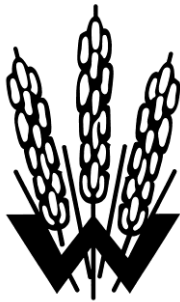DRAFT

Wheathampstead Town Council

Wheathampstead Neighbourhood Plan 2016-2026

Pre-Submission Consultation (Regulation 14)
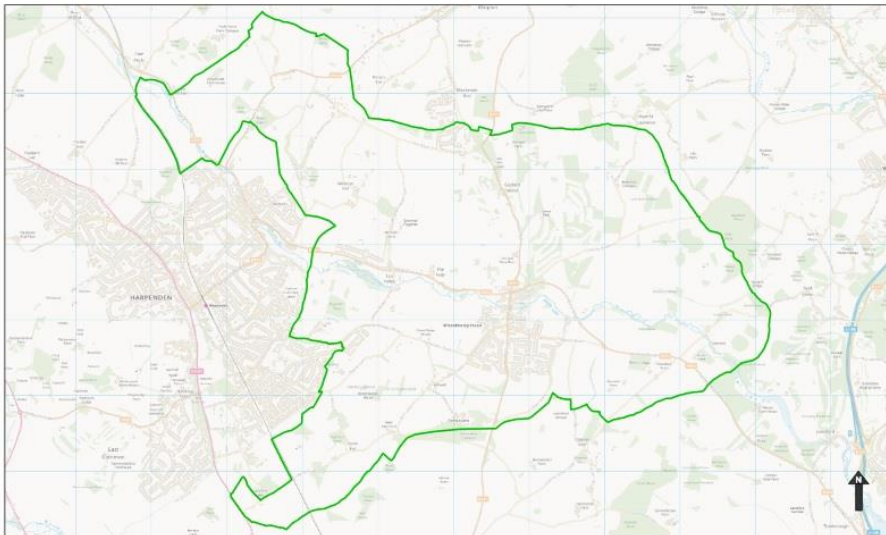
Insert date

Contents

1 INTRODUCTION

1.1   This document represents the Neighbourhood Plan for Wheathampstead parish. It represents one part of the development plan for the parish over the period 2016 to 2026, the other part being the St Albans Local District Plan, 1994, to be replaced by, when adopted, the St Albans Strategic Local Plan.

1.2   St Albans City and District Council, as the local planning authority, designated a Neighbourhood Area for the whole of the Wheathampstead parish in July 2015 to enable Wheathampstead Town Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Wheathampstead Neighbourhood Plan Steering Group (WNPSG).

1.3   The Wheathampstead Neighbourhood Plan (WNP) is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The WNPSG has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning land use and development change over the plan period 2016 to 2026.

1.4   The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Wheathampstead, its residents, businesses and community groups.

1.5   Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

1.6   The map below shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Wheathampstead parish.

Wheathampstead Parish
◇ Parish Boundary
© Crown copyright and database rights 2013 Ordnance Survey 100018953

St Albans
City & District Council

National policy

1.7   The National Planning Policy Framework (NPPF) states:

> *"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes … can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications (para.183).*
>
> *Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.*
>
> *Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*
>
> *Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of*

the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)".

1.8 The St Albans Local District Plan was adopted in 1994. An updated Strategic Local Plan is currently being developed which will supersede the former document. The timescale for the Development Plan is estimated as late 2016, therefore is likely to provide the strategic context for the neighbourhood plan. Should the Plan not be complete, the existing Core Strategy remain of relevance.

Consultation

1.9 The WNPSG has developed the Neighbourhood Plan through extensive engagement with the community.

1.10 An extensive programme of engagement has also been undertaken to identify further issues, develop policy options and seek feedback on the emerging plan. This has included:

- Public exhibitions and drop-in events

- Face-to-face sessions with local organisations including schools, scouts and guides and other young peoples' groups, the business forum, and voluntary and interest groups

- A questionnaire distributed to all households.

> **Commented [AE1]:** As examples – clearly we will need to complete this bearing in mind your engagement approach

2 LOCAL CONTEXT

History of Wheathampstead

Origins

2.1 Include a brief history of the area, including any photographs

Modern Wheathampstead

2.2 A description, with illustrations, including how the parish and town have changed since the 20th century – housing, development, industry, transport links, community events, character and so forth. Also we can talk here about planned developments that we know about, Wheathampstead Cross being the one of most significance.

Profile of the community today

2.3 A detailed profile is provided in Appendix A. In summary, the key aspects of the profile of Wheathampstead parish, as they relate to the Neighbourhood Plan, are as follows[1]:

- Eg. the population demographics – ageing population or not
- Car ownership.
- commuters
- whether it falls in deprived area of the UK or not

Local infrastructure – this section will summarise key points about infrastructure – what there is now, what's missing, what's planned, impacts of future growth on this

- This section will include a description of the following:
- Housing numbers and allocations
- Any infrastructure plans that exist in relation to the parish eg. from the district level
- Information about medical infrastructure – what exists, what is planned and whether it is likely to meet the needs of growing population
- Overview of the road network – and indication of how this is going to bear up given new developments. Including key points from any traffic/transport studies
- Public transport overview – what might be required/ what's in place
- Educational facilities – what exists, what is the impact of growth on these?
- Sports and recreation – what exists, any studies that are of relevance and key findings bearing in mind future growth.
- Any environmental considerations – eg. any issues regarding flooding? Concerns about local drainage?

---

[1] Source: 2011 Census

Local Plan policy

2.4 Description of the policy context

2.5 Include a summary of the key policies as they apply to the Neighbourhood Plan area.

current Core Strategy

2.6 The following policies in the have specific references to Wheathampstead.

- Policy xx – descriptions

- Policy y – description

- And so on

2.7 A full list of policies and how they link with St Albans policies and national planning policy are shown in Appendix B – this will be completed once we know what your policies are and will illustrate, in table form, how they are in general conformity with the policies of St Albans and national policy.

Emerging strategic plan

2.8 As above

3 VISION AND OBJECTIVES

Challenges for Wheathampstead

3.1   The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Wheathampstead parish. In summary these challenges are:

- List the challenges here (taken from your SWOT analysis)

Vision for Wheathampstead

3.2   In consultation with the community, the established vision for Wheathampstead is as follows:

Insert vision

Neighbourhood Plan Strategic Objectives

3.3   The strategic objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

- List your strategic objectives

The next sections are divided into topic areas – here, I've suggested these ones:

- Built up boundary
- Housing
- Transport
- Character
- Community Facilities
- Environment
- Local economy

But you may want to alter these. I would suggest using generic headings, and then linking the policies within them back to your strategic objectives – rather than setting it out by objective as many of the objectives overlap or cover more than one topic area.

4 BUILT-UP AREA BOUNDARY

4.1   Many NPs include a spatial policy which sets out the built-up area boundary which can help to set out where development should happen to avoid coalescence

---

Policy 1: Built-up Area Boundary (example)

Only development proposals within the built-up area boundary of Wheathampstead, as shown on the Proposals Map, will be supported and the re-use of previously-developed sites will be encouraged, provided that the development is appropriate in scale, massing, and character, and that the proposals for development have had due regard to the policies contained elsewhere in this Plan and the Local Development Plan.

(Conformity Reference: NP Objective xx; 2004 Core Strategy Policy xx,xx,xx, 2011 draft Core Strategy Policy 5, 9, 38; and NPPF para's 17, 55, 109)

Policy justification

4.2   For each policy, you will need to explain why you have included it.

> **Commented [AE2]:** To be created to show ALL NP proposals in a visual way

5   HOUSING

Policy

5.1   Set out your policy, and underneath state how it conforms to your NP Strategic Objectives, St Albans existing/emerging policy, and the NPPF).

Justification

5.2   Explain the purpose of the policy and why you have included it – you could include a description of your findings from local engagement here. You can include photographs if this helps. Does the policy add more detail to an existing Local Plan policy? Does it fill a current gap in Local Plan policy? Does it emphasise a local plan policy? (if it is just about restating a local plan policy, the examiner may pull it out as he will say it's already dealt with, but some plans do underline important policies where the community feel particularly strongly)

Do this for each of your topic areas.

6 TRANSPORT AND MOVEMENT

7 CHARACTER AND CONSERVATION

8 COMMUNITY INFRASTRUCTURE

9 ENVIRONMENT

10   LOCAL ECONOMY

11   NON POLICY ACTIONS

This is where we can include information that is useful and relevant to Wheathampstead, but not directly relevant to the planning system. So, for example, if you wanted to renovate the village hall, or start up a community service, or undertaken traffic calming measures, they would go in here.

Table 11.1: Non-land use issues to be addressed

Issue	Possible actions	Lead agencies and partner
Housing		
Transport and Movement		
Character and Conservation		
Health, education and leisure		
Environment		
Town/Village Centre and Economy		

12   PROPOSALS MAPS

This section will include mapped versions of the proposals

GLOSSARY

We can add to this as necessary:

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market

- **Comparison retailing** – this is shopping for higher value goods, such as white goods, clothes, electrical items, etc, that is not undertaken on a regular basis.

- **Convenience retailing** - this is primarily food shopping and shopping for everyday grocery items.

- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by St Albans City and District Council.

- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.

- **Social rented housing** - Housing owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.

- **Section 106 agreement** - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms, that would not otherwise be acceptable

- **Real time passenger information (RTPI)** - an electronic information system that may include predictions about arrival and departure times, as well as information about the nature and causes of disruptions. It may be used both physically within a transportation hub and remotely using a web browser or mobile device.

- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

Appendix A   Profile of Wheathampstead

Unless stated otherwise, the profile of the community has come from the 2011 Census. You may be able to lift this directly from the BRCC profile

Population

Figure 1: Population profile, 2011

Work

Figure 3: Economic activity, 2011

Figure 6: Mode of transport to work

Housing

Figure 7: Type of dwelling

Figure 8: Number of bedrooms

Figure 9: Ownership profile

Appendix B   Conformity of Neighbourhood Plan policies with local and national policy

NP Policy	NPPF	Core Strategy	Development Strategy
	Paragraph	Policy	Policy/Paragraph

Appendix C   List of evidence base documents

All documents are available at http://Wheathampsteadnp.org.uk/