

Bi-monthly Progress Note to Abbots Langley Parish Council –
Report Seventeen – 7th January 2019

The Neighbourhood Planning Group last met on Thursday 29th November 2018 at 7pm.
The next meetings are planned for Thursday at 7pm on 24th January and 28th March 2019.

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

With the help of our Planning Consultant, Alison Eardley, draft policies for the Neighbourhood Plan are being prepared. However, work on this activity was paused during November and December 2018 with the focus of activity directed towards a review of the 'Potential Sites for Consultation' proposed by landowners for the New Local Plan.

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

An analysis of the published list of sites resulted in a 23-page Briefing Paper being prepared for Parish Councillors. All the proposed sites located in the Parish of Abbots Langley were plotted on our 2016 aerial photographic base of land uses within the Parish.

Meetings with Parish Councillors were attended including a Planning Committee on 21st November and a Parish Council meeting on 17th December to discuss the topic and the Parish Council's response to the TRDC Consultation Programme.

3. Proposed Residents' Association for Bedmond.

With the publication of the TRDC document of possible sites for development, some residents in Bedmond took the initiative to encourage local participation in the Consultation Programme. Over hundred responses were submitted to TRDC by local residents. Peter Warman, as Chair of the Neighbourhood Plan, was invited to two meetings organised by local residents in Bedmond – on 13th December and 3rd January. The proposal is to form the Bedmond Residents Association by the end of January and participate in the Neighbourhood Planning Programme by suggesting proposals for their village and immediate surroundings.

4. Community- led Housing Initiative.

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 in November 2017.

It is important to identify where such initiatives could be taken forward within the Parish. With the publication of potential sites for development, a dialogue has started with some land owners to determine their interest in such projects. Further work will be done on this, with the help of CDA Herts, within the next three months.

5. 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 by May 2020. This suggests a provisional timescale for the Neighbourhood Planning Team as follows:

1. Draft Policies completed by March 2019 and discussed with TRDC to review their compatibility (or otherwise) with District Planning Policies.
2. Published draft document and Web site available for full public consultation from April 2019
3. Complete the public consultation by September 2019.
4. Submit to Three Rivers District Council Planners the Revised Neighbourhood Plan for their examination in October 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 at the earliest - depending on the outcomes of the various planning review processes.

Peter Warman, Chair,
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