

Neighbourhood Planning Group – Abbots Langley.

At Parish Office, Langley Road.

Thursday 25th January 2018 starting at 7pm

AGENDA

Database and web site design

1. Apologies

Please let Peter know, before the meeting, if a member is not able to attend.

2. See attached updated Report Eleven to the Parish Council dated 31st December 2017

Discuss any points raised if not covered in this agenda.

3. 'Housing Need Study' for the Parish commissioned by the Neighbourhood Planning Group.

The final Report has been received and a copy circulated with this agenda. Following our meeting with Claire May (see the attached report of the meeting) we will discuss the next steps regarding meeting the need for local housing in the Parish.

4. Clair May: Outcomes of our Meeting

All sites selected where 'Change of Land Use' could be considered in our Neighbourhood Plan have been identified and discussed with Claire May, Principal Planning Officer (Policy & Projects) Three Rivers District Council. There are questions to address for some of the sites. These are mainly to do with the viability of such development given the cost of associated infrastructure. We will discuss how we can get further information to answer the questions before the policy on Green Belt is published in September 2018.

5. Formulation Vision and Themes and Objectives and NP Report Structure

Consultant, John Austin, provided us with a range of relevant Neighbourhood Plans to provide useful reference material as we consider the format required for our plan and possible policies. A start has been made by extracting relevant examples of such material from these Neighbourhood Plans. Some of this material will be circulated for discussion at our meeting. (See **attached the map** indexing other Neighbourhood Plans in England.)

6. Ongoing Work from our Consultants to use the Government Grant.

John Austin's work was completed on **13th December**. Our remaining Government Grant must be used by mid-March. Alison Eardley was commissioned on **8th December 2017** to do further work, namely:

Request 1: Could you start to prepare the Draft Report of Stage 3 and Stage 9 to form part of **'our Scoping and Sustainability Report.'**

It is clear from our discussion with Claire May, we should now concentrate on our NP policies, rather than doing more work site selection. The new Local District Plan sites will be published for Public Consultation by September 2018. The Review of Green Belt policies and sites will be

publicly available by August 2018. The final demand for housing across the District and how it will be allocated across the Parishes must await the Government directive in 2018 and then the decisions by the District Councillors.

Under the National Consultation Document (Sept. 2017) the new Housing Requirements across the District is 600 units per year for 15 years (2017-2032) i.e. 9,000 units. The area Abbots Langley is 20% of the District, in population it is 23% of the District, so the allocation to Abbots Langley could be 138 units per year or 2070 units over the 15year period. (Consistent with Para 87 in the AECOM Report of **610 dwellings per year** for TRDC.) The Housing Need Estimates in our AECOM Study suggest a demand of between 120 units to 161 units per year for 15 years in Abbots Langley (See para 91 in the AECOM Study.) District Target for Social Housing is high at 45%.

Request 2: By the end of January/early February, various assembled **sets of relevant NP Policies from other NP's will have been assembled for you to review for our NP**, whilst the Chair is away on Holiday from mid-February to mid-March 2018.

7. Meeting with other NP Groups in our area Kings Langley, Croxley Green, Chorleywood, and St Stephens (Bricket Wood)

We are aware that Neighbourhood Plans are being developed in some of our Neighbouring Parishes. Alison, our Consultant, is advising St Stephens and has been recently appointed by Kings Langley. The Chair has been approached by three of the above four Parishes to meet with them to share information and experience in a spirit of cooperation.

8. NP Web site and Database

The Final Reports from our Consultant, John Austin were received on 13th December 2017. John has made recommendations on the redesign of the Database for our Neighbourhood Plan and how we could establish our web site for the public to access relevant reports on our work. See attached report from John Austin.

9. Recruiting Local Neighbourhood Groups to participate in the Neighbourhood Planning Process. Longer term consultation Programme in 2018

We have had some initial interest from Residents Groups but we need to actively recruit. We are considering asking Jackie Tyrell (formerly of Watford Housing Trust) to assist us in this task. No further progress has been made with this aspect of the programme and is not expected to occur until after Easter 2018.

10. Any other business

11. Dates of next two meetings are: 26th April 2018 and 28th June at 7pm at the Parish Council Offices.

Note: There is no committee meeting planned during February and March 2018

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The Nine Assignments associated with Building the Evidence Base.

Key Themes

1. **Demographic profile of the local population from 2011 Census data etc.**
2. **Land Use distribution and major planning proposals across the Parish** – possible key sites for future development or change of use to meet public requirements.
3. **Enhancing the local centres in the main settlements** - Abbots Langley village, Bedmond, etc.
4. **Key green spaces and preserving the natural & historic environment / tree preservation orders etc.**
5. **Local shopping facilities and their diversity**
6. **Education – Future capacity of local schools for local children** - primary and secondary. Impact of Academy Schools changing their catchment areas.
7. **Future Health Care** – Medical Centres and Services within the parish
8. **Transport and Communications** – including walking and cycle networks, traffic safety concerns, speeding, parking, local congestion points, public transport provision, broadband networks, etc.
9. **Possible extra capacity for Burial Grounds**

Note: Additional topics can be added when identified from our interactive web site etc.

End.