



LONDON COLNEY PARISH COUNCIL

To: Cllr MacMillan (Chair) Gardner, Cllr Gordon, Cllr Lillico, Cllr Mahony, Cllr Mortuza, Cllr Pakenham, Cllr Pearl and Cllr Winstone

26 January 2021

You are hereby summoned to attend **PLANNING COMMITTEE** meeting to be held on **TUESDAY 2 FEBRUARY 2021, 6.00pm** to be held virtually

Join Zoom Meeting

<https://zoom.us/j/96591351973?pwd=YjhJQzRGR2JzZEtzUjN0cElxdzFWZz09>

Meeting ID: 965 9135 1973

Passcode: 399541

One tap mobile

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+44 203 481 5240 United Kingdom

Meeting ID: 965 9135 1973

Passcode: 399541

Find your local number: <https://zoom.us/j/ahfaJYOC>

Emma Payne
Clerk to the Council

1. APOLOGIES

To receive apologies for absence

2. DECLARATION OF INTEREST

To receive members declarations of interest in items on the agenda.

3. PERHAM WAY

To consider a response to the consultation proposal for this site

<https://www.perhamway-consultation.co.uk/>

4. ST ALBANS CITY AND DISTRICT COUNCIL LOCAL PLAN 2020-2038 UPDATE

4.1 To consider a response to the following:

- a) Statement of Community Involvement
- b) Sustainability Appraisal



4.2 To note the call for sites.

5. **DATE OF NEXT MEETING**
To be confirmed

Perham Way, London Colney

OUR PROPOSAL

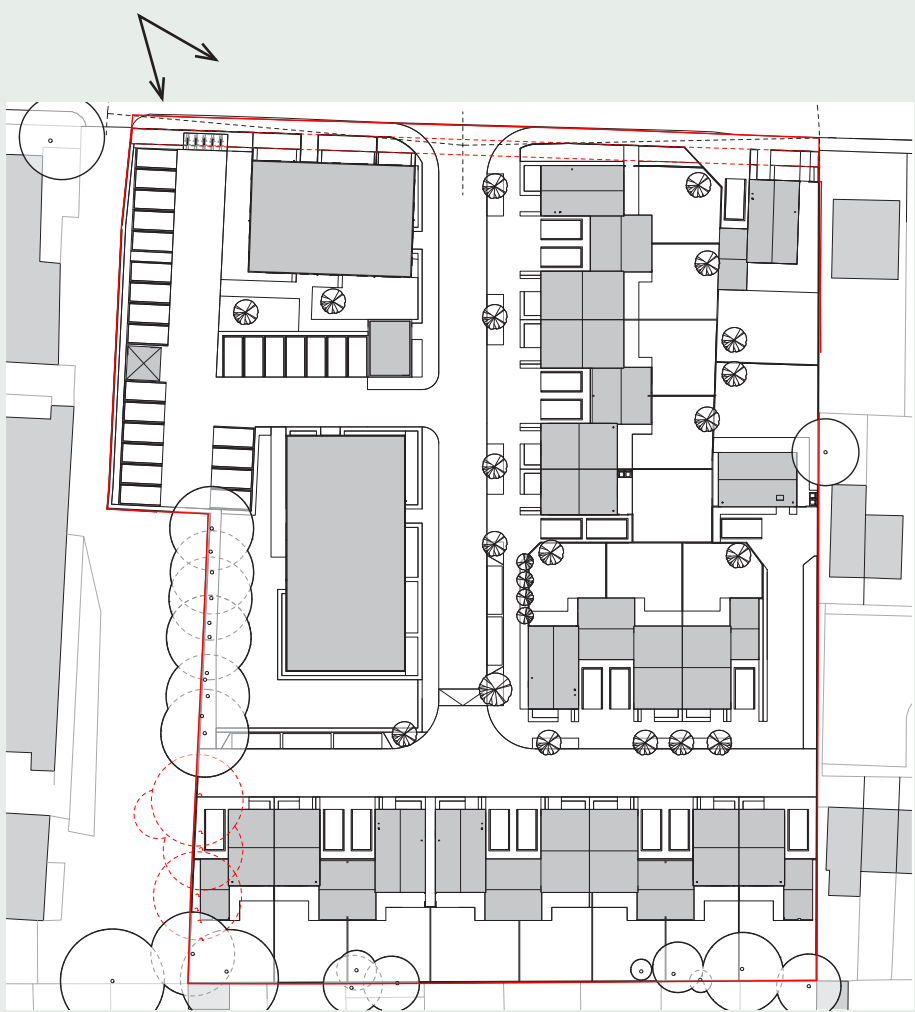


Our proposal is for 44 new homes:

- 16 one bedroom flats
- 10 two bedroom flats
- 6 two bedroom houses
- 12 three bedroom houses

Perham Way, London Colney

STRATEGY AND OVERVIEW

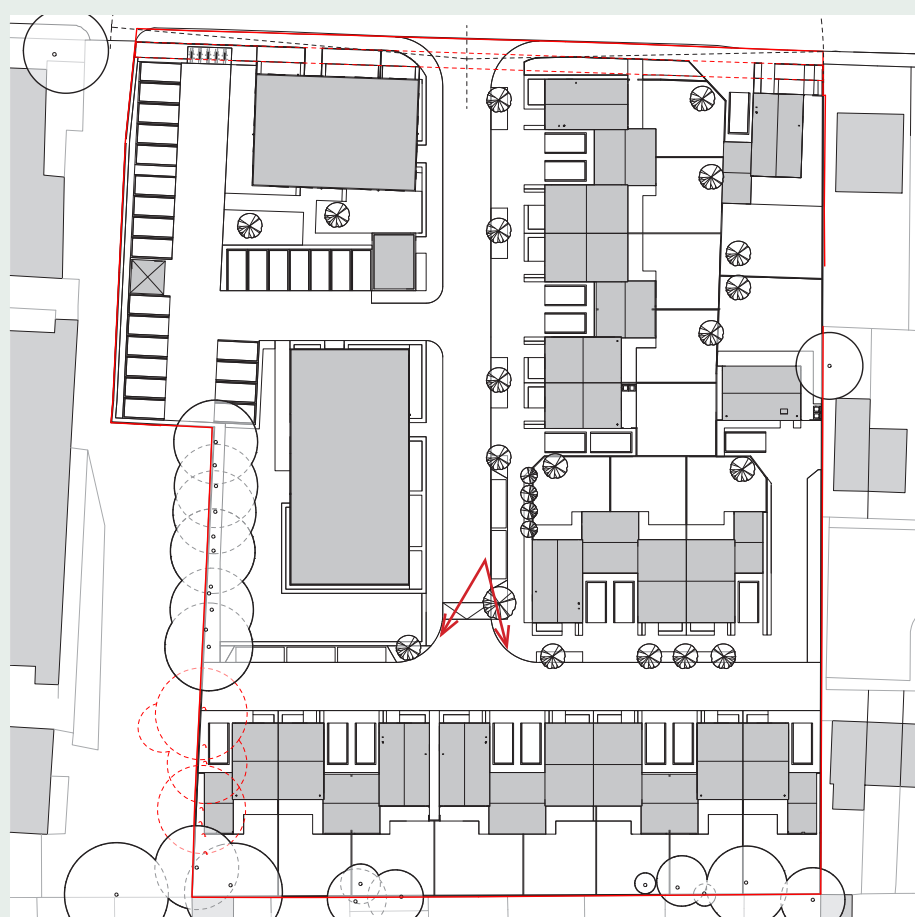


The proposed new homes are a blend of traditional forms; contemporary design elements and a palette of materials have been taken from the surrounding area with buff & red bricks, grey windows and roof tiles.

The landscape design incorporates the retention of majority of existing trees and responds well to a very constrained site using an appropriate level of new planting.

Perham Way, London Colney

INVESTING IN LONDON COLNEY

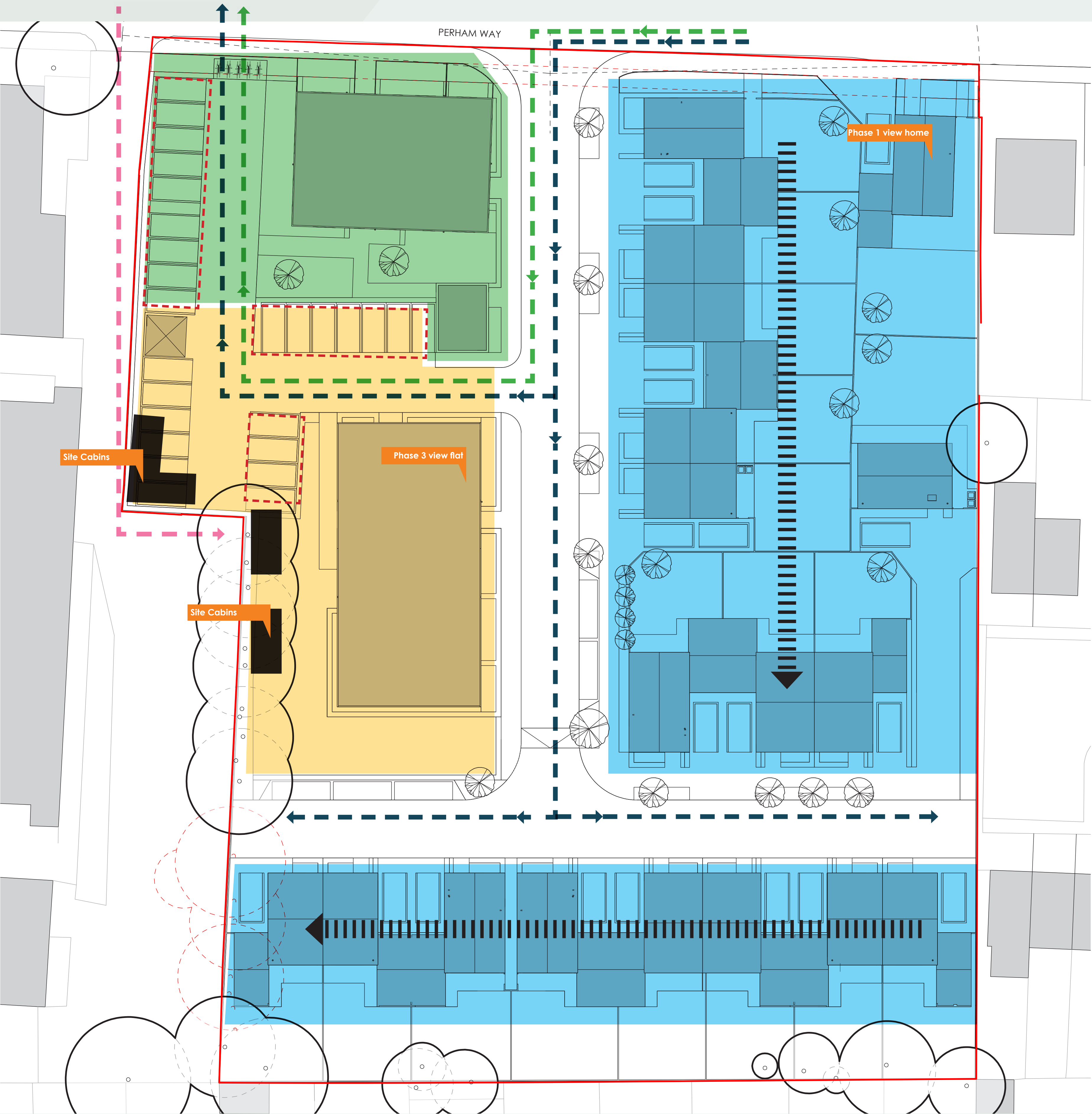


Chalkdene want the community to benefit from the development and where possible will be:

- Employing local subcontractors and suppliers
- Help local services through c.£200,000 of S106 contributions (as per agreement with Outline Planning permission).
- Providing much needed new homes.

Perham Way, London Colney

CONSIDERATE CONSTRUCTION



Construction Phase Plan

- Phase 1
- Phase 2
- Phase 3
- Cabins
- Storage Area
- Vehicular Route - Early Stage
- Vehicular Route - Late Stage
- Pedestrian Route

Our approach to the construction is to minimise the impact on neighbouring residents, the local traffic network and the wider environment.

Parish Clerk

From: Planning Policy (SADC) <Planning.Policy@stalbans.gov.uk>
Sent: 25 January 2021 11:55
To: Parish Clerk
Subject: St Albans City and District Council Local Plan 2020-2038 Update



Planning and Building Control

Please ask for: Chris Briggs
Telephone: 01727 866100
E-mail: christopher.briggs@stalbans.gov.uk
Date: 25 January 2021

Dear Sir / Madam,

St Albans City and District Council Local Plan 2020-2038 Update

St Albans City and District Council is starting a new Local Plan. The new Local Plan period will start from 2020 and end in 2038.

In starting a new Local Plan, the Council is required to undertake a number of processes. These include:

- Adopting a Local Development Scheme
- Consulting on a Statement of Community Involvement
- Consulting on the scope of the Sustainability Appraisal
- Inviting representations for a 'Call for Sites 2021'

Consultation will run from Monday 25 January 2021 until 5pm on Monday 8 March 2021.

Information about the processes above for the new Local Plan is available to view at:

<https://www.stalbans.gov.uk/new-local-plan>

Adoption of Local Development Scheme

The Local Development Scheme sets out the timetable for the preparation of the new Local Plan (2020-2038). The timetable covers the period from 2020 to 2023.

The Council's adopted Local Development Scheme is available to view at:

<https://www.stalbans.gov.uk/local-development-scheme-2020-2023>

New Planning Policy Consultations

The Council is carrying out a number of new - Local Plan consultations and is inviting representations on the following consultations. Further information about how to make a representation is set out below. The deadline for making representations is 5pm on Monday 8 March 2021.

Statement of Community Involvement

The draft Statement of Community Involvement (SCI) has been published for public consultation.

The draft Statement of Community Involvement reflects the relevant requirements of the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008, the Localism Act 2011 and the Neighbourhood Planning Act 2017) and Planning Practice Guidance. The consultation is an opportunity to shape St Albans City and District Council's approach to involving residents and other stakeholders in the planning of the District. Suggestions are welcome on the community engagement techniques to encourage effective participation.

The consultation and associated documents are available to view at:

https://stalbans-consult.objective.co.uk/portal/planning_policy/sci2021/sci2021

Sustainability Appraisal

The Sustainability Appraisal Scoping Report for the new Local Plan 2020-2038 has been published for public consultation.

All Development Plan Documents are required to be subject to Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA) throughout their preparation. The consultation and associated documents are available to view at:

https://stalbans-consult.objective.co.uk/portal/planning_policy/sascoping2021/sascoping2021

Call for Sites 2021

The 'Call for Sites' is an early opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 15 to 20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan 2020-2038.

You are invited to put forward any new sites that you would like the Council to consider in its Housing and Economic Land Availability Assessment (HELAA). These should be capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares or more (or 500 square metres of floor space or more). The Council will take account of the Strategic Housing Land Availability Assessment (SHLAA) submissions previously received since 2009 and therefore there is no need to resubmit these unless circumstances have changed. Sites from previous SHLAAs will form part of the Council's assessment. Proposed land uses can include:

- Gypsy & Travellers
- Mixed Use
- Employment
- Renewable and low carbon energy and heat
- Biodiversity Improvement / Offsetting
- Green Belt Compensatory Land

- Land for Tree Planting
- Other

To make a submission please see the 'Call for Sites 2021' form at:

https://stalbands-consult.objective.co.uk/portal/planning_policy/cfs2021/cfs2021

How do I make a representation?

Comments will only be considered within the consultation period.

If possible, please respond online.

If you prefer not to comment online, you can respond by email or you can post your comments to us. We will publish your name (organisation if applicable) and comments online, but no other contact details. This applies whether you respond online, by email or by post.

Please return representations to the Spatial Planning Team by 5pm on Monday 8 March 2021:

- By online consultation system:

https://stalbands-consult.objective.co.uk/portal/planning_policy

- By email to: planning.policy@stalbands.gov.uk
- By post to: Spatial Planning Team, St Albans City and District Council, Civic Centre, St Peters Street, St Albans, Hertfordshire, AL1 3JE

If you have any queries about the consultations above, you can contact us using the email address above.

Yours faithfully,



Chris Briggs
Spatial Planning Manager
St Albans City and District Council

Your vote matters; don't lose it

The annual household registration canvass commences in July and every property within the district will receive an email or letter. If you're asked to respond, please do so as soon as possible. Details of how to do this will be provided.

Anyone who is not yet registered to vote will also need to register individually. Visit www.gov.uk/register-to-vote. Paper application forms will be sent upon request.

For further information visit www.stalbans.gov.uk/voting-and-elections or call 01727 819294

Do you have a 'MyStAlbans' District Account?

To register, just go to www.stalbans.gov.uk/mystalbansdistrictaccount to access a personalised online account that gives you instant access to lots of useful council services, wherever you live in the District.



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