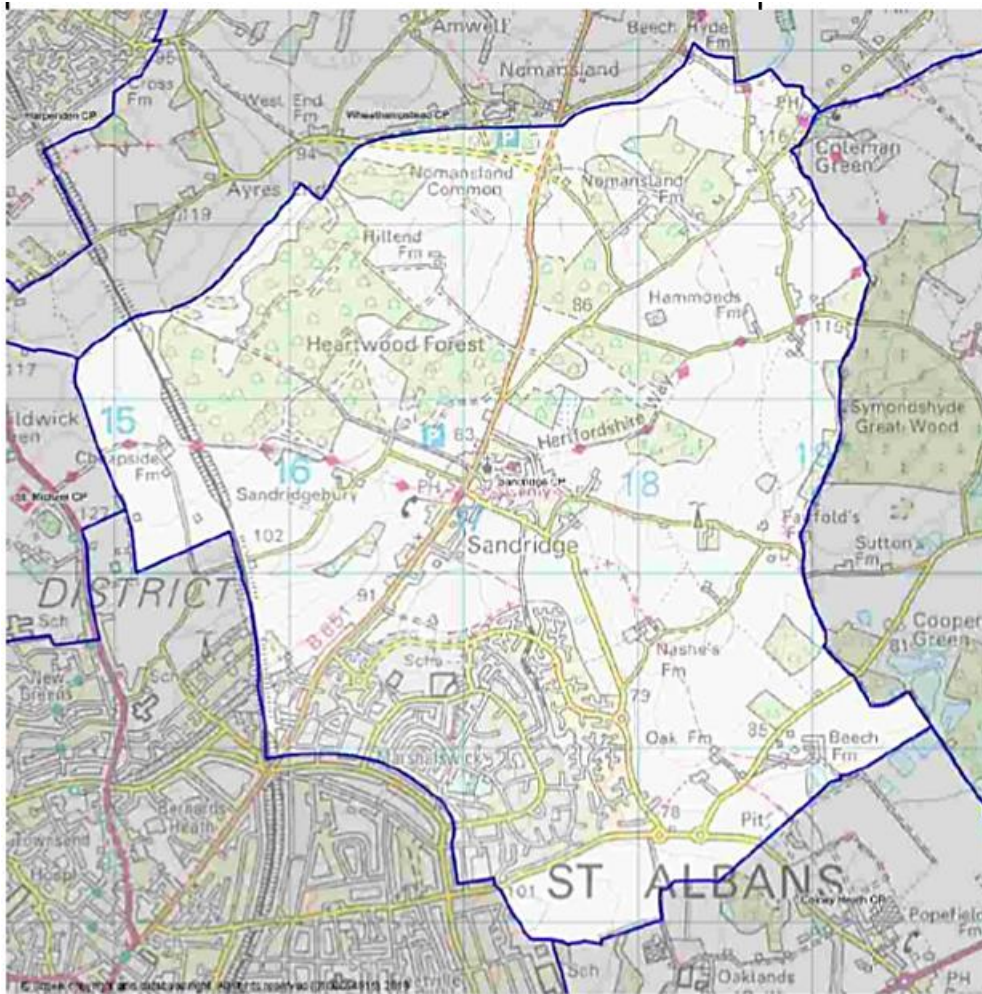


**SANDRIDGE PARISH
NEIGHBOURHOOD PLAN
2019-2036**



SUMMARY OF PRE-SUBMISSION DRAFT



Map of Sandridge Parish

The Sandridge Parish Neighbourhood Plan (the Plan) has been written by local residents to influence the future development of the neighbourhood. The Plan has genuinely been shaped by the local community, for the local community. These activities have been, and continue to be, supported by Sandridge Parish Council

The purpose of the Plan is:

- i. to set out a positive vision of the future needs of the Parish in terms of its housing development, highways and transport, commerce, employment and health, wellbeing and environment; and
- ii. to create a framework for delivering a sustainable future for the benefit of all who live, work in, or visit the neighbourhood.

This document is a summary of the Plan containing the vision, objectives and an introduction to the policies.

The Plan covers the period 2019-2036, which aligns with the end of the plan period for the emerging St Albans City and District Local Plan (the Local Plan).

Vision

“To be an inclusive, cohesive and safe community with a high quality of life, which retains the distinct character of its neighbourhoods - Sandridge village, Marshalswick North and Jersey Farm.”

Objectives

- 1. Support sustainable, good design that respects the neighbourhoods’ distinct identities and characters.**
- 2. Encourage sustainable, mixed developments designed to meet local needs and provide appropriate housing for all age groups.**
- 3. Promote the provision of appropriate and adequate infrastructure to support development of the local and wider community.**
- 4. Retain our Green Belt and open spaces.**
- 5. Promote sustainable means of transport and other solutions to address the problems of traffic congestion and parking.**
- 6. Encourage employment opportunities in the area through retaining and supporting commercial and retail zones, and by supporting working from home.**
- 7. Encourage the use of Heartwood Forest, Jersey Farm Woodland Park and other facilities by residents and visitors.**

The Neighbourhood Plan Policies

The Policies in the Plan reflect the issues raised during the various consultations with residents and local businesses. This document, like the plan, is divided into four sections:

Sustainable Development

Sustainable Transport

Sustainable Economy

Sustainable Environment, Health & Wellbeing

This document is a summary of the full Sandridge Parish Neighbourhood Plan 2019-2036 (pre-submission draft). The full version of the Plan can be obtained from the offices of Sandridge Parish Council. The Plan can also be accessed online at www.sandridge-pc.gov.uk

Summaries of the policies are contained on the following pages.

If you have any questions about this summary or the Plan please contact:

John Hale, Parish Councillor - 01727 837371

or,

Simon Thwaites, Parish Clerk - 01727 831871

Sustainable Development

The policies in this section reflect consultations with residents, which highlighted:

1. strong support for keeping Sandridge village within its current boundary and not allowing further spread towards neighbouring residential areas.
2. what housing was provided should be affordable and targeted towards existing families thus providing local people greater opportunity to rent or purchase local homes.
3. supply of large houses, unaffordable to local families should be restricted.
4. housing should reflect the character of the local area.
5. housing should be more sustainable with better insulation, controlled ventilation and where possible should be adaptable to reflect the needs of a changing and, in some instances, a maturing population.
6. the need for improved infrastructure.
7. protection of the green spaces within our residential areas.

Policy D1 Settlement Boundary

A policy to restrict development within Sandridge village to its existing boundary and to limit any development within the village to small scale housing, small start-up businesses or community facilities and services. Any development must reflect the character of the settlement.

Policy D2 Potential Development Land

All future development should address the current imbalance in housing supply by supporting the provision of more affordable housing, especially for those with a strong local connection. No development will be supported if it is within the Metropolitan Green Belt (other than that specifically identified in the Local Plan).

Policy D3 Provision of Affordable Housing for Local People in Perpetuity

The policy allows people with a strong local connection to the Parish and whose needs are not met by the open market to receive first offer of the tenancy or shared or sole ownership on a proportion of new homes built within the Parish.

Policy D4 Housing Development and Building Guidelines (Less Than 10 Dwellings)

A policy to promote sustainable building of extensions and small site developments including guidance on car parking provision and design of flexible spaces for home working and downsizing and respect of current environment.

Policy D5 Housing Development and Building Guidelines (10 or More Dwellings)

Further sustainable provisions for larger sites including vehicular, cycle and pedestrian access proposals. Requires master planning provision including contribution towards school and health facilities commensurate with the size of the development.

Policy D6 Sustainable Future Housing Design

Promoting environmental design to reduce the negative impact of the construction and operation of any dwelling on the climate. Also encouraging a lifetime design to enable homes to be adapted to suit an aging population.

Policy D7 East St. Albans Broad Location

Should the East St. Albans Broad Location (expansion of the Oaklands site from 348 homes to 1,200 homes) be adopted within the Local Plan, this policy sets out criteria to ensure the development makes a positive contribution to the entire community rather than becoming a dormitory commuter estate.



Sustainable Transport

Policies in this section aim to address concerns connected with transport and travel raised by local residents, including:

1. Increasing traffic congestion and air quality issues on roads used as through routes.
2. Inconsiderate parking and safety issues around areas such as schools and shops.
3. Continuing cuts to bus services.
4. Inadequate infrastructure to encourage walking and cycling as an alternative to the use of private cars.

Policy T1 Traffic Congestion and Road Safety

This sets out measures to minimise the impact of increased traffic congestion on residential roads arising from new development. It outlines mitigation schemes to improve road safety and to address air quality and parking pressures.

Policy T2 Public Transport (Buses)

A policy that enables and encourages use of buses or other means of passenger transport as a sustainable alternative to the use of private vehicles.

Policy T3 Walking, Cycling and Recreational Travel (Active Travel)

New housing developers will be expected to ensure that there are safe, attractive and accessible pedestrian and cycle routes to connect residents with key destinations and enable them to improve their health and wellbeing. Public Rights of Way should be maintained and extended.



Sustainable Economy

During the consultation the following concerns were identified by residents, which the Plan aims to address:

1. The lack of access to high speed broadband to support self-employment and home working.
2. The need for a healthy balance of local shopping facilities – notably, controlling fast food outlet growth.
3. The provision of employment within the Parish.
4. The importance of retaining existing commerce and its sites.

Policy C1 Commercial Areas

Aims to preserve and enhance the existing commercial (non-retail) areas in the Parish by setting criteria that should be met when considering an application for development that impacts an existing commercial area or use.

Policy C2 Retail Areas

Aims to retain a mix of retail outlets in the shopping areas of The Quadrant and St Belades Place. The policy would restrict the conversion of retail units to hot food takeaways.

Policy C3 Homeworkers

Schemes to improve the provision of infrastructure for homeworkers and to encourage an environment conducive to homeworking will be supported.

Policy C4 Sustainable Community, Leisure and Sports Facilities

Planning applications to extend or enhance existing community, leisure or sports facilities will be supported, provided there is not an unacceptable impact on adjoining residential areas.

Policy C5 Promotion of visitor attractions

To support the development of Heartwood Forest as a publicly accessible open space – and to support the provision of facilities, such as information centres, toilets and car parking, for visitors to Heartwood Forest, which do not unacceptably impact on the amenity of the adjoining residential area.

Given the ecological impact of any development, support would be given for facilities that have minimal environmental impact.

Sustainable Environment, Health and Wellbeing

Policies in this section aim to address concerns connected with the environment, health and wellbeing raised by local residents, including:

1. Conservation of the Parish's green and historical heritages.
2. Improving local habitats and biodiversity, in part by maintaining and protecting the landscape, views and gaps between settlements.
3. The local provision of health related services.

Policy E1 Natural Environment, Biodiversity and Green Infrastructure

Responds to the residents' wish to conserve the Parish environment. Identifies positive improvements to green infrastructure and a net gain in biodiversity that should be achieved as the result of any major development proposals.

Policy E2 Landscapes, Views and Gaps

Aims to conserve the natural valued fauna and flora of the Parish. It outlines requirements to maintain the views, landscape features and gaps between settlements and development proposals.

Policy E3 Local Green Spaces

An important part of the character of the Parish is the open and green spaces within the urban and village setting. The local community particularly values these. This policy aims to avoid inappropriate development in Local Green Spaces.

Policy E4 Non-designated Green Spaces

As a result of the process to establish which additional sites met the criteria as Local Green Spaces, a list of Non-designated Green Spaces was drawn up covering the remaining green spaces within our Parish, which are integral to the character of the area and need to be protected.

Policy E5 Heritage Assets

Designed to prevent any adverse impact on local heritage assets from proposed future developments. Development, which affects the character or appearance of listed buildings and their setting or identified valued landmark views and buildings will be judged against the specified criteria.

Policy E6 Health Needs

Highlights the health needs for the residents based on current insufficient supply. Major development proposals should contribute to the provision of additional facilities identified.

SANDRIDGE NEIGHBOURHOOD PLAN 2019–2036

REGULATION 14 (PRE-SUBMISSION) CONSULTATION RESPONSE FORM

Comments on the proposed policies must be submitted during the consultation period until 27 September 2019.

- Your comments can only be considered if you **complete the personal details section**
- When completed please either email to neighbourhoodplan@sandridge-pc.gov.uk or send to

Sandridge Parish Council
Marshalswick Community Centre
The Ridgeway
St Albans
AL4 9TU

- Additional response forms can be obtained from the offices of Sandridge Parish Council or downloaded from the Sandridge Parish Council website.
- The plan contains a number of policies, please clearly state the policy you are commenting on. If you wish to comment on other parts of the Plan please provide the relevant paragraph or page number.
- Should you require any assistance please contact the offices of Sandridge Parish Council.
- The information we are collecting is only for the purposes of consulting on the Plan. Further details on the Sandridge Parish Council's Data Protection Policy can be obtained from the Parish Clerk at the above address.
- **Please note all responses will be made available for public inspection.**

Personal details

Name :-

Address :-

Are you a resident of Sandridge Parish: Yes/No

If you are responding on behalf of a company or organisation, please state the name of the company or organisation.

Response is on behalf of :-

SANDRIDGE NEIGHBOURHOOD PLAN 2019–2036

REGULATION 14 (PRE-SUBMISSION) CONSULTATION RESPONSE FORM

Policy, page or paragraph number	Comments and/or suggested changes
