

SANDRIDGE PARISH COUNCIL
NEIGHBOURHOOD PLAN CONSULTATION



Appendices

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Appendix 1

Implementation and Review Process

- 6.1 The Neighbourhood Plan (the Plan) will be delivered and implemented over an 18-year period by a variety of stakeholders and partners, and it will provide a direction for change through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities arise during the Plan period.
- 6.2 Once the Plan has been approved by referendum the policies included within the Plan will form part of the planning policies for Sandridge Parish (the Parish). The relevant planning authority (District or County) should have regard to those policies when determining a planning application. Sandridge Parish Council (the Parish Council) will not support developments that are contrary to the policies set out in the Plan.
- 6.3 Four strands of activity will direct delivery, each of which will be important in shaping the Parish in the years ahead. These comprise:
- Achieving sustainable development within the Parish. This will be crucial. The statutory planning process will direct and control development in the context of the Plan, the emerging Local Plan (the Local Plan) and National Planning Policy Framework (NPPF).
 - Improving the infrastructure - Investment in, negotiation and management of, public services and other measures to support local services. In the current economic climate, there is recognition that securing public investment in the Parish will be challenging.
 - Community involvement - The voluntary and community sectors will have a strong role to play, particularly in terms of local community infrastructure, events and parish life; and
 - Review – The Plan will be subject to periodic review to ensure it remains relevant to the parish.
- 6.4 It will be the role of the Parish Council to oversee the implementation of the plan as set out below:

Activity	Actions
Achieving sustainable development	1. The Parish Council to review all planning applications for properties within the parish and to comment to the relevant planning authority on those applications that do not comply with the policies in the Plan.
	2. The Parish Council to inform the relevant planning authority of any activity they are aware of that is contrary to any approved planning application or policies within the Plan so that appropriate enforcement action can be taken.
	3. The Parish Council to encourage early engagement by

	developers with the local community preferably prior to the submission of a planning application.
	4. The Parish Council to engage with residents about developments within the parish.
	5. The Parish Council to monitor the application of policies by the relevant planning authorities. The Parish Council planning committee to prepare annual report to Full Council and ensure communication to residents and display on its website.
Improving the Infrastructure	6. The Parish Council will target delivery of the priorities identified by the community to improve the lives of people living and working in the parish. The Parish Council will request these priorities be reflected in agreements, such as S106, Community Infrastructure Levy (CIL), traffic calming or other funding mechanisms towards projects which fall within these priorities.
	7. To protect existing assets of community value, the Parish Council will apply to have the remaining public houses listed as assets of community value and to actively review whether there are other buildings or land which are assets of community value.
Community Involvement	8. The Parish Council will notify residents of approval of the Plan.
	9. The Parish Council will work with the District and County Councils and organisations to implement the aims and objectives of the Plan. This should include quarterly reports to the council and to residents on the progress made.
	10. The Parish Council will seek to implement the actions set out in the transport plans in order to improve the provision of bus services, footpaths and cycleways.
	11. The Parish Council will work with County and District to ensure that adequate protection is provided for wildlife and key views and green spaces in the parish as laid out in the Sustainable Environment, Health and Wellbeing policies in this Plan.
Review of the Neighbourhood Plan	12. The Parish Council will undertake a review of the Plan, including consultation with residents, on a five yearly basis.

Project/Task	Outcome Sought
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Appendix 2

5 Year Forward Plan

6.5 The Parish Council will undertake the projects/tasks detailed below. The items will be reviewed annually and amended as changes occur.

Sustainable Development Section	
Project/Task	Outcome Sought
Create a community trust to develop and manage community facilities and local services for the broad location sites.	Create a community trust.
Civil provision of a neighbour's 'right to light' entitlement must be respected and maintained by developers and planning authorities - refer to BRE good practice 'Site layout planning for daylight and sunlight' (BR209).	Encourage developers to respect residents 'Right to Light'
Encourage developers to provide options for sustainable energy usage, including dual fuel and solar panels.	Provide a sustainable energy solution for residents.
Encourage developers for new developments to be constructed with non-combustible high-quality materials, such as super insulation, with sustainability and eco-friendly features.	Sustainable development to reduce costs and energy use.
Encourage developers to sell properties as freehold rather than as leasehold.	Safeguard residents' affordability.
Sustainable Transport Section	
Project/Task	Outcome Sought
Develop a Transport and Parking Plan and work to implement the measures identified in collaboration with key partners. The Plan will seek to assess the adequacy of parking across the Parish, identifying 'hotspots' and risks to identify measures to improve road safety, accessibility and air quality. See Annex A below for measures identified as necessary by local residents during the consultation process. The Plan should formally be reviewed annually.	Improved road safety, accessibility and air quality.
Lobby to minimise the numbers of HGVs permitted to service new mineral extraction areas. Object to applications for mineral extraction sites unless enforceable conditions are included to control site entrance/exits to route traffic along Hatfield Road and away from Sandpit Lane/residential areas of the Parish.	Reduce congestion and air pollution in residential areas from HGVs.

Encourage the Highway Authority to identify and take steps to mitigate road safety issues arising from planned substantive housing developments to the east/southeast of the Parish and from planned new mineral extraction sites.	Ensure road safety is maintained on residential roads.
<p>The Parish Council will promote measures to improve and extend public transport services in the area. It will seek to work in partnership with Hertfordshire County Council, St Albans District Council, Bus Operators and neighbouring Parish Councils as appropriate to:</p> <ul style="list-style-type: none"> a) Improve the availability of current commercial and subsidised bus services, and meet the needs of residents. b) Establish more accessible ways of keeping potential passengers informed of available services, timetables and real-time arrival information. c) Evaluate and establish a community based transport schemes or other innovative options to increase passenger transport use in the Parish. <p>Progress on the above to be reviewed annually.</p>	<p>To provide more realistic and attractive alternatives to the use of private vehicles and enable local people to access key destinations. To prevent disadvantage and social isolation amongst those living in outlying areas, those who have impaired mobility or those who are unable to afford use of a private vehicle.</p>
Develop a Walking, Cycling and Recreational Travel Plan and work to implement the measures identified in collaboration with key partners The Plan will seek to promote the measures in the Walking, Cycling and Recreational Travel Improvements Table at 5.74 and, in addition, the measures identified as necessary by residents during the consultation process and set out in Annex B below.	To promote active travel, enable residents to improve their health and wellbeing and support the local economy.
Sustainable Economy Section	
Project/Task	Outcome Sought
Work with local traders to promote the key shopping areas at The Quadrant and St Brelades Place.	To maintain viable retail areas
Work with St Albans City & District Council and Hertfordshire County Council to maintain services such as the library, post office, dental surgery, GP surgery in or close to the Key Shopping Areas.	To maintain non-retail and community services

Sustainable Environment Section	
Project/Task	Outcome Sought
Lobby District and County Councils on provision of local recycling collection points, the availability of community and youth facilities and services e.g. a library, ensuring sufficient fire and rescue provision for the increased population and maintaining or increasing current sports and recreation facilities.	Keeping the areas tidy and maintain residents' facilities.
Apply for the remaining public houses to be listed as assets of community value.	Preserve existing public houses as assets of community value.
Ensure residents are informed and involved in the decision-making process on issues that affect them, services, facilities and amenities.	Communication to, and involvement of, residents with future planning to promote quality of life.
Develop and maintain the Parish website and offices as a local information hub.	Communication and information for residents.
Campaign for policies that discourage crime and antisocial behaviour of any kind, including littering, fly-tipping, illegal parking, obstructing pedestrians, noise pollution (e.g. aircraft noise).	Protect the safety of residents.
Facilitate joint working between local public, private, community and voluntary organisations.	Joint working between organisations and residents.
Campaign for provision of adequate care for long term conditions local to residents' homes.	Planning for the residents' future needs and quality of life.
Encourage retention of pharmacy provision in Marshalswick and Jersey Farm areas.	Promote local health facilities.
Lobbying by the Parish Council to improve healthcare – childcare and carer support, social care at home, day centres, home adaptations, community navigators, pharmacies, local health and wellbeing hubs and tele-health.	Promote residents local support.
Continue to provide, to a high standard, support and maintenance of facilities for residents, such as playgrounds and community centres.	Maintain and support current highly valued facilities.
Continue to provide and support the current facilities that encourage so many community groups and activities to meet.	Maintain and continue residents' facilities.
Make the community aware through all means of communication, particularly embracing technology and social media, of all that is available within the Parish. This should ensure that groups and clubs continue to flourish and new residents feel welcome to attend.	Develop greater information and communication for residents.
Seek development of social activities for Parish residents to support their health needs.	Maintain opportunities for residents to keep healthy

6.6 ANNEX A - Transport and Parking Plan

Measures identified by local residents' surveys:

1. Active encouragement for the appropriate enforcement of compliance with bylaws or other legislation, particularly regarding the obstruction of footways through parking and emissions caused by idling vehicles.
2. Seek to re-instate a St Albans District Council (SADC) bylaw concerning parking on unprotected grass verges/ support protection for grass verges where appropriate and encourage/empower residents to take care of grass verges.
3. Work with local schools to promote alternative parking provision, wherever possible, to alleviate the nuisance caused to residents living nearby, and promote the use of bicycles and walking to school (Active Travel).
4. Introduce defined roadside parking bays where appropriate and where traffic would not be obstructed as a result.
5. Work with the police to improve compliance with speed limits and promote traffic calming measures where appropriate (speeding and rat runs) to improve safety for residents through those areas used by drivers.
6. Provide active support for the use of vehicles whose emissions cause less air pollution or cycles by e.g. the provision of charging points, encouraging the use of cars with start-stop engines, promoting the availability of power-assisted bikes, and limiting the numbers/size of HGVs or diesel vehicles on residential roads other than for access.
7. Work in collaboration with the Highways Authority to ensure that footways and road surfaces in the area are maintained to a standard that does not compromise the safety of footway users or drivers.
8. Promote better access for people with impaired mobility to local shopping centres and health centres by reviewing parking arrangements and ensuring that dropped kerbs are not obstructed.
9. Ensure, together with the Highways Authority, that sufficient safe crossing points are available for pedestrians and cyclists.
10. Work in collaboration with St Albans District Council to address potential traffic accident sites through the introduction of appropriate parking restrictions.
11. Consider the recommendation of construction vehicle delivery times, start times, and vehicle noise level restrictions to the planning authority when the Parish Council submits comments on development or building extension planning applications.

6.7 ANNEX B – Walking, Cycling and Recreational Travel Plan

Measures identified to enable and promote active travel (kept under review by the appropriate Parish Council committees):

1. Ensure, together with HCC and other partners, that bridleways, paths and footways throughout the Parish are kept clear, attractive and safe to use by cutting back encroaching undergrowth or vegetation (e.g. along Jersey Lane), maintaining surfaces to an appropriate standard and keeping them well-lit during the hours of darkness.
2. Assess those who wish/need to use rights of way/paths in the Parish and consider adaptations to the height, width and surfacing to accommodate horse riders, carriage drivers, wheelchairs and mobility scooters as appropriate to the location.

3. Increase the number of covered cycle parking facilities at key destinations, such as adjacent to shops and community facilities.
4. Increase the number of seats/benches on walking routes to provide resting places for those who need them.
5. Provide maps and walking/cycling route suggestions and promote public participation in community and leisure activities involving active means of travel.
6. Seek to ensure that no existing paths/bridleways are lost to public use by taking measures to re-designate them appropriately.

Appendix 3

6.8 Ward Profile

Sandridge Parish comprises of 2 wards – Sandridge and Marshalswick North. Please refer to St Albans and District Council Website; www.stalbans.gov.uk/ward/profiles/Sandridge, for full information.

Appendix 4

6.9 Character and Conservation Statements

Sandridge Village Character and Conservation Statement Introduction

- 6.10 Sandridge village is a Green Belt settlement covered, in part, by Conservation Area status designated in 1969. Development will be limited to small-scale infilling and redevelopment of previously developed land.
- 6.11 Development and redevelopment is essential for the continued success of Sandridge village as a living and working community. Conservation Area status is not a barrier to change but it does confer a responsibility and requirement to ensure the sensitive and successful integration of any development or redevelopment within the area. Any development within the village must be sympathetic and in keeping with the existing buildings in terms of style and scale and must contribute to both the preservation of its essential character and the nature of the thriving local and increasing visitor economy.
- 6.12 The aim of this Conservation Area Statement is to show the way in which the Conservation Area has evolved in its environment and character, and to indicate the principles that need to be adopted in considering planning applications in the area.

Landscape and Environment

- 6.13 Sandridge is situated on the chalky western upland area of Hertfordshire on an area of higher ground between the Ver and Lea valleys. The village lies in a shallow, dry valley. The landscape generally confers the feeling of rural seclusion, with open fields bounded by narrow winding country roads with dense mixed hedgerows and areas of small- and medium-sized ancient woodlands with native species including oak, hornbeam, hawthorn,

hazel, holly, field maple, ash and native bluebell. Sandridge is also the home of Heartwood Forest – more than 850 acres of Woodland Trust property. The primary land use is arable farming, pasture and recreational open spaces and playing fields.

Employment

- 6.14 The village's employment heritage is based on farming the extensive grade 3 agricultural land which surrounds the village. Farming and associated activities, such as riding and livery, continue to provide employment opportunities. There are also notable centres of employment just outside the village and in the mixed business centres at 156 St Albans Road and at Ronson Way.
- 6.15 Local employment is also provided within the village shop, public houses, care homes, primary school, car sales, car repair workshops, kennels, garden nursery and through numerous home-based and self-employment enterprises.

Essential Characteristics and Community Perceptions

- 6.16 Sandridge is a quiet rural area surrounded by fields, hedgerows and country lanes. There is a harmonious blend of local buildings using traditional materials. The church, village shop, public houses and cottages along the High Street give Sandridge its essential historical and village characteristics.
- 6.17 The village is a popular location for outdoor recreation with horse riders, walkers, cyclists and dog walkers drawn to the rural environment, open landscape and Sandridge's traditional village heart, shop and pubs. Heartwood Forest has become an important visitor attraction and has contributed enormously to the local economy.
- 6.18 Residents appreciate and value the character of the village and the benefits of the thriving local economy and wish to see this preserved.

Reference

- 6.19 Based on SADC Sandridge Conservation of Area Statement April 2000.

Marshalswick North Character Statement

Introduction

- 6.20 A mature residential community, Marshalswick North is an attractive post-war suburb of St Albans, situated about 1.5 miles east of the city centre. The bulk of the estate comprises 1950s and 1960s semi-detached and detached private sector family houses with ample front and back gardens set back from wide streets and with generous pavements and street trees. This gives the area a spacious feel.
- 6.21 Around the neighbourhood shopping and community centre (The Quadrant), are low-rise blocks of flats, including new build on the site formerly occupied by The Baton public house. The older properties are set in parkland.
- 6.22 There are several parks and open spaces within the estate, with the Woodland Park lying to the north-east.

- 6.23 The Quadrant is a well-established neighbourhood shopping centre and contains community facilities including a library, churches and community centre.
- 6.24 There are some limited development opportunities on currently underutilised garage sites around The Quadrant.
- 6.25 The aim of the Character of Area statement is to show the way in which Marshalswick North has developed and indicate the principles that should be adopted in considering planning applications in the area.

Landscape and Environment

- 6.26 Marshalswick North is built on a low north/south ridge which dips at its north-eastern edge (on the boundary with Jersey Farm). Marshalswick Lane marks the western boundary and The Ridgeway loops through the area, with residential cul-de-sacs and connecting roads curving off those two main roads.
- 6.27 The environment is characterised by wide roads, plentiful open space (including surrounding Sandringham and Wheatfield Schools) and many mature trees – both street trees and those on the boundaries along St Albans Road and Jersey Lane.
- 6.28 The open spaces in the area are generally well-maintained, and include children’s play areas – William Bell and Sherwood Avenue. The formal open space is supplemented by plentiful grass parkland integral to the design of The Quadrant and The Ridgeway.

History of Development

- 6.29 Marshalswick North was originally developed in the 1950s. Most of the estate was developed at the same time but since then there has been some additional development on the western edge (Sandringham Crescent) and to the north-east (Chiltern Road). These newer developments tend to be of smaller houses.
- 6.30 Sandringham Secondary School was established in the 1970s (previously Marshalswick School built in the 1960s) and has since been extended.
- 6.31 Recent significant developments are the replacement residential home on the corner of Chiltern Road and The Ridgeway and the new retail/residential replacement on the old Baton pub site next to The Quadrant.

Employment

- 6.32 Marshalswick North is primarily residential with most residents working elsewhere, although there is significant service employment in the area and evidence of an increasing number of people working from home either full-time or occasionally. Employers within Marshalswick or its immediate vicinity are Sandringham School, local primary schools, Oaklands College, The Quadrant shopping centre, Ronsons Way Industrial Estate, the 156 St Albans Road site and the residential home.

Architectural Character and Quality of Buildings

- 6.33 Most houses in Marshalswick North are semi-detached and detached 'Nash-built' family houses characteristic of the period. Some have been extended over the years and many have replaced their front gardens with hardstanding for cars. Many, however, retain their original features, including shutters around the windows and low brick walls defining the front garden.
- 6.34 The houses are built to a low density, set back from the wide streets and pavements, with street trees contributing to the spacious feel of the area.
- 6.35 Similarly, the shops and blocks of flats surrounding The Quadrant are of unified design of three- to four-storey blocks, set in parkland.

Essential Characteristics and Community Perceptions

- 6.36 Marshalswick North is a spacious, well-designed, residential area, with important neighbourhood facilities. Most of the neighbourhood displays considerable architectural unity, which adds much to its character, as does the plentiful open space – whether open to the public or linked to local schools.
- 6.37 Residents' main concerns are the protection of this environment from piecemeal development through ill-designed extensions or overdevelopment, along with the degradation of footpaths and grass verges due to vehicle parking.
- 6.38 There are also concerns about traffic, especially on Sandpit and Marshalswick Lanes which are very busy during rush hour. The future of The Quadrant shops is also an issue as, in common with many neighbourhood shopping centres, it has lost some of its traditional retailers and these have been replaced by fast-food outlets and/or charity shops.

Jersey Farm Character Statement

Introduction

- 6.39 Jersey Farm is a relative recently developed residential area on the eastern edge of St Albans and an extension of the existing built-up area to the west. At present (2018) there is open countryside to the north, east and south.
- 6.40 The estate is a residential community of primarily private sector family houses, although it includes some flats, bungalows and residential accommodation for the elderly. It has its own local shopping centre and community facilities at St Brelades Place.
- 6.41 Apart from the Oaklands site to the south (see separate policy document above) any development is likely to be limited to small-scale infill and extensions to existing houses.

- 6.42 The aim of the Character of Area statement is to show the way in which Jersey Farm has developed and indicate the principles that should be adopted in considering planning applications in the area.

Landscape and Environment

- 6.43 Jersey Farm is on the north eastern edge of St Albans with open countryside to the east – the Green Belt separating St Albans from Hatfield. To the south of Sandpit Lane there are currently open fields, although this will change with new development over the course of the Plan period. To the north, the Woodland Park separates Jersey Farm from Sandridge village. The landscape is gently undulating, with plentiful open space and trees.
- 6.44 The main road, House Lane/Sandringham Crescent, curves though the estate with most housing clustered in cul-de-sacs branching off the main road. There are some three- or four-storey flats around the neighbourhood centre in St Brelades Place.
- 6.45 There is a well-established network of footpaths throughout the estate. Jersey Lane is an important pedestrian route connecting Jersey Farm with St Albans and Sandridge village.

History of Development

- 6.46 Jersey Farm was developed progressively, the latest housing being built to the north and east of Sandringham Crescent. No further major development is planned as the adjoining land is in the Green Belt, in public ownership as public open space, or comprises old landfill sites.

Employment

- 6.47 Jersey Farm is primarily residential with most residents working elsewhere, although there is evidence of an increasing number of people working from home either full-time or occasionally. Employers within Jersey Farm or its immediate vicinity are Oaklands College, Sandringham School and local primary schools, residential homes in St Brelades Place and Chiltern Road, and St Brelades Place shopping centre.

Architectural Character and Quality of Buildings

- 6.48 Jersey Farm comprises a mix of detached, semi-detached and terraced two storey houses. The newer properties have enclosed gardens while some of the older ones have shared open space. Most of the housing is built in the form of cul-de-sacs and courtyards.
- 6.49 The layout also makes use of the existing footpath network and old field boundaries. It breaks up the development into separate small enclaves and creates several interesting almost hidden spaces.
- 6.50 There is plentiful open space, mostly owned or managed by the Parish Council, with children's play areas and space for informal recreation.

Essential Characteristics and Community Perceptions

- 6.51 Residents consider Jersey Farm a quiet, pleasant residential area, with good local facilities and open space. The biggest issue is parking, especially in the residential cul-de-sacs.

Appendix 5

Broad Location Master Plan Process

- 6.52 The master plan process, led by St Albans District Council, should proceed with the following objectives:

6.53 Character

- **Quality Design**
Landscape-led master planning and high-quality design incorporating homes with landscaped front gardens and on-plot parking.
- **Street scene**
Focus on the importance of the street scene through attractive buildings, public art, street furniture, the use of materials, strong landscaping and tree-lined streets.
- **Well-Connected**
An overall density of 40 dwellings per hectare.
- **Levels**
Building plans need to address the possible implications of the steep sloping land areas within the proposed site and, in particular, the area towards Sandpit Lane.

6.54 Lifestyle

- **Infrastructure**
Provision of infrastructure for the community, including schools, leisure, technology, affordable homes and community buildings.
- **Healthy living**
Provision of opportunities for healthy living and personal wellbeing for people of all ages through growing food and gardening, walking and cycling, children's play and sport.
- **Travel choices**
Travel choices and good connections to jobs, services and facilities on-site and in the wider community, while ensuring that the natural environment is not adversely affected.

6.55 Legacy

- **Setting up of long-term management by a dedicated Trust/Organisation**
Long-term management of high quality green spaces and public realm for the community.
- **Technology**
Use of technology to promote awareness of community events and lifestyle choices.
- **Civic pride**
Creation of a community trust to channel investment in the community and encourage a sense of ownership, responsibility and civic pride through community groups and buildings, and partner involvement.

Appendix 6

Community Facilities

Background and Explanation

- 6.56 Currently, the Parish Council is responsible for the upkeep and maintenance of community centres at Marshalswick and Jersey Farm; a separate Trust is responsible for the village hall in Sandridge. These three facilities are well maintained with regular review and upgrading to enable their use by the variously able. This is evident in the bookings diary for each centre which has regular use by, for example, playgroups, dance schools, Brownies, the Women's Institute, Bridge Club, Carpet Bowls, and a Lunch Club for the elderly. In addition, every Friday a café run by one of the local churches is held at Jersey Farm Community Centre, which is open to all.
- 6.57 St Mary's church at Marshalswick has a church hall that is well used by both the church and community groups all the year round. St Mary's is one of the two Church of England churches serving the Parish, the other being the 900-year-old St Leonard's church in Sandridge. The Parish also contains, in Marshalswick North, a Baptist church and hall which are in regular use by both church and community groups throughout the year.
- 6.58 Within the Parish, there are two well-used Scout huts. St Albans District Scouts, which serve Marshalswick, together with Sandridge Beavers, Cubs, Scouts and Explorers, are popular across all the age groups. As members stay in the organisation to take on leadership roles, this enables it to continue to flourish. Currently, one of the Scout huts is aiming to be rebuilt to improve its facilities and enable greater use by the Girl Guides and other community groups.
- 6.59 Within the Parish there are four primary schools and one secondary school. The primary schools vary in size, the smallest being Sandridge School and the largest Wheatfields Infants' and Junior School. St John Fisher is a Roman Catholic faith school. All the schools are popular with good facilities and some allow community groups to hire these.
- 6.60 The secondary school, Sandringham, is oversubscribed and has undergone a considerable building programme that includes a new sports hall. This, as well as the school's swimming pool, is now available for community use. Clubs and classes make use of both these facilities.
- 6.61 Sandridge village also has a sports and recreation club which supports cricket and football clubs that play in local leagues. Alongside the clubhouse are all-weather surface tennis and netball courts which are available for hire to residents.

- 6.62 The Parish Council encourages all the organisations within the Parish to apply to them for financial grants.
- 6.63 The Parish Council also maintains play equipment in six different locations across its area. These are well used throughout the year and provide safe, fun areas for children to enjoy the interesting outdoor equipment. These sites also provide a meeting place for parents, particularly on sunny afternoons on the way home from school.
- 6.64 Within the Parish there are five public houses: three in Sandridge village, one on the edge of the Parish boundary in a rural location at Coleman Green, and one on Jersey Farm. All these provide food and a meeting place for residents, as well as acting as meeting venues for organised groups and running pub football, darts and quiz teams and charity music events.
- 6.65 Access to all these facilities is a key aspect of both the facilities' and the groups' continuing success.
- 6.66 It is possible to walk to the various halls across the Parish but many people travel to them by car. Free car parking is available alongside all the community centres, halls, pubs and schools within the Parish and this policy and practice should continue.

Appendix 7

Environmental Assets

6.67 General inclusions

- Any site of potential archaeological interest
- All property in the Conservation area or with Heritage listing
- Any tree and especially those with a Preservation Order attached

A) <u>Urban</u>		Maintained by: -
• Verges, trees & areas of grass		HCC / SADC
• Public hedges bordering roads & paths		HCC / SADC
• Domestic hedges bordering roads & paths		Householder
• Roundabouts		SPC
○ At House Lane/Sandpit Lane junction		
○ At House Lane/Sandringham Crescent junction		
○ At Sandringham Crescent/Bolingbrook junction		
B) <u>Recreation and Sports Grounds</u>		Size
• Damson Way recreation ground	1.83 acres	SPC
• Harness Way recreation ground	3.2 acres	SPC
• Jersey Farm Adventure Playground	1.83 acres	SPC
• Sherwood Ave. recreation ground	4.04 acres	SPC
• Spencer Meadow sports ground	4.75 acres	SPC
• St Leonard's recreation ground	1.25 acres	SPC
• Wheatfield Close play area	4.05 acres	SADC
• William Bell recreation ground	2.30 acres	SPC
C) <u>School Playing Fields</u>		Size

• St John Fisher	1.94 acres	
• Sandridge Primary	3.88 acres	
• Sandringham Secondary	14.33 acres	
• Skyswood Primary	1.94 acres	
• Wheatfields Infants & Junior	4.69 acres	
D) <u>Public Open Space</u>	<u>Size</u>	Maintained by: -
• Jersey Farm Woodland Park comprising 10,000 trees and meadowland	55 acres 23+ acres	SPC SADC
• Jersey Farm Open Space		
• Bentsley Spinney	2.78 acres	HCC
• Nomansland Common	Approx. 128 acres	Owned jointly by the Althorp Estate (66%), & Wheathampstead Parish Council (33%) and managed via a joint committee including SADC
• Skys Wood	1.28 acres	SPC
• St Leonard's Churchyard	1.48 acres	SPC (Owned by the church)
• St Leonard's Cemetery, House Lane	0.9 acres	PCC with grants from SPC
• Windmill Avenue/Chiltern Road	1.48 acres	SADC
E) <u>Allotments</u>	<u>Size</u>	Maintained by: -
• 12 by Woodcock Hill	0.63 acres	Owned by HCC
F) <u>Ponds</u>		Maintained by: -
• At Damson Way Recreation Ground		SPC
• At Harness Way Recreation Ground		SPC
• By Hertfordshire Way, West of Riflebutts Wood		Landowner
• By Nashes Farm Lane		Landowner
• Cheapside Farm		Landowner
• Heartwood Forest – 1 by car park & 1 East of Well Wood		Woodland Trust
• Jersey Farm Open Space Lagoon & Culvert		SADC
G) <u>Rural</u>		Maintained by: -
Hedgerows & verges		
• Hedgerows are the boundary marker		Farmers maintain those on their land, otherwise HCC
Ditches		
• Ditches on the roadway side of a hedge		HCC responsibility, otherwise the landowner
H) <u>Areas open to the public</u>	<u>Size</u>	Maintained by: -
• Heartwood Forest (including 5 areas of ancient woodland with wildflower meadows)	826 acres	Owned & managed by the Woodland Trust
<u>Privately Owned</u>		
I) <u>Farmland – mainly Grade 3 Arable Land</u>		<u>Privately owned</u>
• Beech Farm		

- Cheapside Farm
- Fairfolds Farm
- Hammonds Farm
- Hillend Farm
- Nash's Farm
- Oak Farm
- Sandridgebury Farm 160 acres

J) Woodland Size

- Coleman Green Wood 12.4 acres
- Furzeffield Wood 2.8 acres
- Harlowdell Spring 2.2 acres
- Hill Wood 6.4 acres
- Hooks Wood 13.7 acres
- Oak Wood 8.1 acres
- Pearman's Spring 1.4 acres
- Riflebutts Wood 22.2 acres
- Tirnol's Wood 3.4 acres

Appendix 8

Local Green Spaces

6.68 Local Green Space Assessment Table

LOCAL GREEN SPACE ASSESSMENT

Site description	Site No.	Site Information						Critical Criteria				SADC Detailed Local Plan Technical Report inclusion
		Potential dev't site	National design-nation Common land or village green	Private garden	Owner known	Extant planning permission	Local in character	Extensive tract	Very special	Close by		
DESIGNATED												
Jersey Farm Open Space	1	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Sandringham Crescent (adj. Woodland Park)	2	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Ardens Marsh	3	n	n	n	n	y	n	y	n	y	y	Natural Green Space
Bentsley Spinney	4	n	n	n	n	y	n	y	n	y	y	Natural Green Space
Harness Way open space (The Larches)	5	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Damson Way	6	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Sherwood/Skyswood open space	7	n	n	n	n	y	n	y	n	y	y	Children's Play Area
William Bell Play Area (partial area)	8	n	n	n	n	y	n	y	n	y	y	Children's Play Area
Jersey Lane Green Corridor	9	n	n	n	n	y	n	y	n	y	y	Green Corridor
Villiers Crescent Green Corridor	10	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
St. Leonards open space	11	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Newgate Close open space	12	n	n	n	n	y	n	y	n	y	y	Children's Play Area
Chalkdell Fields	13	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Bishops Close	14	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Furse Avenue	15	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Wilstone Drive	16	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
The Ridgeway	17	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Windmill Avenue/ Mendip Close	18	n	n	n	n	y	n	y	n	y	y	Amenity Green Space
Langley Grove	19	n	n	n	n	y	n	y	n	y	y	Amenity Green Space

Site description		Evidence of Specialness
		For sites not included within SADC Detailed Local Plan Technical Report
Slimmons Drive (Scout Hut)	20	Historic, mature woodland in built-up setting including recreational use around a scout hut
Spencer Meadow	21	Located off the main road and outside the village envelope. This recreation ground is central to the village and adjacent to community facilities. Surrounded by ancient hedgerow. If taken out of Trust, would be susceptible to pressure for development.
Coleman Green	22	Area of woodland including the location of John Bunyan house & chimney. HMWT designation 56043
Jersey Lane - Jersey Farm Open Space link	23	Important pedestrian link between Jersey Lane & Jersey Farm Open Space including connection with St. Brelades Place shops

Site description	Site No.	Site Information						Critical Criteria			
		Potential dev't site	National design-nation	Common land or village green	Private garden	Owner known	Extant planning per-mission	Local in character	Extensive tract	Very special	Close by
NOT DESIGNATED											
St. Albans Road	30	n	n	n	n	y	n	y	n		y
Runcie Close	31	n	n	n	n	y	n	y	n		y
Runcie Close/Field Close	32	n	n	n	n	y	n	y	n		y
Pitstone Close	33	n	n	n	n	y	n	y	n		y
Sandringham Crescent opp. Larkwood Road	34	n	n	n	n	y	n	y	n		y
Craiglands	35	n	n	n	n	y	n	y	n		y
Ripon Way/ Stanton Close	36	n	n	n	n	y	n	y	n		y
Sandpit Lane	37	n	n	n	n	y	n	y	n		y
The Ridgeway Flats	38	y	n	n	n	y	n	y	n		y

Site description	Evidence of Specialness	
	SADC Detailed Local Plan Technical Report inclusion	For sites not included within SADC Detailed Local Plan Technical Report
OUTSIDE THE SCOPE		
Sandridge allotments	Allotments	Protected as an allotment site
Nomansland Common	Natural Green Space	Extensive tract - greater than 10 HA
Jersey Farm Woodland Park	Natural Green Space	Extensive tract - greater than 10 HA
Heartwood Forest		Extensive tract - greater than 10 HA
Beech Bottom Dyke		Protected as an Ancient Monument

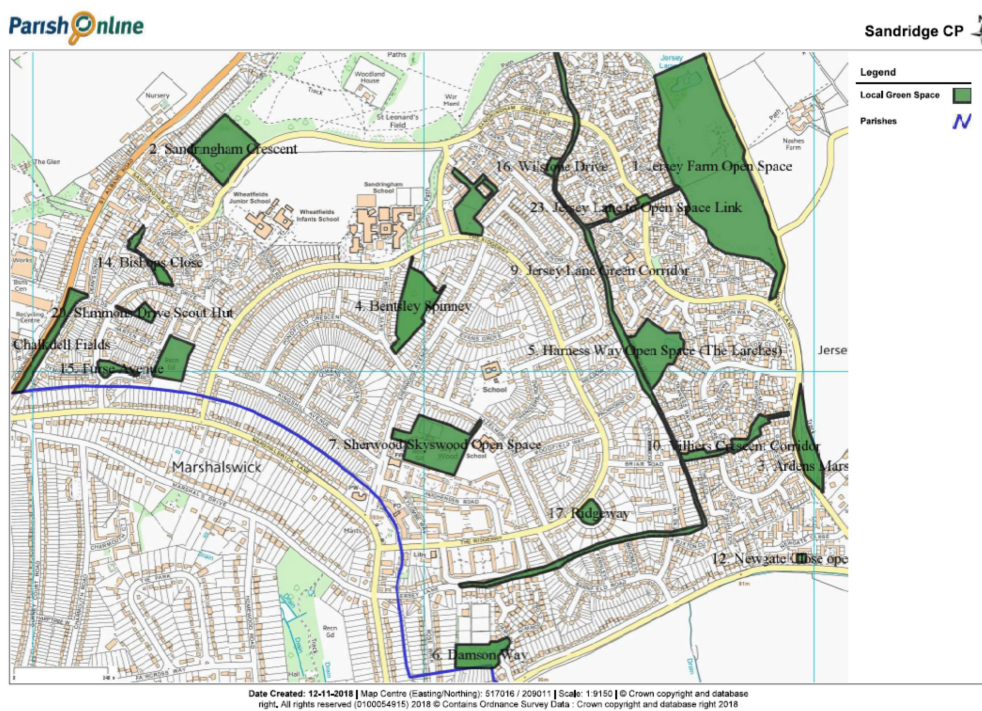
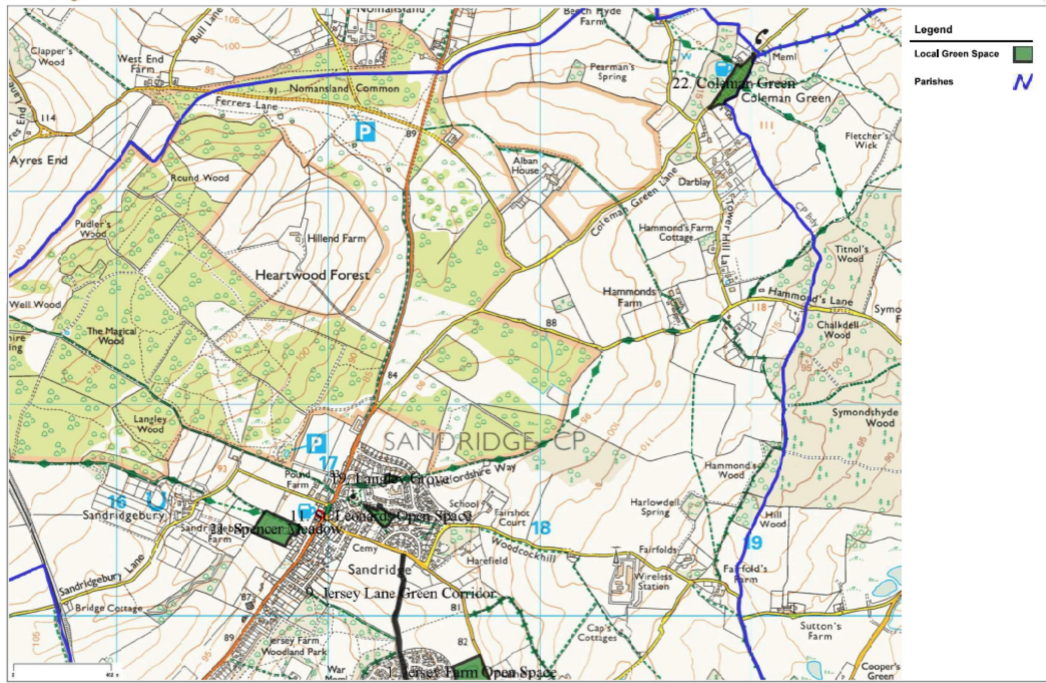


Figure 15: Local Green Spaces within Marshalswick



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Figure 16: Local Green Spaces within Sandridge and area



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Figure 17: Non-Designated Green Spaces within Marshalswick

There are no other non-designated green spaces within the Parish.

Appendix 9

Health Provision Needs for Sandridge Parish Residents

- 6.69 Residents have access to three Acute hospitals (Watford General, Luton and Dunstable and The Lister in Stevenage). Locally there is a Minor Injuries Unit at St Albans City Hospital along with outpatient, some diagnostics services and Planned Care.
- 6.70 Issues identified will be the subject of negotiation and lobbying by the Parish Council to improve healthcare for residents who require access to:
1. Community Navigators: these should be provided by health services for the local community.
 2. Pharmacies: maintenance of pharmacy provision in Marshalswick and Jersey Farm areas and, for Sandridge residents, the increased provision of pharmacy services should be encouraged (the village has no pharmacy). In addition, there should be a further pharmacy on the Oaklands Development, if that development goes ahead. Currently, only two of the three Parish wards have local pharmacies. The increasing average age of the neighbourhood's population is affecting residents' ability to travel for prescriptions.
 3. Social Activities: maintenance of access to current social activities. The area is well provided for social activities although increased marketing and engagement activities are required to facilitate greater utilisation of resources and facilities.
 4. Programme for Health and Wellbeing: local Wellbeing Hubs are needed to drive the focus on prevention and early intervention. These Hubs could be sited in pharmacies. Local activities and clubs can be promoted via the Hubs as part of an integrated programme.
 5. Tele-health: to supplement poor access to primary care and build on the existing high level of digital literacy. Work with the Clinical Commissioning Group (CCG) to improve services.
 6. Provision of care homes and retirement accommodation to meet the identified needs of local people as the ward profile indicates an ageing population. 22.7% of Sandridge Parish residents are over 60 years of age and 22.7% aged over 40years (2011 Ward Profile statistics) indicating a substantial growth in the elderly residents during the lifetime of the Plan.
 7. Childcare and support: increase the capacity of the current provision for residents.
 8. Carer support: provision of respite, social care and carer training.
 9. Health and wellbeing: plan for community, environment, family, food, at work and self-help.
 10. Service integration: the integration of health and social services, backed by a data-driven approach to support service provision, is a critical enabler for a patient-focused approach that will break down the silos that currently exist.
 11. Social care: at home, supported with equipment, home adaptations, nurse/carer assistance, and day centres.

Research and Explanation

- 6.71 There is clear evidence that most local authority and health professionals agree that an integrated wellbeing approach, such as that recommended here, would reduce demand and deliver net cost-savings to the NHS. International health systems and early findings from integrated personal commissioning and small-scale studies from areas such as Greater Manchester support the idea that early intervention and prevention improves outcomes.
- 6.72 Parts of the NHS and local government are already taking steps to turn high-level consensus into a reality on the ground. The Vanguard sites and devolution of health budgets to localities are developing their own autonomous plans. As yet, however, these do not amount to the systemic shift in culture and practice that needs to be made. We believe that this neighbourhood could demonstrate the effectiveness of an integrated approach.
- 6.73 While the three wards that form Sandridge Parish are disparate in nature, they have much in common in terms of demographics. These are:
- An above West Herts average for children and young people (below 20); recently married couples; professional and reasonably affluent; educational standards; digital literacy and social media collaboration, and stress-related conditions.
 - A below West Herts average for children in poverty, long-term unemployed, and the homeless.

Appendix 10

6.74 List of Plans and Maps

Figure	Location	Description
1	Sandridge Parish Overview	Neighbourhood Plan Area Boundary
2	D1 Settlement Boundary	Sandridge Village Boundary
3	D7 East St. Albans Broad Location	East St. Albans Broad Location: Constraints Map
4	T3 Walking, Cycling and Recreational Travel	Rights of Way Improvement Plan - Marshalswick
5		Rights of Way Improvement Plan - Sandridge
6		Proposed Links with Station and Town Centre
7		Jersey Lane - Alban Way Link
8		Sandridge Village Links
9	C1 Commercial Areas	Ronsons Way and adjoining areas off St. Albans Road
10		CAST Wireless Station
11	C2 - Retail Zones	The Quadrant - District Centre
12		St Brelades Place - Local Centre
13	E2 Landscapes, Views and Gaps	Sandridge Village - Designated Views
14	E5 Heritage Assets	Sandridge Village - Conservation Area & Listed Building and buildings of local interest
15	Appendix 8 - Local Green Spaces	Local Green Space with Marshalswick
16		Local Green Space with Sandridge and area
17		Non Designated Local Green Spaces within Marshalswick

Appendix 11

6.75 Glossary

BRE	Building Research Establishment
CCG	Clinical Commissioning Group
CIL	Commercial Investment levy
DCLG	Department of Communities and Local Government
DPH	Dwellings per hectare
GP	General Practitioner
HCC	Hertfordshire County Council
LP	Local Plan (SADC) 2018
NPPF	National Planning policy Framework
PV's	Photovoltaic Solar panels
RSL	Registered Social Landlord
SADC	St Albans District Council
SHMA	Strategic Housing Market Association
SID	Speed Indicating Devices
SLP	Strategic Local Plan 2016
SPC	Sandridge Parish Council