

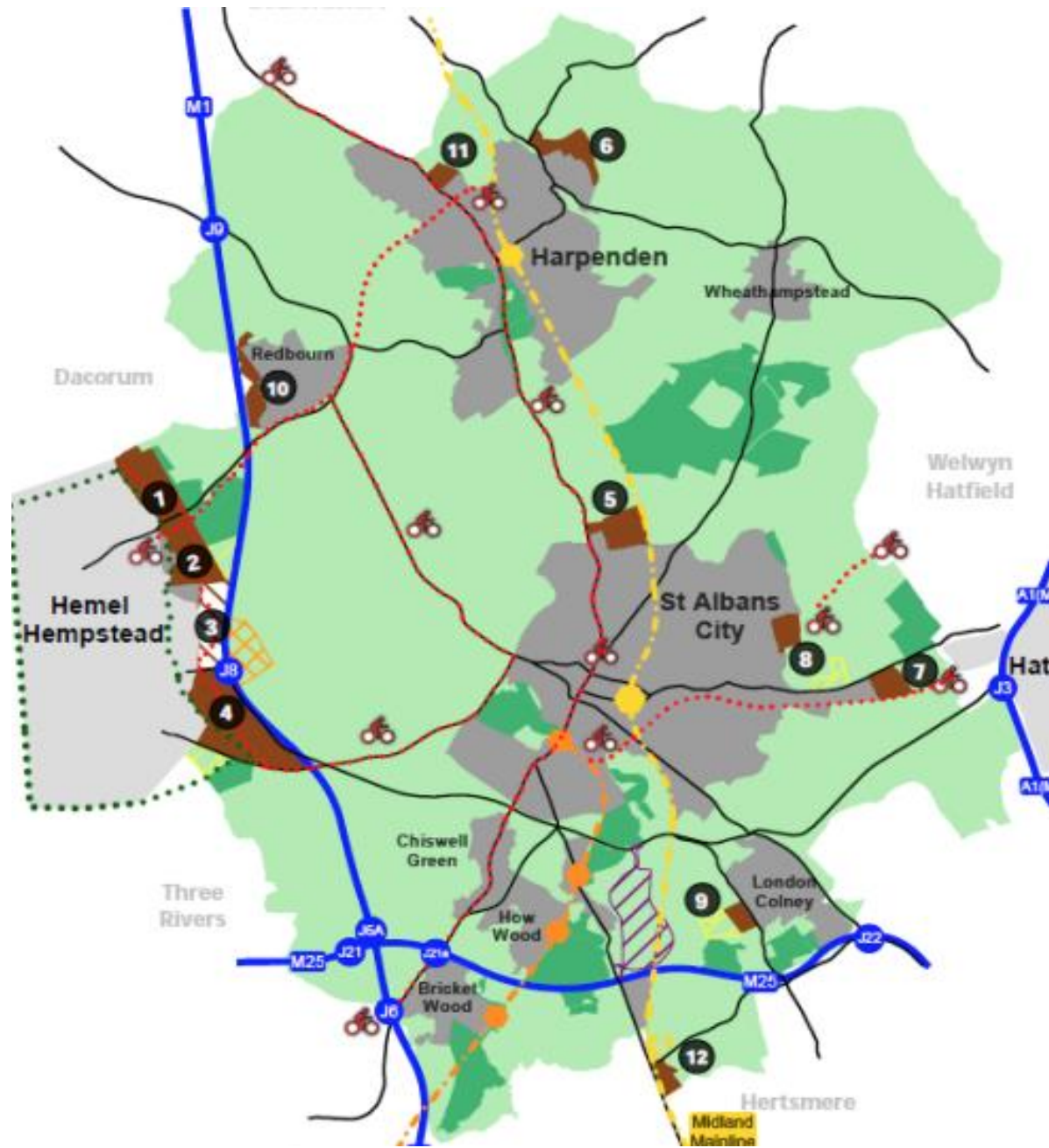
The Local Plan by numbers

Chapter 1: five fundamental figures

1. 15,096

Nationally set for extra homes to be in the LP

Product of “the standard methodology”
driven by a local (old) household growth
forecast and a house price affordability
measure

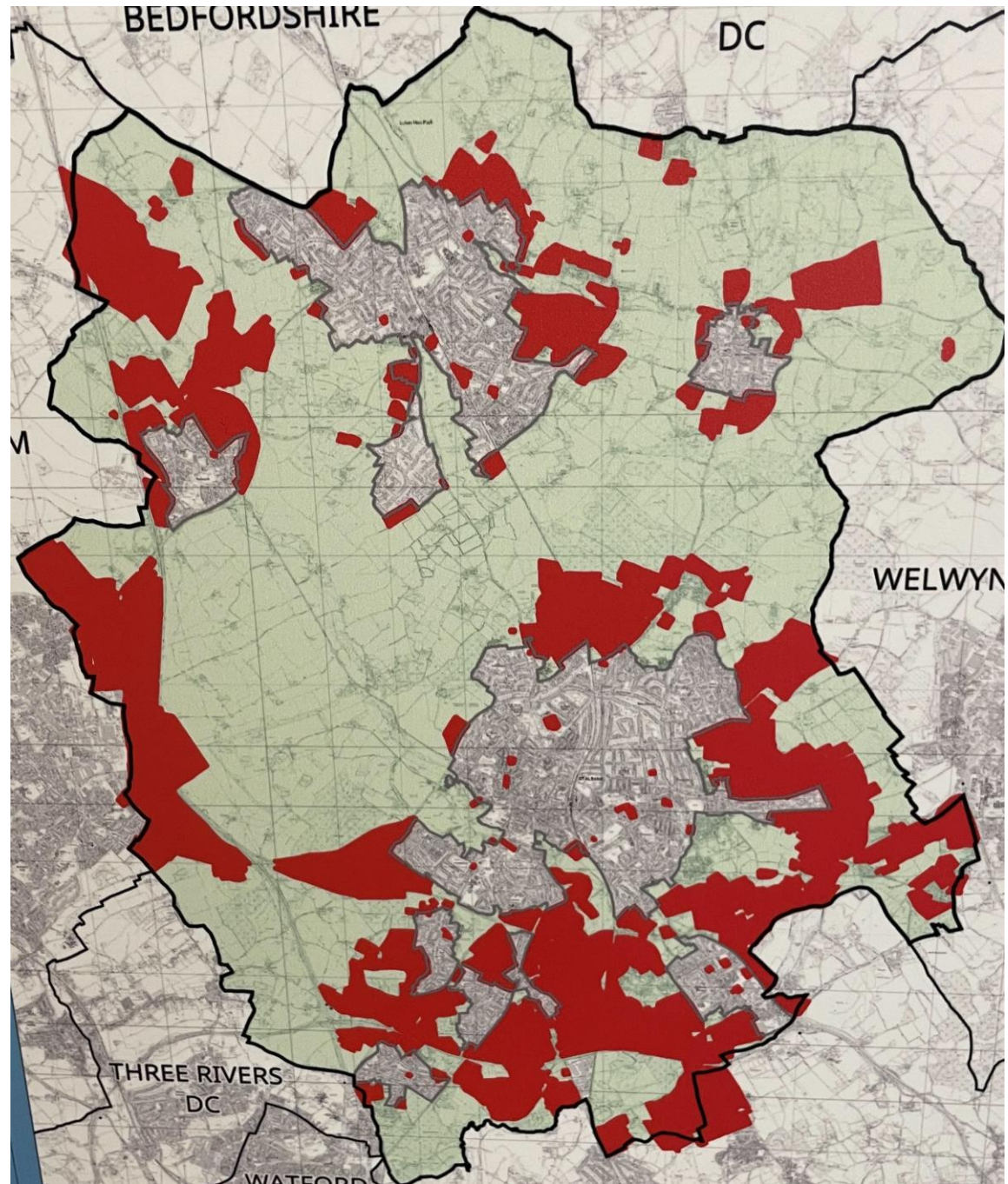


Map Legend

- Light green = GB
- Dark green = large, publically accessible, green space
- West of 9 = Strategic Rail Freight Terminal

2. c.64,000

New homes offered up for development in the statutory “call for sites” LP component (c.600 separate sites)



Call for sites commentary

- Unsurprising amount given local house values
- Some large sites distant from existing settlements = less sustainable
- The red splotches represent a likely development outcome without LP protection

3. 3,500

Total new homes currently under review in the planning application process – at pre-application, submission or appeal stage under the auspices of 1994 Local Plan.

A wave of pressure backed by the NPPF*

* National Planning Policy Framework

4. 81

The percentage of the District's land that is designated as Green Belt

There are currently about 60,000 homes/households across the district

5. 5,000

Senior school places in the North & East of Harpenden, serving the rest of the town plus Redbourn, Markyate, Wheathampstead, Kimpton, Luton etc

Relevance of this number is its contribution to existing transport infrastructure pressure.

Chapter 2: putting together a plan

(i) 900

Total homes that can be sourced from new, available, brownfield sites.

“Leave no stone unturned” instruction

(ii) 11,000

Total number of homes required which sit on current Green Belt land *

* Using the “standard methodology” laid down by national government

(iii) 4,500

Homes produced by the ARUP Green Belt review

Highlighted sites most suitable for redesignation using a tested methodology – the least coalescence and the most sustainable.

(iii) example impact

The NW Harpenden location put forward is deemed by the review to be suitable for 293 homes, about half that of the figure in the current planning application.

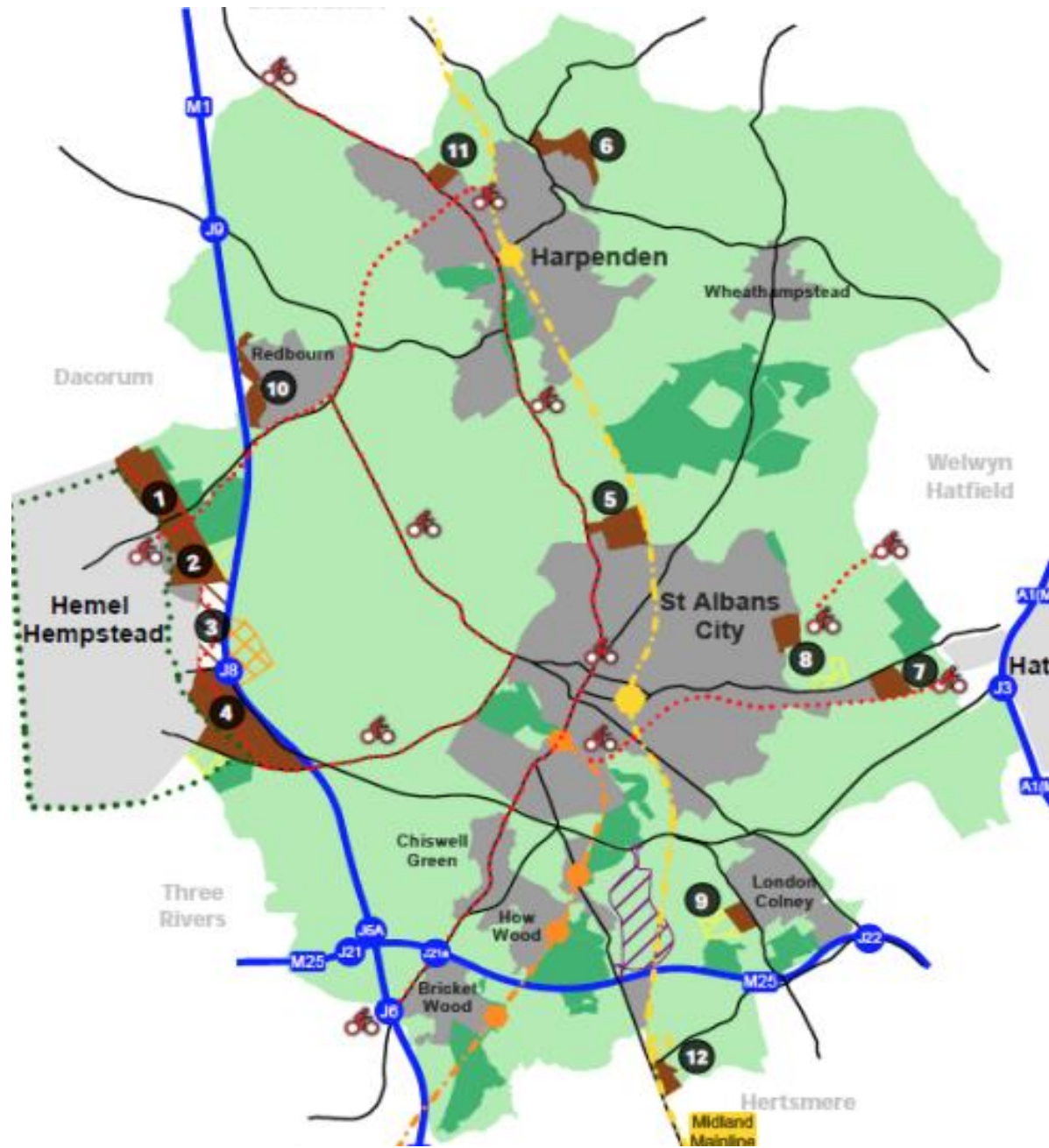
Largely because half the site was calculated to be too far from the town centre.

(iv) 1,600

Total new homes in Harpenden proposed in the draft (Reg 18 stage) of the LP (13% of total)

Sites that are the 5th; 10th; 15th largest

(762; 293; 95 homes)



Chapter 3. The future?

Recent ministerial statement

Called out 7 authorities for failing to move quickly enough on a new plan, including SADC

Called out 60 for “watering down” their plans

Conclusion – the government is still demanding that large numbers of new homes be built without delay. Individual planning authorities will be held firmly to account if they do not deliver.

Local Flexibility?

Statement recognised specific local factors constraining housing supply:

- Extent of Green Belt land
- Local character of an area

Authorities could present this case in their plan submission – the housing target “advisory” tag appears loosened

But by how much?

The standard methodology remains. What is its purpose?

If all Green Belt land is removed from all authorities' plans, then future national housing builds would at least halve. A contradiction.

How realistic is the alternative of building up, given the local character issue and the local future demand for high rise living?

Future timescale

Imperative for all that this plan submitted before mid year 2025.

Regulation 19 (second draft) submission therefore needed in 2H24.

Lots of questions posed at Planning Policy and Climate Committee on 22/1 to be addressed.