

Colney Heath Neighbourhood Plan

The current designated area for Colney Heath Neighbourhood Plan currently includes the entire parish. Following the decision to divide the parish in December 2022 CHPC have requested advice from SADC our LPA on the status of the designated area.

SADC response-

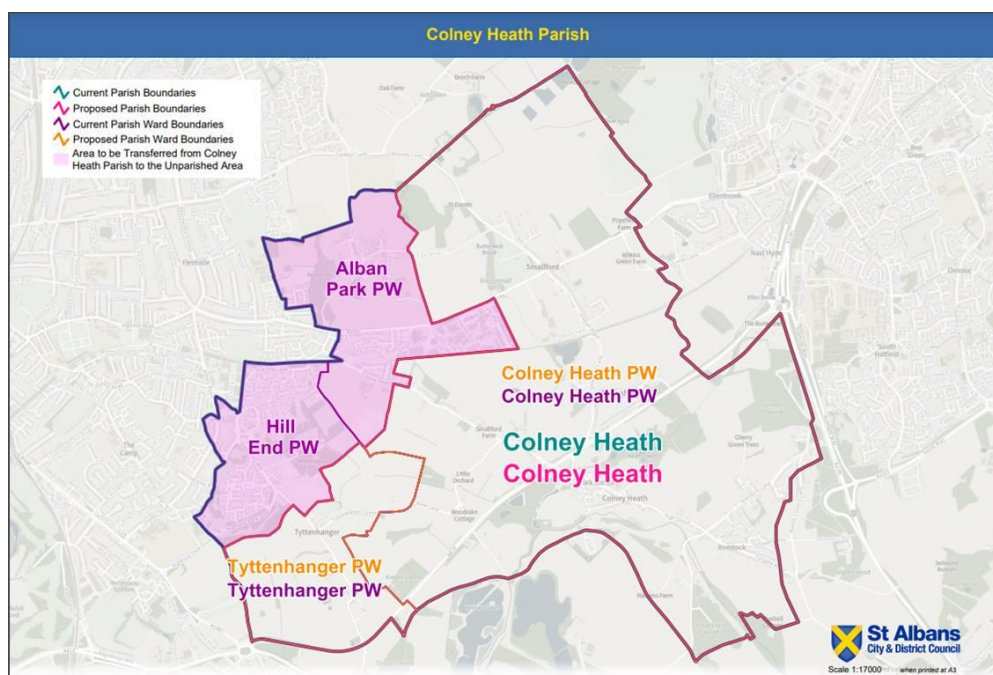
Subject: RE: Colney Heath Parish Council Neighbourhood Plan

Dear Lisa,

Thank you for your email below. Following advice from our legal team and from the Association of Electoral Administrators, the area to be included in the Colney Heath Neighbourhood Plan has not changed as a result of the Community Governance Review (CGR) outcome, even though the Parish boundary is to change on 1st April 2023.

You have a choice moving forward; the Neighbourhood Plan Area could remain as approved by SADC's Cabinet on 27/02/2014, which is the default position. However, given the relatively early stage of preparation of the Colney Heath Neighbourhood Plan and the relatively large scale of change brought about by the CGR, the most appropriate course of action for you to take may be to update the Neighbourhood Plan Area.

Please see the below image setting out the change to the Parish boundary from 1st April:



Paper for Council consideration
Full Council 16th February 2023
Item 106b

The Association of Electoral Administrators advice below provides further information and links to the relevant legislation, including with regards the application process for setting the Plan area under Regulation 5 of The Neighbourhood Planning General Regulations 2012.

The neighbourhood area will be whatever was designated by the planning authority early on in the planning process.

[Section 61G of The Town and Country Planning Act 1990](#) defines the meaning of a neighbourhood area.

A “neighbourhood area” means an area within the area of a local planning authority in England which has been designated by the authority as a neighbourhood area.

[Regulation 5 of The Neighbourhood Planning General Regulations 2012](#) gives further details about what an application for designation of a neighbourhood area must include, such as a map identifying the area.

It is possible that a neighbourhood area is not coterminous with a parish boundary, it could just contain part of a parish, or more than one parish.

If you have further queries for the team we will try and assist.

Please note that from now on Andrew Wright (cc'd) has replaced Wendy as your main Neighbourhood Plan contact and lead Neighbourhood Plan officer.

KR

Chris Briggs
Spatial Planning Manager
Strategy, Policy & Transformation

St Albans City and District Council

Impacts to be considered.

Highlighted yellow questions for SADC

Budget

Is continuing with the NP across the entire parish within CHPC budget?

If Highfield Hill End remains within NP area would SADC contribute additional funds for the larger expenditure items? Eg surveys. (I understand that SADC pay for the referendum)

Time scales

- a) What impact would changing the area have on the time scale required to completing the NP?
- b) How long would it take the SADC WHBC, Hertsmere to change the area.
- c) It could be only with SADC if the village out of SADC LPA cannot be included.

How would this align with SADC Local Plan?

How would this align with the current planning applications in the village?

Areas to be included

The changed parish of Colney Heath contains four visual social/economic communities.

Colney Heath
Sleapshyde
Smallford
Tyttenhanger

Sleapshyde, Smallford, Tyttenhanger are all with SDAC LPA area, however Colney Heath is within three LPA areas, but functions as one visual social/economic community.

Could the areas within the village but outside of SADC area be included. How long might this take?

E.g.

Part of CH village in the Bullens Green area that is in Welwyn Hatfield district.

Two properties by the water board (Affinity) area at the Southern end of Church Lane that is in Hertsmere district.

These are within the village but within the planning control of other LPAs. Clearly the Bullens Green community are the largest and integrates more fully with the village.

Non Parish areas

What would replace local planning policies in Highfield-Hill End area below the SADC Local Plan level?

Would Highfield-Hill End area be better served remaining in CHNP?

At a meeting with High Field Park Trust the Trust expressed concerns about SADC Local Plan. At that time the proposed changes to the Green Belt were not protecting some of the trust land and neighbouring land which is in the Green Belt.

Consultation responses

We have already undertaken 2 large scale consultations what would be the status of this data?

Residents all communities

Businesses all areas

If the designated area remained unchanged what would be the future consultation response level be in new non CH parish areas? Would the response level be safe?

Recommendations

The final decision is taken by CHPC.

CHPC could also consider inviting other interested groups for comments.

Mike Rawlins
Neighbourhood Plan Project Officer (voluntary)
January 2023