

## **Abbots Langley Neighbourhood Plan**

### **Bi-monthly Progress Note to Abbots Langley Parish Council – Report Nine – 1<sup>st</sup> September 2017**

The Neighbourhood Planning Group last met on 25<sup>th</sup> May 2017. Their next meeting is planned for 7pm on Thursday 28<sup>th</sup> September 2017.

Work is continuing on:

- Phase 4 'Public Engagement and Consultation'
- Phase 5 'Building the Evidence Base'

Our application for a **Government Grant** to help fund our Neighbourhood Planning work has been approved, in principle, for **£6,827.00**. Once we have accepted the terms and conditions of the offer and a process of due diligence has been completed on our work to date by Groundwork UK, then the grant will be available for us to spend over a period of six months. In future we can apply for additional funding up to a total of £9,000.

Work on an independent '**Housing Needs Assessment for the Parish**' has been started by AECOM in mid-August. This should be completed during October 2017. This project is paid for by National Government under a framework agreement so the work is at no cost to the Parish. While the current local plan policy sets a target for the Three Rivers District, it does not provide a housing number for the Neighbourhood Planning Area. Given the bulk of any further development within the Parish of Abbots Langley would require greenbelt release, it is important a housing target is established based on an understanding of need arising over the Plan Period until 2032. AECOM is aware that the Parish Council is interested in the housing needs of older residents as well as newly forming households – *including social housing, affordable rented, shared ownership, intermediate rented and market housing tenures*.

In August, we have purchased the **latest aerial photography** for the parish. This shows all the new developments in the area up to August 2016. We have prepared material using the aerial photography as our map base. We have highlighted **the key features of land use throughout the Parish** including:

- Current Green Belt boundary and designated open spaces.
- Residential Areas, Employment Areas, Public Facilities (schools, NHS buildings, etc.) and Commercial/Retail centres. A distinction is made between developments that were provided before 2011 and those provided between 2011 to 2017.
- Agreed future changes in Land Use
- Possible sites where a 'Change in Land Use' could be considered for evaluation in the Neighbourhood Plan.

Our intention is to meet with Claire May in the Economic & Sustainable Development Unit at Three Rivers District Council to seek her guidance on the suitability of the selected sites for 'a change of use' before doing any further evaluation. Some Members of the Parish Council have been asked to attend this meeting with other members of the planning team, when it is arranged.

Work is progressing in selecting other approved Neighbourhood Plans ( in the SE / E England / near the M25) as reference material to assist in the Drafting of suitable policies for Abbots Langley.

Also we are improving our statistical profile of the Parish and designing the structure of a database for all the material and references collected for the Neighbourhood Plan, which will form the Official Evidence base. As recommended in our Health Check Report, we need to set up a full database of all the material we are assembling for the Neighbourhood Plan including meeting agendas, progress notes etc. and ensure our material is publically available via the parish wen site and linked with our Commonplace interactive site.

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