



# Local Plan

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# Local Plan

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- Key planning document for Three Rivers District
- Guides and supports delivery of new homes, jobs and infrastructure
- Planning policies



# Why a new Local Plan?

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- Introduction of the National Planning Policy Framework (NPPF)
- Government Intervention
- Introduction of a standard methodology to calculate housing need

# National Planning Policy Framework

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- Positively seek opportunities to meet the development needs of their area
- As a minimum provide the identified housing need as well as those that cannot be met within neighbouring areas
- Identify specific, deliverable sites for years 1 – 5
- Specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15 of the plan

# Housing Need

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	Core Strategy (2011)	NPPF 2012 (OAN – SHMA)	NPPF 2018 (Standard Methodology)	
			2014 ONS Capped (July 2018)	2016 ONS Capped (Sept 2018)
Annual Target	180	517	<b>615</b>	<b>496</b>
15 year Plan Period	2700	7755	<b>9,225</b>	<b>7,440</b>

# Brownfield Register

Sites		Min (indicative)	Max (indicative)	Site Area
Allocated	17	520	712	10.00 ha
Not Allocated	20	612	902	12.51 ha
<b>Total</b>	<b>37</b>	<b>1132</b>	<b>1614</b>	<b>22.51 ha</b>

ONS	Annual Target	15 Year plan period
2016	496	7,440
2014	615	9,225



# Green Belt – National Planning Policy

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- 'Exceptional circumstances'
- Demonstrate that all other 'reasonable options' for meeting development needs have been examined

# Reasonable Options

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- Make use of suitable brownfield sites and underutilised land
- Optimising density of development
- Policies promoting a *significant* uplift in minimum density standards in towns and locations well served by public transport
- Demonstrate discussions with neighbouring authorities about accommodating some of that need



## Paragraph 138 (NPPF) & 139

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- To land which has been previously developed **and/or** is well served by public transport
- Consider edge of settlements and villages
- Identify areas of safeguarded land to meet longer term development needs stretching well beyond the plan period.