

Andrew Freeman
Intelligent Plans and Examinations (IPE) Ltd
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Independent examination of the St Stephen Neighbourhood Plan: St Albans City & District Council Officers Response

Dear Mr Freeman

RE: St Stephen Neighbourhood Plan Examination

Further to your letter dated 14 December 2021, please find below the officer's response to your questions for St Albans City & District Council.

Question for St Stephen & St Albans City & District Council

- 1. A revised version of the National Planning Policy Framework was published by the government on 20 July 2021 alongside a final version of the National Model Design Code. Please advise whether you consider any modifications in relation to the non-strategic matters covered by the draft St Stephen Parish Neighbourhood Plan are necessary as a result of the publications (other than amended referencing) and, if so, what these are?**

We do not consider that modifications, beyond updating references, are required.

Questions for St Albans City & District Council

- 2. Does the City and District Council have any comments on the Neighbourhood Plan?**

We have no comments at this time.

The Council worked with St Stephen prior to both Regulation 14 and Regulation 16 stages to seek to assist the likelihood that the Plan will be successful through the Examination process.

As it may assist, please find attached to this letter SADC's response to the Regulation 14 Consultation. The Council's main concern at that time was due to the allocation of development sites within the Green Belt. However a number of comments were also made with regards to the wording of individual policies, particularly with comments from the SADC Development Management team. The document you are now Examining has responded to many of those concerns.

3. Policy S13: Does the City and District Council have a Community Infrastructure Levy scheme that covers contributions to community bus services/improvements to public transport infrastructure?

SADC does not currently have a Community Infrastructure Levy scheme.

Previous consultation on a draft CIL schedule was carried out between 28th February and 11th April 2014. The Council have not however progressed CIL whilst focusing on progressing the adoption of a new Local Plan first.

I trust the above are of assistance. If you have any further queries please do not hesitate to contact me.

Yours Sincerely



Daley Wilson
Spatial Planning Officer
St Albans City & District Council