Local Plan Process – To Date

• Former Strategic Local Plan (SLP) didn’t pass ‘duty to co-operate’ test (2016 Inspector, upheld 2017 in High Court)

• Jan / Feb 2018 – Full Public Consultation on approach to new Local Plan

• Jan / Feb 2018 – ‘Call for sites’ request - Land Owners Developers put forward potential sites for development (residential and commercial)

• April 2018 – Planning Policy Committee - 150+ sites put forward + public comments

• 12 / 18 June 2018 – PPC considered further updated LP draft Publication

• Cabinet 21 June – recommended draft LP - Council 11 July agreed

• Secretary of State to SADC 23 March 2018 - not intervening in LP at this point, but:
  • Message having to meet timetable for LP very strong
  • SoS intervention for three LPs - Castle Point, Wirral, Thanet
Draft LP Objectives

• Deliver 913 homes per annum (same as LP Reg 18 – January/February 2018 consultation)

• Meet Government's ‘standard methodology’ for Local Plan period 2020-2036

• Maximise delivery in urban areas before building on Green Belt

• Deliver affordable homes, high quality and for local needs

• Deliver appropriate infrastructure

• Deliver homes + infrastructure at right rate
Regulation 18 consultation

- 2,413 people responded – wide range of views
- More than half had never done so before
- People’s top priority is delivery of infrastructure, such as schools and transport
- “Build homes in the right place” and “Protect the Green Belt” nearly even as middle-ranked priorities
- Small/medium sized family homes and small first time buyer flats are top priorities for housing type
“Call for sites” consultation

- 150 sites submitted
Criteria for choosing sites

• March 2018 – PPC agreed method for selecting sites for development:
  • **Stage 1**
  • *Green Belt Review evaluation* - a judgement of impact on (i.e. ‘damage’ to) Green Belt purposes - Red Amber Green (RAG)
  • **Stage 2**
  • *Suitability / Availability* - RAG - any overriding constraints to development eg Access, Transport, Flood Risk, Ownership
  • **Stage 3**
  • *Exceptional contributions* - eg to improve public transport, enhancing local high quality job opportunities, contributions to other infrastructure
Managing site selection

- Green Belt Review
- Councillors set objectives and process
- Officers conducted work
- Councillors considered and agreed site selection output
- SA of sites
- Delivery confirmation of sites
LP Key Diagram – 11 Broad Locations
<table>
<thead>
<tr>
<th>Description</th>
<th>5 Year Land Supply</th>
<th>Land Supply - To 1 April</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under construction</td>
<td></td>
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<tr>
<td>With planning permission (full or reserved matters covering whole site)</td>
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<tr>
<td>Small Sites with permission</td>
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<tr>
<td>Conversions with permission</td>
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<tr>
<td>With outline permission part(s) covered by reserved matters</td>
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<tr>
<td>Outline only</td>
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<tr>
<td>Where full title or reserved matters at post committee resolution or subject to S106 negotiations</td>
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<tr>
<td>With application submitted</td>
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<tr>
<td>With pre-application discussions occurring</td>
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<tr>
<td>Allocation only</td>
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<tr>
<td>SHLAA Sites and other sites</td>
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<td>Garage Sites Program</td>
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<tr>
<td>Windfall allowance</td>
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<tr>
<td>Office to Residential Prior Approval 10% discount</td>
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<tr>
<td>Local Plan / NPPF Policies - Delivering Urban Optimisation</td>
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<tr>
<td>Intensification / Conversion of Employment Land</td>
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<tr>
<td>Council Owned Sites</td>
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<tr>
<td>Increased Density in Higher Buildings</td>
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<td>Local Plan - Inc. Broad Locations</td>
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<tr>
<td>Pre plan period</td>
<td>432</td>
<td>426</td>
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<td>Plan Period</td>
<td>544</td>
<td>541</td>
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<tr>
<td>Post plan</td>
<td>75</td>
<td>140</td>
<td>180</td>
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<tr>
<td>Current known/expected delivery (2020-2036)</td>
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<tr>
<td>ENH North (1,600 net Inc. 126 at Spencer Park Pl)</td>
<td>75</td>
<td>140</td>
<td>180</td>
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<tr>
<td>North Herts (1,500)</td>
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<td>ENH South (2,400)</td>
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<tr>
<td>NV Harpenden (560)</td>
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<tr>
<td>East St Albans (500 - 340 already permitted)</td>
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<tr>
<td>N St Albans (1,100)</td>
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<tr>
<td>NE Harpenden (780)</td>
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<tr>
<td>W of London Colney (440)</td>
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<tr>
<td>Chiswell Green (365)</td>
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<td>Park Street Garden village 2,300</td>
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<tr>
<td>LV/NPPF - Delivering Urban Optimisation</td>
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<tr>
<td>Trajectory Total</td>
<td>432</td>
<td>426</td>
<td>426</td>
</tr>
</tbody>
</table>

| NE: Trajectory Average 2020-2025, 2025-2030, 2030-2035                     | 855                | 1,201                    | 1,280 |
| NE: Housing Requirement/Target - inc. 20% buffer for 2020-2025 and remainder averaged over 2025-2035 | 585                | 1,075                    | 1,075 |
The Policies

Using the Policies

The Plan should be read as a whole. Several policies will often be relevant and all relevant policies must be applied. General policy ‘cross references’ or caveats are not included in individual policies. For ease of understanding, direct explanatory links between policies are sometimes noted – e.g. (Policy S2), (Policy L14).

List of Policies

**Chapter 1 – Development Strategy and Metropolitan Green Belt**

S1 - Spatial Strategy and Settlement Hierarchy
S2 - Development Strategy
S3 - Metropolitan Green Belt

**Chapter 2 - Homes, Affordable Homes and Workplaces**

S4 - Housing Strategy and Housing Requirement/Target
S5 - Economic Development Strategy and Employment Land Provision
S6 - Broad Locations for Development
L1 - Housing Size, Type, Mix and Density
L2 – Provision of Older Persons Housing and Special Needs Housing
L3 - Provision of and Financial Contributions towards Affordable Housing
L4 - Affordable housing development in the Green Belt (rural exceptions sites)
L5 - Small Scale Development in Green Belt Settlements
L6 - Extension or Replacement of Dwellings in the Green Belt
L7 - Gypsies, Travellers and Travelling Show People
L8 - Primarily Residential Areas
L9 - Primarily Business Use Areas
L10 - Strategic Office Locations
L11 - Special Employment Locations in the Green Belt

**Chapter 3 - Retail, Leisure and Commercial Uses and Development**

L12 - Centres for Retail, Services and Leisure
L13 - Attractive and vibrant cultural and civic areas
L14 - Location of Non-residential uses serving residential areas
L15 - Leisure Uses
L16 - Mixed Use Opportunity Areas

**Chapter 4 – Infrastructure and Community Facilities**

L17 - Infrastructure
L18 - Transport Strategy
L19 - Highways / Access Considerations for New development
L20 - New Development Parking Guidance and Standards
L21 - Education
L22 – Community, Leisure and Sports Facilities

**Chapter 5 – Design, Conservation and Enhancement of the natural, built and historic environment**

L23 - Urban Design and Layout of New Development
L24 - Development Amenity Standards
L25 - Energy and Environmental Performance of New Development
L26 – Local Green Space
L27 - Green Space Not Designated as Local Green Space
L28 - Green Space Standards and New Green Space Provision
L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees
L30 - Historic Environment
North West Harpenden Broad Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 580 dwellings
- The 580 dwelling figure above includes at least one 50+ home C3 Flexi-care scheme
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6.
- Retention of important trees and landscape features
North West Harpenden Broad Location (2)

- Recreation space and public open space
- A site for and appropriate contributions towards a 2 FE primary school including Early Years provision on a 2.5 ha site
- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- Significant improvements to existing and/or new walking and cycling facilities to promote car-free access to Harpenden town centre, railway station and secondary schools
- 3% of homes provided to be self-build housing
- Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms
The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 1,250 dwellings (including area with extant permission for 348 homes)
- The 1,250 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6
- Strategic and local public open space, including managed woodland and ecological network links
- Retention of important trees and landscape features
- A 2FE primary school, including Early Years provision, to serve the new community
- A site for and appropriate contributions towards an 8FE secondary school site
East St Albans Broad Location (2)

- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- Investment / reinvestment in improved education and training provision and facilities at Oaklands College
- Retain, repair and make fit for purpose the Mansion House building
- Hydrotherapy pool
- 3% of homes provided to be self-build housing
- New neighbourhood centre, including commercial development opportunities
- Recreation space and other community facilities, including health provision
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Site wide Combined Heat & Power system delivered in association with research and teaching initiatives at the College and its partner institutions
- Appropriate renewable energy production and supply mechanisms
- Best and most appropriate use of existing sand and gravel resources on site, rather than by prior extraction

NB: These requirements do not apply in respect of the extant permission for 348 dwellings referred to under point 2.
East Hemel Hempstead (North)  
Broad Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with Dacorum Borough Council, local communities, landowners and other stakeholders
- Minimum capacity 1,650 dwellings
- The 1,650 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 12 units to provide special needs accommodation, in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6
- Strategic and local public open space, including managed woodland and ecological network links
- Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn
- Retention of important trees and landscape features
East Hemel Hempstead (North) Broad Location (2)

- A 3FE primary school, including Early Years provision, to serve the new community
- An 8FE secondary school to serve the new and existing communities
- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 3% of homes provided to be self-build housing
- New neighbourhood and local centres, including commercial development opportunities
- Recreation space and other community facilities, including health provision
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms
- Appropriate buffer zones and mitigations to address the Buncefield oil depot and pipelines
- Design to mitigate adverse impacts from motorway noise and air pollution.
West of London Colney Broad Location (1)

The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 440 dwellings
- The 440 dwelling figure above includes one 50+ home C3 Flexi-care scheme and 10 units to provide special needs accommodation, in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6.
West of London Colney Broad Location (2)

- Retention of important trees and landscape features
- Recreation space and public open space
- A site for and appropriate contributions towards an 8FE secondary and 2 Fe primary ‘all-through’ school, including Early Years provision
- Transport network (including walking and cycling links) and public transport services upgrades/improvements
- 3% of homes provided to be self-build housing
- Sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms
The development will be required to deliver:

- Masterplanned development led by the Council in collaboration with local communities, landowners and other stakeholders
- Minimum capacity 2,300 dwellings
- The 2,300 dwelling figure above includes at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme and 20 units to provide special needs accommodation in accordance with Policy L2
- Minimum 40% Affordable Housing in accordance with Policy L3
- Minimum overall net density 40 dwellings per hectare
- Housing size, type and mix as set out in Policy L1 and Appendix 6.
- Strategic and local public open space, including managed woodland and ecological network links
- Countryside access links including improved off-road paths (rights of way) and links to a community food zone retained in the Green Belt
- A substantial new Country Park providing facilities for new and existing communities
- Retention of important trees and landscape features
- One 3FE and one 2FE primary schools, including Early Years provision, to serve the new community
- An 8FE secondary school to serve the new and existing communities
Park Street Garden Village Broad Location (2)

- Transport network (including walking and cycling links) and public transport services upgrades/improvements, including a local bypass route for Park Street and improvements to the A414 as a strategic route for the wider area
- New park and rail facility on the Abbey Railway Line south of the A414
- 15-20 minute peak period service on the Abbey Railway Line from date of first house occupation. This will likely require a new passing loop on the Abbey Railway Line, either on site or delivered elsewhere
- 3% of homes provided to be self-build housing
- New neighbourhood and local centres, including commercial development opportunities
- Recreation space and other community facilities, including health provision
- Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands
- Excellence in design, energy efficiency and water management
- Appropriate renewable energy production and supply mechanisms
- Two 15 pitch Gypsy and Traveller sites
- Full exploration of possibilities for direct services to Euston via Watford and/or links to a future Metropolitan Line extension in Watford
- Full exploration of possibilities for an Abbey Line stop or active travel routes / measures directly serving the BRE
- Full exploration of possibilities for an additional station on the Midland Mainline
Resident input into Masterplanning

Local communities and stakeholders will have opportunities to give their views as part of the collaborative Masterplanning process. This includes:

- Uses for the public open spaces e.g. informal recreation space, community orchards, trim trails, dog walking areas, biodiversity enhancement areas, sports pitches, play areas, allotments etc.

- Nature of community facilities e.g. community halls, drop in centres, religious facilities, youth facilities etc.
Future Local Plan Work

• LP Reg 19 - Six week period for representations, 4 Sep – 17 Oct 2018

• Further stages after October 2018 include:
  • Consideration of responses by PPC to this second full public consultation
  • Formal consideration of submission of Local Plan to Secretary of State
  • Examination in Public process (carried out by Independent Planning Inspector, parties have a further chance to give their views directly)
  • Final adoption (or not) of Local Plan by Full Council