council for Hemel Garden Communities and Central Bedfordshire Council for B2 North East Harpenden and B7 North West Harpenden</u>. The approach should be in accordance with the District's Strategic Sites Design Guidance⁶;	Main	To enable engagement of Central Bedfordshire Council in the masterplanning of broad locations with regard to sustainable transport, roads, community facilities, open spaces and schools
0	38	12	SADC	LG1 - Broad Locations	<i>Amend clause q) of Policy LG1 as follows:</i> q) For sites listed in Appendix 5, be informed by a detailed Heritage Impact Assessment and Archaeological Desk-Based Assessment which address the recommendations of the Council's Heritage Impact Assessment 2024; <i>Amend Policies Map as follows:</i> Remove M1 Junction 8 and land to the east of the M1 from the Broad Locations designation	Main	For clarity - SADC/ED80A includes a Heritage Impact Assessment produced in 2025 Consequential amendment arising from modification to site H3
356	3	13	Hertfordshire and West Essex ICB	LG1 - Broad Locations	<i>Amend clause u) of Policy LG1 as follows:</i> u) Demonstrate the co-location of community facilities (such as schools, <u>health facilities and services</u>, shops, community centres, strategic public open space) in order to reduce the number of trips that residents have to make and encourage the use of active travel modes; and	Main	To enable effective delivery of health facilities and services

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328	9	14	Hertfordshire County Council (Growth and Infrastructure Unit)	LG2 - Support for Transformation of Hemel Hempstead	<i>Amend Policy LG2 as follows:</i> Within St Albans District, the Hemel Garden Communities programme will deliver at least 4,300 new homes by 2041, and 5,500 homes in total by 2050, delivering this through a network of new garden communities to the north east and east of Hemel Hempstead. An expanded Maylands Business Park, the Hertfordshire Innovation Quarter, will provide new higher skilled employment and learning opportunities with the creation of around 6,000 4,000 jobs. Further job creation, will be enabled in the HGC Growth Areas including in the education, retail, health and leisure sectors. All development in the HGC Programme Area must follow a planned and coordinated approach to growth and infrastructure and is expected to be in accordance with <u>should have regard to</u> Local Plan Infrastructure Delivery Plans (IDPs), Hemel Garden Communities Spatial Vision, the supporting HGC Framework Plan evidence base including HGC Concept Plan, HGC Local Plan Policies, and supporting SPDs and Design Codes <u>including the HGC Framework and Transformation SPD and the HGC Stewardship and Placemaking Strategy SPD.</u> Developers and promoters in the HGC Growth Areas must work together and closely with the Councils to secure a collaboration agreement which ensures <u>to ensure development is comprehensively delivered in an integrated and seamless approach way across site boundaries. The costs of delivering strategic infrastructure and supporting land should be shared on an equitable and proportionate basis, as appropriate and dependent on the type of infrastructure.</u> Critical infrastructure necessary to support development must be delivered ahead of occupation. Proposals must not prejudice or impede the provision of wider infrastructure required within the HGC Programme Area. <u>The methodology for infrastructure apportionment and cost sharing is set out in the Local Plan Infrastructure Delivery Plans (IDPs) and the HGC Framework and Transformation SPD. Infrastructure, contributions and wider funding will be required to deliver on and off-site infrastructure, in accordance with having regard to the above documents.</u> <u>The implementation of this policy will be monitored regularly by the establishment of a stakeholder Hemel Hempstead Infrastructure Review Group (and any necessary subgroups) to ensure compliance and effectiveness . Adjustments to the policy may be made based on the outcomes of these reviews so that the local authorities have the ability to address any emerging issues or changing circumstances.</u>		
0	17	14	SADC			Main	Modification of planned jobs creation arises from further work on HGC post Stage 1 hearings regarding jobs creation in Hemel Gardens Communities Modifications regarding infrastructure apportionment and implementation of policy required for effective delivery of infrastructure To reflect approach to cross-boundary working and delivery of Hemel Garden Communities

0	18	15	SADC	LG3 - Hemel Garden Communities Growth Areas Place Principles	<i>Amend clause c) of Pillar 1 - Green Network</i> c) Provide a variety of supporting green and blue infrastructure such as parks, open spaces, greenways, ecological corridors, sustainable drainage solutions, sports and leisure facilities, food growing and health and wellbeing projects as outlined in the <u>HGC Green Infrastructure Strategy and HGC Health and Wellbeing Strategy Framework and Transformation SPD</u>; <i>Amend clause e) of Pillar 1 - Green Network</i> e) Deliver the Key and Local Transport Network, as set out in the <u>IDPs and HGC Transport Vision & Strategy</u> document, to provide direct sustainable travel connectivity between existing and proposed key and local destinations. Interventions are required to achieve a target of 60% of all journeys starting, ending or within the HGC Growth Areas and 40% of all journeys starting, ending or within the existing town of Hemel Hempstead, to be undertaken by active and sustainable modes by 2050; <i>Amend clause f) of Pillar 1 - Green Network</i> f) Create a well-connected town with permeable neighbourhoods by providing logical access points at regular intervals for<u>to support</u> walking and cycling; <i>Amend clause a) of Pillar 2 - Integrated Neighbourhoods as follows:</i> a) Well integrated Deliver well-integrated new neighbourhoods that respect and complement adjacent existing neighbourhoods and the wider existing neighbourhood structure of Hemel Hempstead. Proposals should be in accordance with the neighbourhood structure and guidance set out in the HGC Strategic Design Code and, <u>part of the HGC Framework and Transformation SPD</u>; <i>Amend clause g) of Pillar 2 - Integrated Neighbourhoods as follows:</i> g) Delivery of Key Projects including a Household Waste Recycling Centre and <u>a Local Authorities Depot facilities facility</u> to meet the needs of new and existing communities; <i>Amend clause m) of Pillar 2 - Integrated Neighbourhoods as follows:</i> m) Deliver sports and physical activity provision in a comprehensive and coordinated manner across all HGC Growth Areas; A fabric first approach contributing towards the delivery of net zero homes; Add new clause n) to Pillar 2 - Integrated Neighbourhoods as follows: <u>n) A fabric first approach contributing towards the delivery of net zero homes;</u> <i>Amend clause b) of Pillar 4 - Engaged Communities as follows:</i> b) All proposals will deliver on the strategic principles and ambitions for stewardship and legacy placemaking across the HGC Growth Areas to maximise strong governance and engagement of communities <u>in accordance with the HGC Stewardship and Placemaking SPD</u>; <i>Add new clause ba) to Pillar 4 - Engaged Communities after clause b) as follows:</i> <u>ba) Proposals should support the single Umbrella Stewardship Body approach across the HGC Growth Area and deliver on strategic principles and ambitions for stewardship and legacy placemaking, in accordance with the HGC Stewardship and Placemaking SPD.</u> <i>Amend clause c) of Pillar 4 - Engaged Communities as follows:</i>	Main	For clarity To reflect approach to cross-boundary working and delivery of Hemel Garden Communities
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					c) Proposals should identify appropriate funding and a variety of income-generating community assets and innovative initiatives, such as energy and data solutions, to secure <u>sustainable</u> long-term funding, maintenance, management and stewardship arrangements; <i>Amend introductory paragraphs to Delivery section as follows:</i> High quality new development and infrastructure will be planned and phased in a timely manner to ensure infrastructure and transformation opportunities are maximised. To enable this, the Council and other relevant bodies will consider use of statutory powers including compulsory purchase. Councils, key stakeholders and statutory consultees should be actively engaged in the shaping the delivery considerations of an application. The approach will be in accordance with the HGC Framework Plan and Transformation SPD, HGC Stewardship and Placemaking Strategy, <u>SPD</u>, and future HGC guidance. Within the HGC Growth Areas, in addition to meeting LPA validation requirements, major planning applications will be required to provide material to demonstrate: <i>Amend clause c) of Delivery section as follows:</i> c) Details of the on-site infrastructure to be provided and / or contributions to be made to off-site infrastructure and facilities in line with the Local Plan Infrastructure Deliver Plans (IDPs). <u>Where appropriate, such contributions towards infrastructure referred to in the IDPs, shall be payable where infrastructure has been forward funded or delivered by others, but is necessary for the delivery of the development;</u> <i>Amend clause f) of Delivery section as follows:</i> f) Compliance with the <u>HGC Framework and Transformation SPD and the HGC Stewardship and Placemaking Strategy SPD;</u>		
248	20	16	Historic England	LG3 - Hemel Garden Communities Growth Areas Place Principles	<i>Add new clause o) to Pillar 2 - Integrated Neighbourhoods as follows:</i> <u>o) Provide protection and enhancement of heritage assets and their settings as appropriate, through sensitive masterplanning of the site;</u>	Main	To enable effective protection and enhancement of heritage assets
84	1	17	The owners of the Albert Bygrave Retail Park	LG4 - Large, Medium and Small Sites	<i>Amend clause h) of Policy LG4 as follows:</i> h) Make effective use of the site, with a minimum overall net density of <u>the existing site context, or 40 dwellings per hectare, whichever is higher</u>, taking account of adjacent character, uses and identity;	Main	To ensure consistency of wording across the Plan
91	1	17	The owner of land at Wood End, Hatching Green				
96	1	17	The owners of land at Bucknalls Drive, Bricket Wood				
106	1	17	The owners of land north of Wheathampstead Road				

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131	1	17	Landowners of Burston Nurseries (Site L1)				
197	1	17	The owners of land at Piggottshill Lane				
201	1	17	DLA Town Planning Ltd				
217	1	17	CALA Group Ltd				
0	39	18	SADC	LG4 - Large, Medium and Small Sites	<i>Amend clause o) of Policy LG4 as follows:</i> o) For sites listed in Appendix 5, development proposals must be informed by a detailed Heritage Impact Assessment and where applicable Archaeological Desk-Based Assessment which address the recommendations of the Council's Heritage Impact Assessment-2024;	Main	For clarity - SADC/ED80A includes a Heritage Impact Assessment produced in 2025
0	51	19	SADC	LG4 - Large, Medium and Small Sites	<i>Amend Policies Map as follows:</i> Amend extent of designation 'Policy LG4 - Site Allocations in Green Belt' for Site Allocations H1, H2, H4, B2 and B6 so that they reflect and are contiguous with the boundaries for these sites as shown in Part B of the Local Plan	Minor	Correction of mapping error
328	5	20	Hertfordshire County Council (Growth and Infrastructure Unit)	LG5 - Green Belt	<i>Amend clause f) of Policy COM1 as follows:</i> f) New secondary schools are proposed at Broad Locations including: East Hemel Hempstead North, East St Albans and West of London Colney. The sites are identified on the Policies Map. In addition, Hemel Hempstead is expected to have a need for a new secondary school; a site has been identified and is shown on the Policies Map. <u>The built zone for school buildings has been removed from the Green Belt at H2 - East Hemel Hempstead North and for the reserved school location at Hemel Hempstead.</u> <i>Amend the site boundary map of site H2 as follows:</i> Include in the allocation and remove from Green Belt land bounded follows: east of the north-south electricity pylons, and west of the end of the east-west hedgerow and either side of the east-west hedgerow from a point level with the southern pylon to a point north of the hedgerow equidistant from the hedge as the southern pylon. <i>Consequential amendment to site boundary map of site H4 as the school site appears on the map but outside of the allocation.</i> <i>Associated changes to Policies Map</i>		
114	13	20	Hertfordshire County Council - Property Team				

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0	56	21	SADC	Chapter 4 - Housing	<i>Amend paragraph 4.22 as follows:</i> 4.22 Evidence shows that there are future accommodation needs for Gypsies and Travellers over the Plan period. The Plan therefore provides additional accommodation opportunities which includes provision of new sites as well as potential redevelopment and expansion at existing sites through planning applications. For potential new sites, site suitability is affected by factors including proximity to the strategic road network, site size, the landscape and topography of the area, and availability of local services. These are set out in the Council's Gypsy and Traveller Accommodation Assessment Final Report 2024 (GTAA) and can be summarised as follows: • Need for gypsy and traveller pitches to 2041 for households that meet the PPTS 2023 definition: 95 pitches • Need for travelling showpeople plots to 2041: 7 plots <i>Add new paragraphs 4.22A and 4.22B after paragraph 4.22 as follows:</i> <u>4.22A The Council seeks to meet the identified need for additional pitches at private sites primarily through the regularisation, intensification, reconfiguration or expansion of existing sites. The Council seeks to meet the identified need for additional pitches at public sites through the two specific allocations identified in Policy HOU6, at East Hemel Central and East Hemel South Broad Locations. The Plan therefore provides additional accommodation opportunities which includes provision of new sites as well as potential redevelopment and expansion at existing sites through planning applications.</u> <u>4.22B For potential new sites, site suitability is affected by factors including proximity to the strategic road network, site size, the landscape and topography of the area, and availability of local services.</u>	Main	To ensure that the Plan is effective in identifying the pitch requirement for Gypsies and Travellers, and Travelling Showpeople
334	6	22	TT Group	HOU1 - Housing Mix	<i>Amend Policy HOU1 as follows:</i> New residential development proposals (Use Class C3) should provide: a) A mix of dwelling types and sizes to meet the needs of current and future households; b) In the case of proposals of 10 or more homes, to provide a housing mix as follows: Table 4.1 - Housing Mix by Size and Tenure (<i>no changes to Table 4.1</i>) The delivery of specialist housing at Broad Locations could affect the housing mix by increasing the number of smaller units. Therefore the housing mix may be adjusted on sites that deliver specialist housing units to take account of an increased proportion of smaller units. <u>Urban brownfield sites with good access to local services (including public transport) by active travel modes, may require a different mix of more flatted homes and fewer three and four bedroom homes, reflecting the site characteristics, context and viability.</u>	Main	To enable effective implementation of the policy across the whole Plan area
0	16	23	SADC	HOU2 - Affordable Housing	<i>Amend clause a)(ii) of Policy HOU2 as follows:</i> ii. A tenure mix of 30% social rented, 30% affordable rented and 40% affordable home ownership, which includes 25% of all affordable housing for any nationally mandated First Homes requirement, with shared ownership preferred for the remainder;	Main	Changes to NPPF have removed the First Homes requirement - <i>although the Plan is being examined under the December 2023 NPPF, immediately upon adoption the most up to date NPPF will the relevant material consideration and the modification reflects this</i>

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207	6	24	Bellway Homes (North London) Limited	HOU2 - Affordable Housing	<i>Amend clause h) of Policy HOU2 as follows:</i> h) Ensuring that any planning obligations for affordable housing provision or contributions that are agreed as an exception to full policy compliance (on the basis of viability at the time the permission is granted) must include a financial review mechanism that is based on actual sales values <u>and actual construction costs</u> at the time that the development, or development phase, is 80% occupied <u>sold</u>. The review must allow for further provision, or financial contributions in lieu, when the outturn value of the development exceeds the initial viability assumptions or other circumstances enable increased viability of the scheme;	Main	To enable effective implementation of the policy, reflecting the most significant variables in the viability of development, and the point at which actual values are known
266	10	25	Crest Nicholson Partnerships and Strategic Land				

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328	2	26	Hertfordshire County Council (Growth and Infrastructure Unit)	HOU3 - Specialist Housing	<i>Amend clause b) of Policy HOU3 as follows:</i> b) Provision of an appropriate proportion of affordable housing within the specialist housing development, in accordance with Policy HOU2 for proposals within Use Class C3 or C2; Proposals (other than Care Home Accommodation) with a gain of 10 or more units should provide 40% of the units as on-site affordable housing (irrespective of whether it falls under use class C2 or C3); the mix of tenures should have regard to advice from the NHS or Hertfordshire County Council; <i>Amend clause c) of Policy HOU3 as follows:</i> c) Provision to be made for specialist housing to meet the needs of older people and / or people with disabilities within the Broad Locations and housing sites providing 500 dwellings or more. In larger sites, it may be appropriate to co-locate specialist housing provision and develop an Integrated Community develop larger housing with care schemes; <i>Amend clause d) of Policy HOU3 as follows:</i> d) For older people, the amount of specialist housing should be broadly in line with the figures in the tables below <u>and windfall sites shall give preference to housing with care:</u> <i>Add new clause f) to Policy HOU3 as follows:</i> <u>f) Proposals for specialist older person's accommodation and people with disabilities should have regard to Hertfordshire County Council's Service Delivery and Placemaking Guide.</u> <i>Amend paragraph 4.16, and add new paragraph 4.16A as follows:</i> 4.16 Hertfordshire County Council's approach to affordable housing has been reflected in the policy below. However, their policy approach to delivery of affordable elements of older persons specialist accommodation, notably extra care and residential nursing homes, is evolving. Therefore, planning <u>Planning applications will need to take account of practical delivery arrangements, operator requirements and viability. This could mean the delivery of fewer affordable units on some schemes and 100% affordable units on others to provide an overall quantum of affordable specialist housing for older people across the plan.</u> <u>4.16A The County Council's strategy for specialist older people's accommodation requires the delivery of housing with care units that include a CQC-registered care provider on site and nursing homes over other forms of specialist older person's accommodation. This is because there are people in other forms of accommodation who have a medical or care need who would be better suited to accommodation with on site care or nursing care. Having care available on site also allows people to age in place without the need to move, often at short notice, when their needs exceed what other forms of older people's accommodation without on site care can offer. To deliver on this strategy proposals for housing with care should offer residents a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC).</u>	Main	To enable effective delivery of specialist housing

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328	2	27	Hertfordshire County Council (Growth and Infrastructure Unit)	HOU3 - Specialist Housing	<i>Add new section after HOU3 on Specialist Housing for Children, as follows:</i> <u>Specialist Housing for Children</u> 4.16B Under the Children Act 1989, the County Council has a statutory duty to take steps that ensure, so far as reasonably practicable, that children (aged 18 and under) in their care are provided with suitable accommodation within the authority's area, unless this as a compelling reason that requires otherwise. 4.16C The County Council, along with its elected members, employees and partner agencies, are responsible for providing the best possible care, protection and support for these children. Often this requires the placement of children at children's homes. Children's homes are homes for 1-5 children in care and an adult manager. They should not look or feel like institutional settings, they should be single dwellings that resemble family homes. This approach should apply to both short-stay and longer-term accommodations, providing a positive environment until children can safely return to their families. 4.16D Hertfordshire County Council's Service Provision and Place-Making Guide sets out how a successful children's home should be designed and delivered, to provide a safe, nurturing and loving environment for the children who live there. <u>HOU3A - Specialist housing for children</u> The Council will support development proposals for Children's Homes to meet the needs of looked after children which are in accordance with the following criteria: 1. Located with good access to public transport, local facilities and on a through road and not located close to motorways/dual carriageways, railways, bodies of water or industrial sites; 2. Detached and externally indistinguishable from surrounding dwellings; and 3. Have regard to Hertfordshire County Council's Service Provision and Placemaking Guide (or equivalent).	Main	To enable effective delivery of specialist housing for children
335	14	28	MFS Resolution	HOU4 - Accessible and Adaptable Housing	<i>Amend Policy HOU4 as follows:</i> The Council will support development proposals which: a) Provide new accessible and adaptable housing which meets the changing lifetime needs of the occupants; b) For all residential development (Use Class C3) achieve compliance with the required Building Regulations (Part M4(2)) <u>(or equivalent)</u> except where this is not possible for viability or other reasons such as built form, topography and flooding; c) For residential development proposals for 10 homes or more (Use Class C3) 5% of market dwellings comply with Part M4(3)(a) of the Building Regulations <u>(or equivalent)</u> and 10% of affordable (rent and home ownership) dwellings comply with Part M4(3)(b) (wheelchair user dwellings) of the Building Regulations <u>(or equivalent)</u>; and d) For M4(2) and M4(3) housing are located, where possible, with good access to public transport and local facilities.	Main	To enable effective implementation of the Policy across the Plan period in the event that the specific Regulations referenced change
0	53	29	SADC	Chapter 5 - Economy and Employment	<i>Amend paragraph 5.26 as follows:</i> 5.26 Herts IQ includes the proposed 53 hectare East Hemel Central Broad Location in St Albans District. There are also proposals in this Plan, as can be seen on the Policies Map, for a modest expansion of the current Rothamsted campus to the south <u>and north-west</u>.	Main	Factual correction

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	49	30	SADC	Strategic Policy SP6 - City, Town and Village Centres and Retail	Amend clause h) of Policy SP6 as follows: h) Developing new local centres within Broad Locations to serve the day-to-day needs of the relevant wider resident catchment population. <u>Local Centres should:</u> • <u>Prioritise provision of suitable local shops, such as a convenience store;</u> • <u>Be designed with clustering of other complementary uses nearby, such as primary schools, older persons accommodation, mobility hubs, doctors' surgeries, pharmacies and other community infrastructure investment;</u> • <u>Maximise good active travel routes from new homes, to encourage walking and cycling.</u>	Main	To ensure effective delivery of sustainable new communities
208	4	31	TJ Morris Limited	TCR2 - Retail Uses outside Existing Centres	<i>Amend Clause a) of Policy TCR2 as follows:</i> a) Resist proposals for new town centre uses unless <u>they are within a designated Out of-Centre Retail Park, or they are within isolated rural areas that meet the definition of Local Community Shop under Use Class F2(a); and</u>	Main	For consistency with Policy TCR3
0	26	32	SADC	TCR3 - Out-of-Centre Retail Parks	<i>Amend Policy TCR3 as follows:</i> <u>a) The Council supports the existing retail parks to provide large-scale retailing. Proposals-Retail proposals within the existing retail parks will be supported where they are of an appropriate scale to the location, meet the sequential test, satisfy an impact assessment and improve sustainability by:</u> i. Providing layouts, public realm and building designs to respond to the surrounding area; ii. Providing high quality and effective pedestrian and cycling and public transport infrastructure on and off-site, including provision for cargo bikes; iii. Increasing green coverage through tree planting and providing areas of natural planting; and iv. Use of Sustainable Drainage Systems. <u>b) The limited number of larger footprint retail units provide a valuable retail format which complements the offer of the centres and should be retained. Conditions may be added so as to restrict the use and the range of goods sold, to prevent the sub division of larger footprint units, and to prohibit future occupation by an existing / recent retailer present in one of the nearby centres, in order to not adversely affect the viability and vitality of nearby shopping centres.</u>	Main	For consistency with national planning policy In the light of recent planning applications and discussions with DM colleagues, (b) has been added in order to make the policy more effective
0	32	33	SADC	Chapter 7 - Community Infrastructure	<i>Amend sub-heading between paragraphs 7.1 and 7.2 as follows:</i> The Infrastructure Delivery Plan-Plans <i>Amend paragraph 7.2 as follows:</i> 7.2 The Infrastructure Delivery Plan (IDP) sets-Plans (IDPs) set out an understanding of the infrastructure requirements of the District. It takes-They take account of existing permissions, allocations and windfall development. <i>Amend paragraph 7.3 as follows:</i> 7.3 The IDP assesses-IDPs assess the quality and capacity of existing infrastructure in the District and its ability to meet forecast demands. The document-documents also takes take account of the likely cost of delivery, potential funding gaps, the phasing of delivery, funding sources, and who is responsible for delivery. The IDP is a 'living document'-IDPs are 'living documents' that will continue to be updated and refined before and after adoption of the new Local Plan.	Main	To reflect that there is more than one applicable IDP

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
356	9	34	Hertfordshire and West Essex ICB	Chapter 7 - Community Infrastructure	<i>Amend paragraph 7.5 as follows:</i> 7.5 Hertfordshire and West Essex Integrated Care Board are currently working with Hertfordshire County Council and local NHS organisations to consider the effective delivery of current and future health and social care provision. <u>Within the District there are a range of local healthcare facilities including an acute care hospital, emergency ambulance, GP surgeries, community health services, mental health services, community pharmacy, dentistry, and ophthalmology services.</u> The District has one main NHS hospital at St Albans City Hospital operated by West Hertfordshire Teaching Hospitals NHS Trust (WHTHT) who are committed to enhancing and upgrading the existing healthcare provision at the hospital. There is also the Kingsley Green mental health and learning disability site, which opened in 2014 and is operated by Hertfordshire Partnership Foundation Trust (HPFT). A limited number of services are also provided at Harpenden Memorial Hospital. Existing provision also includes community health facilities, GP surgeries, dentists and chemists. <i>Amend paragraph 7.7 as follows:</i> 7.7 The key emergency facilities in the District are two police stations at St Albans and Harpenden; four fire stations at St Albans, Redbourn, Harpenden and Wheathampstead; and two ambulance stations <u>response posts (located at fire stations)</u> at Harpenden and St Albans.	Main	For clarity
328	3	35	Hertfordshire County Council (Growth and Infrastructure Unit)	Strategic Policy SP7 - Community Infrastructure	<i>Amend clause ii) of Policy SP7 as follows:</i> ii. Secondary and primary schools, Sixth Forms and further education, early education including nursery provision <u>and childcare provision</u>, and special needs services;	Main	To ensure effective delivery of childcare provision
328	10	36	Hertfordshire County Council (Growth and Infrastructure Unit)	Strategic Policy SP7 - Community Infrastructure	<i>Add new clause viii) to Policy SP7 as follows:</i> vi. Cemeteries and burial and crematorium facilities; and vii. Flood defences; <u>and</u> viii. <u>Recycling centres.</u>	Main	To recognise that recycling centres are community facilities and that Strategic Policy SP7 applies to them
356	10	37	Hertfordshire and West Essex ICB	Strategic Policy SP7 - Community Infrastructure	<i>Amend clause i) of Policy SP7 as follows:</i> i. A range of local healthcare facilities including acute care hospitals, <u>emergency ambulance facilities</u>, GPs surgeries, <u>community health services, mental health services</u>, dentists, community pharmacy and ophthalmology services; <i>Amend clause iii) of Policy SP7 as follows:</i> iii. Ambulance, Police & firefighting facilities;	Main	To enable effective protection and delivery of all healthcare facilities
328	1	38	Hertfordshire County Council (Growth and Infrastructure Unit)	COM1 - Education	<i>Amend clause e) of Policy COM1 as follows:</i> e) St Albans is an area of high primary school need and with growth there will likely be a long term need for the provision of a new primary school. A site has been identified at the former Ariston site. St Albans has an identified need for a new secondary school in the long term. A site has been identified at East St Albans near Oaklands College.	Main	The most up to date pupil place forecasts do not foresee a need for a primary school at the former Ariston site, so reference to it is no longer justified
114	5	38	Hertfordshire County Council - Property Team				
					<i>Associated change to Policies Map</i>		

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	1	39	Hertfordshire County Council (Growth and Infrastructure Unit)	COM1 - Education	<i>Amend clause a) of Policy COM1 as follows:</i> a) Major residential development will be required to make appropriate provision for new schools and early years facilities (nursery including 0-2, 3-4, and 5-11-year-olds and childcare 0-2-year-olds) and <u>post-16 education provision</u> either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities.	Main	To ensure effective delivery of childcare and education provision
328	1	40	Hertfordshire County Council (Growth and Infrastructure Unit)	COM1 - Education	<i>Add new paragraph 7.19A after paragraph 7.19 as follows:</i> <u>7.19A New schools may include enhanced sports facilities to meet the Council's sports and leisure strategy and responsibilities. Where there is an intention to deliver enhanced sports facilities on a new school site, the Council as the local authority with sports and leisure responsibilities will make appropriate contributions to the enhancements through planning obligations or other funding mechanisms. The policy requirement for a community use agreement alone does not imply that enhanced facilities must be provided. Schools without enhanced facilities can also support community access but will be operationally limited and may not be sufficient to meet a formal sports and leisure need.</u>	Main	For clarity
0	58	41	SADC	COM2 - Cemeteries and Burial Grounds	<i>Add new clause e) to Policy COM2 as follows:</i> <u>e) Proposals should have regard to the to the most up to date guidance on groundwater protection, currently the Environment Agency guidance "Protecting groundwater from human burials - Updated 25 June 2025", or any successor document.</u>	Main	To enable effective delivery of cemeteries and burial grounds
0	30	42	SADC	Chapter 8 - Transport	<i>Amend paragraph 8.7 as follows:</i> 8.7 South West Herts Growth and Transport Plan (GTP) and South Central Herts GTP are supporting strategies to LTP4 which contain transport schemes for the District. The District worked jointly with HCC to produce a Local Cycling and Walking Infrastructure Plan (LCWIP) and the Council has developed further transport evidence with HCC. Transport is also being addressed in the Infrastructure Delivery Plan <u>Plans</u> (IDP <u>IDPs</u>). These will set out the main transport schemes in the District and together they will provide relevant sustainable transport infrastructure and approaches which promote sustainable modes and create a foundation for enabling significant changes in travel behaviour. They will encourage and enable shorter journeys to be made by sustainable means, including by walking and cycling, delivering the wider community benefits of active travel.	Main	To reflect that there is more than one applicable IDP

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
323	1	43	National Highways	Strategic Policy SP8 - Transport Strategy	Add new section after Strategic Policy SP8 on Strategic Transport Considerations for New Development, as follows: Strategic Transport Considerations for New Strategic Scale Development 8.7A The Council has worked with National Highways and Hertfordshire County Council to identify an indicative package of measures primarily to mitigate and ensure the sustainability of Hemel Garden Communities in transport terms. This includes measures on the Strategic Road Network and on the local road network within Hemel Garden Communities and within Hemel Hempstead. These are set out primarily in the Hemel Garden Communities, St Albans, and Dacorum IDPs. These IDPs will be updated to ensure they continue to deliver the required modal shift. 8.7B Measures on the local road network both within the site and within Hemel Hempstead are necessary to deliver the required mode shift which in turn impacts when some interventions on the Strategic Highway Network (such as M1 Junction 8 Phase 3 and M1 Junction 9) are needed. Committed development, build out rates and the quantum of development permitted within Hemel Garden Communities will also have an effect. 8.7C A monitor and manage approach will be needed to determine the actual timing of these improvements. As part of the monitor and manage process a Hemel Garden Communities Transport sub-group was set up in 2021, which includes representatives from St Albans District Council, Dacorum Borough Council, Hertfordshire County Council and National Highways (as well as key landowners). 8.7D Growth in Redbourn will have an impact on the strategic road network, including M1 Junction 9, and therefore growth in Redbourn will also need to form part of the monitor and manage approach. 8.7E Growth in London Colney and its vicinity may have an impact on the strategic road network, including M25 Junction 22, and therefore growth in London Colney and its vicinity may also need to form part of the monitor and manage approach. TRA0 – Strategic Transport Considerations for New Strategic Scale Development <u>General infrastructure requirements</u> a) The developer must fund and deliver a coordinated, and comprehensive, package of transport infrastructure (such as sustainable transport improvements and road junction improvements) as identified through Transport Assessments, the IDPs and other evidence documents. These must deliver significant mode shift, reducing the need to travel by car, result in freeing/creating capacity on strategic and local roads, improve safety and air quality. Planning obligations will be required to deliver the mitigations identified on a site-by-site and strategic scale. In the case of the HGC Programme Area, this includes delivering interventions required in, and beyond, the plan period. <u>Strategic road network</u> b) SADC, DBC, HCC commit to the development of a ‘Monitor and Manage Plan’, for agreement by National Highways, that will set out what is required of SADC, DBC, HCC, National Highways and Developers. c) Developers must contribute financially and provide relevant data to deliver the monitor and manage approach to the timing of the delivery of improvements to M1 Junctions 8 (Phase 3) and 9 and if needed to M25 Junction 22. This includes a financial contribution towards monitoring and contributions towards the delivery of strategic infrastructure.	Main	To ensure that the policies and allocations in the Plan do not compromise the Strategic Road Network's prime function of enabling the long-distance movement of people and goods

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233	10	44	Central Bedfordshire Council	TRA1 - Transport Considerations for New Development	<i>Amend clause a)(ii) of Policy TRA1 as follows:</i> ii. That development would not lead to highway safety problems or cause unacceptable impacts upon the transport network, including the network in neighbouring authority areas; and	Main	For clarity
273	22	45	Hallam Land Management and St Albans School	TRA1 - Transport Considerations for New Development	<i>Amend clause b)(x) of Policy TRA1 as follows:</i> x. Suitable mechanisms will be provided to secure sustainable transport measures, including <u>contributions towards or delivery of schemes identified in the LCWIP, Bus Service Improvement Plan, Growth & Transport Plan and IDP-IDPs</u> and improvements to the existing highway network and other appropriate transport mitigations, including as identified in Supporting Documents to the Local Transport Plan.	Main	To reflect that some developments may only be able to contribute towards the delivery of schemes identified in the LCWIP To reflect that there is more than one applicable IDP
286	9	46	Bloor Homes	TRA1 - Transport Considerations for New Development	<i>Amend clause b)(i) of Policy TRA1 as follows:</i> i. Measures to reduce the need to travel by private car are identified and implemented <u>alongside measures to reduce the need to travel overall</u> ;	Main	To enable sustainable development
289	14	46	Pigeon (Hemel Hempstead)				
328	8	47	Hertfordshire County Council (Growth and Infrastructure Unit)	TRA1 - Transport Considerations for New Development	<i>Amend clause b)(ii) of Policy TRA1 as follows:</i> ii. Active and sustainable connections to key destinations are deliverable <u>will be delivered</u> at an early stage of development;	Main	To ensure delivery of active and sustainable connections to key destinations
0	31	48	SADC	TRA2 - Major Transport Schemes	<i>Amend clause a)(iv) of Policy TRA2 as follows:</i> iv. Transport schemes identified in the IDP-IDPs ;	Main	To reflect that there is more than one applicable IDP
328	39	49	Hertfordshire County Council (Growth and Infrastructure Unit)	TRA3 - Development Generating New Lorry Movements	<i>Amend clause b(i) of Policy TRA3 as follows:</i> i. Encourage <u>and enable</u> Heavy Goods Vehicles to use the primary route network by means of signing and traffic management. In locations where problems persist, appropriate measures to restrict inappropriate heavy goods movements shall be promoted;	Main	To ensure delivery of measures to direct Heavy Goods Vehicles to the primary route network
286	10	50	Bloor Homes	TRA4 - Parking	<i>Amend clause f) of Policy TRA4 as follows:</i> f) The Council supports provision for car clubs to help reduce the need for private car parking. Provision of suitable onsite car club facilities is required for development of 100 or more dwellings or 10,000m ² of non-residential floorspace. The Council will <u>either</u> seek appropriate financial contributions from all major developments to car club facilities and schemes, <u>or the Council will secure a car club to be delivered by the developer.</u>	Main	To enable on-site delivery of car clubs
289	15	50	Pigeon (Hemel Hempstead)				

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	33	51	SADC	Chapter 9 - Utilities Infrastructure	<i>Amend paragraph 9.3 as follows:</i> 9.3 The Infrastructure Delivery Plan (IDP) <u>Plans (IDPs)</u> set out the detailed assessment of the infrastructure requirements of the District, including in relation to utilities infrastructure. It assesses <u>They assess</u> the quality and capacity of existing infrastructure in the District and its ability to meet forecast demands due to population growth and the provision of new homes and jobs, and identifies provision requirements of planned growth. It is for utility providers and developers to provide the utilities infrastructure required to enable the planned growth in the District. <i>Amend paragraph 9.5 as follows:</i> 9.5 Thames Water is the statutory sewerage undertaker for the District, and its network includes sewers, pumping stations and other equipment used to capture and transport sewage. The Hertfordshire Water Study confirms that there is available water supply to support projected levels of growth in Hertfordshire in the current round of Local Plans. Additionally, the Study confirms that wastewater treatment capacity is available to support current growth levels in Hertfordshire to 2031; however, investment in capacity will be required to service growth beyond that period. The <u>St Albans District Council</u> IDP notes that the majority of wastewater from the St Albans region is treated at the Maple Lodge sewage treatment works, which is already operating at close to capacity and frequently gets overwhelmed; but that during stakeholder consultation in May 2023 Thames Water indicated that the Local Plan's growth scenario will not likely cause significant issues on the wastewater network and that capacity is expected to be available to support the growth. <i>Amend paragraph 9.10 as follows:</i> 9.10 Within the District, full fibre ('Fibre to the Premises' (FTTP)) broadband has become more widespread. The <u>St Albans District Council</u> IDP identifies that the District is generally well-served by broadband services but there are some gaps in existing provision. Since December 2022 it has been a requirement of Building Regulations that developers install gigabit-ready physical infrastructure and gigabit-capable connections during the construction of new homes, but full fibre provision is of a higher standard and will also be beneficial for other forms of development. Broadband provision is commercially based, and within the District the main providers of infrastructure (as opposed to specific services through that infrastructure) are Openreach, Hyperoptic and Virgin Media.	Main	To reflect that there is more than one applicable IDP
349	20	52	Colney Heath Parish Council	Chapter 10 - Natural Environment, Biodiversity and Green Infrastructure	<i>Amend paragraph 10.6 as follows:</i> 10.6 Allotments provide an important resource for people to grow their own food in a way that is healthy and environmentally sustainable. The Council manages eleven allotments around the City of St Albans and has waiting lists than run from one to seven years. A further 29 allotment sites providing approximately 1,069 plots are located in the parishes of: London Colney, Colney Heath, Wheathampstead, Redbourn, St Stephens and Harpenden. An additional 2 sites totalling 82 plots are managed privately by the Highfield Park Trust.	Minor	Factual correction
0	48	53	SADC	NEB2 - Local Green Spaces	<i>Amend clause a) of Policy NEB2 as follows:</i> a) Result in the loss of all or part of the Local Green Space; <u>or</u>	Main	For clarity

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	2	54	SADC	NEB4 - Significant Publicly Accessible Green Areas	<i>Amend Policies Map as follows:</i> Amend and extend boundary of Verulamium Park to include the land at the former Abbey View Golf Course. Amend and extend boundary of the Nickey Line Key Linear Green Space to include all parts of the Nickey Line within the area of St Albans and City District Council.	Minor	Correction of mapping error
361	10	55	The Environment Agency	NEB5 - Blue Infrastructure	<i>Amend Policy NEB5 as follows:</i> Watercourses and their settings will be protected for their biodiversity value (in particularly the District's globally rare chalk stream habitats) and to improve water quality to meet the standards set out in the Environment Agency Thames River Basin Management Plan. <u>Development proposals that include or are likely to impact upon watercourses or waterbodies are required, as appropriate, to:</u> a) Development proposals that include or are likely to impact upon watercourses or waterbodies are required, as appropriate, to: b) Include river restoration, including naturalisation and the removal of culverted sections of river or watercourse, or in exceptional circumstances, where restoration is not technically feasible, contributions to restore another section of the same watercourse will be sought and secured via a Section 106 Agreement; c) Conserve watercourses and their settings for biodiversity value (particularly for globally rare chalk stream habitats) and to improve water quality, flow and morphology to meet the standards set out in Environment Agency River Basin Management Plans; d) Undertake a Water Framework Directive (WFD) impact assessment for developments which require an EIA, where these are within 8 metres of a WFD designated surface water body; <u>da) Ensure a minimum 8-metre buffer between all new development and the top of riverbank / flood defence / culvert;</u> e) Minimise new buildings overshadowing the river channel due to excess shading hindering the growth of some riverine plants which impacts on foraging species and consequently biodiversity; f) Improve the habitat to increase biodiversity; g) Ensure no increase in flood risk; and h) Improve public access to the watercourse or waterbody where feasible and can be done without causing habitat damage.	Main	Formatting correction To ensure the policy is effective at reducing the risk of flooding to new development and does not hinder the management of main rivers

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110	2	56	Thames Water Utilities Limited	NEB8 - Managing Flood Risk	<i>Amend clause m) of Policy NEB8 as follows:</i> m) SuDS should be green, provide multiple benefits, such as biodiversity and integrate into the green infrastructure network; and <u>should follow the following drainage hierarchy;</u> <u>i. Storing rainwater for later re-use;</u> <u>ii. Use infiltration techniques;</u> <u>iii. Attenuate rainwater in ponds/basins for later gradual release;</u> <u>iv. Attenuate rainwater by storage for later gradual release;</u> <u>v. Discharge rainwater directly to a watercourse;</u> <u>vi. Discharge rainwater to a surface water sewer;</u> <i>Amend clause n) of Policy NEB8 as follows:</i> n) Development proposals incorporating SuDS will need to include management and maintenance plans for the proposed SuDS, with appropriate contributions sought where necessary.<u>Discharge of surface water to watercourse or sewer system is not to exceed pre-development (greenfield) runoff rates or a maximum of 2l/s/ha whichever is lower; and</u> <i>Add new clause o) to Policy NEB8 as follows:</i> <u>o) Development proposals incorporating SuDS will need to include management and maintenance plans for the proposed SuDS, with appropriate contributions sought where necessary.</u>	Main	To ensure effective provision of SuDS
283	29	57	Redbourn Parish Council	NEB11 - Chilterns National Landscape	<i>Amend Policy NEB11 as follows:</i> a) Where relevant, proposals must demonstrate that they would not have a significant <u>negative</u> impact on or harm the statutory purpose of the Chilterns National Landscape to conserve and enhance the natural beauty of the area. Great weight should be given to conserving and enhancing the landscape and scenic beauty in the Chilterns National Landscape. b) The requirements of NEB11 (a) will apply to any future expanded Chilterns National Landscape area in the District as a result of the Natural England boundary review. <i>Amend paragraph 10.41 as follows:</i> 10.41 The Chilterns National Landscape (NL) (formerly referred to as an Area of Outstanding Natural Beauty) lies to the north of St Albans District. The statutory purpose of the NL is to conserve and enhance the area's natural beauty and the Council has a statutory duty to 'seek to further the purpose of conserving and enhancing the natural beauty of the area'. Whilst this Plan does not allocate sites within the NL, some sites do lie close to the designated landscape and so have the potential to impact upon the NL's setting. Furthermore, Natural England has undertaken a review of the NL boundary and there is a significant likelihood for the boundary to be extended so that it includes parts of St Albans District within the lifetime of this Plan.	Main	For clarity - the policy is not intended to preclude positive impacts on the Chilterns National Landscape See SADC/ED80A
0	46	57	SADC				

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	47	58	SADC	NEB12 - Green Space Standards and New Green Space Provision	<i>Amend clause c) of Policy NEB12 as follows:</i> c) New Development On-Site Provision - Developments should provide new multi-functional green spaces as set out in Table 10.2 below. <u>In some exceptional cases it may be acceptable for this requirement to be in the form of a financial payment to support maintenance and improvement of an existing green space; this space should be located within the accessibility standard set out in Table 10.3 and be suitable to serve the residents of the new housing.</u> <i>Amend clause d) of Policy NEB12 as follows:</i> d) In some exceptional cases it may be acceptable for this requirement to be in the form of a financial payment to support maintenance and improvement of an existing green space; this space should be located within the accessibility standard set out in Table 10.3 and be suitable to serve the residents of the new housing.	Main	For clarity
0	27	59	SADC	Chapter 11 - Historic Environment	<i>Amend paragraph 11.5 as follows:</i> 11.5 In addition, there are numerous other heritage assets that, whilst not designated, are considered to be nationally, regionally or locally significant. The Historic Environment Record maintained by Hertfordshire County Council forms a primary source of information that may be consulted prior to development. Where heritage assets or archaeological deposits may be impacted by proposed development works the Historic Environment Record should be consulted in advance of planning applications being submitted. <i>Amend paragraph 11.29 as follows:</i> 11.29 Acceptable levels of intervention will vary dependent upon the impact on the significance of the heritage asset in question. Additionally, traditionally constructed buildings have different technical requirements and specifications, and inappropriate retrofitting can cause long-term problems to the condition of a building. Accordingly the Council will support works to heritage assets where they are based upon a thorough understanding of the heritage asset's significance and the environmental performance of the existing building. Works should be based on the current best practise guidance for retro-fitting buildings and should, where appropriate reference energy efficiency guidance form from <u>Historic England²⁷</u>, and other relevant bodies, such as the Sustainable Traditional Buildings Alliance²⁸ or the Chartered Institution of Building Services Engineers' guidance on building services. [Footnotes unchanged]	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets and archaeological deposits Correction of typo

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	36	60	SADC	HE5 - Archaeological Sites for Local Preservation	<i>Amend Policy HE5 as follows:</i> Planning permission will not be granted for development which would adversely affect the remains within, or the character of, the sites for local preservation as defined in Appendix 3. Development may be permitted in exceptional circumstances, following evaluation, if the Council is satisfied that important remains would not be destroyed or the character of the site adversely affected. The evaluation, which may involve limited excavation or other work (e.g. geophysical survey) is to be carried out by the Council or an archaeologist approved by the Council. Planning permissions will normally be subject to conditions requiring facilities for the Council to record remains by excavation in advance of construction and / or during construction. Development that preserves or enhances the remains and character of sites identified for local preservation (Appendix 3) will be supported. Where harm would result, this will be weighed against the significance of the asset and the extent of harm or loss. Applications shall have assessed the site in consultation with the Historic Environment Record and taken account of the archaeological importance of any remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological significance of the site.	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets and archaeological deposits
0	37	61	SADC	HE6 - Archaeological Sites Subject to a Recording Condition	<i>Amend Policy HE6 as follows:</i> Within the sites listed in Appendix 4, the Council will not normally refuse planning applications on archaeological grounds. However, following evaluation, planning permissions may be subjected to a condition requiring facilities for the Council to record remains by excavation in advance of construction and / or during construction. The evaluation may involve limited excavation or other work (e.g. geophysical survey) expect that the applicants shall have assessed the site in consultation with the Historic Environment Record and taken account of the archaeological importance of those remains, the need for the development, the likely extent of any harm. Where archaeological potential is identified but there is no overriding case for the remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to conditions ensuring an appropriate programme of archaeological investigation, recording, reporting and archiving, prior to development commencing. There will be a requirement to make the result of these investigations publicly accessible. N.B. The sites in Appendix 4 are not a comprehensive list of archaeological sites (See the Historic Environment Record) and the potential for previously unknown sites on proposed development needs to be considered as part of the planning process.	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets and archaeological deposits

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
248	4	62	Historic England	DES6 - Building Heights	<i>Amend paragraph 12.21 as follows:</i> 12.21 St Albans city centre sits on a hill adjacent to the Ver valley which allows for long-distance views of the historic city and its skyline. While the St Albans Cathedral dominates, there are other landmarks which punctuate the skyline, and the traditional clay and slate pitched roofs create a varied and interesting roofscape. <u>The views of the roofscape can be particularly appreciated while moving (termed ‘kinetic’ views).</u> St Albans has a Building Height Control Area (BHCA) that protects these important characteristics of the city, which also contribute to the significance of the St Albans Conservation Area, St Albans Abbey and the other identified heritage assets. The potential impact that a building that is taller than the surrounding built form has on the significance of these assets will be a critical factor in the consideration of the proposal. Zones of Visibility from middle distance public viewpoints have been defined to protect important views of the BHCA. The BHCA was subject of a comparable policy in the 1994 Local Plan, and it has been reviewed and amended to take account of recent development. The extent of the BHCA is shown in Figure 12.1. <i>Amend Figure 12.1 as follows:</i> Add new Viewpoint: O Sopwell Nunnery Add new Viewpoint: P Bacons Mound Add new Viewpoint: Q Gorhambury Drive	Main	To enable effective conservation and enhancement, and minimisation of harm to the St Albans Conservation Area, St Albans Abbey, other identified heritage assets; and all their settings
0	54	63	SADC	HW3 - Contaminated Land	<i>Add section title before paragraph 13.14 as follows:</i> <u>Contaminated Land</u> <i>Amend paragraph 13.14 as follows:</i> 13.14 Contaminated Land Part IIA of the Environmental Protection Act 1990 defines ‘contaminated land’ as land where substances in, on or under that land (e.g. heavy metals, fuels, oils, tars, chemical substances, gases, vapours and / or asbestos) could cause: 1. Significant harm or significant possibility of such harm to people, the built environment and natural environment 2. Significant pollution of surface waters or groundwater, or there is significant possibility of such pollution being caused. <i>Amend Policy HW13 as follows:</i> Any development proposals which would cause harm to the environment or neighbouring land or properties from a significant increase in pollution into the air, soil or any water body by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances, will not be permitted. Two sites in the District have particular groundwater contamination that must be taken into consideration for proposals in these locations: • There is a Contaminated Land Special Site in Sandridge, St Leonard’s Court, from which a plume of bromate and bromide groundwater pollution stretches some 20 kilometres. Land use in this area should not exacerbate the groundwater pollution or interfere with remediation e.g. with infiltration drainage or losing monitoring infrastructure and access to sample the groundwater and surface water; and • The groundwater beneath Buncefield Oil Depot and down hydraulic gradient (approximately stretching to the southeast) is impacted by fire-fighting chemicals, including PFAS. For both of these above locations the Environment Agency must be consulted at the early stage of any proposals.	Main	To enable effective management of contaminated land

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
361	14	64	The Environment Agency	HW3 - Contaminated Land	<i>Amend Policy HW4 as follows:</i> The Council supports the prevention of groundwater pollution and the protection of groundwater as a resource. Development must take account of the relevant Source advice with regards to the <u>Source</u> Protection Zone that it lies within. Developers must comply with the most up to date guidance provided by the Environment Agency (EA) to safeguard groundwater against pollution and seek the advice of the EA. Two sites in the District have particular groundwater contamination that must be taken into consideration <u>for proposals in these locations:</u> • There is a Contaminated Land Special Site in Sandridge, St Leonard's Court, from which a plume of bromate and bromide groundwater pollution stretches some 20 kilometres, approximately eastwards. Land use in this area should not exacerbate the groundwater pollution or interfere with remediation e.g. with infiltration drainage, or losing or damaging monitoring infrastructure and access to sample the groundwater and surface water; and • The groundwater beneath Buncefield Oil Depot and down-hydraulic gradient (approximately stretching to the southeast) is impacted by fire-fighting chemicals, including PFAS. <u>For both of these above locations the Environment Agency must be consulted at the early stage of any proposals.</u>		
361	15	64	The Environment Agency	HW4 - Groundwater Pollution	<i>Amend Policy HW5 as follows:</i> Health Impact Assessments are required for proposals that may have an adverse impact on the immediate area and affect people living in the development and close by. More specifically, Health Impact Assessments should be provided as part of certain planning applications in accordance with the latest Hertfordshire County Council Position Statement, and in line with the local Health Impact Assessment methodology set out in Hertfordshire County Council's Health Impact Assessment Guidance and Toolkit document. <u>Health Impact Assessments should have regard to the latest Hertfordshire County Council Position Statement, and the local Health Impact Assessment methodology set out in Hertfordshire County Council's Health Impact Assessment Guidance and Toolkit document.</u> A Health Impact Assessment must be submitted for the following types of applications: - Residential proposals of 100 dwellings or more (however this threshold may be reduced depending on the nature and scale of the development); - Major transport infrastructure improvements, including major new roads or major new junctions, existing rail networks, rail stations, the Government permitted Strategic Rail Freight Interchange and the proposed Hertfordshire Essex Rapid Transit (HERT); - Any other locally or nationally significant infrastructure project; - Landfill, waste treatment and management facilities, major composting facilities, anaerobic digesters, new minerals workings and aggregate depots, other permanent infrastructure such as coated stone plants or ready mix plants and recycling centres; - Developments subject to an Environmental Impact Assessment; and - Non-residential developments of over 1,000 square metres. Where a Health Impact Assessment has identified an issue that may have a significant adverse impact, the applicant should set out how this will be addressed and mitigated as part of the proposal.	Main	For clarity
0	55	65	SADC	HW5 - Health Impact Assessments	Health Impact Assessments are required for proposals that may have an adverse impact on the immediate area and affect people living in the development and close by. More specifically, Health Impact Assessments should be provided as part of certain planning applications in accordance with the latest Hertfordshire County Council Position Statement, and in line with the local Health Impact Assessment methodology set out in Hertfordshire County Council's Health Impact Assessment Guidance and Toolkit document. <u>Health Impact Assessments should have regard to the latest Hertfordshire County Council Position Statement, and the local Health Impact Assessment methodology set out in Hertfordshire County Council's Health Impact Assessment Guidance and Toolkit document.</u> A Health Impact Assessment must be submitted for the following types of applications: - Residential proposals of 100 dwellings or more (however this threshold may be reduced depending on the nature and scale of the development); - Major transport infrastructure improvements, including major new roads or major new junctions, existing rail networks, rail stations, the Government permitted Strategic Rail Freight Interchange and the proposed Hertfordshire Essex Rapid Transit (HERT); - Any other locally or nationally significant infrastructure project; - Landfill, waste treatment and management facilities, major composting facilities, anaerobic digesters, new minerals workings and aggregate depots, other permanent infrastructure such as coated stone plants or ready mix plants and recycling centres; - Developments subject to an Environmental Impact Assessment; and - Non-residential developments of over 1,000 square metres. Where a Health Impact Assessment has identified an issue that may have a significant adverse impact, the applicant should set out how this will be addressed and mitigated as part of the proposal.	Main	To enable effective use of Health Impact Assessments in the planning application process

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	34	66	SADC	Chapter 14 - Implementation	<i>Amend paragraph 14.3 as follows:</i> 14.3 Details of infrastructure requirements are set out in the Infrastructure Delivery Plan (IDP) <u>Plans (IDPs)</u> which identifies <u>identify</u> infrastructure requirements across the District, setting out what is needed, where, and when. Developers must ensure that new development provides fully integrated infrastructure in line with the most recent Infrastructure Delivery Plan, and facilitate the growth proposals in this Local Plan through its provision. <i>Amend paragraph 14.5 as follows:</i> 14.5 Currently, the Council seeks various contributions in respect of large scale <u>and major development</u>. The contributions normally sought on new developments are payable to either the Council or Hertfordshire County Council. Contributions sought by the County Council are set out in the Hertfordshire Planning Obligations Toolkit.	Main	To reflect that there is more than one applicable IDP For clarity
328	7	67	Hertfordshire County Council (Growth and Infrastructure Unit)	Strategic Policy SP14 - Delivery of Infrastructure	<i>Amend clause g) of Policy SP14 as follows:</i> g) Expect that infrastructure requirements set out in the Infrastructure Delivery Plan <u>and the Hemel Garden Communities IDP</u> will be delivered. Where infrastructure requirements could render major development unviable, proposals should be supported by an independent and transparent viability assessment that accords with Planning Practice Guidance. <u>Where proposals comprise part of the HGC Growth Area, a Broad Location, Large Site or Medium Site, the viability appraisal shall include details of its relationship and contribution to respectively the relevant HGC Growth Area or a Broad Location, Large Site or Medium Site allocation-wide financial appraisal. The same approach will be taken for major development windfall sites.</u> Where viability constraints are demonstrated by evidence, the Council will: i. <u>Use a financial review mechanism to review the viability of the development at the completion to determine whether the viability has improved; and</u> i-ii. Prioritise <u>(alongside other developments)</u> developer <u>provision</u> / contributions for critical, essential and required infrastructure based upon the detail of requirements outlined in the Infrastructure Delivery Plan; and / or ii-iii. Use an appropriate mechanism to defer part of the developer contributions requirement to a later date; or iii-iv. Refuse planning permission if the development would be unsustainable without the inclusion of the unfunded infrastructure requirements, taking into account reasonable contributions from elsewhere.	Main	To enable the effective funding and delivery of infrastructure necessary to support development in the District
0	19	67	SADC				

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	20	68	SADC	Strategic Policy SP14 - Delivery of Infrastructure	<i>Amend clause a)(vi) of Strategic Policy SP14 as follows:</i> vi. Fund maintenance and / or operating costs of any such new <u>infrastructure provision and / or demonstrate a financially robust and sustainable proposal for funding such costs. Where the Council facilitates or sets up an overarching stewardship body for any particular area or site, the costs of doing so, including retrospective set-up contributions, will be borne by the development within that area or site and secured by a legal agreement.</u> <i>Add new clause ba) to Strategic Policy SP14 after clause b) as follows:</i> ba) <u>Ensure access is made available at nil cost to those delivering strategic infrastructure for the purpose of delivering that strategic infrastructure and that the proposed development is designed to ensure good connectivity between the proposed development and adjacent sites including vehicular, cycle and pedestrian/bridleway access without impediment to or financial consideration for such connectivity. Where appropriate developers will be expected to collaborate on the provision of infrastructure which is needed to serve more than one site;</u> <i>Add new clause h) to Strategic Policy SP14 as follows:</i> h) <u>Where appropriate, such contributions towards infrastructure referred to in the IDPs shall be payable where infrastructure has been forward funded or delivered by others but is necessary for the delivery of the development.</u>	Main	To enable the effective funding and delivery of infrastructure necessary to support development in the District
328	2	69	Hertfordshire County Council (Growth and Infrastructure Unit)	Glossary	Amend the Glossary by adding definition of Care Home Accommodation as follows: <u>Care Home Accommodation</u> - <u>Accommodation where personal care and accommodation are provided together as a package with no clear separation between the two, the person using the service cannot choose to receive personal care from another provider, people using the service do not hold occupancy agreements such as tenancy agreements, licensing agreements, licences to occupy premises, or leasehold agreements or a freehold, and likely CQC-regulated activity will be 'accommodation for persons who require nursing or personal care'.</u>	Main	To enable effective delivery of specialist housing
328	22	70	Hertfordshire County Council (Growth and Infrastructure Unit)	All sites except H1, H2, H3, H4, P1, UC8, UC36, UC43, UC58, OS1 and OS2	<i>Amend the key development requirement referring to "contributions/enhancements to support relevant schemes in the LCWIP and GTPs" as follows:</i> <u>[0]. Delivery of / Contributions / enhancements to support relevant schemes in the LCWIP and GTPs as indicated in the TIA...</u> This applies to all sites except H1, H2, H3, H4, P1, UC8, UC36, UC43, UC58, OS1 and OS2.	Main	To enable the effective funding and delivery of infrastructure necessary to support development in the District

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
205	2	71	Jarvis Homes	Part B - Local Plan Sites	<i>Add new site M14 as follows:</i> <u>M14 - Beesonend Lane, Harpenden, AL5 2AB</u> <u>Parish / Ward: Harpenden Town / Harpenden South</u> <u>Hectares: 2.03</u> <u>Proposed use: Residential 43 units (indicative)</u> <u>Proforma Ref: C-049</u> <u>HELAA Ref: HT-03-21</u> <u>Green Belt Sub Area Ref: SA-11 / RA-7 (partially)</u> <u>Key development requirements</u> <u>1. Beesonend Lane cannot serve as the access route due the scale of development and nature of the lane meaning both policy and technical barriers to its use exist. The site should provide suitable access to the A1081 and contribute to its enhancement.</u> <u>2. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.</u> <u>3. Access via Beesonend Lane for vehicles is not suitable. Pedestrian, cycling and vehicle access must be from the existing pattern of streets, or as required by the County Council.</u> <u>4. Rights of Way around/to the site (footpath 5) should be retained and enhanced</u> <u>5. The layout of development should minimise any harm to the setting and significance of the Childwickbury Conservation Area and the nearby Grade II Listed buildings and locally listed buildings along Beesonend Lane; this may include the incorporation of appropriate set backs of development along the southern boundary.</u> <i>Associated change to Policies Map</i>	Main	See SADC/ED80A
183	3	72	McCarthy & Stone Retirement Lifestyles Ltd, Jarvis Homes, and Wheathampstead Land	Part B - Local Plan Sites	<i>Add new site M24 as follows:</i> <u>M24 - South of Codicote Road, Wheathampstead, AL4 8GD</u> <u>Parish / Ward: Wheathampstead</u> <u>Hectares: 1.00</u> <u>Proposed use: Retirement living accommodation (Use Class C3 Category II) (46 units)</u> <u>Proforma Ref: C-255</u> <u>HELAA Ref: WH-03-21</u> <u>Green Belt Sub Area Ref: SA-44 / RA-26</u> <u>Key development requirements</u> <u>1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs as indicated in the TIA.</u> <u>2. Safe site access for pedestrians, bicycles and vehicles must be provided, that connects onto and along Codicote Lane.</u> <u>3. A connection through to bridleway 012 to the south should be provided.</u> <u>4. Improvements via delivery or contributions to the Ayot Green Way is required as part of compensatory improvements to access to the Green Belt.</u> <u>5. Proposals must take account of the blanket Tree Preservation Order covering the site and that the majority of the site is a deciduous woodland Priority Habitat.</u> <u>6. There is a strip of contaminated land running diagonally through the site, which will need to be subject to a Risk Assessment and appropriate treatment.</u> <i>Associated change to Policies Map</i>	Main	See SADC/ED80A

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	4	73	SADC	Part B - Local Plan Sites	<i>Add new site M26 as follows:</i> <u>M26 - Highway Chipping Depot, Lower Luton Road, AL4 8JJ</u> <u>Parish / Ward: Wheathampstead</u> <u>Hectares: 0.34</u> <u>Proposed use: Residential 7 units (indicative)</u> <u>Proforma Ref: C-278</u> <u>HELAA Ref: WH-22-17</u> <u>Green Belt Sub Area Ref: SA-41 / RA-25</u> <u>Key development requirements</u> <u>1. Delivery of / Contributions to support relevant schemes in the LCWIP and GTPs, including but not limited to improvements to the off-road active travel connections between Wheathampstead and Harpenden</u> <u>2. There must be no residential development outside Flood Zone 1 and the Exception Test is required because in the western part of the site there is an area within Flood Zone 2.</u> <i>Associated change to Policies Map</i>	Main	See SADC/ED80A
0	45	74	SADC	Part B - Local Plan Sites	<i>Amend Table A1.1 as follows:</i> <i>Amend Housing totals for 2 - Broad Locations – 250+ homes as follows:</i> 4,227 <u>4,336</u> <i>Amend Housing totals for 3 - Large sites – 100-249 homes as follows:</i> 385 <u>376</u> <i>Amend No. of sites for 4 - Medium and Small Sites – 5-99 homes as follows:</i> 19 <u>23</u> <i>Amend Housing totals for 4 - Medium and Small Sites – 5-99 homes as follows:</i> 856 <u>937</u> <i>Amend No. of sites for 5 - Green Belt - Previously Developed Land as follows:</i> 3 <u>2</u> <i>Amend Housing totals for 5 - Green Belt - Previously Developed Land as follows:</i> 137 <u>79</u> <i>Amend No. of sites for 7 - Sites Within Urban Settlements (Urban Capacity) as follows:</i> 54 <u>49</u> <i>Amend Housing totals for 7 - Sites Within Urban Settlements (Urban Capacity) as follows:</i> 860 <u>823</u> <i>Amend No. of sites for All residential sites - total as follows:</i> 98 <u>96</u> <i>Amend Housing totals for All residential sites - total as follows:</i> 10,808 <u>10,894</u>	Main	Consequential amendments reflecting changes to proposed sites and their capacity in other modifications

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	75	Hertfordshire County Council (Growth and Infrastructure Unit)	Part B - Local Plan Sites	<i>Amend paragraph titled Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs) in the introduction to Part B - Local Plan Sites, as follows:</i> Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs) A number of the site-specific 'Key development requirements' require support <u>improvements via delivery or contributions</u> for relevant schemes in the Local Cycling and Walking Infrastructure Plan (LCWIP) and Growth and Transport Plans (GTPs). As set out in Chapter 8 of Part A: South West Herts GTP and South Central Herts GTP are supporting strategies to LTP4 which contain transport schemes for the District. The District worked with HCC to produce a LCWIP and the Council has developed further transport evidence with HCC. Transport is also being addressed in the Infrastructure Delivery Plan (IDP). These set out the main transport schemes in the District and together they provide relevant sustainable transport infrastructure and approaches which promote sustainable modes and create a foundation for enabling significant changes in travel behaviour. They encourage and enable shorter journeys to be made by sustainable means, including by walking and cycling, delivering the wider community benefits of active travel. The Transport Impact Assessment (TIA) demonstrates how sites will support delivery of schemes. Transport contributions for sites size 10+ homes should be secured by S106 or similar legal agreements / mechanisms. Transport contributions for sites size 9 or fewer homes could be secured by S106 or another appropriate mechanism (eg Community Infrastructure Levy).	Main	To enable the effective funding and delivery of infrastructure necessary to support development in the District
286	1	76	Bloor Homes	H1 - North Hemel Hempstead, AL3 7AU	<i>Amend the site boundary map as follows:</i> Remove the parcel of land between the north-south electricity pylons and the area excluded from Site Allocation at Little Revelend Farm, from the site allocation. <i>Associated change to Policies Map</i> <i>Amend Key development requirement no. 13 as follows:</i> 13. Safe, high-quality pedestrian and cycle crossings, including the Redbourn Hemel Hempstead Road (B487). A high-quality gateway entrance along the Redbourn Road (B487) to Hemel Hempstead serving H1 and H2.	Main	Change to site boundary map to reflect developable area of land Factual correction
289	1	76	Pigeon (Hemel Hempstead)				
328	18	77	Hertfordshire County Council (Growth and Infrastructure Unit)	H1 - North Hemel Hempstead, AL3 7AU	<i>Amend Key development requirement no. 11 as follows:</i> 11. The 1,500 dwelling figure above includes two extra care facilities comprising of 70-80-140-160 self-contained housing with care units in each facility, one 70-80 bed nursing home and 6 supported living units for people with disabilities. <i>Add new Key development requirement 11A as follows:</i> <u>11A A children's home to accommodate three children in care and one manager.</u> <i>Amend Key development requirement no. 12 and add new requirements 12A and 12B as follows:</i> 12. A 3FE primary school, <u>site and contributions</u>, including Early Years provision, to serve the new community and appropriate contributions towards secondary school provision. An Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car. <u>12A A childcare setting capable of providing 30 places including 0-2 year olds.</u> <u>12B An Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.</u>	Main	To ensure provision of necessary social infrastructure Formatting correction

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	78	Hertfordshire County Council (Growth and Infrastructure Unit)	H1 - North Hemel Hempstead, AL3 7AU	<i>Amend Key development requirement no. 3 as follows:</i> 3. Contributions <u>Delivery of / contributions</u> to improve and enhance countryside access links and off-road paths (Public Rights of Way) including Footpath 9, 10 and 11. <i>Amend Key development requirement no. 7 as follows:</i> 7. Contributions <u>Delivery of / contributions</u> to access and route improvements to the Nickey Line including connections to Redbourn and placemaking enhancements set out in the Nickey Line Vision and Strategy. <i>Amend Key development requirement no. 17 as follows:</i> 17. Contributions <u>Delivery of / contributions</u> to improve the understanding of the Aubreys Camp Scheduled Monument and its setting and the former railway line, the Nickey Line by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument and the Nickey Line.	Main	To enable the effective funding and delivery of infrastructure necessary to support development
328	21	79	Hertfordshire County Council (Growth and Infrastructure Unit)	H1 - North Hemel Hempstead, AL3 7AU	<i>Add new Key development requirement no. 12C as follows:</i> <u>12C. The provision of essential transport infrastructure, the detail of which will be identified through the HGC IDP, including mitigating the impact of traffic associated with the development, and appropriate consideration of M1 Junction 8 interchange and M1 Junction 9 interchange.</u>	Main	To enable the effective funding and delivery of infrastructure necessary to support development To ensure that the allocation does not compromise the Strategic Road Network's prime function of enabling the long-distance movement of people and goods
0	21	80	SADC	H1 - North Hemel Hempstead, AL3 7AU	<i>Amend Key development requirement no. 15 as follows:</i> 15. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting including the adjacent Woodhall Farm neighbourhood, and new neighbourhood design coding, as set out in the Strategic Design Code, <u>part of HGC Framework and Transformation SPD.</u> <i>Amend the site boundary map as follows:</i> Include land south of buildings at North Barn, north of Little Revel End, and west of Betts Cottages in the site allocation. Remove land at North Barn, Little Revel End from the site allocation. <i>Associated change to Policies Map</i>	Main	For clarity Change to site boundary map to reflect developable area of land

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	19	81	Hertfordshire County Council (Growth and Infrastructure Unit)	H2 - East Hemel Hempstead (North), HP2 7HT	<i>Amend Key development requirement no. 11 as follows:</i> 11. The 1,600 dwelling figure above includes two extra care facilities comprising of 70-80-140-160 self-contained <u>housing with care</u> units in each facility, one 70-80 bed nursing home and 7 supported living units for people with disabilities. <i>Add new Key development requirement, no. 11A as follows:</i> <u>11A A children's home to accommodate three children in care and one manager.</u> <i>Amend Key development requirement no. 12 as follows:</i> 12. A 3FE primary school <u>site and contributions</u>, including Early Years provision, to serve the new community. An 8FE secondary school <u>site and contributions</u> to serve the new and existing communities, <u>including post-16 education</u>. <i>Add new Key development requirement, no. 12A as follows:</i> <u>12A A childcare setting capable of providing 30 places including 0-2 year olds.</u>	Main	To ensure provision of necessary social infrastructure
328	21	82	Hertfordshire County Council (Growth and Infrastructure Unit)	H2 - East Hemel Hempstead (North), HP2 7HT	<i>Add new Key development requirement no. 13A as follows:</i> <u>13A. The provision of essential transport infrastructure, the detail of which will be identified through the HGC IDP, including mitigating the impact of traffic associated with the development, and appropriate consideration of M1 Junction 8 interchange and M1 Junction 9 interchange.</u>	Main	To enable the effective funding and delivery of infrastructure necessary to support development To ensure that the allocation does not compromise the Strategic Road Network's prime function of enabling the long-distance movement of people and goods
328	22	83	Hertfordshire County Council (Growth and Infrastructure Unit)	H2 - East Hemel Hempstead (North), HP2 7HT	<i>Amend Key development requirement no. 18 as follows:</i> 18. Contributions <u>Delivery of / contributions</u> to improve the understanding of the Aubreys Camp Scheduled Monument and its setting and the former railway line, the Nickey Line, by providing appropriate landscape improvement in the northern part of the Site and display boards showing the history of the monument and the Nickey Line.	Main	To enable the effective funding and delivery of infrastructure necessary to support development
0	22	84	SADC	H2 - East Hemel Hempstead (North), HP2 7HT	<i>Amend Key development requirement no. 16 as follows:</i> 16. Development and design that connects the site to the neighbourhoods to the north and south and Spencer's Park to the west. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting including the adjacent Spencer's Park and adjacent existing development, and new neighbourhood design coding, as set out in the Strategic Design Code, <u>part of HGC Framework and Transformation SPD.</u>	Main	For clarity

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	6	85	SADC	H3 - East Hemel Hempstead (Central), HP2 7LF	<i>Amend Key development requirement no. 2 as follows:</i> 2. The high-quality Key and Local Transport Network including the Sustainable Transport Corridor, active and sustainable routes, wider routes <u>including the opportunity to accommodate HERT</u>, and interventions (as set out in the IDPs). The Key and Local Transport Network should connect local and key destinations including surrounding neighbourhoods and local centres, Spencer's Park, Maylands Business Park, the Country Park and Hemel Hempstead train station. <i>Amend Key development requirement no. 14 as follows:</i> 14. Development will be designed in accordance with the Strategic Sites Employment Uses Design Toolkit and HGC Strategic Design Code, <u>part of HGC Framework and Transformation SPD</u>, and take appropriate account of the Maylands Masterplan Plus document. Provision of up to 15-20 pitches for Gypsy and Travellers to meet identified need, taking into account existing local provision and the availability of alternative sites as well as best practice on location and design. <i>Add new Key development requirement no. 14A as follows:</i> <u>14A. Provision of up to 15-20 pitches for Gypsy and Travellers to meet identified need, taking into account existing local provision and the availability of alternative sites as well as best practice on location and design.</u> <i>Amend Key development requirement no. 16 as follows:</i> 16. Land, including land to the east of Junction 8, will be safeguarded for access improvements associated with Junction 8 of the M1 motorway, in case it is required to come forward for junction improvements. <i>Amend Key development requirement no. 21 as follows:</i> 21. A mix of employment uses linked to the Council's recent evidence base, and vision for Herts IQ to enable, around 6,000 <u>4,000</u> jobs. The jobs growth will support rebalancing the local economy by prioritising higher-skilled jobs and learning opportunities for Hemel Hempstead and South West Hertfordshire.	Main	To enable the effective funding and delivery of infrastructure necessary to support development For clarity Correction of formatting error Modification of planned jobs creation arises from further work on HGC post Stage 1 hearings regarding jobs creation in Hemel Gardens Communities
328	21	86	Hertfordshire County Council (Growth and Infrastructure Unit)	H3 - East Hemel Hempstead (Central), HP2 7LF	<i>Add new Key development requirement no. 14B as follows:</i> <u>14B. The provision of essential transport infrastructure, the detail of which will be identified through the HGC IDP, including mitigating the impact of traffic associated with the development, and appropriate consideration of M1 Junction 8 interchange.</u>	Main	To enable the effective funding and delivery of infrastructure necessary to support development To ensure that the allocation does not compromise the Strategic Road Network's prime function of enabling the long-distance movement of people and goods

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	87	Hertfordshire County Council (Growth and Infrastructure Unit)	H3 - East Hemel Hempstead (Central), HP2 7LF	<i>Amend Key development criteria no. 3 as follows:</i> 3. Contributions to <u>/ delivery of</u> access and improvement to the Nickey Line including wider placemaking enhancements set out in the Nickey Line Vision and Strategy. <i>Amend Key development criteria no. 4 as follows:</i> 4. Contributions towards <u>/ delivery of</u> the HGC Green Loop adjacent to the site including Buncefield Lane and Cherry Tree Lane and connections to the Green Loop.	Main	To enable the effective funding and delivery of infrastructure necessary to support development
272	3	88	The Crown Estate	H4 - East Hemel Hempstead (South), HP2 4PA	<i>Amend Key development requirement no. 5 as follows:</i> 5. The HGC Green Loop (or contributions towards delivery) including Buncefield Lane, Westwick Row, Blackwater Lane, to Bunkers Park and adjacent to the site Bunkers Lane and connections to the Green Loop.	Main	To enable the effective funding and delivery of infrastructure necessary to support development
328	20	89	Hertfordshire County Council (Growth and Infrastructure Unit)	H4 - East Hemel Hempstead (South), HP2 4PA	<i>Amend Key development requirement no. 10 as follows:</i> 10. The 2,400 dwelling figure above includes three extra care facilities comprising of 70-80-210-240 self-contained housing with care units in each facility, two 70-80 bed nursing homes and 9 supported living units for people with disabilities. <i>Add new Key development requirement, no. 10A, as follows:</i> <u>10A. A children's home to accommodate three children in care and one manager.</u> <i>Amend Key development requirement no. 11 as follows:</i> 11. One new 3FE and one new 2FE primary schools <u>sites and contributions</u>, including Early Years provision, to serve the new community and appropriate contributions towards secondary school provision, <u>including post-16 education</u>. <i>Add new Key development requirement, no. 11A, as follows:</i> <u>11A. A childcare setting capable of providing 50 places including 0-2 year olds.</u>	Main	To ensure provision of necessary social infrastructure
328	21	90	Hertfordshire County Council (Growth and Infrastructure Unit)	H4 - East Hemel Hempstead (South), HP2 4PA	<i>Add new Key development requirement no. 13A as follows:</i> <u>13A. The provision of essential transport infrastructure, the detail of which will be identified through the HGC IDP, including mitigating the impact of traffic associated with the development, and appropriate consideration of M1 Junction 8 interchange.</u>	Main	To enable the effective funding and delivery of infrastructure necessary to support development To ensure that the allocation does not compromise the Strategic Road Network's prime function of enabling the long-distance movement of people and goods

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	23	91	SADC	H4 - East Hemel Hempstead (South), HP2 4PA	<i>Amend Key development requirement no. 18 as follows:</i> 18. Development and design that connects the site to the neighbourhoods to the north and west. Neighbourhood Masterplanning will respect the landscape and neighbourhood setting, including the adjacent Leverstock Green neighbourhood, and new neighbourhood design coding, as set out in the <u>Strategic Design Code, part of HGC Framework and Transformation SPD.</u>	Main	For clarity
273	4	92	Hallam Land Management and St Albans School	B1 - North St Albans, AL3 6DD	<i>Amend Proposed use as follows:</i> Primarily residential 1,097 <u>1,167</u> units (indicative) (this includes 150 from planning permission 5/2021/0423) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site B1.</i>	Main	Capacity reflects planning application for the site
328	22	93	Hertfordshire County Council (Growth and Infrastructure Unit)	B1 - North St Albans, AL3 6DD	<i>Amend Key development requirement no. 7 as follows:</i> 7. Support for a <u>Improvements via delivery or contributions to the transport network</u> (including walking and cycling links) and public transport services upgrades / improvements, including off-site improvements to Harpenden Road, Sandridgebury Lane, Valley Road, Ancient Briton junction and King William IV junction, links to St Albans City Centre, station and education; aligned to schemes in the GTPs and LCWIP. <i>Amend Key development requirement no. 9 as follows:</i> 9. Support <u>Improvements via delivery or contributions</u> for the improvement of the Public Rights of Way network to enable active travel and recreational use to Heartwood Forest and Nomansland Common.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	12	94	Hertfordshire County Council (Growth and Infrastructure Unit)	B1 - North St Albans, AL3 6DD	<i>Amend Key development requirement no. 1 as follows:</i> 1. One extra care facility comprising of <u>70-80 self-contained housing with care units</u>, one 70-80 bed nursing home and 4 supported living units for people with disabilities (these units are included within the indicative dwellings figure). <i>Amend Key development requirement no. 2 as follows:</i> 2. A 2FE primary school <u>site and contributions</u>, including Early Years provision, to serve the new and wider community. This should include provision of an all weather <u>artificial grass junior</u> playing pitch available for community use.	Main	To ensure provision of necessary social infrastructure

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	95	Hertfordshire County Council (Growth and Infrastructure Unit)	B2 - North East Harpenden, AL5 5EG	<i>Amend Key development requirement no. 6 as follows:</i> 6. Support for improvements <u>Improvements via delivery or contributions</u> to walking facilities along Common Lane to mitigate impacts on this road, especially at school pick-up / drop-off times. This potentially needs to include footway / cycleway from site to Common Lane, then improved crossings and side junction improvements. <i>Amend Key development requirement no. 7 as follows:</i> 7. Support for improved <u>Improvements via delivery or contributions to</u> access to Katherine Warington school is required including active travel connections to the school through the site. <i>Amend Key development requirement no. 8 as follows:</i> 8. Support <u>Improvements via delivery or contributions to the Upper Lea Valley Way into Harpenden and out to Luton and for links to / from and improvement of the Upper Lea Valley Way into Harpenden and out to Luton.</u> <i>Amend Key development requirement no. 9 as follows:</i> 9. Support for improvements <u>Improvements via delivery or contributions</u> to the Public Rights of Way that link into the wider network to enable recreational use.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	13	96	Hertfordshire County Council (Growth and Infrastructure Unit)	B2 - North East Harpenden, AL5 5EG	<i>Amend Key development requirement no. 1 as follows:</i> 1. –One extra care facility comprising of <u>70-80 self-contained housing with care units</u> (these units are included within the indicative dwellings figure). <i>Add new Key development requirement, no. 1A, as follows:</i> <u>1A. A children's home to accommodate three children in care and one manager.</u> <i>Amend Key development requirement no. 2 as follows:</i> 2. A site for and appropriate contributions towards a <u>A 2FE primary school site and contributions, including Early Years provision and an all weather artificial grass junior sports pitch available for community use.</u>	Main	To ensure provision of necessary social infrastructure
328	15	97	Hertfordshire County Council (Growth and Infrastructure Unit)	B3 - West Redbourn, AL3 7HZ	<i>Add new Key development requirement, no. 0A, as follows:</i> <u>0A. 70-80 self-contained housing with care units (these units are included within the indicative dwellings figure).</u> <i>Amend Key development requirement no. 1 as follows:</i> <u>1. A new 2FE primary school site and contributions, including Early Years provision, to serve the new and wider community.</u> <i>Add new Key development requirement, no. 1A, as follows:</i> <u>1A. A childcare setting capable of providing 30 places including 0-2 year olds.</u>	Main	To ensure provision of necessary social infrastructure

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	5	98	SADC	B3 - West Redbourn, Redbourn, AL3 7HZ	Add new Key development requirement, no. 1B, as follows: <u>1B. Delivery of / Contribution to the provision of essential transport infrastructure, including mitigating the impact of traffic associated with the development, and appropriate consideration of M1 Junction 9 interchange.</u>	Main	To enable the effective funding and delivery of infrastructure necessary to support development To ensure that the allocation does not compromise the Strategic Road Network's prime function of enabling the long-distance movement of people and goods
328	22	99	Hertfordshire County Council (Growth and Infrastructure Unit)	B3 - West Redbourn, Redbourn, AL3 7HZ	Amend Key development criteria no. 3 as follows: 3. Provision of links and support for improvements <u>via delivery or contributions</u> to the Nickey Line as an active travel corridor. Right of Way improvement contribution to the link under the M1 and out into the wider recreational network to the West. The network of Public Rights of Way must be retained and enhanced to encourage local walkers and dog walkers to use local routes into the wider countryside. Amend Key development criteria no. 4 as follows: 4. Support for improvements <u>Improvements via delivery or contributions</u> to enable direct walking and cycling routes into Redbourn to ensure that walking and cycling are the most attractive methods of travelling into Redbourn.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
223	17	100	Oaklands College and Taylor Wimpey	B4 - East St Albans, AL4 9JJ	Amend Proposed use as follows: Primarily residential 472-511 units (indicative) (additional to adjoining permission) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site B4.</i>	Main	Capacity reflects pre-application discussions with site promoter
328	14	101	Hertfordshire County Council (Growth and Infrastructure Unit)	B4 - East St Albans, AL4 9JJ	Ads new Key development criteria no. 1A, as follows: 1A. <u>A children's home to accommodate three children in care and one manager.</u> Amend Key development criteria no. 2 as follows: 2. A 2FE primary school <u>site and contributions</u>, including Early Years provision, to serve the new and wider community. Amend Key development criteria no. 3 as follows: 3. A site for, and appropriate contributions towards, an 8FE <u>A 6FE secondary school site within nearby Oaklands land ownership fronting onto Hatfield Road and appropriate secondary education contributions, including post-16 education.</u>	Main	To ensure provision of necessary social infrastructure

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	102	Hertfordshire County Council (Growth and Infrastructure Unit)	B4 - East St Albans, AL4 9JJ	<i>Amend Key development criteria no. 7 as follows:</i> 7. Support <u>Improvements via delivery or contributions</u> for measures to ensure high quality access and connectivity to St Albans centre, station and education, aligned to schemes in the GTPs and LCWIP are required. In particular, measures to access the Alban Way route to the south will be required. <i>Amend Key development criteria no. 9 as follows:</i> 9. Support <u>Improvements via delivery or contributions</u> for footpath 004 Colney Heath (East Drive) to be upgraded to bridleway status and improved to enable active travel to Hatfield, the University of Hertfordshire and Ellenbrook Fields. <i>Amend Key development criteria no. 10 as follows:</i> 10. Support <u>Improvements via delivery or contributions</u> for a link for active travel from upgraded Footpath 004 to the Hatfield Road (Boggymead Springs). <i>Amend Key development criteria no. 11 as follows:</i> 11. Support <u>Improvements via delivery or contributions</u> for provision of an E/W route for pedestrians, cyclists and horse riders between BR 051 Sandridge and Central Drive, St Albans.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	2	103	Hertfordshire County Council (Growth and Infrastructure Unit)	B5 - Glinwell, Hatfield Road, St Albans, AL4 0HE	<i>Add new Key development requirement, no. 0A, as follows:</i> <u>0A. A children's home to accommodate three children in care and one manager.</u>	Main	To ensure provision of necessary social infrastructure
328	22	104	Hertfordshire County Council (Growth and Infrastructure Unit)	B5 - Glinwell, Hatfield Road, St Albans, AL4 0HE	<i>Amend Key development criteria no. 3 as follows:</i> 3. Consideration of horse-riders in any access / connectivity work and support for provision <u>improvements via delivery or contributions</u> of a link between Oakland College's land north of Hatfield Road and the bridleway network to the south and east of the site.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	16	105	Hertfordshire County Council (Growth and Infrastructure Unit)	B6 - West of London Colney, AL2 1LN	<i>Add new Key development requirement, no. 0A, as follows:</i> <u>0A. One 70-80 bed nursing home and 10 supported living units for people with disabilities (these units are included within the indicative dwellings figure).</u> <i>Add new Key development requirement, no. 0B, as follows:</i> <u>0B. A children's home to accommodate three children in care and one manager.</u> <i>Amend Key development criteria no. 1 as follows:</i> 1. A site for, and appropriate contributions towards, an <u>An</u> 8FE secondary school site within adjoining HCC land ownership and appropriate secondary education contributions, including post-16 education.	Main	To ensure provision of necessary social infrastructure

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	106	Hertfordshire County Council (Growth and Infrastructure Unit)	B6 - West of London Colney, AL2 1LN	<i>Amend Key development criteria no. 5 as follows:</i> 5. Support for the Improvements via delivery or contributions of enhancement of walking / cycling links to the Town Centre and retail park.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	17	107	Hertfordshire County Council (Growth and Infrastructure Unit)	B7 - North West Harpenden, AL5 3NP	<i>Add new Key development requirement, no. 0A, as follows:</i> 0A. A children's home to accommodate three children in care and one manager.	Main	To ensure provision of necessary social infrastructure
328	22	108	Hertfordshire County Council (Growth and Infrastructure Unit)	B7 - North West Harpenden, AL5 3NP	<i>Amend Key development criteria no. 2 as follows:</i> 2. Support for a Improvements via delivery or contributions to the transport network, including excellent walking and cycling links, and public transport services upgrades / improvements and cycle access that connects outside the site to Luton Road and Ambrose Lane, and must include wherever possible a new segregated cycle route into central Harpenden along the A1081 corridor.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	22	109	Hertfordshire County Council (Growth and Infrastructure Unit)	B8 - Harper Lane, North of Radlett, WD7 7HU	<i>Amend Key development criteria no. 1 as follows:</i> 1. Support for improved Improvements via delivery or contributions of footpath and cycle routes which must be provided into Radlett at locations agreed with St Albans City and District Council, the County Council and Hertsmere Borough Council. Pedestrian access to bus routes on both sides of Watling Street must also be provided. <i>Amend Key development criteria no. 2 as follows:</i> 2. High levels of permeability between the site and the settlement of Radlett will be needed, this would include measures such as fully lit and hard surfaced walking and cycling routes from the site into Radlett and through to the services and facilities within the settlement. The railway acts as a barrier to movement from this site. Support for provision Improvements via delivery or contributions of active travel routes and access to bus stops on Watling St are key to maximising sustainability of this site. <i>Amend Key development criteria no. 3 as follows:</i> 3. Support for Improvements via delivery or contributions of enhancements of the junction of the B556 and A5183 will require attention due to capacity and constraints.	Main	To enable the effective funding and delivery of infrastructure and measures to support active travel necessary to support development
328	22	110	Hertfordshire County Council (Growth and Infrastructure Unit)	L1 - Burston Nurseries, North Orbital Road, St Albans, AL2 2DS	<i>Amend Key development criteria no. 3 as follows:</i> 3. Contribution to the improvement of Public Rights of Way in the vicinity to enable active travel between the site and Bricket Wood. Support for Improvements via delivery or contributions of upgrade of St Stephens Footpath 014 to bridleway status and improve for active travel.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	41	111	SADC	L2 - West of Watling Street, Park Street, AL2 2PZ	<i>Amend Proposed use as follows:</i> Residential 104 <u>95</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site L2.</i>	Main	Capacity reflects planning permission (subject to s106) on site
328	22	112	Hertfordshire County Council (Growth and Infrastructure Unit)	L2 - West of Watling Street, Park Street, AL2 2PZ	<i>Amend Key development criteria no. 1 as follows:</i> 1. Support for <u>Improvements via delivery or contributions to</u> connectivity by foot and bicycle from the site to services and facilities in Park Street, along with pedestrian and cycle connectivity to St Albans.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	113	Hertfordshire County Council (Growth and Infrastructure Unit)	M2 - Hill Dyke Road, Wheathampstead, AL4 8TR	<i>Amend Key development criteria no. 3 as follows:</i> 3. Support for improvement of <u>Improvements via delivery or contributions to</u> the Footpath across the Devil's Dyke to reduce recreational impact of walkers on the site.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	114	Hertfordshire County Council (Growth and Infrastructure Unit)	M3 - Bedmond Lane, St Albans, AL3 4AH	<i>Amend Key development criteria no. 3 as follows:</i> 3. Support for improvements <u>Improvements via delivery or contributions to</u> the PRoW network to enable active travel into St Albans.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	115	Hertfordshire County Council (Growth and Infrastructure Unit)	M4 - North of Oakwood Road, Bricket Wood, AL2 3PT	<i>Amend Key development criteria no. 5 as follows:</i> 5. Support for <u>Improvements via delivery or contributions to</u> existing St Stephens Footpath 029 to be upgraded and improved to enable active travel to the north from Bricket Wood across the M25 and north into the wider network to St Albans.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	116	Hertfordshire County Council (Growth and Infrastructure Unit)	M6 - South of Harpenden Lane, Redbourn, AL3 7RQ	<i>Amend Key development criteria no. 5 as follows:</i> 5. Support for <u>Improvements via delivery or contributions to</u> enhanced connectivity of the Nickey Line into Redbourn and onwards to Harpenden would be welcomed, including improvements to access / crossings and to surfacing / lighting where appropriate. This should be considered in line with GTP / LCWIP schemes and the Nickey Line Greenspace Action Plan.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
248	29	117	Historic England	M8 - Verulam Golf Club, St Albans, AL1 1JG	<i>Amend Key development criteria no. 6 as follows:</i> 6. The site lies adjacent to the St Albans Conservation Area <u>and development of the site has the potential to impact on the setting of the Scheduled Monument at Sopwell Nunnery</u>; development should minimise any harm to, and where possible enhance, the setting and significance of this <u>these</u> heritage asset <u>assets</u>.	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	118	Hertfordshire County Council (Growth and Infrastructure Unit)	M8 - Verulam Golf Club, St Albans, AL1 1JG	<i>Amend Key development criteria no. 3 as follows:</i> 3. Proposals must include support for <u>improvements via delivery or contributions to</u> the local Rights of Way network, including providing access to the public footpath adjacent to the south-west boundary and upgrading it to bridleway status to improve cycle access to the site. <i>Amend Key development criteria no. 4 as follows:</i> 4. Improvement to the A1081 access will be required, including support for enhancements for <u>improvements via delivery or contributions of</u> active modes (including access that avoids the roundabout, to both the Alban Way and the cycle path alongside London Road), in line with GTPs and LCWIP priorities. <i>Amend Key development criteria no. 5 as follows:</i> 5. Support for <u>Improvements via delivery or contributions of</u> additional walking / cycling provision to the South-East of the site, towards Napsbury Lane, should be considered and explored as a significant opportunity to improve wider connectivity and enhance the Rights of Way network. This is currently a significant gap in the walking network and could not be included in the LCWIP despite local stakeholder comments and evidence of demand due to the lack of adequate footway along this route and lack of continuous right of way between London Colney and the Sopwell area.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	119	Hertfordshire County Council (Growth and Infrastructure Unit)	M9 - Amwell Top Field, Wheathampstead, AL4 8DZ	<i>Amend Key development criteria no. 3 as follows:</i> 3. Support for <u>Improvements via delivery or contributions to</u> Wheathampstead Footpath 027 to be upgraded to bridleway status and its width increased, or for provision of an equivalent alternative route, to enable active travel between Wheathampstead, Nomansland Common and Sandridge beyond.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	120	Hertfordshire County Council (Growth and Infrastructure Unit)	M10 - Tippendell Lane and Orchard Drive, How Wood, AL2 2QF	<i>Amend Key development criteria no. 2 as follows:</i> 2. Support for provision <u>Improvements via delivery or contributions of</u> pedestrian and cycle connectivity from the site to services and facilities in How Wood and Park Street.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
0	42	121	SADC	M13 - North of Boissy Close, Colney Heath, AL4 0UE	<i>Amend Proposed use as follows:</i> Residential 49<u>40</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site M13.</i>	Main	Capacity reflects planning permission on site
328	22	122	Hertfordshire County Council (Growth and Infrastructure Unit)	M13 - North of Boissy Close, Colney Heath, AL4 0UE	<i>Amend Key development criteria no. 1 as follows:</i> 1. Proposals must include support for <u>improvements via delivery or contributions to</u> the local Rights of Way network, including access to the Alban Way adjacent to the northern boundary.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	123	Hertfordshire County Council (Growth and Infrastructure Unit)	M15 - Bucknalls Drive, Bricket Wood, AL2 3YT	<i>Amend Key development criteria no. 3 as follows:</i> 3. Support for provision Improvements via delivery or contributions of an active travel route linking to St Stephen Footpath 059 and Bricket Wood Common for recreational access.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	124	Hertfordshire County Council (Growth and Infrastructure Unit)	M16 - Falconers Field, Harpenden, AL5 3ES	<i>Amend Key development criteria no. 3 as follows:</i> 3. Support for improvements Improvements via delivery or contributions to primary and secondary walking and cycling routes will be required and this site will need to contribute towards upgrades to them.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
0	43	125	SADC	M17 - North of Wheathampstead Road, Harpenden, AL5 1AB	<i>Amend Proposed use as follows:</i> Residential 38 <u>40</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site M17.</i>	Main	Capacity reflects planning permission (subject to s106) on site
328	22	126	Hertfordshire County Council (Growth and Infrastructure Unit)	M17 - North of Wheathampstead Road, Harpenden, AL5 1AB	<i>Amend Key development criteria no. 1 as follows:</i> 1. Support for Improvements via delivery or contributions to access for active modes to be delivered on both Piggottshill Lane and onto Wheathampstead Road.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
0	7	127	SADC	M20 - Lower Luton Road, Harpenden, AL5 5AF	<i>Amend Proposed use as follows:</i> Residential 25 <u>12</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site M20.</i>	Main	See SADC/ED77
328	22	128	Hertfordshire County Council (Growth and Infrastructure Unit)	M20 - Lower Luton Road, Harpenden, AL5 5AF	<i>Amend Key development criteria no. 5 as follows:</i> 5. Support for improvements for active travel Improvements via delivery or contributions to the Wheathampstead Bridleway 097 is required as part of compensatory improvements to access to the Green Belt.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	129	Hertfordshire County Council (Growth and Infrastructure Unit)	M21 - Rothamsted Lodge, Hatching Green, AL5 2JS	<i>Amend Key development criteria no. 4 as follows:</i> 4. The site should provide support for improvements via delivery or contributions to good walking / cycling access from the site to the A1081 corridor. <i>Amend Key development criteria no. 5 as follows:</i> 5. Support for Improvements via delivery or contributions to footways improvements along Redbourn Ln (B487) will be required (as identified in the LCWIP).	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
328	22	130	Hertfordshire County Council (Growth and Infrastructure Unit)	M25 - Baulk Close, Harpenden, AL5 4LY	<i>Amend Key development criteria no. 1 as follows:</i> 1. Proposals must include support for improvements <u>via delivery or contributions</u> to the local Rights of Way network, including access to the Lea Valley Walk adjacent to the west boundary.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
295	3	131	Smallford Business Park Ltd	P1 - Smallford Works, Smallford Lane, AL4 0SA	<i>Delete allocation P1 - Smallford Works, Smallford Lane, AL1 0SA from Part B of the Plan</i> with consequential amendments to Table 3.2 and Table A1.1 to remove units that would have been on site P1. <i>Associated change to Policies Map</i>	Main	The site is no longer available
328	22	132	Hertfordshire County Council (Growth and Infrastructure Unit)	P2 - Land at North Orbital Road, AL2 1DL	<i>Amend Key development criteria no. 1 as follows:</i> 1. Support for Improvements <u>via delivery or contributions of</u> new and / or significantly improved pedestrian, cycle and vehicular access west to Napsbury Lane and east to London Road and more widely to St Albans and London Colney must be provided.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
328	22	133	Hertfordshire County Council (Growth and Infrastructure Unit)	P3 - Friends Meeting House, Blackwater Lane, Hemel Hempstead, HP3 8LB	<i>Amend Key development criteria no. 1 as follows:</i> 1. Support for Improvements <u>via delivery or contributions to</u> connectivity by active and sustainable travel modes into Hemel Garden Communities.	Main	To enable the effective funding and delivery of measures to support active travel necessary to support development
361	17	134	The Environment Agency	P3 - Friends Meeting House, Blackwater Lane, Hemel Hempstead, HP3 8LB	<i>Add new Key development requirement, no. 5, as follows:</i> <u>5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 3; Bedrock Aquifer.</u>	Main	To enable effective consideration of specific environmental constraints
248	58	135	Historic England	UC6 - 13-19 Sutton Road & 5-11a Pickford Road, St Albans, AL1 5JH	<i>Add new Key development requirement, no. 3, as follows:</i> <u>3. The site lies to the south of the Grade II Listed No. 3 Sutton Road and development proposals should minimise any harm to, and where possible enhance, the setting and significance of this heritage asset.</u>	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	50	136	SADC	UC6 - 13-19 Sutton Road & 5-11a Pickford Road, St Albans, AL1 5JH	<i>Amend name of site UC6 as follows:</i> UC6 - 13-19 Sutton Road & 5-11a <u>5-7</u> Pickford Road, St Albans, AL1 5JH <i>Amend Proposed use as follows:</i> Residential 29-21 units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site UC6.</i> <i>Amend site area as follows:</i> 0.32 <u>0.23</u> <i>Amend the site boundary map as follows:</i> Remove areas 11 and 11a Pickford Road <i>Associated change to Policies Map</i>	Main	Request of the site owner
0	44	137	SADC	UC7 - 5 Spencer Street, St Albans, AL3 5EH	<i>Amend Proposed use as follows:</i> Residential 27-52 units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site UC7.</i>	Main	?
0	8	138	SADC	UC8 - Public Hall, 6 Southdown Road, Harpenden, AL5 1TE	<i>Delete allocation UC8 - Public Hall, 6 Southdown Road, Harpenden, AL5 1TE from Part B of the Plan with consequential amendments to Table 3.2 and Table A1.1 to remove units that would have been on site UC8.</i> <i>Associated change to Policies Map</i>	Main	See SADC/ED77
248	37	139	Historic England	UC14 - Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ	<i>Amend Key development requirement no. 5 as follows:</i> 5. The site lies within Harpenden Conservation Area and close to a number of <u>Listed and</u> Locally Listed Buildings. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of these heritage assets.	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets
317	5	140	Taylor Wimpey Strategic Land	UC15 - Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ	<i>Amend site area as follows:</i> 0.1 <u>0.41</u>	Minor	Factual correction

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
248	41	141	Historic England	UC19 - 50-54 Lemsford Road St Albans, AL1 3PR	<i>Amend Key development requirement no. 2 as follows:</i> 2. The site contains a<u>two</u> Locally Listed Buildings, which must be retained.	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets
0	40	142	SADC	UC22 - Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL	<i>Amend name of site UC22 as follows:</i> UC22 - Car Park to rear of 77-101<u>85-101</u> Hatfield Road, Hatfield Road, St Albans, AL1 4JL	Main	Factual correction
0	9	143	SADC	UC24 - Garages Rear of Hill End Lane (North), St Albans, AL4 0AE	<i>Amend Proposed use as follows:</i> Residential 8<u>5</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site UC24.</i>	Main	See SADC/ED77
0	10	144	SADC	UC36 - Garages off Park Street Lane, Park Street, AL2 2ND	<i>Delete allocation UC36 - Garages off Park Street Lane, Park Street, AL2 2ND from Part B of the Plan with consequential amendments to Table 3.2 and Table A1.1 to remove units that would have been on site UC36.</i> <i>Associated change to Policies Map</i>	Main	See SADC/ED77
0	11	145	SADC	UC43 - Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD	<i>Delete allocation UC43 - Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD from Part B of the Plan with consequential amendments to Table 3.2 and Table A1.1 to remove units that would have been on site UC43.</i> <i>Associated change to Policies Map</i>	Main	See SADC/ED77
0	12	146	SADC	UC46 - Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden, AL5 1HJ	<i>Amend Proposed use as follows:</i> Residential 6<u>5</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site UC46.</i>	Main	See SADC/ED77

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	3	147	SADC	UC47 - Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA	<i>Renumber site as follows and reclassify as a Medium and Small Site (as the site is in the Green Belt currently and is to be removed from Green Belt) with consequential amendments to Table 3.2 and Table A1.1 to reallocate units from 7. Sites Within Urban Settlements (Urban Capacity) to 4 - Medium and Small Sites – 5-99 homes:</i> UC47<u>M47</u> - Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA <i>Amend the site boundary map as follows:</i> Show Green Belt <i>Consequential amendments to template for site allocation</i>	Main	Error in site categorisation identified post Submission of the draft Plan
110	1	148	Thames Water Utilities Limited	UC47 - Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA	<i>Add new Key development requirement, no. 3A, as follows:</i> <u>3A. In accordance with adopted Waste Local Plan Policy 5: Safeguarding of Sites, the nearby safeguarded Sewage Treatment Works must be considered in the design to ensure no unreasonable restrictions are placed upon the facility and the proposal does not prejudice its current or future operation. The Waste Planning Authority must be involved in scheme Design and will be directly consulted on any planning application at the site.</u>	Main	To ensure effective consideration of essential infrastructure near to the site
287	21	148	Hertfordshire County Council				
0	13	149	SADC	UC53 - Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE	<i>Amend Proposed use as follows:</i> Residential 11<u>9</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site UC53.</i>	Main	See SADC/ED77
361	18	150	The Environment Agency	UC53 - Motor Repair Garage, Paynes Yard, Park Street Lane, AL2 2NE	<i>Add new Key development requirement, no. 3, as follows:</i> <u>3. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer; Possible contamination (garage).</u>	Main	To enable effective consideration of specific environmental constraints
361	19	151	The Environment Agency	UC54 - Harpenden Railway Station Car Park East, Harpenden, AL5 4SP	<i>Add new Key development requirement, no. 7, as follows:</i> <u>7. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 1; Bedrock Aquifer.</u>	Main	To enable effective consideration of specific environmental constraints
0	14	152	SADC	UC55 - 44-52 Lattimore Road, St Albans, AL1 3XW	<i>Amend Proposed use as follows:</i> Residential 17<u>13</u> units (indicative) <i>Consequential amendments to Table 3.2 and Table A1.1 to reflect change in number of units on site UC55.</i>	Main	See SADC/ED77

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361	20	153	The Environment Agency	UC55 - 44-52 Lattimore Road, St Albans, AL1 3XW	Add new Key development requirement, no. 5, as follows: <u>5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer.</u>	Main	To enable effective consideration of specific environmental constraints
361	21	154	The Environment Agency	UC56 - Garages to the rear of Portman House, Therfield Road, St Albans, AL3 6BN	Add new Key development requirement, no. 5, as follows: <u>5. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer.</u>	Main	To enable effective consideration of specific environmental constraints
361	22	155	The Environment Agency	UC57 - Telford Court, Alma Road, St Albans, AL1 3BP	Add new Key development requirement, no. 6, as follows: <u>6. Take appropriate account of these Environmental Constraints: Source Protection Zone (SPZ) 2; Bedrock Aquifer.</u>	Main	To enable effective consideration of specific environmental constraints
0	15	156	SADC	UC58 - Cotlandswick Garages B, London Colney, AL2 1EG	Delete allocation UC58 - Cotlandswick Garages B, London Colney, AL2 1EG from Part B of the Plan with consequential amendments to Table 3.2 and Table A1.1 to remove units that would have been on site UC58. Associated change to Policies Map	Main	See SADC/ED77
248	3	157	Historic England	OS2 - Toulmin Drive / Highelms, St Albans, AL3 6DX	Add new Key development requirement, no. 2A, as follows: <u>2A. The site lies approximately 150m from Batch Wood Moated Manorial Site Scheduled Monument. Development proposals should minimise any harm to, and where possible enhance, the setting and significance of this heritage asset. Development proposals should also demonstrate how they will contribute to improved management and promotion of the monument.</u>	Main	To enable effective conservation and enhancement, and minimisation of harm to heritage assets
0	24	158	SADC	Appendix - general	Add new appendix, Appendix 0, as follows: <u>Appendix 0 – Saved Policies of the District Local Plan Review 1994 replaced by the St Albans Local Plan to 2041</u> Contains policies as listed in SADC Hearing Statement, Matter 1 - Issue 8.1 - Appendix 1 https://www.stalbans.gov.uk/sites/default/files/attachments/Planning%20Policy/Exa/Matter%201%20-%20Issue%208.1%20-%20Appendix%201%20-%20Saved%20Policies%20of%20the%20District%20LPR%201994%20that%20the%20DLP%20Policy%20is%20replacing.pdf)	Main	Legal requirement under Regulation 8(5) of the Local Plan regulations - <i>action arising from Examination Stage 1 hearing on Matter 1 Issue 8</i>

Submission number	Comment number	Modification number	Submission consultee organisation	Consultation point name	Modification	Main or minor modification	Reason for modification
0	35	159	SADC	Appendix 5 – List of Sites Subject to the Council's Heritage Impact Assessment 2024	<i>Amend title of Appendix 5 as follows:</i> Appendix 5 – List of Sites Subject to the Council's Heritage Impact Assessment2024 <i>Amend list of sites as follows:</i> • H1 - North Hemel Hempstead, AL3 7AU [...] • M9 – Amwell Top Field, Wheathampstead, AL4 8DZ • <u>M14 – Beesonend Lane, Harpenden, AL5 2AB</u> • M17 - North of Wheathampstead Road, Harpenden, AL5 1AB [...] • UC20 - 104 High Street, London Colney, AL2 1QL • UC22 - Car Park to rear of 77-101-85-101 Hatfield Road, Hatfield Road, AL1 4JL • UC23 - Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN [...] • UC35 - Market Depot, Drovers Way, St Albans, AL3 5FA • UC36 – Garages off Park Street Lane, Park Street, AL2 2ND • UC43 – Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD • UC48 - Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH [...] • OS2 - Toulmin Drive / Highelms, St Albans, AL3 6DX • <u>OS3 - Extension to Rothamsted Research, Harpenden Campus, AL5 2JQ</u> • OS4 - Extension to Rothamsted Research, Harpenden Campus, AL5 2JQ	Main	For clarity - SADC/ED80A includes a Heritage Impact Assessment produced in 2025 Addition and deletion of sites - See SADC/ED77 and SADC/ED80A Factual correction to name of site UC22 and that OS3 has been subject to a Heritage Impact Assessment