

# Local Plan NEWS

LP\*

GREEN BELT  
CLIMATE  
CHANGE  
DESIGN  
HERITAGE

HOUSING  
JOBS  
BUSINESSES  
SHOPS



Issue #17 May 2019

## Welcome to Newsletter 17

### Local Plan: Next Steps

Since the last newsletter, a new timetable for progressing the Local Plan has been agreed and is set out in this newsletter.

### The Call for Sites

The council carried out a Call for Sites in January and February 2019. Over 140 sites were promoted for housing, employment, mixed use or other forms of development.

### Consultation on promoted sites

The council is inviting comments on the sites promoted through the Call for Sites 2019.

Consultation is taking place over a six week period, commencing on **Tuesday 7 May** and ending at **5pm on Tuesday 18 June 2019**.

The consultation document and guidance notes for making a representation can be viewed at [www.welhat.gov.uk/promoted\\_sites\\_2019](http://www.welhat.gov.uk/promoted_sites_2019)

Paper copies will also be available to view at a number of locations throughout the local area, including at libraries and Town and Parish Council offices.

The best way to comment on the promoted sites is online via the consultation portal: [http://www.welhat.gov.uk/promoted\\_sites\\_2019](http://www.welhat.gov.uk/promoted_sites_2019). You can follow the links to the sites you are interested in, view and download documents and comment online. Alternatively, you can comment by email or letter.

It is important to note that the council has not made any decisions on which of these sites may be suitable for inclusion in the Local Plan.

### What happens next

We will be carrying out both individual and cumulative analysis of the sites, and the comments received, and will report these to Cabinet Planning and Parking Panel in September 2019. The examination hearing sessions will resume in November 2019.

### Technical Work

A number of evidence base documents will be updated including: a review of the latest household projections and the implications for the Objective Assessment of Housing Need, Employment Forecasting, the Strategic Flood Risk Assessment, the Sustainability Appraisal (SA) and the Infrastructure Delivery Plan (IDP).

There will be additional work on Landscape Sensitivity and Green Wedges.

### Housing Delivery Action Plan

The government has recently published its housing delivery test figures for the three year period 2015/16 to 2017/18.

They show that Welwyn Hatfield needed to build 1,701 homes during that period, but actually built 1,493 homes (equivalent to 88%). It means that the council must now publish an action plan which identifies the reasons for under-delivery, ways to reduce the risk of further under-delivery and measures to improve levels of delivery.

Government guidance encourages the council to collaborate with key stakeholders such as land promoters, developers and infrastructure providers to produce the action plan. We therefore welcome comments on how the council can reduce under-delivery and improve housing delivery rates in future years. Useful comments will be incorporated into a draft action plan that will be presented to Cabinet Planning and Parking Panel (CPPP) later this year, in order to be published by the 19 August 2019 deadline.



**WELWYN  
HATFIELD**

The following timetable has been agreed to ensure that the Local Plan is adopted as quickly as possible, taking into account the technical work needed to progress the plan.

May-June 2019	Publication of promoted new sites for public comment for six weeks.
Summer 2019	Individual and cumulative analysis of sites and public comments by council officers.
September 2019	Members of the Council to consider changes to the housing target in the Local Plan from existing sites (such as increased densities) and from the identification of any new sites to be proposed for allocation.
September 2019	Submit technical evidence and proposed modifications, including new sites to inspector for examination.
November 2019	Examination hearing sessions to take place on new sites, village sites and Symondshyde village.
Jan-Feb 2020	Modifications consultation for 6 weeks.
April 2020	Publication of Inspector's Report.
June 2020	Adoption of Local Plan.



## INFORMATION

### Planning Policy

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Completed technical studies are available on the council's website, and as new studies are completed, they will also be published. Copies of all documents can be found on our website:

[www.welhat.gov.uk/evidencebase](http://www.welhat.gov.uk/evidencebase)

The latest reports to Cabinet Planning and Parking Panel (CPPP) outlining progress on the Local Plan can be found at:

[www.welhat.gov.uk/cabinetplanningparkingpanel/](http://www.welhat.gov.uk/cabinetplanningparkingpanel/)

Copies of the Statement of Community Involvement and Local Development Scheme can be found at:

[www.welhat.gov.uk/localplanningframework](http://www.welhat.gov.uk/localplanningframework)

### Planning Policy

Welwyn Hatfield Borough Council

The Campus,

Welwyn Garden City,

AL8 6AE

