



**The Shenley Plan 2019 to 2036  
Neighbourhood Development Plan  
for the Parish of Shenley  
Basic Conditions Statement**

**October 2019**



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The Shenley Neighbourhood Development Plan Documents have been produced by the Shenley Neighbourhood Plan Steering Group on behalf of Shenley Parish.

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## 01 Introduction

The following pages set out how the Neighbourhood Plan proposal fulfils the 'Basic Conditions' of neighbourhood planning and other considerations. This is in order to satisfy the requirements set out in legislation and pass the independent examination. This Basic Conditions Statement explains how the Neighbourhood Plan proposal as a whole and the policies it contains meet each Basic Condition and other legal tests. The submitted Neighbourhood Plan proposal should also be read in conjunction with two additional documents, which have been prepared separately and in accordance with the relevant regulations:

**Consultation Statement:** this sets out the consultation and engagement with local residents, businesses and interested parties during the plan's preparation

**Shenley Neighbourhood Plan Screening Determination Statement** was prepared by Hertsmere Borough Council in October 2019.

### 1.1 Basic conditions and tests to be met

Schedule 4B of the Town and Country Planning Act (Para. 8) sets out conditions which a Neighbourhood Development Plan is required to meet.

1. The examiner must consider the following:
  - (a) whether the Neighbourhood Plan proposal meets the Basic Conditions,
  - (b) whether the area for any referendum should extend beyond the neighbourhood to which the Neighbourhood Plan proposal relates, and
2. The Neighbourhood Plan proposal meets the Basic Conditions if:
  - (a) having regard to national planning policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
  - (b) the making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
  - (c) the making of the Neighbourhood Development Plan contributes to sustainable development,
  - (d) the making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations

This Basic Conditions Statement addresses these requirements in four sections:

- Section A demonstrates regard of the Shenley Plan of the NPPF and sustainable development;
- Section B demonstrates the conformity of the Shenley Plan with the Hertsmere Local Plan;
- Section C demonstrates the outcome of Strategic Environmental Assessment; and
- Section D demonstrates compliance with the appropriate EU obligations.

This section explains how the Neighbourhood Plan proposal complies with provisions made by or under sections 61E(2), 61J and 61L.

### 1.2 Submitting Body

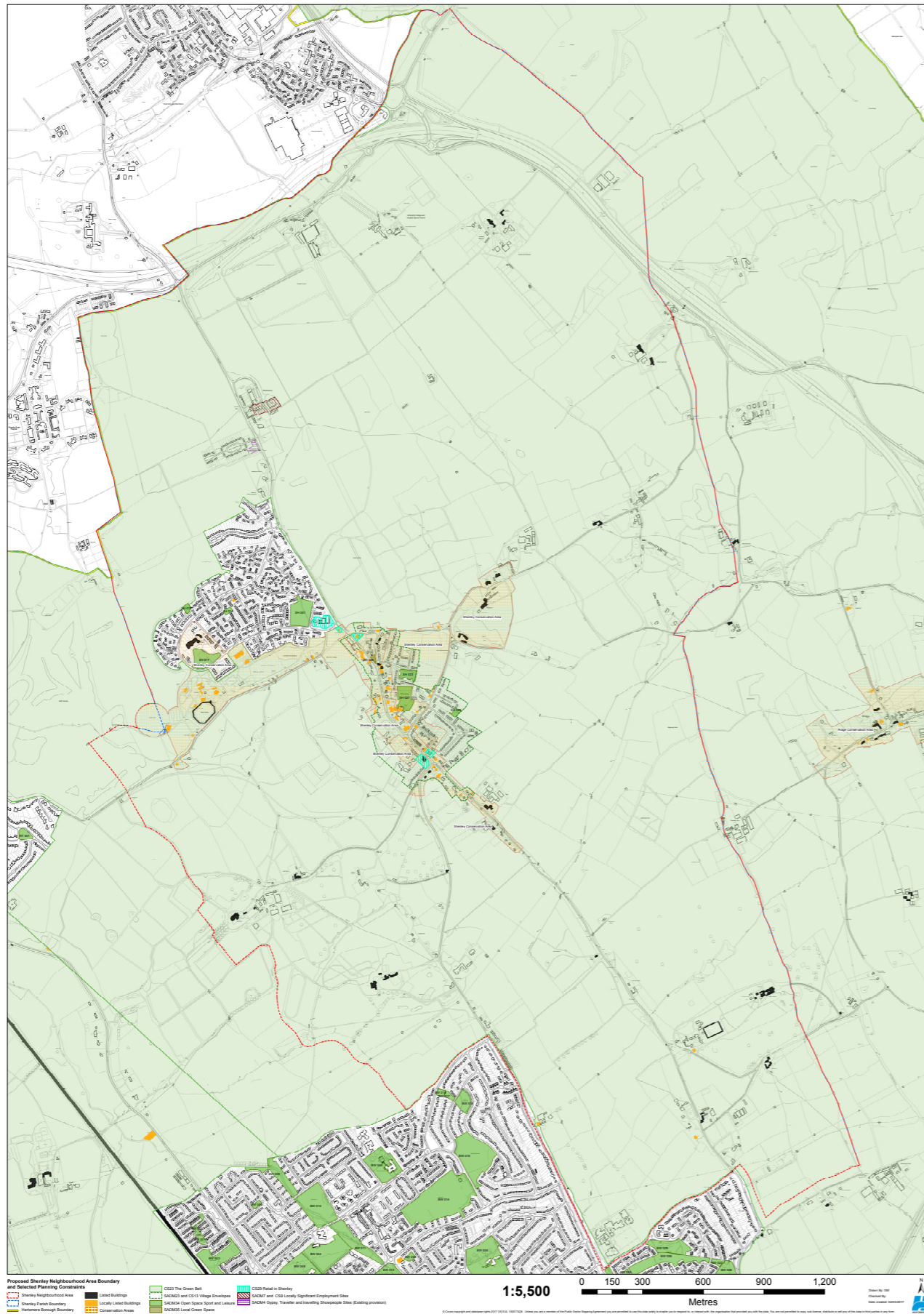
The Shenley Neighbourhood Development Plan is submitted by Shenley Parish Council, which is a qualifying body as defined by the Localism Act 2011.

### 1.3 Neighbourhood Plan Area

The Plan Area defined by Shenley Parish Council and approved by Hertsmere Borough Council embraces the entire Parish of Shenley - and in agreement with Aldenham Parish Council - all of Shenley Cricket Ground. In accordance with part 2 of the Regulations Hertsmere Borough Council, the local planning authority, published the application from Shenley Parish Council to produce a Neighbourhood Development Plan and advertised a consultation period beginning 10<sup>th</sup> November 2016 to 22<sup>nd</sup> December 2016. On 8 February 2017 the application was approved by the Portfolio holder for Planning and Localism and Shenley Parish area was designated as the Neighbourhood Area.



**Figure 1: Neighbourhood Development Area (in red)** Source: Map provided by Hertsmere Borough Council



The Parish Council confirms that this Shenley Neighbourhood Development Plan:

- i. relates to the entire Parish of Shenley - and in agreement with Aldenham Parish Council - all of Shenley Cricket Ground; and
- ii. is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

#### 1.4 Plan Period

A neighbourhood plan must set out the period for which it is to have effect ([section 38B\(1\)\(a\) of the Planning and Compulsory Purchase Act 2004](#)). Neighbourhood plan policies remain in force until the plan policy is replaced. The Shenley Plan identifies the period to which it relates as 2019 to 2036. A review of the Plan Policy is anticipated by 2024.

#### 1.5 Plan Compliance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be considered in preparing the Development Plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The Shenley Plan is in support of strategic policies. There are no sites allocated in the Shenley Plan Area through the Neighbourhood Plan.

There is provision made in the Shenley Plan for the support of a (or a number of) Neighbourhood Development Orders specifically in the Shenley Village Special Policy Area. This provision is made under the NPPF 2019. Specifically referring to §7, §11, §146 f. and associated with Planning Practice Guidance with regards to meeting Green Belt tests.

### Section A: Regard to National Planning Policy Framework

#### 02 National Planning Policy and guidance

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF). It is also mindful of the draft National Planning Practice Guidance (NPPG) published by the Government in respect of formulating neighbourhood plans and Neighbourhood



Development Orders. The following section describes how the Shenley Plan proposal relates to the National Planning Policy Framework and how it contributes to sustainable development. The Submission document and the Pre-Submission Draft include specific key NPPF Policy reference for each policy and, where relevant, further reference in the supporting text.

## 2.1 Sustainable Development and contributions to the achievement of sustainable development

### The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.
- For **plan-making** this means that:
- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
  - b) strategic policies should, 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<sup>5</sup>, unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>6</sup>; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- For **decision-taking** this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>8</sup>; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).” (NPPF, 2019). The following table maps NPPF 2019 Policies and how the Shenley Plan Vision, relevant objectives and policies contribute to achieving sustainable development within the central theme of the presumption in favour of sustainable development. In summary, there are six key non-strategic policy thrusts to the Shenley Plan:

- > Supporting high quality rural design in development through protecting and enhancing the rural character of Shenley’s oldest part of the Village and Parish as a whole
- > Supporting the development via Neighbourhood Development Orders so green belt can be maintained while appropriate development of the parish can take place over time
- > Supporting the supply of smaller and more affordable homes also suitable for people with higher accessibility demands in their living and working environments such as elderly and children
- > Improving the vitality of the village centres/hubs through focusing community infrastructures and public realm improvements in centrally located accessible hubs
- > Improving local infrastructure for better, more active and healthy travel/mobility choices for residents of all ages
- > Promoting early and meaningful engagement in pre-application design work

<sup>5</sup> As established through statements of common ground (see paragraph 27).

<sup>6</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

<sup>7</sup> This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

Sustainability Dimension	Key Sustainability Policies, NPPF	Shenley Plan Vision response / accord	Shenley Plan objectives response / accord	Shenley Plan Policy response/ accord/ regard to NPPF Policies
Economic Dimension Social Dimension Environmental Dimension	All sustainability policies apply	<p>All of the Shenley Plan Vision applies in full.</p> <p>“Our vision is that in 2036 Shenley will have maintained and improved its distinctive attractive character as a beautiful rural village. A setting that has evolved over ten centuries, surrounded by highly valued open countryside most of which is still actively farmed with an active and diverse community served well by its amenities and facilities including an improved walking, cycling and public transport provision.”</p>	<p><b>All of Shenley Plan objectives apply :</b></p> <p>Our vision is that in 2036 Shenley will have maintained and improved its distinctive attractive character as a beautiful rural village. A setting that has evolved over ten centuries, surrounded by highly valued open countryside most of which is still actively farmed with an active and diverse community served well by its amenities and facilities including an improved walking, cycling and public transport provision. This will be achieved by:</p> <p>01 Retaining and enhancing the distinct rural character of the village and surrounding landscapes: Its rural building types and spaces, openness and landscape setting.            02 Protecting the Green Belt including many hectares of arable farming land from inappropriate development and reversing the loss of biodiversity in our rural landscapes.            03 Protecting, conserving and enhancing the networks of rural landscape aspects such as green spaces, open spaces, hedges, trees and woodlands as well as water courses and other biodiverse habitats. This within and around the village and in the Parish as a whole.            04 Providing and maintaining leisure and recreation facilities that meet the requirements of the population including sporting activities and outdoor activity exercise areas. This to include the replacement of the old sports pavilion in Harris Lane and projects other identified as Community Priority Projects.            05 Securing new Parish Council offices and co-working space for local people providing suitable sized offices, storage and meeting room/ community facilities to better serve the needs of the growing community.            06 Supporting appropriate development to allow local community, retail, business and commercial activities to meet changing needs as the village grows. We have identified three central areas where community facilities and services and improvements to the public realm shall be focused on.            07 Ensuring that housing development includes smaller and affordable properties for first time buyers and our ageing population thus helping to keep more young people and older people in the village. Including supporting downsizing local households in releasing properties for growing families.            08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places. And to pursue Neighbourhood Development Orders as a new tool for growth and Green Belt land protection.            09 Creating a new rural edge to the western part of village in keeping with the village and bringing the community together.            10 Providing needed health and medical facilities within easy walking distance of all residents and ensuring that our education establishments are inspiring places and fit for purpose.            11 Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.            12 Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.            13 Creating a safer and healthier London Road, Black Lion Hill, Porters Park Drive Radlett Lane, Woodhall Lane and Green Street for all, identifying and implementing measures which are sensitive to the needs of our young and those less able. We want to achieve that by managing traffic speed, volume, noise and poor air quality generated by the high volume of through traffic.</p>	<p>The Shenley Plan established a vision and 13 objectives for the improvement of the social, economic and environmental wellbeing of the neighbourhood area and its residents, workers and visitors. The development of the vision and objectives is based on facts and figures, studies by others and local analysis, village surveys and consultations. The objectives guided the policy making stage of the plan. They have regard to and support the presumption in favour of sustainable development of the area over the plan period. Further, the objectives are also considered helpful in the delivery of the community’s aspirations by supporting the full range of stakeholders including developers, lawmakers, planning committees and development control to understand the wider community ambitions for the neighbourhood.</p>

<p>Economic Dimension Social Dimension Environmental Dimension</p>	<p><b><u>NPPF Sustainability Policy 4 Decision-making § 39 to §44</u></b> <b><u>With reference to §126, §128, §129 and §130</u></b></p> <p>39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.</p> <p>40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.</p> <p>41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.</p> <p>42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.</p> <p>43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.</p> <p>44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.</p>	<p>All of the Shenley Plan Vision applies in full since engaging and working collaboratively with Parish Council and the community is the foundation achieving well-designed places.</p>	<p>08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places. And to pursue Neighbourhood Development Orders as a new tool for growth and Green Belt land protection.</p>	<p>Enabling early and meaningful engagement of the local community in pre-application design work for significant development is considered fundamental to achieving well-designed places. Design Quality in proposals cannot undergo sufficient scrutiny without the provision of design information.</p> <p><b>Policies with particular relevance and regard to the listed NPPF Policies to the left are:</b></p> <p><b>SH7   Local Knowledge for Good Design</b></p> <p><b>SH7 provides helpful guidance is what information is required in order to facilitate design scrutiny when proposals are developed and support well informed decision taking regarding the extend polices are met. Much of the policy detail stems from CABE best practice and listed made Neighbourhood Plans in the Shenley Plan and Planning Practice Guidance, Paragraph: 032 Reference ID: 26-032-20140306 - Good masterplans and briefs as well as Environmental Information Regulations 2004 ('EIR') cover access to 'environmental information' held by public authorities including local planning authorities. 'Environmental information' for these purposes includes information relating to development viability. Under the EIR there is a presumption in favour of disclosure of environmental information. The EIR recognise that there are certain circumstances ('exceptions') where environmental information may not be disclosed. In most cases, a balancing exercise has to be carried out to decide whether the exception should outweigh the presumption in favour of disclosure.</b></p>
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<p>Economic Dimension Social Dimension Environmental Dimension</p>	<p><b><u>NPPF Sustainability Policy 11</u></b> <b><u>Achieving well-designed places incl. §128, §129, §130</u></b></p> <p>124. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>125. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.</p> <p>126. <b>Planning policies and decisions should ensure that developments:</b></p> <p>a) <b>will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</b></p> <p>b) <b>are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</b></p> <p>c) <b>are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</b></p> <p>d) <b>establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</b></p> <p>e) <b>optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</b></p> <p>f) <b>create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</b></p> <p>NPPF Sustainability Policy 8 Promoting healthy and safe communities</p> <p>NPPF Sustainability Policy 16 Conserving and enhancing the historic environment</p> <p>NPPF Sustainability Policy 15 Conserving and enhancing the natural environment.</p>	<p>All of the Shenley Plan Vision applies in full.</p>	<p>01 Retaining the distinct rural character of the village and surrounding landscapes: It's rural building types and spaces, openness and setting.</p> <p>08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places. And to pursue Neighbourhood Development Orders as a new tool for growth and Green Belt land protection.</p> <p>02 Protecting the Green Belt including many hectares of arable farming land from inappropriate development and reversing the loss of biodiversity in our rural landscapes.</p> <p>03 Protecting, conserving, and enhancing the networks of rural landscapes and aspects such as green spaces, open spaces, hedges, trees and woodlands as well as water courses and other biodiverse habitats. This within and around the village and in the Parish as a whole.</p> <p>06 Supporting appropriate development to allow local community, retail, business and commercial activities meeting the changing needs as the village grows. We have identified three central areas where community facilities and services and improvements of the public realm shall be focused on.</p> <p>07 Ensuring that housing development includes smaller and affordable properties for first time buyers and our aging population thus helping to keep more young people and older people in the village. Including supporting downsizing local households in releasing properties for growing families.</p> <p>09 Creating a new rural edge to the western part of village in keeping with the village and bringing the community together.</p>	<p>Supporting high quality rural design in development through protecting and enhancing the rural character of Shenley Old Village and Parish as a whole is at the heart of the Shenley Plan. The SPA Policy supports the particular rural function and distinct character of the village in this context which the principle encouragement to develop land within the SPA Area via the route of an NDO.</p> <p><b>Policies with particular relevance and regard to the listed NPPF Policies to the left are:</b></p> <p><b>SH1   Rural Character</b> <b>SH2   Shenley Village Special Policy Area</b> <b>SH3   Local Green Space</b> <b>SH4   Housing Mix &amp; Choices</b> <b>SH5   Connecting Shenley Village</b> <b>SH6   Community Infrastructure Facilities</b> <b>SH8   Building for Life 12 Quality Mark</b></p>
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<p>Social Dimension</p> <p>Environmental Dimension</p> <p>Economic Dimension</p>	<p><b><u>NPPF Sustainability Policy 5</u></b>  <b><u>Delivering a sufficient supply of homes</u></b>  <b>&amp;</b>  <b><u>NPPF Sustainability Policy 13 Protecting</u></b>  <b><u>Green Belt Land</u></b></p> <p>NPPF Sustainability Policy 11  Achieving well-designed places</p> <p>NPPF Sustainability Policy 9 Promoting  sustainable transport</p> <p>NPPF Sustainability Policy 16 Conserving  and enhancing the historic environment</p> <p>NPPF Sustainability Policy 15 Conserving  and enhancing the natural environment</p>	<p>All of the Shenley  Plan Vision applies  in full.</p>	<p>06 Supporting appropriate development to allow local community, retail, business and commercial activities meeting the changing needs as the village grows. We have identified three central areas where community facilities and services and improvements of the public realm shall be focused on.</p> <p>07 Ensuring that housing development includes smaller and affordable properties for first time buyers and our aging population thus helping to keep more young people and older people in the village. Including supporting downsizing local households in releasing properties for growing families.</p> <p>08 Encouraging and guiding landowners towards working positively with the Parish Council and the local community in the pre-application phase to ensure well designed places. And to pursue Neighbourhood Development Orders as a new tool for growth and Green Belt land protection.</p>	<p>Supporting the increase of supply of smaller and more affordable homes also suitable for people with higher accessibility demands in their living and working environments are key goals of the Shenley Plan. Most of the Plan Area is located in the Green Belt The level of control over what will get build where via the route of a Neighbourhood Development Order (NPPF 146 f.) is an attractive fact in the otherwise difficult to regulate specification of homes sizes. Site Allocations in the Green Belt are not possible via a Neighbourhood Plan. The new Local Plan will not be in place until 2021, which highlights the positive ability of an NDO, prepared by the Parish council to deliver earlier and based on local housing needs as identified by the housing needs study produced by Aecom in 2018.</p> <p><b>Policies with particular relevance and regard to the listed NPPF Policies to the left are:</b></p> <p><b>SH4  Housing Mix &amp; Choices</b>  (&gt; Great concern is that housing does not meet the documented local needs. This policy supports development which does across a range of housing types and tenures)</p> <p><b>SH5  Connecting Shenley Village</b>  ( &gt; supporting homes with access to services and amenities in walking distance and using existing infrastructure where possible)</p> <p><b>SH2  Shenley Village Special Policy Area</b>  (&gt; supporting homes within walking distance of key community facilities and infrastructures and with principle encouragement of NDOs)</p> <p><b>SH1  Rural Character</b>  (&gt; with support for adaptable and more social built forms and building typologies inspired by rural farms for instances and terraced cottages )</p> <p><b>SH8   Building for Life 12 Quality Mark</b>  ( Supporting Major Development which has regard to the range of questions covered in BfL12 is supported and development which achieves 'Outstanding' is looked at favourably )</p>
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<p>Environmental Dimension Social Dimension Economic Dimension</p>	<p><b><u>NPPF Sustainability Policy 8 Promoting healthy and safe communities</u></b></p> <p>NPPF Sustainability Policy 6 Building a strong, competitive Economy §83</p>	<p>All of the Shenley Plan Vision applies in full.</p>	<p>06 Supporting appropriate development to allow local community, retail, business and commercial activities meeting the changing needs as the village grows. We have identified three central areas where community facilities and services and improvements of the public realm shall be focused on.</p> <p>10 Providing needed health and medical facilities within easy walking distance of all residents and that our education establishments are inspiring places and fit for purpose.</p> <p>11 Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.</p> <p>12 Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.</p> <p>13 Creating a safer and healthier London Road, Black Lion Hill, Porters Park Drive, Radlett Lane, Wood Hall Lane and Green Street for all, identifying and implementing measures which are sensitive to the needs of our young and those less able. We want to achieve that by managing traffic speed, volume, noise and poor air quality generated by the large number of through traffic.</p>	<p>Improving the vitality of the village centres/hubs through focusing community infrastructures, services and public realm improvements in centrally located accessible hubs and generally improving local infrastructure for better, more active and healthy travel/mobility choices for residents of all ages are at the heart of the Shenley Plan.</p> <p><b>Policies with particular relevance and regard to the listed NPPF Policies to the left are:</b></p> <p><b>SH5   Connecting Shenley Village</b> <b>SH6   Community Infrastructure Facilities</b> <b>SH2   Shenley Village Special Policy Area</b> <b>SH8   Building for Life 12</b></p>
<p>Social Dimension Environmental Dimension</p>	<p><b><u>NPPF Sustainability Policy 9 Promoting sustainable transport</u></b></p>	<p>All of the Shenley Plan Vision applies in full.</p>	<p>06 Supporting appropriate development to allow local community, retail, business and commercial activities meeting the changing needs as the village grows. We have identified three central areas where community facilities and services and improvements of the public realm shall be focused on.</p> <p>10 Providing needed health and medical facilities within easy walking distance of all residents and that our education establishments are inspiring places and fit for purpose.</p> <p>11 Providing an effective public transport service seven days a week and commuter shuttle services to nearby train stations.</p> <p>12 Maintaining all existing rights of way, footpaths, bridleways and cycleways and creating new ones to establish a convenient, attractive and safer linked-up network.</p> <p>13 Creating a safer and healthier London Road, Black Lion Hill, Porters Park Drive, Radlett Lane, Wood Hall Lane and Green Street for all, identifying and implementing measures which are sensitive to the needs of our young and those less able. We want to achieve that by managing traffic speed, volume, noise and poor air quality generated by the large number of through traffic.</p> <p>04 Providing and maintaining leisure and recreation facilities that meet the requirements of the population including sporting activities and outdoor activity exercise areas. This to include the replacement of the old sports pavilion in Harris Lane and projects other identified as Community Priority Projects.</p> <p>05 Securing new Parish Council offices and co-working space for local people providing suitable sized offices, storage and meeting room/community facilities to better serve the needs of the growing community.</p>	<p>Improving local infrastructure for better, more active and healthy travel/mobility choices for residents of all ages is another central theme of the Shenley Plan.</p> <p><b>Policies with particular relevance and regard to the listed NPPF Policies to the left are:</b></p> <p><b>SH5   Connecting Shenley Village</b> <b>SH6   Community Infrastructure Facilities</b> <b>SH2   Shenley Village Special Policy Area</b> <b>SH8   Building for Life 12</b></p>

## Section B: Fit of Shenley Plan with Strategic Local Plan Policies

3.1 The Shenley Plan is obligated to demonstrate that it is in general conformity with the development plan for the area of the local authority. This section shows how the Shenley Plan is in general conformity with the objectives and strategic policies in current Hertsmere Local Plan Core Strategy (2013) and Site Allocation and Development Management Policies Plan (2012 to 2027).

In Autumn 2017, Hertsmere Borough Council carried out Regulation 18 Issues and Options consultation as part of the New Local Plan production. In autumn 2018, Hertsmere Borough Council carried out an additional Regulation 18 consultation for the sites that have been put forward as part of the 'Call for Sites'. A Sustainability Assessment, Green Belt Review 2, a Strategic Traffic Impact Assessment on a site by site basis and other technical work was carried out and published, in light of the significantly increased housing need. The Draft Local Plan is due for publication before 2020.

The new Local plan is expected to be adopted in 2021. In the preparation of the Shenley Plan regard was given to the issues and options presented as well as the suite of technical work around the 'Call for Sites' Consultation. The work on the New Local Plan was conditioned by the Core Strategy, adopted 2013. The 'Issues and Options, 2017' document sets out broad locations, or 'areas of search', for development but does not propose specific sites. By statute a neighbourhood plan cannot allocate sites in the Green Belt. That is only possible through a local plan review process and/or a Neighbourhood Development Order (NPPF §146 f). The Shenley Plan has focused on design quality in development and made provisions to flexibly respond to site allocations currently explored, tested and effectually specified by the New Local Plan and Strategic Local Plan, once adopted. A review of the Shenley Plan Policy is anticipated before 2024.

In addition, the Parish Council is supporting the use of Neighbourhood Development Orders as a tool to give planning permission by local referendum and subject to a rigorous set of tests including an independent examination of the NDOs.

*From the HBC's FAQ, October 2018, Potential Sites Consultation*

*Why are you considering building in the Green Belt?*

*Our approach over several decades has been to focus new development within built up areas through the re-use of brownfield or previously developed land. Figures recently published by the Office for National Statistics and our own technical studies show that we need to be building more than double the number of homes we are currently looking to have built. We also need some additional land for employment development as this will help ensure our areas do not become dormitory towns over time.*

*There isn't room within our existing towns and villages to provide land for all this growth – and in fact 63 per cent of people responding to the first consultation said that new homes should not be built within the existing larger settlements. The only realistic option for meeting some of Hertsmere's need for new homes, jobs and infrastructure is to plan to build in areas of the borough which are currently undeveloped. This could be on the edge of the existing built up area or in a new settlement altogether. What is important is to ensure that this is achieved in the most sustainable and attractive way possible.*

*What is the purpose of the Green Belt assessment which has been undertaken?*

*Government policy states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Part of this process involves an assessment of how different areas of Green Belt perform against national Green Belt purposes. We commissioned an independent assessment of all Green Belt land across Hertsmere which together with other technical work, such as highways and flood risk assessments, will inform our consideration of potential development sites. The findings of this Green Belt assessment are summarised in our Potential sites for housing and employment report but it is important to stress that these are the views of independent consultants. Local Councillors will ultimately be responsible for agreeing which sites should be included in the new Local Plan before it is taken forward for public examination.*

*Didn't household projections recently indicate a reduced level of housing need in Hertsmere?*

*The government recently introduced a standard method for calculating local authorities' housing needs, based on national population and household forecasts. The latest forecasts, issued in September 2018, point to a need for 444 homes per year in Hertsmere. However, the government is now consulting on further changes to how all Councils' housing requirements are calculated which could potentially increase this figure further. The government also requires councils to include a buffer of up to 20% more homes on top of the level of housing need identified, to ensure there is sufficient choice in the housing market, to take account of fluctuations in the market and to address historic under-delivery of homes.*

*Although the basic figure for Hertsmere is currently 25% lower than we indicated in our consultation last year (because of recent changes in national population and household projections), the level of overall housing need across South West Hertfordshire has not changed much. We anticipate a need to plan for at least 500 homes per year, in Hertsmere.*



The vision for Hertsmere is for the delivery of a high quality, accessible, safe and economically viable environment to be achieved through a commitment to the principles of sustainable development.

This will build on the existing qualities of the local area and by 2027, the new Hertsmere Local Plan will have helped deliver the objectives of the Hertsmere Community Strategy by providing a planning framework for:

- an attractive townscape and the protection of the rural and historic environment;
- meeting a range of local housing needs;
- a safer environment;
- providing health, education, leisure and other community facilities; and
- improving economic development, training and employment opportunities

Over the next 15 years, future development across the Borough will reflect the fact that Hertsmere is made up of very distinct communities - both geographically, economically and demographically - with close inter-relationships to London, Watford and other nearby centres of population. The high degree of mobility and levels of in and out-commuting will reinforce the need to improve both public transport patronage and capacity and locate new development in accessible locations. Steps will be taken to ensure that sufficient land is made available to meet the different housing needs of the local population and for a range of business accommodation and local services, facilitating a more sustainable pattern of development. Recognising the distinct development needs and local constraints of the four key settlements of Borehamwood, Potters Bar, Bushey and Radlett together with those of other communities, will remain a priority.

The Core Strategy 2013 contains objectives for the whole of the Borough and for Shenley specifically. In the following table both sets of objectives are mapped against the Shenley Plan's objectives and policies demonstrating accord with overarching strategic objectives.

In summary, there are six key policy thrusts to the Shenley Plan:

- A. Supporting high quality rural design in development through protecting and enhancing the rural character of Shenley Old Village and Parish as a whole (in accord with NPPF Sustainability Policy 12 Achieving well-designed places /NPPF Sustainability Policy 15 and 16 Conserving and enhancing the natural and historic environment / Policy 13 Protecting the Green Belt land / NPPF Sustainability Policy 8 Promoting healthy and safe communities)
- B. Supporting the development of a (or a number of) Neighbourhood Development Orders (in accord with NPPF Sustainability Policy 5 Delivering a sufficient supply of homes and Policy 13 Protecting the Green Belt land)
- C. Supporting the supply of smaller and more affordable homes also suitable for people with higher accessibility demands in their living and working environments (in accord with NPPF Sustainability Policy 5 Delivering a sufficient supply of homes and NPPF Sustainability Policy 12 Achieving well-designed places)
- D. Improving the vitality of the village centres/hubs through focusing community infrastructures and public realm improvements in centrally located accessible hubs (in accord with NPPF Sustainability Policy 8 Promoting healthy and safe communities)
- E. Improving local infrastructure for better, more active and healthy travel/mobility choices for residents of all ages (walking, cycling, public transport, in accord with NPPF Sustainability Policy 9 Promoting sustainable transport/ NPPF Sustainability Policy 8 Promoting healthy and safe communities)
- F. Enabling early and meaningful engagement in pre-application design work (in accord with NPPF Sustainability Policy 4 Decision-making and 12 Achieving well-designed places/ § 39 to §44, §128 to §130)

Local Plan Core Strategy Objectives for all of the Borough	Local Plan Core Strategy Objectives for Shenley specifically (in Local Plan)	Shenley Plan Policy Response
1. To provide the spatial policies necessary to deliver the land use requirements of the Hertsmere Together Community Strategy.	<ul style="list-style-type: none"> <li>▪ Work with the Parish Council to implement the Shenley Parish Plan</li> <li>▪ Provide more play areas and facilities for young people</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH5   Connecting Shenley Village</li> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> <li>✓ SH7   Local Knowledge for Good Design</li> <li>✓ SH8   Building for Life 12 Quality Mark</li> <li>✓ SH4   Housing Mix &amp; Choices</li> </ul>
2. To protect the Green Belt and its role in preventing urban sprawl and the coalescence of towns.	<ul style="list-style-type: none"> <li>▪ Provide more play areas and facilities for young people</li> <li>▪ Working with Shenley Park Trust to provide enhanced visitor facilities for Shenley Park.</li> <li>▪ Address local housing affordability</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH5   Connecting Shenley Village</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> </ul>
3. To maintain an adequate supply of suitable land, focused on brownfield sites within the principal towns, to accommodate expected development needs and supporting community infrastructure.	<ul style="list-style-type: none"> <li>▪ Address local housing affordability;</li> <li>▪ Maintain and enhance existing local services;</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH4   Housing Mix &amp; Choices</li> <li>✓ SH1   Rural Character</li> <li>✓ SH5   Connecting Shenley Village</li> <li>✓ SH2   Shenley Special Policy Area</li> </ul>
4. To work towards meeting the community's need for Affordable Housing.	<ul style="list-style-type: none"> <li>▪ Address local housing affordability;</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH4   Housing Mix &amp; Choices</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH1   Rural Character</li> </ul>
5. To address issues arising from climate change, and all types of flooding and to take advantage of water and other natural resources responsibly.		<ul style="list-style-type: none"> <li>✓ SH5   Connecting Shenley Village</li> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> <li>✓ SH8   Building for Life 12 Quality Mark</li> </ul>
6. To improve environmental and streetscape quality in town centres and protect and enhance the built heritage of Hertsmere.	<ul style="list-style-type: none"> <li>▪ Provide more play areas and facilities for young people</li> <li>▪ Maintain and enhance existing local services;</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH5   Connecting Shenley Village</li> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> <li>✓ SH7   Local Knowledge for Good Design</li> <li>✓ SH8   Building for Life 12 Quality Mark</li> <li>✓ SH4   Housing Mix &amp; Choices</li> <li>✓ SH6   Community Infrastructure Facilities</li> </ul>
7. To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution.		<ul style="list-style-type: none"> <li>✓ SH5   Connecting Shenley Village</li> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> </ul>
8. To raise levels of access by seeking development in locations not dependent on access by car and by requiring the provision of physically accessible transport interchanges and other buildings.		<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH5   Connecting Shenley Village</li> </ul>
9. To promote safe and healthy communities, respecting the diverse needs of the whole Borough.	<ul style="list-style-type: none"> <li>▪ Address localised anti-social behaviour problems;</li> <li>▪ Provide more play areas and facilities for young people</li> <li>▪ Working with Shenley Park Trust to provide</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH5   Connecting Shenley Village</li> </ul>
10. To support businesses of all sizes and to help promote local skills, focusing on areas of deprivation, education and training.	<ul style="list-style-type: none"> <li>▪ Address localised anti-social behaviour problems;</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH5   Connecting Shenley Village</li> </ul>
11. To provide a planning framework which promotes sustainable and competitive economic performance, in support of jobs growth requirements.		<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH5   Connecting Shenley Village</li> </ul>

12.To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments, which attract a large number of people toward the most accessible locations.		<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH6   Community Infrastructure Facilities</li> <li>✓ SH5   Connecting Shenley Village</li> </ul>
13.To protect and enhance local biodiversity.	<ul style="list-style-type: none"> <li>▪ Working with Shenley Park Trust to provide enhanced visitor facilities for Shenley Park.</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> <li>✓ SH7   Local Knowledge for Good Design</li> <li>✓ SH8   Building for Life 12 Quality Mark</li> </ul>
14.To secure efficient land use through well-designed development reflecting the size, pattern and character of settlements in Hertsmere.	<ul style="list-style-type: none"> <li>▪ Address local housing affordability;</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Special Policy Area</li> <li>✓ SH3   Local Green Space</li> </ul>
15.To promote rural diversification and through the Watling Chase Greenways Strategy, sustainable access to the wider countryside.	None specified.	<ul style="list-style-type: none"> <li>✓ SH5   Connecting Shenley Village</li> </ul>

The table below maps all relevant policies in the Local Plan (Core Strategy, adopted in 2013, and the Local Plan Site Allocation and Development Management Policies Plan, adopted 2016) against Shenley Plan policies. Shenley Plan policies are in general conformity with the Local Plan policies and contribute to achieving sustainable development in the borough. Shenley Plan policies, in recognition of Shenley’s distinct rural character, provide more detail and clarity, reflecting both positively on more detailed evidence and a good fit with the NPPF 2018 and associated guidance. Hertsmere Borough Council have provided an initial list showing policies considered by them as strategic or non-strategic. There are no sites allocated in the Shenley Plan Area through the Neighbourhood Plan. There are no draft policies published that will be contained in the New Local Plan.

Relevant Local Plan Policy Core Strategy Policies (adopted 2013)	Shenley Plan Policies Response	Local Plan Site Allocation and Development Management Policies Plan (adopted 2016)
<ul style="list-style-type: none"> <li>✓ Policy CS13 The Green Belt</li> <li>✓ Policy CS1 The supply of new homes</li> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy SP2 Presumption in Favour of Sustainable Development</li> <li>✓ Policy CS7 Housing mix</li> <li>✓ Policy CS4 Affordable Housing</li> <li>✓ Policy CS1 The supply of new homes</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> </ul>	<p>SH4   Housing Mix &amp; Choices</p> <p>Policy SH4 Housing Mix and Choices supports the increase in supply of smaller homes, homes for the less able and asks applicants to demonstrate how local housing needs are met through the development. This is in clear support to CS1 The supply of new homes. Current and up-to-date evidence is provided to support the specifics of SH4.</p> <p>Above SH4 Policy specifically is in general accord with the listed Local Plan policies shown to the left and right to this column, the emphasis of the NPPF on design quality and new building regulations for the provision for people with mobility challenges are noted in addition.</p>	<p>Policy SADM26 - Development Standards in the Green Belt</p> <p>Policy SADM3 - Residential Developments</p> <p>Policy SADM30 - Design Principles</p>
<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy CS18 Access to services</li> <li>✓ Policy CS13 The Green Belt</li> <li>✓ Policy CS1 The supply of new homes</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS26 Promoting alternatives to the car</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>Policy CS19 Key community facilities</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS16 Environmental impact of development</li> </ul>	<p>SH5   Connecting Shenley Village</p> <p>This policy aims to focus community facility improvements, many are recognised heritage assets, in the most accessible locations and around / towards existing clusters of facilities.</p> <p>The co-location of new facilities and services incl. public transport in identified three local clusters is expected to be mutually beneficial and allow local people to combine errands, visits and social engagements without using the car all the time.</p> <p>Investment and prioritising better walking and cycling environments is part of SH5.</p> <p>The protection and expansion of community infrastructure facilities (SH7) as well as the spatial (SH5) address the need for sustaining local businesses and services by placing them ideally in few centrally located places and supporting residents in making healthier non-motorised choices when accessing facilities, services, local jobs and public transport.</p> <p>Above SH5 Policy specifically is in accord with the listed Local Plan policies shown to the left and right to this column and new building regulations.</p>	<p>Policy SADM26 - Development Standards in the Green Belt</p> <p>Policy SADM30 - Design Principles</p> <p>Policy SADM29 - Heritage Assets</p> <p>Policy SADM11 - Landscape Character</p> <p>Policy SADM40 - Highway and Access Criteria for New Development</p> <p>Hertsmere Borough Local Plan: Planning and Design Guide Part D and E : Guidelines for High Quality Sustainable Development, October 2016 V3 (post-Executive)</p>



<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS16 Environmental impact of development</li> </ul>	<p>SH7   Local Knowledge for Good Design promotes meaningful and early design engagement of the community and the parish council in the preparation of design and development briefs for major development as well as the production of a Statement of Consultation and Neighbour Involvement.</p> <p>SH7 and SH8   Building for Life Quality Mark provide applicants with detail of how they can perform against the new §128, §129 and § 130 NPPF expectation which states that applicants that can demonstrate early and meaningful engagement in the pre-application consultation phase are to be looked at favorable. The details provided in SH7 should also assist development control officers and councilors in measuring the degrees of how this achieved.</p> <p>SH7 and SH8 specifically is in general accord with the listed Local Plan policies and additional relevant sources to the left and right to this column.</p>	<p>Hertsmere Borough Council Local Plan Statement of Community Involvement, November 2017, Requires updating aligned with Neighbourhood Planning Act 2017.</p> <p>Policy SADM26 - Development Standards in the Green Belt  Policy SADM30 - Design Principles  Policy SADM3 - Residential Developments  Policy SADM11 - Landscape Character  Policy SADM12 - Trees, Landscaping and Development  Policy SADM37 - New and Improved Open Spaces  Policy SADM13 - The Water Environment  Policy SADM14 - Flood Risk  Policy SADM15 - Sustainable Drainage Systems  Policy SADM16 - Watercourses  Policy SADM40 - Highway and Access Criteria for New Development</p> <p>The Environmental Information Regulations 2004 ('EIR') cover access to 'environmental information' held by public authorities including local planning authorities. 'Environmental information' for these purposes includes information relating to development viability. Under the EIR there is a presumption in favour of disclosure of environmental information. The EIR recognises that there are certain circumstances ('exceptions') where environmental information may fall not to be disclosed. In most cases, a balancing exercise has to be carried out to decide whether the exception should outweigh the presumption in favour of disclosure.</p> <p>The 'Gunning principles' established by the Supreme Court (October 2014) the Supreme Court in R (Moseley) v Haringey LBC [2014] 1 WLR 394) endorsed the basic requirements of a "fair" consultation process.</p>
<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy CS1 The supply of new homes</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS16 Environmental impact of development</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH1   Rural Character</li> <li>✓ SH2   Shenley Village Special Policy Area</li> <li>✓ SH3   Local Green Space Designation</li> </ul> <p>Policy SH1, SH2, SH3 are considered in the context of the Parish's recognised and distinct rural character and function. Policy SH1 SH2 and SH3 are detailing requirements firmly set in Shenley's rural character and in support of core strategy policies and relevant SADM policies. Both created for the whole of the borough. SH2 designates a Special Policy Area for the rural Village of Shenley and its surroundings and SH3 designates a Local Green Space.</p> <p>SH1, SH2 and SH3 in conjunction with the Shenley Design Principles and Codes provide detail and guidance for applicants on how the recognised rural character of the Parish should be supported through new development. The Draft Shenley Plan is in support of sustainable development by providing policies that give applicants more clarity on how this can be achieved and demonstrated in the rural context of the Parish and Shenley village in particular. The adaptability of buildings, a key feature of good buildings, accommodating different uses and the up and downs of economic cycles is demonstrated in Shenley's best buildings. A selection and description (including layout and gross floor area) is provided in the Shenley Plan. The different forms of farmsteads, a form of stacked and turned terraced buildings around shared yards of different sizes, has provided one of the common building forms supporting a great deal of adaptability and types of homes and places. This with many environmental and social benefits created in convivial environments for people of all ages and needs and with the opportunity for the accommodation of affordable homes within.</p> <p>The increasing number and scope of Permitted Development Rights, the affordable housing crises, the mismatch between housing need and housing stock, and dwindling local authority finances, are together considered very problematic in specifically delivering Local Plan Policy SP1, CS14, CS16 and SADM26 and SADM30.</p> <p>In other words, the Shenley Plan, in light of Shenley's distinct rural character provides more detailed supporting policies, clarity on how to specify good pre-application consultation (in support of NPPF 2019</p>	<p>Policy SADM26 - Development Standards in the Green Belt  Policy SADM30 - Design Principles  Policy SADM3 - Residential Developments  Policy SADM11 - Landscape Character  Policy SADM12 - Trees, Landscaping and Development  Policy SADM37 - New and Improved Open Spaces  Policy SADM13 - The Water Environment  Policy SADM14 - Flood Risk  Policy SADM15 - Sustainable Drainage Systems  Policy SADM16 - Watercourses</p> <p>Hertsmere Borough Local Plan: Planning and Design Guide Part D and E : Guidelines for High Quality Sustainable Development, October 2016 V3 (post-Executive)</p>



	<p>§128, §129, §130, §39 ) and in managing the distinct rural character of the Parish more effectively. And if supported by the landowners/ promoters for development coming forward via an NDO and within the Green Belt and in the future perhaps outside the Green Belt, subject to New Local Plan.</p> <p>Those policies will become even more relevant as and when parts of the Parish might be taken out to the Green Belt for the purpose of Local Plan delivered strategic and non-strategic housing site allocations or the Local Plan being further delayed (See PPPG Paragraph: 082 Reference ID: 41-082-20190509 Revision date: 09 05 2019). This is of particular relevance for the old village of Shenley with its many listed buildings and largest conservation areas in the borough but also for the many Grade II listed manor houses and farm houses situated in the open countryside of the Parish, often in prominent positions.</p> <p>A review of the Shenley Plan is planned for no later than 2024. This to reflect on the New Local Plan and its then updated policies aligned with the NPPF 2019.</p> <p>SH1, SH2 and SH3 are in general accord with the listed Local Plan policies and additional relevant sources to the left and right to this column.</p>	
<ul style="list-style-type: none"> <li>✓ Policy CS18 Access to services</li> <li>✓ Policy CS19 Key community facilities</li> <li>✓ Policy CS20 Securing mixed use development</li> <li>✓ Policy SP1 Creating sustainable development</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH6   Community Infrastructure Facilities</li> </ul> <p>The protection and enhancement of Community Infrastructure Facilities aims to maintain and enhance access for the growing and aging population of Shenley. There is no train station and only poor public transport provision available in Shenley today. In order to maintain and improve the provision of a good mix of facilities for the over 4000 residents, additional residents, local jobs and facilities are considered critical in the sustainable development of the Parish and to provide addition 'customers' for the buses. Policy SH2 is considered the preferred area of development in the Parish in the support of CS13 aimed at retaining the Green Belt and the Parish's district rural character. However, in order to maintain community facilities in the medium and long term, the growing more substantially within the SPA and via an NDOs is a tool that allows the Parish to have a greater say in how planning gain from development is also used for local facilities. There are no section 106 negotiations or agreements with the Local Authority foreseen in development consented via the NDO route.</p> <p>SH6 and SH2.4 (NDO) are in general accord with the listed current Local Plan policies and the revised NPPF and additional relevant sources to the left and right to this column.</p>	<p>Policy SADM26 - Development Standards in the Green Belt  Policy SADM32 - Key Community Facilities  Policy SADM29 - Heritage Assets  Policy SADM34 - Open Space, Sports and Leisure Facilities</p>
<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy CS1 The supply of new homes</li> <li>✓ CS13 The Green Belt</li> <li>✓ Policy CS1 The supply of new homes</li> <li>✓ Policy CS15 Promoting recreational access to open spaces and the countryside</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS16 Environmental impact of development</li> </ul>	<ul style="list-style-type: none"> <li>✓ SH4   Housing Mix &amp; Choices</li> <li>✓ SH1   Rural Character</li> </ul> <p>In order to maintain and improve the provision of a good mix of community facilities for the over 4000 residents, additional homes, local jobs and facilities suitable for youth and our ageing population are considered critical in the sustainable development of the Parish.</p> <p>There is a need for a greater supply of smaller more affordable homes in Shenley specifically, the borough and the wider region as a whole.</p> <p>Recent consented planning applications in the village, Parish and Conservation Area have contributed to the view that the distinct rural character, Green Belt and Conservation Area setting, and many Grade II listed and locally listed buildings, combined with desirability of Shenley as a place to live – are failed by the Core Strategy and Local Plan Polices (See for instance consented TP/11/1484, 39 London Road). Consented schemes have little merit in their contribution to local setting, the rural character, rural street and landscape or community benefit.</p> <p>The support for a Shenley Design Principles and Code, the Shenley Village Special Policy Area and the support for the development of NDOs in the Parish represents a set of policy tools to allow a greater deal of local character, aspiration and needs delivered in the new parts of the village and possibly in the future at scale while retaining the distinct rural character irrespective of Green Belt status or not.</p>	<p>And NDO is considered not inappropriate development in the Green Belt under the NPPF 2018.</p> <p>Policy SADM22 - Green Belt Boundary  Policy SADM26 - Development Standards in the Green Belt</p>

## **Section C Strategic Environmental Impact Assessment**

Extract from Section 5 Shenley Neighbourhood Plan Screening Determination Statement, prepared by Hertsmere Borough Council, October 2019:

“5.1 The implementation of the Shenley Neighbourhood Plan is not expected to result in likely significant effects. Following further consultation with the statutory bodies, the Council concludes that the Shenley Neighbourhood Plan does not require a full SEA or HRA.”

## **Section D EU Obligations**

Extract from Section 5 Shenley Neighbourhood Plan Screening Determination Statement, prepared by Hertsmere Borough Council, October 2019:

“5.1 The implementation of the Shenley Neighbourhood Plan is not expected to result in likely significant effects. Following further consultation with the statutory bodies, the Council concludes that the Shenley Neighbourhood Plan does not require a full SEA or HRA.”

**-----End of Document -----**