TRIPLE RESPONSE NEEDED from our community

- Metropolis Proposals
- Draft Core Strategy Consultation
- Neighbourhood Plan

Get involved - Stay involved
Five Purposes of GB

- Check the unrestricted sprawl of large built-up areas
- Prevent neighbouring towns from merging
- Assist in safeguarding the countryside from encroachment
- Preserve the setting and special character of historic towns
- Maintain existing settlement pattern

Get involved - Stay involved
Green Belt Review – Nov ‘13

3 Levels of Contribution to Green Belt Purposes

SIGNIFICANT contribution
PARTIAL contribution
LIMITED or NO contribution

Get involved - Stay involved
Green Belt Review – Nov ‘13

- GB52 – West of Cuffley (incl Northaw)
  Contribution “SIGNIFICANT” to 3 of the 5 purposes, and
  Contribution “PARTIAL” to a fourth

- GB53 – South of Cuffley – SIGNIFICANT: 3
- GB54 – North of Cuffley – SIGNIFICANT: 2

Get involved - Stay involved
Threat to the Green Belt

Metropolis Proposals

- Loss of 22 hectares of Green Belt
- 635 Dwellings
- 223 Apartments
- High Density development
- 1,500 more people = 500 more commuters

Get involved - Stay involved
Carbon Neutral Development?

- Relying on AD Plant for power
- A big experiment on such a scale
- To justify massive incursion into Green Belt

Regardless of whether it works, the resultant damage to the Green Belt would be irreversible.
Proportionality
Proportionality

- Cuffley = only 1% of area of Welwyn Hatfield, yet it is asked to bear 13% (\(\frac{1}{7}\)) of its total 20 year target for new homes on green belt land.

- 30% increase in Cuffley’s land area

- 38% Increase in Cuffley’s population
Type of Development

- This is high density - Currently low-density

- Building types alien to Cuffley
  Apartment blocks at western approach to village
  Starter Homes

- An Enclave - Not really part of Cuffley at all
Infrastructure

- Current Traffic Congestion – 1,000 more cars?
- Over-burdened Sewerage system
- Water services over-stretched
- Trains & Car park – 500 more commuters?
  = no solution to this one!

Get involved - Stay involved
New Shopping Centre

This would also seriously impact on the finely balanced economy of the village, which needs to be safe-guarded.
Leisure Centre etc?

“Potential for”

No guarantee that this, or any of the facilities mentioned, would actually be built

But the houses would! Possibly more!
What Can We Do?

Attend (to observe only) the Development Consultation Forum on Wednesday, 2\textsuperscript{nd} April at 7.30 at Salvation House, 2 Sterling Court, Mundells, WGC, AL7 1FT.
What Can We Do?

Attend

SCANGB Session

either

5th April @ Northaw Village Hall
12 midday to 1pm or 2.30 to 3.30pm

or

10th April @ Cuffley Hall
5 to 6pm or 7.30 to 8.30pm

Get involved - Stay involved
What Can We Do?

If you wish to object to this proposal-

Sign the Petition
Write to Planning

*after the application has been submitted!*
(Refer to notes in “Update” to assist)

+ Prepare for future threats
PREPARE FOR FUTURE THREATS

HOW?
Prepare for Future Threats

- Core Strategy Consultation = Local Plan
  (WHBC – Autumn)

- Neighbourhood Plan
  (N&C Parish Council – NOW)
NEIGHBOURHOOD PLANS

An introduction
Neighbourhood Plan

- “A community-led framework to guide future development, regeneration and conservation of an area, including proposals for improving the area, or providing new facilities, or allocating key sites for development.”

- A Parish Council is a “Qualifying Body” entitled to produce such a plan
Neighbourhood Plan

- Part of the Statutory Local Development Plan, i.e., it is part of the formal Planning process

- Once approved, Planning officers MUST use it in their consideration of planning applications.

- Planning Inspectors must also include it in their considerations.
Neighbourhood Plan

Plusses

- Gives us *some* control over what happens locally.
- Gives us a larger financial return, through CIL, than without such a plan, and greater flexibility in how we may use it.
- **Defence!** Without it we are wide-open to having development imposed upon us by Inspectors or Ministers.

Get involved - Stay involved
Neighbourhood Plan

Constraints

- It must conform with WHBC’s Local Development Plan (Core Strategy)

- It must conform with the NPPF and pass a formal examination by a Planning Examiner.

- Finally, it must achieve a YES vote, by a simple majority, in a local referendum.
Neighbourhood Plan

Get involved - Stay involved
Contents

It may deal with a wide range of issues such as

Housing (siting, design, garden-grabbing)
Employment (loss/creation, siting)
Heritage
Transport

or it may focus on one or two issues that are of particular importance in a local area.
Contents

- Guiding & shaping development
- Specifying detail of development
- Reflecting needs of the area
- Guiding provision of infrastructure, eg, pedestrian links, open space.
- Urban design
- Affordable Housing
- Preferred Sites - housing / other development
Contents

What should it include?

- What do we value and wish to preserve?
- What do we feel we lack?
- What makes N&C a good place to be in?
- What pressures affect this area?
- What are our future development preferences?
- What needs to change?
Contents

What can’t it include?

- Strategic items of its own – see Core Strategy
- Anything in conflict with the Local Development Plan (WHBC)
- Anything in conflict with the National Planning Policy Framework
- Anything clearly not deliverable – (“flights of fancy”)
Core Strategy / Local Plan

- Being produced by WHBC
- First draft was November 2012 (for consultation)
- Revised draft this autumn, again for consultation, to which we should respond.
- Finally, the “Local Plan” early 2015 - Neighbourhood Plan MUST conform with this
SHLAA Cuffley 2012

3. SHLAA Phase 2: Cuffley, Newgate Street and east Northaw

Get involved - Stay involved
NP Process

- Community Engagement – today + Forums
- Evidence Base - Research
- Drafting etc – Parish Council Working Group
- Consultations – Residents & Stakeholders
- Examination – WHBC + DCLG Examiner
- Referendum – Simple Majority of voters to approve final document

Get involved - Stay involved
Evidence Base

This could include:

- Economic
- Social / Community
- Environmental
- Infrastructure
- Publicity & Awareness
- Local Partnerships
- Capacity Building
- Specialist Advice

Get involved - Stay involved
Community Engagement

The First Essential

- Finding out what people think – “front loading”
- Consensus
- Creating community support
- Drawing on their skills and knowledge
- Developing the evidence base

Get involved - Stay involved
Your Opportunity - Get Involved TODAY

Wallboards: Contribute NOW

Village Forums: Join one NOW (Northaw or Cuffley)

N Plan Working Group: Offer to join, if you can bring specialist knowledge or help

Get involved - Stay involved
Planning Inspectors and Planning Ministers can more easily override local wishes and the decisions of Welwyn Hatfield Planning, as long as we remain without a Local Development Plan (WHBC) and / or a Neighbourhood Plan (Parish).
An approved Neighbourhood Plan is a formal Planning document enshrined within the formal Planning process, which can not be ignored.
WITH a Neighbourhood Plan

Community Infrastructure Levy (CIL)

The community will benefit from a larger share (currently 25%) of this levy with a plan than it would without a plan.

Currently this could be thousands of pounds per property – much less without an NP, and the use of proceeds would be far more restricted.