

MADDOX PLANNING
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PLANNING STATEMENT ADDENDUM

**LAND WEST OF WATLING STREET, PARK STREET,
ST ALBANS**

MAY 2022

Introduction

- 1.1 This addendum to the Planning Statement is provided to respond to several policies contained within the St Stephen Parish Neighbourhood Plan (the Neighbourhood Plan) that were not addressed at the time the application was submitted. This addendum should be read alongside the existing Planning Statement.
- 1.2 On 5 May 2021, a referendum was held on the Neighbourhood Plan in which a majority vote was secured in favour of being made. The result will now be reported to Full Council to enable the adoption of the Neighbourhood Plan.
- 1.3 The submitted Planning Statement provides an assessment against several Neighbourhood Plan policies, so this statement does not seek to repeat those assessments within this addendum. To confirm, these policies are as follows:
 - S1 – Location of development;
 - S2 – Housing mix;
 - S3 – Character of development;
 - S5 – Design of development;
 - S6 – Maximising the environmental impact of development;
 - S7 – Protecting natural habitats and species;
 - S14 – Provision of walking, cycling and horse-riding; and
 - S17 – Leisure facilities for children and teenagers.
- 1.4 The subsequent section of this addendum provides an assessment of the proposed development against the following Neighbourhood Plan policies:
 - S4 – Non-designated heritage assets;
 - S10 – Green infrastructure and development;
 - S11 – Improvements to key local junctions and pinch points;
 - S13 – Bus services and community transport; and
 - S24 – Broadband communications.

Policy assessment

- 2.1 Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. This section therefore assesses the proposal against the Neighbourhood Plan policies outlined above.

Policy S4 (Non-designated heritage assets)

- 2.2 Policy S4 of the Neighbourhood Plan considers the following buildings and structures to be non-designated heritage assets:
- Non-listed assets within St Stephen Parish contained in the Historic Environment Record;
 - The Parish Barn, Bricket Wood; and
 - St Luke's Church, Bricket Wood.
- 2.3 The policy goes on to outline that proposals affecting heritage assets, including the above non-designated heritage assets, should include a Heritage Statement, showing how the assets will be respected and protected.
- 2.4 As set out within the Planning Statement, the Site does not contain any listed heritage assets, nor are there any within proximity that would likely be affected by the proposed development. The closest listed heritage asset is the Grade II Listed property '52 Park Street', located c.350m to the south of the Site. The listed property is separated from the Site by intervening built form and the railway line. The Site is therefore not considered to form part of the setting of any designated and non-designated heritage assets within Park Street. The Site does not lie within Park Street Conservation Area, which is similarly separated from it by the railway line and intervening built form.
- 2.5 The Historic Environment Record, which is appended to the submitted Archaeological Desk Based Assessment, highlights that there are two records located in the area between North Orbital Road, Watling Street and Tippendell Lane. Ref: 7084 is the site of a sewage works which has now been demolished and used as a caravan park and Ref: 17337 comprises of faint cropmarks near Tippendell Lane. Due to the current use and location of the sites the proposal is not considered to have an impact on these assets.
- 2.6 The proposals as a result is in accordance with Policy S4 of the Neighbourhood Plan.

Policy S10 (Green infrastructure and development)

- 2.6 Policy S10 of the Neighbourhood Plan sets out that proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure with the aim of delivering a net environmental benefit for local people and wildlife. The policy also sets out that proposals should seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the neighbourhood area.
- 2.7 The proposals have been informed by an LVIA which recommended several mitigation measures that have been incorporated into the scheme. These include the retention of all boundary vegetation where possible, with additional tree planting along the western boundary. New hedgerow planting is also proposed along the currently open parts of the Site's eastern boundary to extend the visual and habitat corridors around the site, as well as to the south to help filter views.

- 2.8 In addition to the above, visual and ecological interest is to be created through informal planted areas within the Site and also through the provision of outdoor amenity space for residents, as well as landscape planting between the built form and within the street scene. Connectivity will also be greatly improved through the creation of pedestrian and cycle links to connect the development into Watling Street, including a new signalised pedestrian crossing at the northern end of the Site.
- 2.9 The proposals have been informed a green infrastructure strategy which seeks to enhance the provision and use of green infrastructure on the Site, whilst also providing enhanced connectivity to existing and future residents of the local area. As also confirmed within the Planning Statement, there will be a biodiversity net gain of at least 10% achieved on-site. The development is therefore in compliance with Policy S10.

Policy S11 (Improvements to key local junctions and pinch points)

- 2.10 Policy S11 of the Neighbourhood Plan sets out that transport assessments should address to the satisfaction of the Highway Authority the cumulative transport impact on road junctions and pinch points. Hertfordshire County Council Highways has been consulted on the proposals and has not raised concerns towards the impact on key local junctions and pinch points. The proposal is therefore in compliance with Policy S11.

Policy S13 (Bus service and community transport)

- 2.11 Policy S13 of the Neighbourhood Plan outlines that where appropriate, contributions from new major development in the neighbourhood area will be used to support additional community bus services and/or improvements to public transport infrastructure. These contributions will be collected through Section 106 Agreements or the Community Infrastructure Levy mechanism.
- 2.12 It is the intention for the Heads of Terms for the Section 106 agreement to be agreed with the Council in parallel with the consideration of this application. Should Highways request contributions to public transport services they will reviewed and provided where required to ensure the proposals are in compliance with Policy S13.

Policy S24 (Broadband communications)

- 2.13 Policy S24 of the Neighbourhood plan sets out that all new residential, commercial and community properties within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection. In circumstances where it is not possible to provide superfast broadband, sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.
- 2.14 It is the intention for superfast broadband to be provided on-site and this will be discussed with the relevant utility providers at the detailed design stage. The Utilities Statement prepared in support of the planning application confirms that superfast fibre broadband is currently available within the area. Should it not be possible for any reason, then sufficient and suitable ducting will be provided. The proposal is therefore in compliance with Policy S24.

Conclusions

- 3.1 This Planning Statement Addendum has been prepared to provide an assessment of several policies within the Neighbourhood Plan that were not addressed within the originally submitted Planning Statement. This addendum therefore does not supersede the Planning Statement but should be read alongside it.
- 3.2 The benefits and conclusions as set out in the Planning Statement are also applicable to this addendum.