

# Three Rivers Local Plan Consultation June 2021

Area Forum June/July 2021

Cllr Matthew Bedford

# What is the Local Plan?

- Within National Planning Policy Framework (NPPF)
- A blueprint for where development can and cannot happen
- Allocates “sufficient” sites for housing as well as employment, open space, education and so on
- Sets policies for future developments (e.g. type and mix of housing, amount of amenity space, play areas, parking, protection of rights-of-way and so on)
- NOT detailed permission to start building – even if allocated for development, each site still has to apply for and be granted planning permission in the usual way

# How many houses?

- Government calculation – so-called “standard methodology”
- According to ministers, not a target or a minimum. BUT no council so far has managed to get a plan agreed with a lower number. That doesn't stop us trying!
- The “standard methodology” is based on out-of-date estimates from ONS dating back to 2014. Later estimates would give a lower figure for Three Rivers. The government decided in December NOT to allow more recent figures to be used.
- Three Rivers target 2018 – 2038 approx. 12,500 new homes

# How many houses?

	Net Number of Homes
Total Target	12,624
Completions (2018 – 2020)	608
Commitments (unimplemented planning permissions)	948
Windfall Allowance	390
Total (completions, commitments & windfall)	1,946

- Means around 10,500 need to be provided up to 2038
- We have space in existing built-up areas for about 1,500 – so about 9,000 have to go in the Green Belt 😞.
- Current consultation lists Green Belt sites sufficient for around 7,500 homes – so even with the sites we have identified we are still short of the target.

# Process for sites

- “call for sites” – landowners and other interested parties put sites forward
- Also:
  - Previously considered sites
  - Refused planning applications
  - Urban capacity study
  - Edge-of-settlement review

# Process for sites

- Sites checked and excluded if unavailable or unviable
  - (e.g. flood zone / insufficient access / landowner unwilling / etc)
- Remaining sites reviewed and assessed for Green Belt harm and for sustainability (transport facilities, community facilities and so on – existing or new provision)
- Consultation – now underway

# Next steps

- Consultation responses – analysis
- Review of potential development sites
- Further consultation Nov/Dec 2021
- Public inquiry mid-2022 or later (depends on Inspectorate)
  
- Residents and landowners can make their case at Inquiry
- Inspector makes the final decisions

