

Bi-monthly Progress Note to Abbots Langley Parish Council –
Report Eighteen – 1st March 2019

The Neighbourhood Planning Group last met on Thursday 31st January 2019 at 7pm. The next meetings are planned for Thursday at 7pm on 28th March and 30th May 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 have been prepared for discussion at our next meeting on 28th March. At that meeting we will also confirm the Vision Statement and associated Planning Objectives for the Neighbourhood Plan.

During June to July 2019 these Planning Policies need to be discussed and developed further to ensure the content is applicable to each of the identified 14 communities in the Parish of Abbots Langley. We may develop some community specific policies where these are applicable. Discussions should take place with local individuals and possibly focus groups to obtain these views. It would be helpful for local Parish Councillors to assist in this process once the May elections have taken place.

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

On 11th February, TRDC published 25 additional sites that landowners have submitted for consideration for development in the New Local Plan. Seven of these new sites are in the Parish of Abbots Langley. These new sites have been added to the Parish Map showing the location of all the sites in the Parish under consideration by TRDC at the moment.

3. Residents' Association for Bedmond.

In cooperation with Peter Warman, the Bedmond Residents Association have designed a questionnaire to conduct a local Residents Survey during March. A public meeting of the Residents Association was postponed on 1st February due to the snow. This has been rearranged for 29th March. Members of the Bedmond Residents Association have agreed to participate in the Neighbourhood Planning Programme by conducting the Residents survey and then suggesting proposals for their village and immediate surroundings based on the views of the local population. If the Survey proves an effective means to encourage resident participation, the questionnaire could be adapted for use in other areas of the parish later in the year.

4. Community- led Housing Initiative.

Cllr Jon Tankard, Cllr Brenda Kersey, Cllr Owen Roe and Peter Warman met with Giles Meredith of CDA Herts to discuss how their organisation 'helps local parish councils to unlock the

barriers to provide affordable housing for current and future generations.’ There is evidence to support this requirement in our Housing Need Study, produced for the Neighbourhood Planning team in November 2017.

Giles explained the approach of forming a Community Land Trust to provide Affordable Housing. He drew our attention to the reasonable policies of TRDC in their ‘Affordable Housing Supplementary Planning Document (37 pages), approved in June 2011, regarding Social Housing Provision. However, it is not clear whether these policies have been effective in providing more Social Housing.

Giles said it would be worthwhile getting in contact with CLT East to assist us and obtaining a copy of the CLT handbook. Also, he mentioned the Hastoe Housing Association and their Southwold Project (see: <https://southgen.co.uk>.)

5. Proposed meeting with Herts Growth at Hertfordshire CC.

The Herts Growth Team is provided to liaise with teams producing Local and Neighbourhood Plans across the County. Peter Warman wrote to them to request information on a number of topics including:

- a. Upgrading of Breakspeare School
- b. Analysis of Traffic Impact on the Parish of New Housing Development
- c. Use of modern Land Use - Transport Analysis for the Parish
- d. Work with the Joint SW Herts Housing Strategy Team
- e. Projected Demand and Capacity of Local Schools in the Parish
- f. Peak Congestion in the Parish caused by Secondary Schools Traffic.
- g. Investment in Sustainable Transport Policies for the Parish
- h. SW Herts Transport Proposals for the Parish

It is hoped that a meeting can be arranged with the Herts Growth Team in March.

6. Neighbourhood Plan Web pages created for the Parish Web site

Peter Fleming was commissioned in January to provide public material on Parish Web Site about the Neighbourhood Plan. See: <http://www.abbotslangley-pc.gov.uk> . It is an important part of the Neighbourhood Planning Process that the public is kept well informed of the work being done by the Neighbourhood Planning Team.

As more documents are produced, including the Draft Policies and Survey Results, the material will be made publicly available on the web site. As part of the public consultation programme for the Neighbourhood Plan, it is hope that public meetings and local exhibitions will be arranged in September and October 2019.

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