

Bi-monthly Progress Note to Abbots Langley Parish Council –
Report Sixteen – 1st November 2018

The Neighbourhood Planning Group last met on Thursday 27th September 2018. The next meeting is planned for Thursday 29th November 2018 at 7pm.

Work is continuing on:

Phase 5 'Building the Evidence Base'

Phase 6 'Identify the key Themes, Aims, Vision, Options.'

Phase 7 'Write the Neighbourhood Plan – Policies'

1. Preparation of the Draft Planning Policies for the Neighbourhood Plan

Neighbourhood Planning must be led by local aspirations and public consent. At the last Neighbourhood Planning Group meeting we circulated an analysis of all views received to date on our Commonplace web site. The views were grouped according to the main issues and policies that the individual comments address. The comments address the following ten policy areas:

- Green Belt Land, Open Spaces and Natural Environment/trees and hedgerows/ green boundaries to development/biodiversity.
- Conservation of key buildings.
- Built-environment and New Housing requirements – Type, heights and numbers
- Protection of the living environment
- Education Facilities serving the Parish
- Community Facilities
- Economic Development and vitality of the key local centres
- Transport, Communications and Wayfinding
- Streetscape, networks and public spaces
- Other topics on Land Use, Burial Grounds, etc.

With the help of our Planning Consultant, Alison Eardley, draft policies are being prepared on all these topics and justified by the comments received to date.

2. Publication by Three Rivers District Council of 'Potential Sites for Consultation.'

On 26th October 2018, Three Rivers District Council published the list of sites put forward by local landowners for consideration for development in the new Three Rivers Council Local Plan.

See: <https://www.threerivers.gov.uk/egcl-page/new-local-plan> The Consultation Period for comments lasts until 7th December 2018. We presume the Parish Council will be writing a formal response which will be taken account of in the Draft Neighbourhood Plan.

The new Local Plan will cover the period from 2020 to 2036. During that time, the District Council is expected to allow 'at least 9,600 new homes' to be provided across the Three Rivers District. Nearly all the sites shown in the document for Abbots Langley are within the designated Green Belt area. No decisions have yet been made on which sites will be chosen. The Local Plan will also allocate land to meet future employment needs and other key infrastructure requirements. No guidance has been given as to how many new housing units will be built within the Parish.

Most of the sites identified by the Neighbourhood Planning Team in November 2017 and plotted on aerial photography, have been submitted by the landowners. There are many other sites submitted in the District Document that we did not include. The Neighbourhood Planning Team's dialogue with some of the landowners can now be more direct, as we consider the requirements of the Parish.

If selected for inclusion in the Local Plan, the land identified in the Consultation Document could provide the following approximate number of housing units in different parts of the Parish.

1. Love Lane/Notley Farm/ East Lane/ High Elms Lane / Bucknalls Lane Corridor = 800 to 1500 units
2. Welcome Trust Land bordering the M25 = 3000 to 4500 units
3. Gypsy Lane/South Way = 600 to 800 units
4. Bedmond = 566 to 948 units
5. Toms Lane/ Hartwell lane = 260 to 395
6. Langleybury = 110-180 units

Obviously not all the sites will be chosen or be suitable for development. So out of an approximate potential of 8000 units, it is possible the Parish may be expected to accommodate 960 units (10%), 1920 units (20%), 2880 units (30%) or 3840 units (40%) of the District's requirements. Given these different scenarios, the Parish Council and Neighbourhood Plan needs to decide on the proportion of new District housing that should come to Abbots Langley, the preferred area to locate it and the proportion that should be considered affordable housing and/or 'Community Led Housing.'

Cllr Jon Tankard is leading our team on 'Community-Led Housing' for Abbots Langley with the assistance of CDA Herts 'to help local parish councils to unlock the barriers to provide affordable housing for current and future generations.' There is evidence to support this in our Housing Need Study, produced for the Neighbourhood Planning team last November.

3. What additional infra-structure is required to support these levels of increases in housing?

Having examined different new housing scenarios, we need to consider the capacity of the highway system to support the additional traffic flows and the impact on health facilities, schools, and other public services. The Local Plan will need to pay special attention to the centres of Abbots Langley Village and Bedmond Village to provide for new facilities, if needed. Where detailed analysis is needed, we would expect the Local Authorities to commission this work. Given the major expansion being considered in Watford, Dacorum and St Albans, we would expect the Local Planning Authorities to measure the expected impacts of these developments on the Parish's transport networks and facilities.

4. Preparing the Neighbourhood Plan to ensure it can influence decision-taking in the Parish.

The timescale for producing the new Local Plan for the Three Rivers area for implementation from 2020 to 2036, is as follows:

1. Draft Local Plan - September 2019
2. Submission to Govt. - February 2020
3. Public Examination - Autumn 2020.
4. Adoption December - 2020.

To have an influence on the Local Plan Public Inquiry in Autumn 2020, the Parish Council should aim to finalise the Neighbourhood Plan in May 2020. This suggests a provisional timescale for the Neighbourhood Planning Team as follows:

1. Draft Policies completed by January 2019.
2. Published draft document and Web site available for full public consultation from March 2019
3. Complete the public consultation by July 2019.
4. Submit to Three Rivers District Council Planners the Revised Neighbourhood Plan for examination in September 2019.
5. Revise and publish the Final Neighbourhood Plan by December 2019, ready for the External Inspector examination.
6. Prepare for Public Vote in May 2020

Peter Warman, Chair,

Abbots Langley Neighbourhood Planning Group, Tel: 01923 265258. Peter@Warmanconsult.co.uk