

Local Plan NEWS LP*

GREEN BELT
CLIMATE
CHANGE
DESIGN
HERITAGE

HOUSING
JOBS
BUSINESSES
SHOPS



Issue #10 July 2016

Local Plan

Welcome to Newsletter 10

The Council's Cabinet Housing and Planning Panel (CHPP) regularly receives detailed updates on Local Plan progress. The [13 June 2016 panel](#) received an update on the Housing and Employment Land Availability Assessment (HELAA), and the Site Selection background papers, which have informed the selection of potential sites, together with updates to the Strategic Housing Market Assessment (SHMA) and the Retail and Town Centres Needs Assessment (RTCNA).

Next Steps

The Panel agreed to include all the sites as set out in the Employment and Housing Sites Selection background paper, with the exception of Hat2 and with the addition of Hat11. The Proposed Submission Local Plan will be considered by CHPP on 20 July and then by Cabinet on 2 August. If approved, it will be published for consultation for eight weeks commencing on **22 August** and ending on **17 October** at 5pm. A series of consultation events will be held across the borough and the dates and venues for these will be published on the Council's website.

Update on Technical work

The following documents have been published on the council's website.

[The Housing and Employment Land Availability Assessment 2016 \(HELAA\)](#) combines and updates the three separate SHLAA documents published in 2014 (Phase 1, 2 and 3) and incorporates the assessment of Gypsy and Traveller sites and employment sites into a single document. The assessment follows the government's best practice guidance of the suitability, availability and achievability of sites promoted for both housing and employment.

[The Welwyn Hatfield Retail and Town Centre Needs Assessment May 2016](#) updates previous information and has carried out health checks on the borough's centres. It applies assessments of future spending trends to the borough's centres to arrive at retail capacity forecasts for food and non-food shopping. It also assesses likely commercial leisure requirements. The RTCNA supports the existing policy of promoting retail development in the borough's town centres.



[An addendum to the SHMA Partial Update 2015](#) draws upon revised employment growth forecasts from the Economy Study 2015 and considers how this relates to projected population growth in Welwyn Hatfield. It forms part of the assembled evidence base considering future housing needs in the borough, including the 2014 SHMA. [A briefing paper](#) has also been issued setting out the size and type of housing likely to be needed in Welwyn Hatfield over the plan period with reference to the Stage Two outputs from the 2012 based sub-national household projections, which were published by the Department for Communities and Local Government in December 2015.

The [Flood Risk Sequential and Exception Test document](#) was also reported to CHPP on 13 June. The council's Strategic Flood Risk Assessment was also partially updated and republished in June following publication of the Environment Agency's updated guidance on climate change allowances.



**WELWYN
HATFIELD**

Local Plan Timeline

Complete evidence, site assessments
and duty to co-operate work.
Draft final Local Plan
Summer 2016



Consultation on Proposed Submission
Local Plan
22 August to 17 October



Review responses to consultation and
submit for examination
Winter 2016



Examination in Public
Spring 2017



Examination Inspector's Report and
Adoption
Summer 2017



INFORMATION

Planning Policy
Tel: 01707 357000
Email: planningpolicy@welhat.gov.uk

The completed studies are available on the council's website, and as new studies are completed, they will also be published. Copies of all the documents can be found on our website: www.welhat.gov.uk/evidencebase

The latest report to Cabinet Housing and Planning Panel (CHPP) updating progress on the Local Plan can be found at: www.welhat.gov.uk/cabinethousingplanningpanel

Copies of the Statement of Community Involvement and Local Development Scheme can be found at: www.welhat.gov.uk/localplanningframework

Details of the latest planning consultations can be found at: www.welhat.gov.uk/planningconsultations

We welcome your views on Local Plan News so please send your comments by email as above, or in writing to:

Planning Policy
Welwyn Hatfield Borough Council
The Campus,
Welwyn Garden City,
AL8 6AE

