

Andrew Freeman  
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**Independent examination of the Sandridge Neighbourhood Plan: St Albans City & District Council Officers Response**

Dear Mr Freeman

RE: Sandridge Neighbourhood Plan Examination

Further to your letter dated 10<sup>th</sup> November 2020, please find below the officer's response to your questions for St Albans City & District Council.

**1. What is the latest position on withdrawal or otherwise of the emerging Local Plan 2020-2036? My understanding is that the proposal to withdraw the Local Plan will be presented to a cabinet meeting, scheduled for 19 November 2020.**

I can confirm the Emerging Local Plan 2020-2036 was agreed to be withdrawn from cabinet on 19<sup>th</sup> November 2020. A withdrawal letter will be sent to PINs in due course. A draft revised LDS will be presented at planning policy committee 8<sup>th</sup> December 2020.

**2. Please provide a link to the Parish Council's application for designation as a neighbourhood area and the approval decision.**

The Sandridge neighbourhood Area was approved at Cabinet on 24<sup>th</sup> April 2014. The decision and neighbourhood plan designation boundary can be found below;

- **Cabinet Decisions**

- <https://stalbans.moderngov.co.uk/ieDecisionDetails.aspx?AllId=17281>

- **Neighbourhood Plan Designation Boundary**

[https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/SP\\_NP\\_SandridgeParishBoundary.pdf](https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/SP_NP_SandridgeParishBoundary.pdf)

**3. Please provide a link to the Strategic Environmental Assessment and the Habitats Regulations Assessment including the response from Natural England;**

SADC provided a Screening Opinion dates 27<sup>th</sup> July 2018 attached, and it was determined that a SEA was not required, as set out below.

*“SADC has concluded that there are no significant environmental effects arising from the Sandridge Neighbourhood Development Plan in terms of statutory SEA requirements. SADC’s screening decision is therefore that SEA of the plan is not required.*

The Screening Opinion includes response from Natural England, Environment Agency, and Historic England in the appendices. Natural England’s response sets out;

*“We have check our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect”*

Sandridge Neighbourhood Plan Basic Conditions Statement includes information on correspondence with Herts & Middlesex Wildlife Trust and Natural England.

**4. Are the plans identifying Local Green Spaces and Non-Designated Green Spaces (Figures 15 to 17) adequate for development management purposes?**

After consultation with our colleagues in Development Management, it is considered that the figures indicating the location and boundaries of the Green Spaces are not of sufficient scale to adequately show the boundaries of the Green Spaces. This would subsequently result in confusion as to which policies to apply to development close to these spaces. It is therefore considered appropriate that the scale of these plans are increased, with the boundaries clearly defined.

**5. Please provide a link to the 2016 technical report on green spaces prepared by the City and District Council.**

A link to the Green Space Technical report can be found below;

[https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/examination-library/SP\\_GreenSpacesTechnicalReportPublicationDraft111016\\_tcm15-56020.pdf](https://www.stalbans.gov.uk/sites/default/files/documents/publications/planning-building-control/planning-policy/examination-library/SP_GreenSpacesTechnicalReportPublicationDraft111016_tcm15-56020.pdf)

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