St Albans City & District Council

Realising local vision through regulation

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Background

St Albans City & District Council

- District of 133,000 people, North of London
- Prosperous, 90% satisfaction, but marked inequality

£2.99

Magna Carta (Clause 35)

St Albans City & District Council

- Drafted 1213 in St Albans Abbey – finally enacted 1297
- Included specific trade measures as well as basis of justice

There shall be standard measures of wine, ale, and corn (the London quarter), throughout the kingdom.

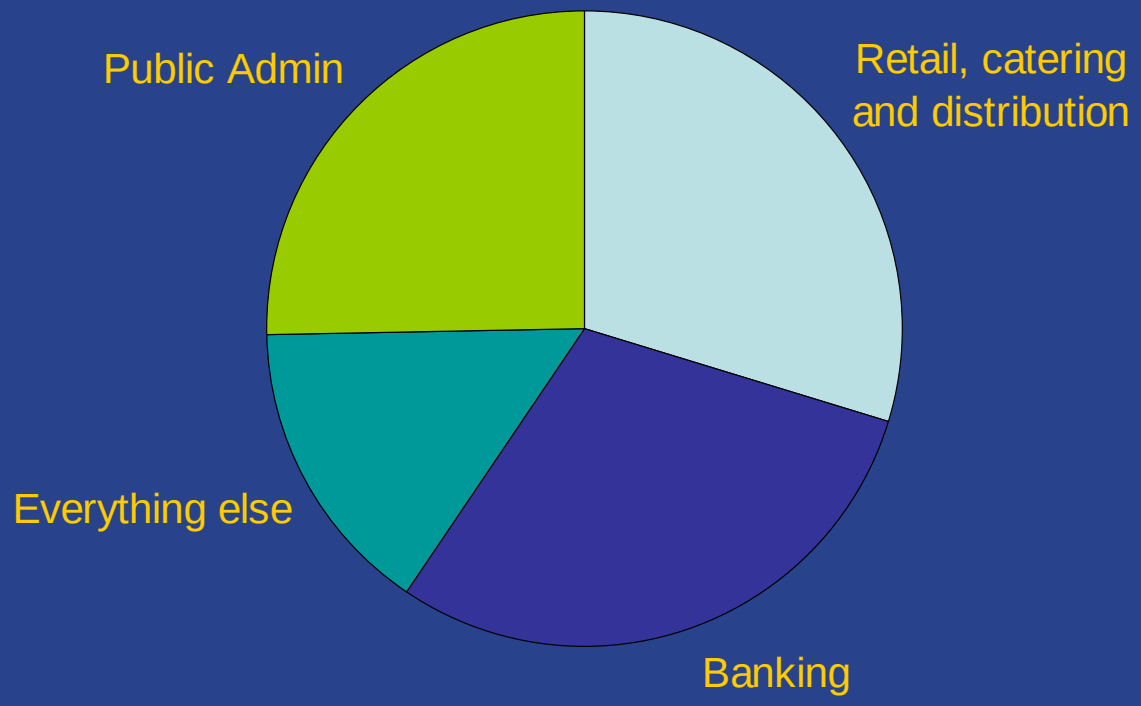
There shall also be a standard width of dyed cloth, russett, and haberject, namely two ells within the selvedges.

Weights are to be standardised similarly.

Local business profile

- Tourism and retail key to local prosperity
- Businesses could be very vulnerable to prolonged downturn

Sector share of 62,000 jobs



Local regulation context

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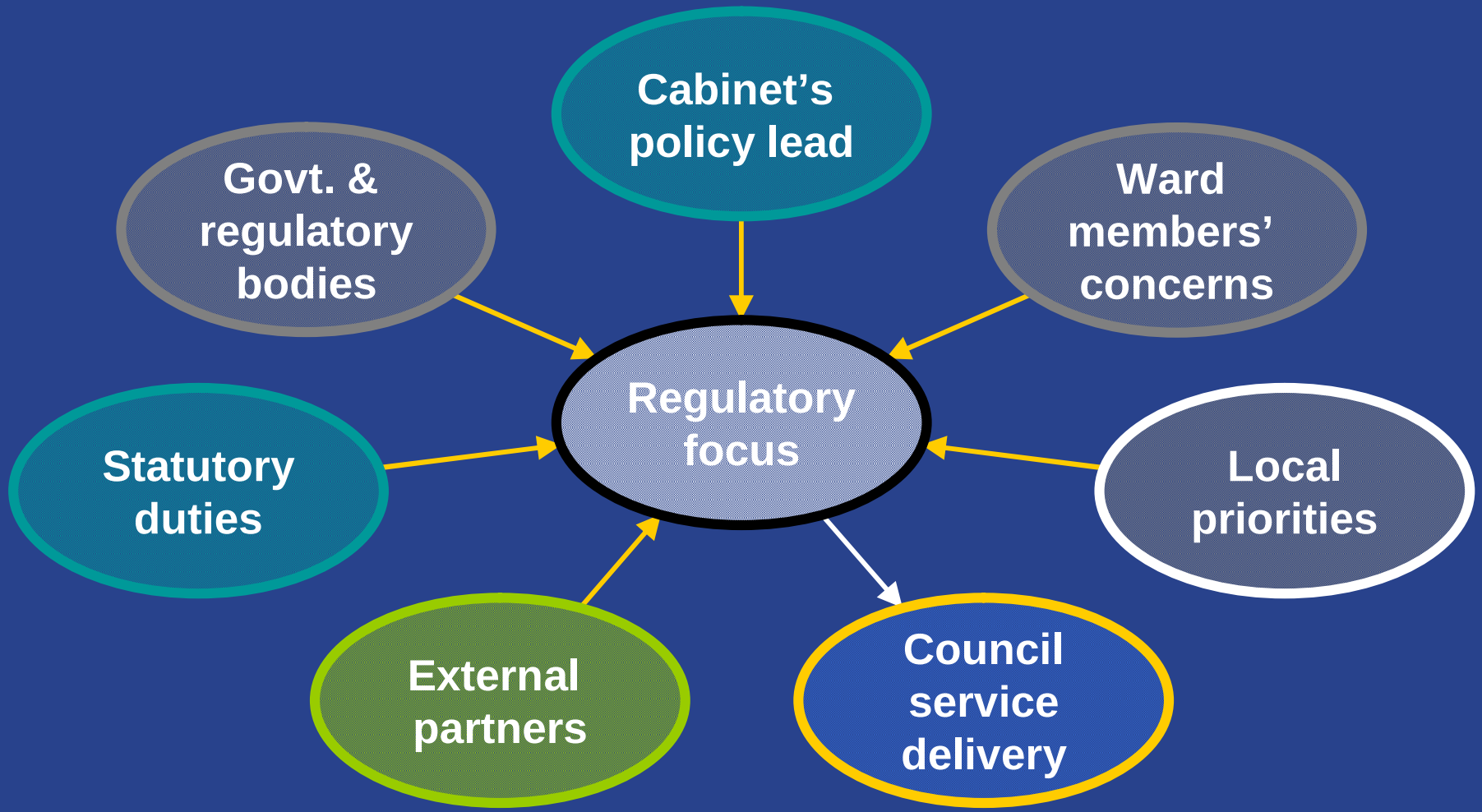

Regulation founded on vision

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- Sustainable Community Strategy and LDF
- The foundation for future regulation

Partners in innovation

St Albans City & District Council

- Contributing to anti-recession project board
- Helping improve community safety

Police take to the streets of St Albans to target illegal drivers

Saturday 7th November 2009

FOUR people were arrested this week as police in St Albans took to the streets to target illegal drivers. As part of Operation Sentinel which is run using Automatic Number Plate Recognition (ANPR) camera three vehicles were also seized during the crackdown…

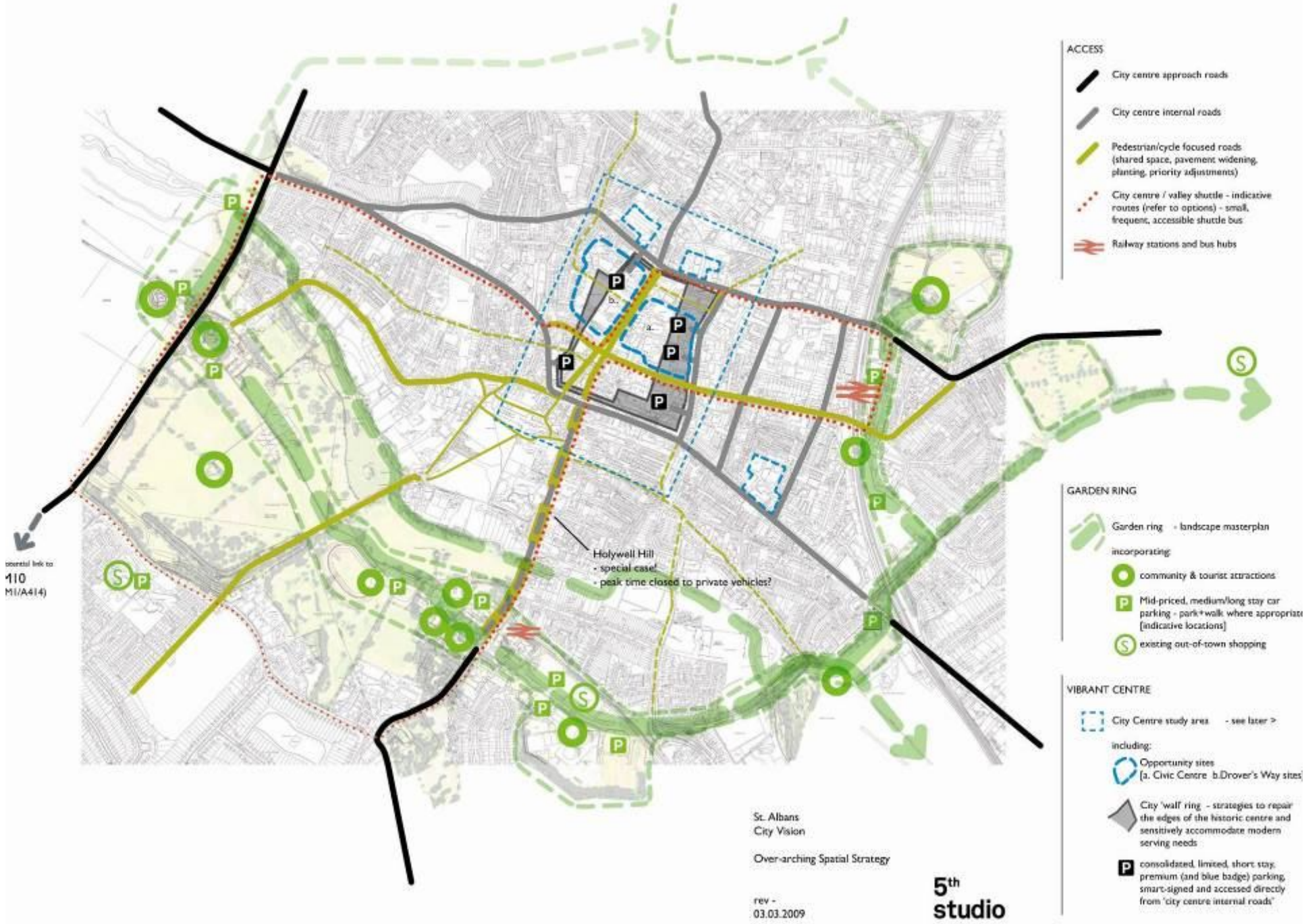
SABAC
ST. ALBANS BUSINESS AGAINST CRIME

Local vision: regulatory tensions

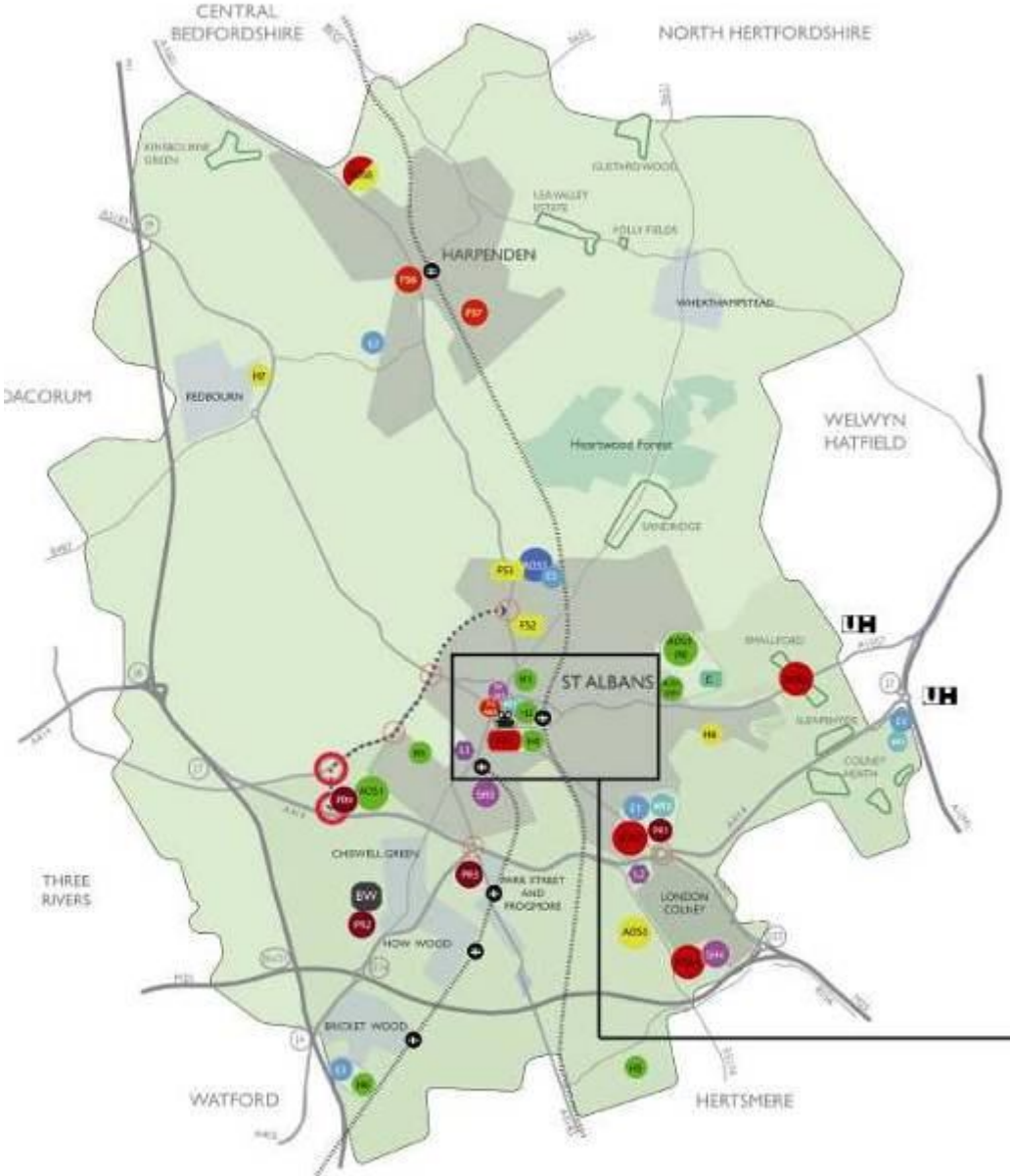
St Albans City & District Council

Light touch to help business survival	vs	Reputation of place/ public confidence
Aiding cost cutting		Fighting corner cutting
Efficiency through unified teams and processes		Specialisation and focus
Need to resource R&D		Cost recovery burden
Provision of training for businesses		Their ownership of compliance

ENVIRONMENTAL HEALTH EV


ACCESS
City centre approach roads
City centre internal roads
Pedestrian/cycle focused roads (shared space, pavement widening, planting, priority adjustments)
City centre / valley shuttle - indicative routes (refer to options) - small, frequent, accessible shuttle bus
Railway stations and bus hubs
GARDEN RING
Garden ring - landscape masterplan
incorporating:
community & tourist attractions
Mid-priced, medium/long stay car parking - park+walk where appropriate (indicative locations)
existing out-of-town shopping
VIBRANT CENTRE
City Centre study area - see later >
including:
Opportunity sites (a. Civic Centre b.Drover's Way sites)
City 'wall' ring - strategies to repair the edges of the historic centre and sensitively accommodate modern serving needs
consolidated, limited, short stay, premium (and blue badge) parking, smart-signed and accessed directly from 'city centre internal roads'
Holywell Hill
- special case!
- peak time closed to private vehicles?
St. Albans
City Vision
Over-arching Spatial Strategy
rev -
03.03.2009
5th studio

KEY DIAGRAM



Green Belt

- Green Belt

Settlement Hierarchy

- Towns excluded from the Green Belt
- Large villages excluded from the Green Belt
- Green Belt settlements

Housing

- Proposed housing sites before 2026
- Possible additional Green Belt releases probably for post 2026 needs
- Part rejected/ Part possible additional Green Belt releases probably for post 2026 needs
- Rejected housing sites
- Safeguarded land for post 2026 needs

Employment

- Employment development

Shopping

- Possible food store sites
- Rejected food store site
- Possible food shopping
- Possible non-food shopping

Education

- Oaklands College, Smallford hub
- University of Hertfordshire

Leisure, Culture & Tourism

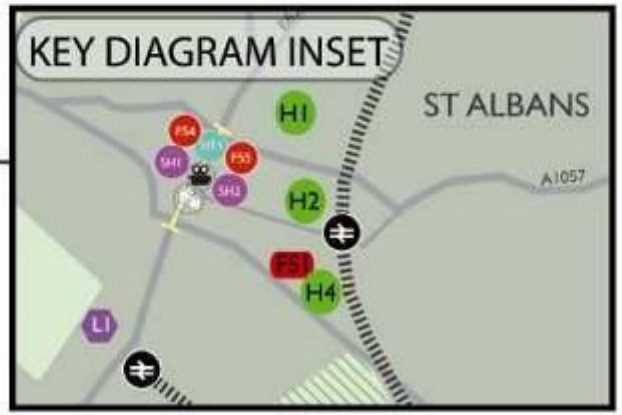
- Indoor leisure centres
- Possible hotel locations
- Butterfly World
- Cultural hub
- Cinema

Countryside and Environment

- Heartwood Forest
- Warling Chase Community Forest

Transport

- Proposed western orbital route
- Proposed new junctions
- Proposed junction improvements
- Environmental enhancements and traffic management
- Possible Mini Park and Ride locations
- Rail line
- Rail stations



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Regulatory total place?

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- Have we thought this through properly yet in our LSPs?
- What does all this mean for economy, effectiveness and efficiency?

Licensing

Environmental health

Trading standards

Health & Safety Executive

Fire safety

Building control

Planning enforcement

Policy/ local focus

Strategy/ innovation

Operational links

Integrated service development

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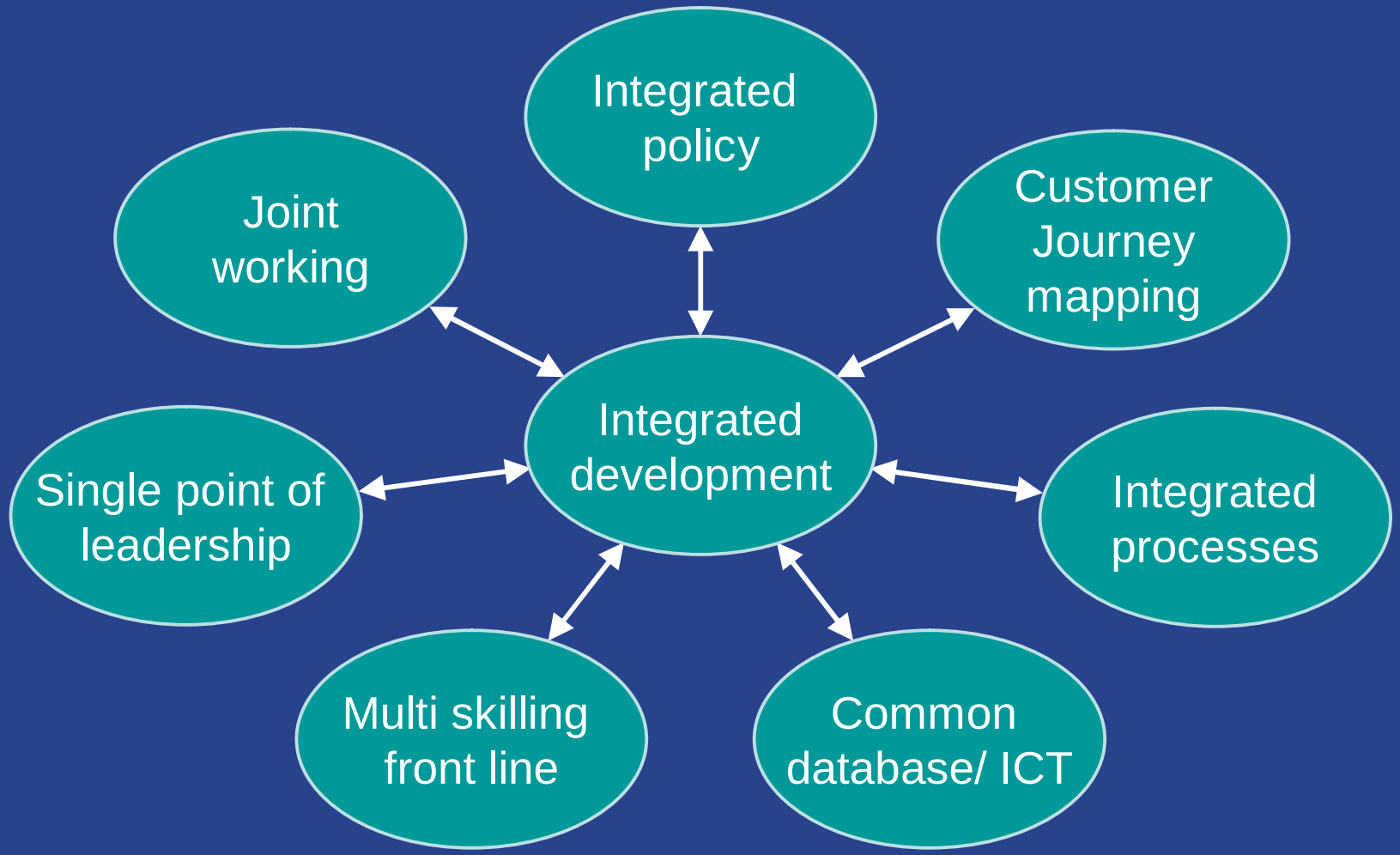
- Bringing together regulatory activities in one policy
- Following through with unified service



Final thoughts on co-production

St Albans City & District Council

- We need to get our clients and the public doing more
- Lots of work going on which can inform this eg RSA