

Colney Heath Neighbourhood Plan

Update to Parish Council of 05 October 2017

Notes on Planning Policy Meeting 12th September 2017

Members would like policy to limit the number of takeaway food outlets in certain parades in an area as an example. Officers mentioned this could also be in NP.

Presentation by Cllrs McCarthy (Con) Yates (Lib Dem) Grant (Labour)

The Housing Need assessment was too low for the area.

Government preference is the new Local Plan will combine the SLP & DLP. Much of the work to date can be 're-used' if no 'major change of circumstances'. The meeting agreed the new Plan will cover the period 2018-2036 and that Local plan in line with current NPPF. NPPF 2 due to be published in the Autumn

All new plans submitted for approval after March 2018 will have to use new but yet to be released method of assessing Housing Needs. It was considered Welwyn Hatfield may meet that deadline subject to their successful challenge of the duty to co-operate. Examination late September/early October. The new method which all Councils will have to use to assess Housing need was due out February, then July and now this month.

Noted with 83% of the district is Green belt so some the new homes will be built in the Green belt. The Housing White Paper states how important the Green Belt is to planning policy but does not resolve the question on the balance between Housing Need and the Green Belt.

The housing White Paper requires councils to build houses to cover any short fall over the last 5 years, which is an annual shortfall of 200 homes per year. Some confusion about the dates but this will require 1000-1200 additional homes to be built.

Source	Dwellings pa	Total	In Green Belt
SLP (2011-2031) as example period	450	9000	4000
South West Herts Group SHMA	700	14000	9000
ONS (latest)	650	13000	8000
DCLG (expected) latest +20%	800	16000	11000
Housing White Paper	913		

The Plan to include employment land and residential with a focus on meeting local need for more smaller family homes (2 & 3 bed), affordable homes and social housing. The district currently has less than 5000 social homes.

The Plan will seek to ensure that communities are designed so that they work – this is easier in new larger locations as the developer supplies/funds the additional infrastructure. In existing settlements the developer contributes to a 'more general pot for the area' for smaller sites. It is harder to build the case for major new infrastructure such as schools, local centres etc.

The best 'guesstimate is (**was**) for 800 dwellings per annum. This would be supplied by the current SLP (2011-2031) - 5,000 from within existing settlements, brownfield etc and the previously agreed Broad Locations (BLs)

BLs - E Hemel (2,500) Oaklands (1,000), N West Harpenden (500). Total 4,000

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To deliver the additional numbers would require including

the previously rejected BLs at N East Harpenden, N St Albans, Harperbury, and Chiswell Green East plus smaller sites	delivering	2,360
A 'Garden Village' location unknown	of	2,500
Neighbourhood Plans Green Belt release		425
Also considering increasing density to deliver an extra 500 totalling		<u>4,500</u>
		<u>9,785</u>

It was noted additional broad locations will be needed

The land release could be phased over the life of the plan, and be infrastructure related. The existing Parish requirement/target is (**was**) still to be clarified and thus may or may not change from the current 500.

Neighbourhood Plans can prioritise keeping local homes for local people. Case law is building up where Neighbourhood Plans have restricted home ownership lawfully. This is something SADC are likely to pass onto Neighbourhood Plans to undertake.

Timetable and Meetings. Main topics

17 October 2017

1. Indicative draft Local Plan (Issues and Options) - Information report
Include scope of 'call for sites' for housing and employment

07 November 2017

1. Full draft Local Plan (Issues and Options)
Recommendation to Cabinet for Reg 18 consultation **Cabinet 23 November**

12 December 2017 [Also SADALC]

Following 25 May HCC/SADC Education Workshop – potential HCC/SADC Education Workshop instead of standard PPC

09 January to 21 February 2018

Draft Issues and Options Consultation (Reg 18)

Call for housing and employment sites

will be required to show infrastructure proposal, it was stated that on the earlier call for site developers were quite happy to include new infrastructure.

2018 March/April	Consultation Responses' review
May/June	Prepare Local Plan June Cabinet
	and July Council Approve Draft Local Plan
Sept/Oct	Draft Local Plan Consultation (Reg 19)
2019 Jan/Feb	Consultation Responses' review
March	Plan Submission to DCLG

The Housing White Paper sets out penalties for District Council who don't meet their housing targets, in form of easier approval for new developments, so a doubling in construction capacity will be required in this Hertfordshire area. The Government has promised to train additional construction workers by 2019 to meet the demand.

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Question from Colney Heath Parish Council to PPC

We note the table in Agenda Item 9 (Local Plan Next Steps and Direction of Travel) at 4.8 shows the likelihood of an almost trebling of dwellings to be built on Green Belt land

- Q1 Please could members confirm that the approach on release of development land will be fair and consistent across the District.
- R1 The process will be fair and consistent across the district – although this doesn't mean 'same outcome'
[Note – Cllr Daly concerned on use of 'fair and consistent']
- Q2 What is the time scale for giving Parishes an early estimate of the housing numbers each Parish is expected to find?
- R2 PPCs of May & June 2018 likely – see Timetable.
- Q3 What process will be in place so that all Parish/Town Councils contribute proportionately across the District?
- R3 SADC will consult Parish and Town Councils; The numbers required may or may not be proportionate

Housing White Paper Impact on St Albans

Using the ONS forecast 650 new dwellings are required per year in St Albans. Depending upon which data you use the affordability ratio (House Prices/salaries) is 10 times or greater. With cap applied can estimate the number to be approximately 910 new home per year (ONS + 40%)

The District will also have to build an additional 1000-1250 to make up the short fall over below 650 per year the last 5 years. (2013/2018)

Plan Period (April 2018 to March 2036) = 18 years x 913 = 16,434
+ 1250 = **17,684**

Impact on Colney Heath Parish

Forecast population of St Albans District	148,511	(2017)
Population of Colney Heath Parish	6,221	(2016) = approx.4.19%

This would give a proportionate target of 740 dwellings to be developed in the Parish over the Plan period equating to 41 per annum if we submit our Neighbourhood Plan before St Albans fix a target for the Parish (May-June 2018) and after 31st March 2018 (or when the NPPF is revised).

The Parish is one of the lowest contributors to the Green Belt criteria and means it is likely we could have a disproportionate allocation unless a strong case is made