

REPORT FOR PUBLICATION AS BACKGROUND INFORMATION

POLICY AND RESOURCES COMMITTEE - 8 MARCH 2021

NOT DELEGATED

2. LOCAL PLAN: REGULATION 18 CONSULTATION DOCUMENTS (DCES)

1 Summary

1.1 This report seeks Members' approval of the Local Plan Regulation 18 consultation which has been split into the two following documents:

- 'Local Plan: Regulation 18: Part 1: Preferred Policy Options'
- 'Local Plan: Regulation 18: Part 2: Sites for Potential Allocation'

2 Details

2.1 Local Plan: Regulation 18: Part 1: Preferred Policy Options

2.2 The Local Plan Sub Committee at its meeting of the 8 October 2020 unanimously agreed to recommend to the Policy & Resources Committee the Local Plan: Regulation 18: Part 1: Preferred Policy Options document for consultation. All the policies within the document with the exception of the Economic Development Policy have all been approved by the Policy & Resources Committee¹.

2.3 Following the LPSC on the 8 October 2020, minor amendments have been made to the Part 1 document to correct grammatical and punctuation errors.

2.4 In addition, it has been necessary to make the following minor amendments to the agreed policies:

- Preferred Policy Option 4: Affordable Housing Policy (1) c). The proposed change relates to increasing the percentage relating to the provision of accessible dwellings (wheelchair user dwellings) to 10% to match the requirement set out in the approved Preferred Policy Option 6: Residential Design and Layout and Accessible and Adaptable Buildings as this was overlooked previously.
- Preferred Policy Option 9: Retail and Leisure. The proposed changes relate to the change in the Use Class Order which groups together previous Use Class A into new Class E. Where the policy previously referred to A1 Retail Use reference is now made to E Class Use instead. Direct reference to Use Class A3 and A4 have also been removed as they no longer exist.
- Preferred Policy Option 15: Flood Risk and Water Resources: the proposed text in relation to the water efficiency standard of 110 litres of water per person per day has been added to ensure that the policy text is the same as the policy approved by the Policy & Resources Committee
- Preferred Policy Option 19: Green and Blue Infrastructure: Additional policy wording has been added following the LPSC recommendation to ensure that

¹ Part I and Part II Policy & Resources Committee Reports and Minutes 7 September 2020 and 20 July 2020

where appropriate that a 20m buffer around Rights of Way are incorporated into masterplans. Additional background text has also been added to explain the importance of these assets in light of the COVID-19.

- Appendix 3: Parking Standards: Changes relate to the change in the Use Class Order and maps of the Parking Zones have also been added to Appendix 3.

2.5 The Local Plan: Regulation 18: Part 1: Preferred Policy Options document is attached as Appendix 1 to this report. The above minor changes to the policies have been highlighted in red in the document.

3 Local Plan; Regulation 18: Part 2: Sites for Potential Allocation

3.1 The Local Plan Sub Committee have considered all reasonable site options over a number of meetings.² At the meeting on the 16 February 2021, the Local Plan Sub Committee agreed to recommend to the Policy & Resources Committee sites for the following uses for inclusion in the Regulation 18 consultation document:

- Housing
- Gypsy, Traveller and Travelling Showpeople
- Leavesden Studios
- Retail
- Education
- Employment

3.2 In coming to their recommendations the LPSC considered the level of Green Belt harm weighing up the sustainability appraisal findings and accessibility to existing services and facilities as well as the proposed on site infrastructure provision on housing sites.

3.3 The indicative densities of all the housing sites, both urban and Green Belt, have been reviewed to ensure that they make the most efficient use of land and to reduce the amount of Green Belt land release that will be needed to meet the Government's requirements.

3.4 As stated in previous reports to the LPSC and Policy & Resources Committee, the local housing need as calculated by the Government's standard method is substantially higher than the Council has had to plan for before and given the lack of urban sites and brownfield land there is a requirement to change the Green Belt boundary to accommodate that need.

3.5 The LPSC's initial assessment of sites resulted in potential allocations that would exceed the residual housing target of 10,678 by 37 dwellings. Having considered the expected requirement for a contingency above the housing target, the LPSC agreed to include further potential sites in the consultation. These have been presented separately to the potential sites for allocation and have instead been titled 'potential contingency sites' in the consultation document.

3.6 The consultation document also consults on the proposal to inset Bedmond in the Green Belt, which was agreed by the Policy and Resources Committee on 20 July

² LPSC 20 August 2020, 16 September 2020, 3 December 2020, 15 December 2020, 11 January 2021, 18 January 2021 and 16 February 2021

2020. As further revisions to the Green Belt boundary are dependent on the specific site allocations, revisions to the Green Belt boundary in respect of future site allocations will be consulted on in the Publication version of the Local Plan.

- 3.7 The existing site allocations at Langleybury and The Grove and Maple Lodge Wastewater Treatment Works are also contained in the consultation document. The Site Allocations LDD (adopted 2014) allocated the Langleybury site for hotel/leisure development and residential uses, with residential development to be delivered through the replacement of the existing built footprint of redundant school buildings with housing. Residential development has not yet been delivered on the site. The Grove site is allocated for hotel/leisure use in the Site Allocations LDD. The consultation document consults on the proposal to carry forward this allocation into the new Local Plan.
- 3.8 The consultation document also consults on the proposal to retain all of the existing open space allocations by carrying them forward into the new Local Plan as well as the existing allocation for a primary school at Woodside Road which has yet to be provided.
- 3.9 The Local Plan Regulation 18: Part 2: Sites for Potential Allocation is set out in Appendices 2 – 8³.

3.10 Next Steps

- 3.11 The consultation on the Local Plan Regulation 18 documents is planned for the end of May 2021 for a period of 6 weeks following approval by Full Council on the 18 May 2021 as set out in the Local Development Scheme approved in December 2020.
- 3.12 The addendum to the Statement of Community involvement that was approved by the Policy & Resources Committee on 25 January 2021 sets out the changes to the way in which the Council is to undertake the consultation on the Local Plan in light of the pandemic and in line with the national guidance and social distancing measures. Essentially, this means that the consultation as far as possible should be undertaken online, but this will be kept under review as the UK's Covid crisis evolves over time and associated regulations change. An information leaflet providing details on how to respond to the consultation will be sent to all residents in the District.
- 3.13 The Local Plan Regulation 18 documents will also be accompanied by a Sustainability Appraisal on which we will also be inviting comments on. The evidence based studies that have informed the Local Plan will also be made available for reference only.⁴
- 3.14 Following the consultation, the representations received will be considered and amendments made to the policies and potential sites for allocation as appropriate, for inclusion in the Publication version of the Local Plan.

4 Options and Reasons for Recommendations

³ The site maps in Appendix 4 (Sites not taken forward) will be updated with the new OS basemap prior to the consultation.

⁴ Evidence based studies are made available for reference only and not subject to consultation.

4.1 The preparation of the Local Plan must be undertaken in accordance with the relevant regulations. This includes statutory consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5 Policy/Budget Reference and Implications

5.1 The recommendations in this report are within the Council's agreed policy and budgets. The relevant policy is entitled Local Plan.

6 Equal Opportunities, Staffing, Community Safety and Public Health Implications

6.1 None specific.

7 Financial Implications

7.1 None specific. The costs associated with preparing, publishing and consulting on the Local Plan are included in existing budgets.

8 Legal Implications

8.1 The legal requirements for the preparation and consultation of Local Plans are set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). A failure to comply with the statutory requirements may result in the Local Plan being found unsound at the examination in public.

8.2 There is also a statutory requirement that Local Plans are subject to a Sustainability Appraisal incorporating the requirements of the Strategic Environmental Assessment. A Sustainability Appraisal will be published alongside the Local Plan Regulation 18 consultation documents.

9 Environmental Implications

9.1 The Local Plan promotes the Council's priority to maintain a high quality local environment and reduce the carbon footprint of the District. The Local Plan must be tested by a sustainability appraisal process so that any environmental impacts of policies can be minimised. A Sustainability Appraisal document in relation to the Local Plan Regulation 18: Part 2: Sites for Potential Allocation will be part of the consultation process.

10 Customer Services Centre Implications

10.1 The CSC will be briefed to respond to requests for information on the Local Plan and the consultation.

11 Communications and Website Implications

11.1 The pandemic has resulted in regulations around consultation on local plans to be online as far as possible. A dedicated email will be set up for the consultation and a leaflet to all residents explaining how they can respond is to be sent. The Council's web site will be updated regularly.

12 Risk and Health & Safety Implications

- 12.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.
- 12.2 The subject of this report is covered by the Economic and Sustainable Development service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

Nature of Risk	Consequence	Suggested Control Measures	Response <i>(tolerate, treat, terminate, transfer)</i>	Risk Rating <i>(combination of likelihood and impact)</i>
Failure/Delay in delivering Local Plan	May lead to uncertainty in the planning process and potential increase in planning appeals and risk of intervention of Local Plan		Treat	4
Changes in National Policy & regulations	May require a significant alteration to emerging Local Plan	Keep informed on Government's changes	Tolerate	4

- 12.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less.

Very Likely Remote ----- Likelihood	Low 4	High 8	Very High 12	Very High 16
	Low 3	Medium 6	High 9	Very High 12
	Low 2	Low 4	Medium 6	High 8

Policy & Resources Committee 7 September
2020 <https://www.threerivers.gov.uk/meeting/policy-and-resources-committee-7-september-2020>

Policy & Resources Committee 20 September 2020

Local Plan Sub Committee meetings

20 August 2020

8 October 2020

3 December 2020

15 December 2020

11 January 2021

18 January 2021

16 February 2021

APPENDICES / ATTACHMENTS

Appendix 1: Draft Local Plan: Regulation 18: Part 1: Preferred Policy Options

Appendix 2: Draft Local Plan: Regulation 18: Part 2: Sites for Potential Allocation

Appendix 3: Indicative Housing Delivery Trajectory (*Appendix 1 of Part 2: Sites for Potential Allocation consultation document*)

Appendix 4: Sites not taken forward (*Appendix 2 of Part 2: Sites for Potential Allocation consultation document*)

Appendix 5: Existing Employment Allocations (*Appendix 3 of Part 2: Sites for Potential Allocation consultation document*)

Appendix 6: Schedule of Proposed Retained Public Open Space Allocations (*Appendix 4 of Part 2: Sites for Potential Allocation consultation document*)

Appendix 7: Map of Proposed Retained Public Open Space Allocations (*Appendix 5 of Part 2: Sites for Potential Allocation consultation document*)

Appendix 8a-8p: Maps of Existing and Potential Sites for Allocation (*Appendix 6a-6p of Part 2: Sites for Potential Allocation consultation document*)

- Appendix 8a – District
- Appendix 8b – Abbots Langley & Leavesden
- Appendix 8c – Bedmond
- Appendix 8d – Garston
- Appendix 8e – Kings Langley
- Appendix 8f – Langleybury
- Appendix 8g – Sarratt
- Appendix 8h – Croxley Green
- Appendix 8i – Rickmansworth
- Appendix 8j – Mill End
- Appendix 8k – Chorleywood
- Appendix 8l – Maple Cross & West Hyde
- Appendix 8m – Moor Park & Eastbury
- Appendix 8n – Oxhey Hall
- Appendix 8o – South Oxhey
- Appendix 8p – Carpenders Park