

COLNEY HEATH PARISH COUNCIL

✉ **Postal Address:** Highfield Park Visitor Centre, Hill End Lane AL4 0RA
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NEIGHBOURHOOD PLAN STRATEGY QUESTIONS FOR PARISH COUNCIL 22ND February 2024

1) Policies on sites

Mixture of some allocated suitable sites and policies against which other applications should be assessed against.

This is the recommend proposal this would provide a level of protection against some speculative planning applications for the parish post the adoption of the NP for five years.

Possible alternatives

- Identified sites only – this would delay the NP due the level of work required.
- No identified sites - policies only
- CH NP should consider the full range and scale of sites. The alternative would be to only consider limited infill within the settlement envelopes.

2) Policy for redevelopment or demolition

Should the NP include a policy for the redevelopment of existing houses and or gardens including the demolition of existing homes?

It is anticipated that suitable policies will be in place to protect buildings and open spaces which contribute to character of history of the parish.

3) Bowmans Cross development proposals

Impact of Bowman Cross if it remains in Hertsmere Local Plan in relation to housing numbers and sites.

Possible options –

- Continue to meet the parishes identified housing needs.
- Protect areas which form either wildlife corridors or perform strongly in meeting Green Belt criteria.
- Identify only small scale or infill sites

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4) Is a delivery plan required?

Which could include -

- Travel, transport, highways.
- Areas where S106 could be spent – clearly CHPC input would be required on this.
- Topics which surveys have identified which not included in the formal NP documents.

The document would not form part of the formal process but could be made available to residents which would assist with their understanding why some topics are not included with in formal NP documentation.

5) Time priorities

What does the Parish Council consider to be the priority between:

- Neighbourhood Plan,
- Planning applications - major applications only, but this could include Bowman Cross.
- Planning Appeals (likely 5 appeals in the next 2 years)

Currently we only have a small team with planning experience within the parish, this team is expanding following each planning application and appeal. However, some of the core team members are involved all planning aspects within the parish.