



Local Plan



CLAIRE MAY
HEAD OF PLANNING POLICY & PROJECTS

Overview

- Examination of Local Plan
- Standard Method for Calculating Housing Need
- National Planning Policy Framework (NPPF)
- NPPF Green Belt Policy
- Evidence Based Studies
- Summary

Examination of Local Plan

- Have been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it passes the test of soundness:
 - Positively prepared
 - Justified
 - Effective
 - Consistent with national policy

Housing Need

	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	624	496
15 year Plan Period	2700	7755	9,360	7,440

National Planning Policy Framework (NPPF)

Presumption in favour of sustainable development

- Plans should positively seek opportunities to meet the development needs of their area
 - housing
 - employment
 - retail
 - open spaces
 - infrastructure

NPPF

- 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

NPPF

- Strategic policies, **as a minimum**, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless..

NPPF

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole

NPPF

- The application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the area

NPPF

- Habitat sites
- Sites of Special Scientific interest
- AONBs
- Local Green Space
- National Parks
- Heritage Coasts
- Heritage Assets
- Areas at risk of flooding/coastal change
- Land designated as Green Belt

NPPF – Green Belt

‘The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence’

Green Belt is a policy constraint, not an environmental constraint and does not relate to landscape quality or recreational use of the land.

NPPF –Green Belt serves 5 purposes

- a) To check the unrestricted sprawl of large built up areas
- b) To prevent neighbouring towns merging into one another
- c) To assist in safeguarding the countryside from encroachment
- d) To preserve the setting and special character of historic towns and
- e) To assist in urban regeneration by encouraging the recycling of derelict and other urban land

NPPF Green Belt

Local planning Authorities should:

- Establish Green Belt boundaries in their Local Plans which set the framework for the Green Belt and settlement policy, and:
- “once established, Green Belt boundaries should only be altered where **exceptional circumstances are fully evidenced and justified**, through the preparation or updating of plans.

NPPF – Exceptional Circumstances

- Demonstrate that all other ‘reasonable options’ for meeting development needs have been examined
- The examination of the Local Plan will assess whether ‘exceptional circumstances’ has been fully evidenced and justified by the evidence base

NPPF - Reasonable Options

- a) Make use of suitable brownfield sites and underutilised land
 - Urban Capacity Study
 - Brownfield Register
 - Vacant housing stock
 - Three River's own land assets.

NPPF - Reasonable Options

- b) Optimising density of development including policies promoting a significant uplift in minimum density standards in towns and locations well served by public transport
 - Reviewed the housing densities and capacities of all urban sites located within settlement boundaries
 - Draft policy on housing density

NPPF - Reasonable Options

- c) Demonstrate discussions with neighbouring authorities about accommodating some of that need
 - Letters formally requesting neighbouring authorities to consider accommodating some of our identified housing and employment needs
 - On-going Duty to Cooperate Meetings

NPPF - Green Belt Policy

- To give first consideration to previously developed land and/or land that is well served by public transport.
- To consider the consequences of sustainable development of channelling development towards:
 - Urban areas
 - Villages ‘inset’ within the Green Belt

Evidence Based Studies

- Open Space Sport & Recreation Study
- South West Herts Economic Study
- South West Hertfordshire Level 1 Strategic Flood Risk Assessment
- Three Rivers District Level 2 Strategic Flood Risk Assessment
- High Level Heritage Impact Assessment
- Landscape Sensitivity Assessments
- Outline Landscape Appraisals
- Gypsy and Traveller Accommodation Assessment

Evidence Based Studies cont....

- South West Hertfordshire Retail & Leisure Study
- South West Herts Strategic Housing Market Area Assessment
- Local Housing Needs Assessment
- Green Belt Review
- Urban Capacity Study
- New Settlement Scoping
- Transport Modelling
- Whole Plan Viability Assessment
- Infrastructure Delivery Plan

SA/SEA and HRA

(Sustainability Assessment/ Sustainability Environmental Assessment and Habitats Regulation Assessment)

- Assesses the extent to which the Local Plan, will contribute to the achievement of sustainable development
- Considers ways in which the plan can contribute to improvements in environmental, social and economic conditions.
- Means of identifying and mitigating any potential adverse effects that the plan might have

Strategic Housing and Employment Land Availability Assessment (SHELAA)

- An evidence base assessment which identifies sites with potential for development
- Does not in itself determine whether a site should be allocated for development but is used to aid the Local Plan making process

SHELAA Methodology

Planning Practice Guidance (PPG) sets out five main stages to preparing SHELAA:

- Stage 1 – Site identification
- Stage 2 – Site assessments
- Stage 3 – Windfall assessment
- Stage 4 – Assessment review
- Stage 5 – Final SHELAA Report

Stage 1 – Site Identification

- Call for sites (July 2017, July 2018 and Potential Sites Oct 2018)
- Existing Local Plan allocations without planning permission
- Previously considered sites
- Brownfield Land Register
- Land in Local Authority ownership
- Previous planning applications and permissions not yet built out
- Additional opportunities in established uses e.g. under-used garage blocks
- Urban extensions
- Free standing settlements

Stage 2 – Site Assessment

- Are sites **suitable** for development?
 - Policy constraints, physical constraints, potential environmental impact
- Are sites **available** for development?
 - Ownership issues
- Are the sites **achievable**?
 - Viability
- **Deliverable/Developable**?
 - Phasing

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets
- Conservation Area
- Historic Park and Garden

- AONB

Harm Rating from Green Belt Review

Heritage Assessment Score if relevant.

Harm rating from Landscape Sensitivity Assessments

Suitability continued...

Physical Constraints:

- Access
 - Flood Zone
 - Surface Water Flooding
 - Groundwater Flooding
 - Groundwater Source Protection Zone (GSPZ)
 - Contamination
 - Noise
 - Air Quality
- Is access to the site achievable?
- Strategic Flood Risk Assessment Level 1 and Level 2 (SFRA)
- HCC Surface Water Management Plan (SWMP)
- Consider comments from the EA & HCC Minerals and Waste
- Sites located near major roads/railways? Consider issues/mitigation measures

Suitability continued.....

Potential Environmental Impacts:

- Landscape Character
- Air Quality (AQMA)
- Local Wildlife Site
- Local Nature Reserve
- SSSI
- Ancient Woodland
- Tree Preservation Order
- Ancient/Veteran Tree

Landscape Character Assessment

Air Quality Management Plan

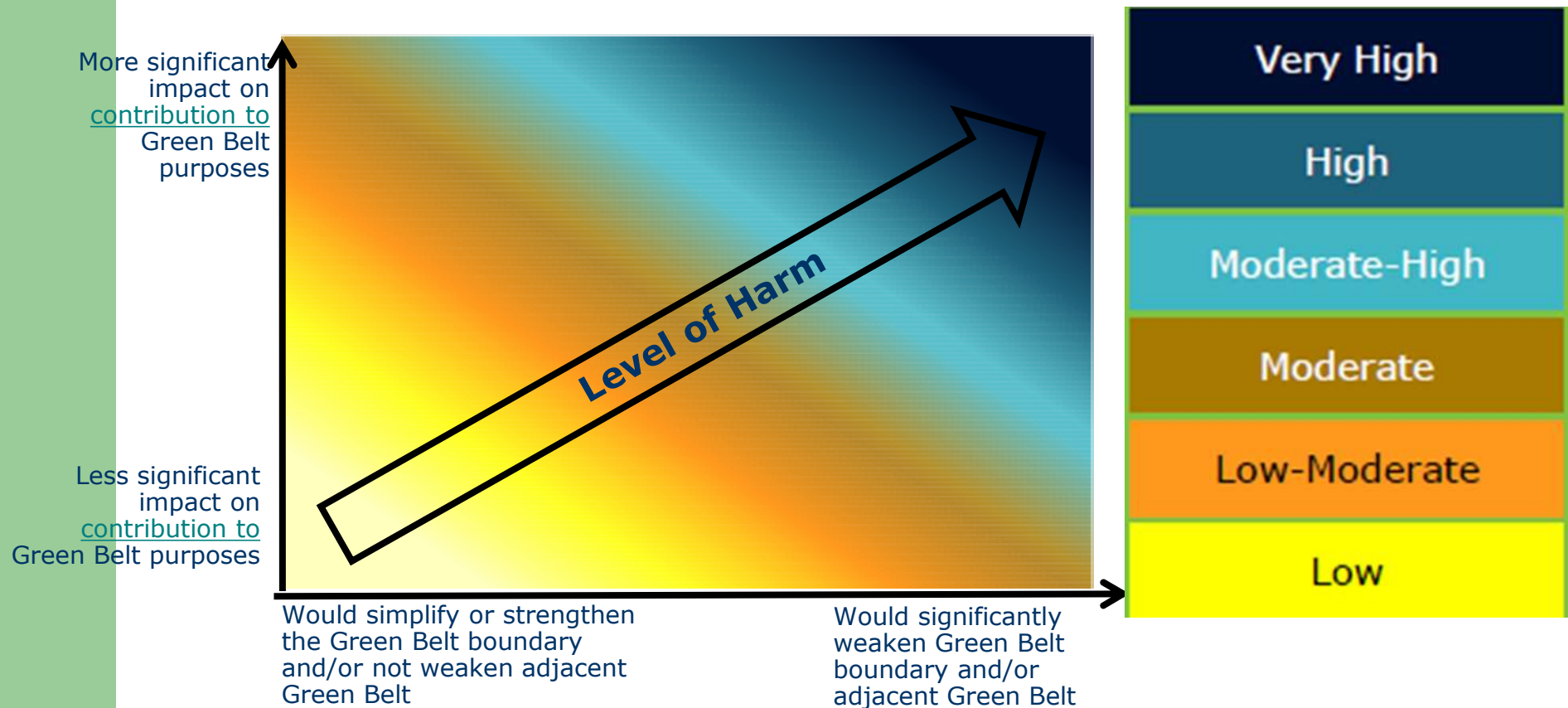
Potential Density							
Landowner Proposed DPH				Landowner Proposed Dwelling Range			
Indicative DPH				Indicative Dwelling Range			
Phasing							
0-5 years		6-10 years		11-15 years		16+ years	
Conclusion							
Suitable, available & achievable:							
Suitable but mitigation needed:							
Not deliverable:							
Suitable	Yes/No	Available	Yes/No	Achievable	Yes/No		

Green Belt Review

An assessment of the potential harm to the Green Belt associated with the release of specific areas of land.

The harm assessment considers the extent to which the release of different areas of land would reduce contribution to Green Belt purposes, through both the loss of openness of the released land and the resulting impact that this could have on the strength of the adjacent Green Belt.

Assessment of harm to Green Belt Purposes



Consideration of Harm

- does not draw conclusions as to where land should be released to accommodate development, but identifies the relative variations in the harm to the Green Belt.
- planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt

Summary

- Local Plan must be based on evidence and comply with national planning policy
- NPPF requires us to as a minimum provide for objectively assessed needs
- NPPF allows changes to the Green Belt Boundary to accommodate that need where justified by evidence
- Any considerations regarding the allocation of sites must be based on the SHELAA site assessments and evidence based studies and the SA/SEA

Any Questions?

