

Civic Centre Opportunity Site Supplementary Planning Document

Adoption Statement

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 14, notice is hereby given that:

- The Civic Centre Opportunity Site (CCOS) Development Brief Supplementary Planning Document was adopted at Council on 11 July 2012;
- Any person with sufficient interest in the decision to adopt the Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of that decision;
- Any such application must be made promptly and in any event not later than three months after the date on which the Supplementary Planning Document was adopted.

The following documents are available to view on the Council's website at <http://www.stalbans.gov.uk/environment-and-planning/planning/policy/ccos.aspx>:

- Adopted CCOS Development Brief Supplementary Planning Document;
- A Consultation Statement summarising the main issues raised during the formal consultation period and how these were addressed in the SPD;
- This Adoption Statement;
- The Sustainability Appraisal Adoption Statement and Report.

Hard copies can be viewed at:

- St Albans District Council Civic Offices, St Peter's Street, St Albans, AL1 3JE;
- Harpenden Town Hall, Leyton Road, Harpenden, AL5 2LX;
- Public Libraries in the District.

A copy of the 11 July Council report and the minutes of the meeting can be viewed on the Council's website at

<http://stalbands.moderngov.co.uk/ieListMeetings.aspx?Committeeld=184>

As permitted by section 23(1) of the Planning and Compulsory Purchase Act 2004 modifications were made to the Development Brief since consultation in 2011. These modifications can arise from any representations made in relation to the document and any other matter the local planning authority think is relevant.

Modifications arising from representations made in relation to the document are set out below and in Appendix 4 of the Consultation Statement:

- Only using technical terms in the brief where required and suitable alternatives are not available;
- Inclusion of more appropriate examples of other developments;
- Use of larger images;
- Allowing for flexibility in the brief to reflect future traffic management proposals;
- Including a referencing to access for people of all abilities;
- Reviewing servicing requirements in the brief whilst not being overly prescriptive;
- Referencing the Herts Design Guide in the bibliography;
- Stating that the burial ground will remain a quiet and open area;
- Including a constraints and opportunities table;
- Additional text of the surrounding context of the site;
- Rewording the Heights and Massing Sub-section;
- Deletion of former figures 25 and 26;
- New subsection on Streetscape with reference to public realm projects and the importance of Victoria Street as a gateway;
- Set out headings under which planning obligations will be sought;
- Clearer objectives;
- Reference to the potential for Sustainable Urban Drainage Systems and rooftop gardens;
- Include leisure uses in Appropriate Uses section.

Modifications arising from other matters the Local Planning Authority thought relevant are set out below:

- Wording changes to ensure compliance with the 2012 Town and Country Planning Regulations post the High Court ruling on the Shepherds Bush Market SPD;
- A revised structure ensuring that all contextual information was at the beginning of the document and allowing the document to flow better;
- A reworded introduction setting out clearly the aims for the brief;
- A new preface;
- A new vision and objectives drawn from the previous introduction and objectives, as well as the 2009 City Vision and 1994 District Local Plan;
- A revised Policy Context section containing reference to the National Planning Policy Framework and the forthcoming Strategic Local Plan;
- Reference to the Look! St Albans initiative;
- Additional detail on design aspects of a potential new public square;
- Increased encouragement for the redevelopment of the Principal Health Clinic as part of future development;
- Additional emphasis on the flexibility of the Council with regards to its landholdings and future decisions on Council accommodation needs;
- A revised Glossary and Bibliography.

For further information please contact the Spatial Planning Team by email planningpolicy@stalbans.gov.uk or by telephone: 01727 866100.