

CABINET HOUSING AND PLANNING PANEL – 24 SEPTEMBER 2015
REPORT OF THE DIRECTOR (FINANCE AND OPERATIONS)

WELWYN HATFIELD COMMUNITY HOUSING TRUST MONITORING

1 Executive Summary

- 1.1 A summary of the performance in the key areas of Welwyn Hatfield Community Housing Trust's (the Trust) activity are set out in Appendix A. This relates to performance up to the end of the first quarter 2015/16.

2 Financial Implication(s)

- 2.1 There are no direct financial implications for the Council arising from this report. Any decisions around capital expenditure are dealt with by specific reporting.

3 Recommendation(s)

- 3.1 It is recommended that the Panel note the report

4 Background

- 4.1 Welwyn Hatfield Community Housing Trust was set up on 1 April 2010. A management agreement sets out the roles and responsibilities of the Trust. Each year the Trust and the council agree a Delivery Plan, which sets out the aims and objectives for that year.
- 4.2 As part of the Monitoring Framework timely performance management information will be reported to this committee each quarter. The committee has requested that full statistics for all the service areas managed by the Trust are presented twice a year (at close of Quarter Two and Quarter Four).
- 4.3 In addition, a detailed presentation, setting out how a particular area of service is managed, will be presented twice a year (at close of Quarter One and Quarter Three).
- 4.4 The monitoring framework will ensure that:
- The Trust delivers the key goals and objectives set out in the Annual Delivery Plan
 - The best possible service is provided for the customers and the wider community
 - The Trust delivers continuous improvement in the services it provides and the way these are delivered.
 - The monitoring framework enables the Council and the Trust to identify opportunities for improvements and where necessary to deliver change as well as celebrate and share success.

5 Policy Implication(s)

- 5.1 Welwyn Hatfield Community Housing Trust has been established in accordance with Council policy and is being monitored in accordance with the Monitoring Framework. There are no new policy implications arising from this report.

6 Risk Assessment

- 6.1 A risk assessment has not been prepared in relation to the contents of this report as there are no significant risks inherent in the proposals.

7 Equality and Diversity

- 7.1 I confirm that it has not been necessary to carry out an Equality Impact Assessment (EIA) in connection with this report.

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Date	4 September 2015

Background papers: Welwyn Hatfield Borough Council and Welwyn Hatfield Community Housing Trust Management Agreement.

Appendix A

WHCHT - Key Performance Statistics Q1 2015-16

1 Arrears Percentage

<u>Arrear as a % of ARD</u>	2014/ 15	2015/ 16	Change from last year	% split between WGC/ Hatfield/ Specialist team based on ARD for the district
April	1.43%	1.38%	-0.05%	
May	1.72%	1.64%	-0.08%	
June	1.73%	1.64%	-0.09%	0.63%/0.51%/ 0.50%
July	1.78%			
August	2.01%			
September	2.02%			
October	2.24%			
November	2.36%			
December	2.57%			
January	2.74%			
February	2.61%			
March	1.23%			

The arrears performance for the first quarter of 2015/16 is slightly better than the equivalent period twelve months ago. It will be a challenge to maintain this trend particularly as new welfare reform changes start to impact on household incomes. The housing management team are prioritising time to identify and make personal contact with tenants likely to be affected by Universal Credit when it is phased in later this year.

2 Under Occupation

Number of council tenants who were under occupying based on the Government's new size criteria and who moved to smaller accommodation

	QTR1	QTR2	QTR3	QTR4	Total ytd
Total for 2013/14	32	28	27	13	100
Total for 2014/15	24	29	14	15	82
2015/16					
Transfers	16				16
Mutual exchanges	5				5
Total for 2015/16	21				21

Delivery Plan Target for 2015/16 is a total of 80

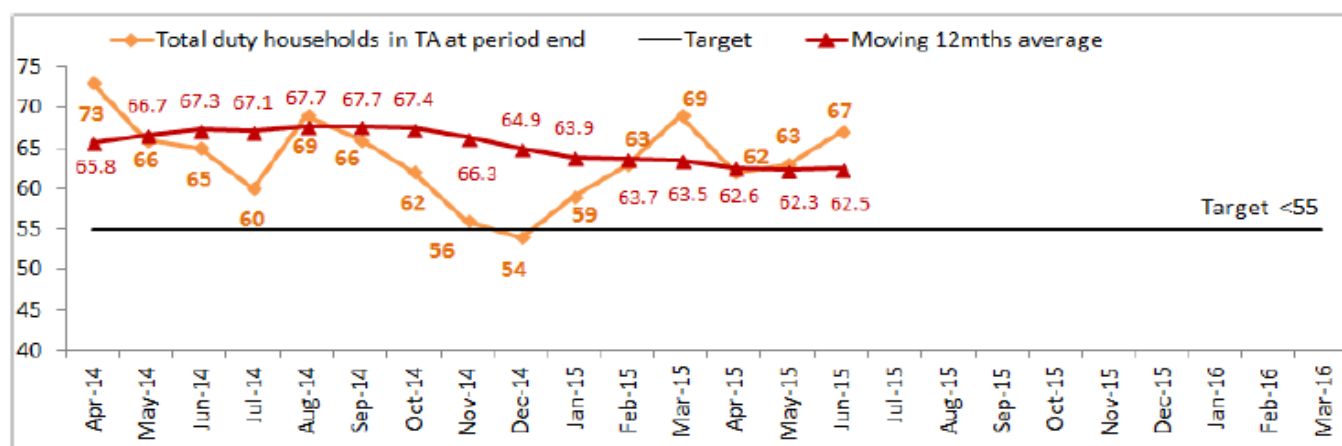
The target for under occupation has stayed the same as last year (80 homes) and this pro-rata quarterly target (20 homes) was met, with 21 moves to smaller accommodation being realised. This is an effective use of the housing stock by freeing up family accommodation of which there is a high demand for. Due to welfare reforms and in particular the spare room subsidy, households affected by these changes have been prioritised. Whilst this remains a priority, the Home Mover Officer is also targeting action to contact older person households who are under occupying their home.

3 Homelessness & temporary accommodation

Number of households living in Temporary Accommodation (with an accepted duty as homeless by the LA)

Quarter	QTR1	QTR2	QTR3	QTR4
2013/14	58	66	71	71
2014/15	65	66	54	69
2015/16	67			

Delivery Plan Target for 2015/16: Fewer than 55 by year end



Note – Please see Appendix A for an explanation of the '12 month moving average' data reported in the graph

4 Repairs

Gas Safety Compliance and Repairs

TSG	Qtr 2 2014/15	Qtr 3 2014/15	Qtr 4 2014/15	Qtr 1 2015/16
Gas Servicing - % Customer Satisfaction	90.78%	97.22%	95.50%	92.32%
Gas Servicing - % Appointments Made & Kept	100%	93.32%	97.37%	99.57%
Responsive Repairs - % Appointments Made & Kept	88%	81.32%	92.97%	97.08%
Responsive Repairs - % First Visit Fix	85%	88.55%	88.18%	89.42%

Contract targets:
 Gas Servicing
 Customer Satisfaction 96%
 Gas Servicing
 Appointments Made &
 Kept 95%
 Responsive Repairs
 Appointments Made &
 Kept 95%
 Responsive Repairs
 First Visit Fix 80%

The figure for customer satisfaction has dipped below the target of 95% for Q1. An analysis of the comments for low scores shows a small trend in communication issues with TSG and appointments not been kept. All comments have been passed to TSG. Performance with regard to appointments has again improved and remains above the target of 95% for both Gas Servicing and Repairs. First visit fix remains above target and shows a slight increase.

TSG	Qtr 1 2014/15	Qtr 2 2014/15	Qtr 3 2014/15	Qtr 4 2014/15	Qtr 1 2015/16
Gas Safety checks – number completed %	99.78%	100%	99.93%	99.97%	99.92%
Gas Safety checks – number overdue	20	0	6	2	7

The 7 properties without a valid gas safety check are now with the Trust to pursue in liaison with TSG. None are overdue by more than 3 months. TSG and the Trust continue to work through the established processes to target any 'hard to access' properties.

Percentage & number of responsive repair jobs completed on time

Job type	Qtr 1 2014/15	Qtr 2 2014/15	Qtr 3 2014/15	Qtr 4 2014/15	Qtr 1 2015/16
Emergency	100% (1541)	100% (1678)	99.94% (1739)	100% (1727)	99.94% (1682)
Urgent	100% (1018)	99.60% (1238)	99.63% (1081)	99.65% (856)	99.61% (779)
Routine	99.80% (4024)	99.78% (3671)	99.75% (4329)	99.78% (4582)	99.60% (4447)

Service
Standard
Target
Emergency 99%
Urgent 98%
Routine 98%

Good performance continues across the board for all priorities in Q1 and achieving above target performance. Of the 6,908 jobs completed, 22 jobs were completed out of time (Emergency – 1, Urgent -3, Routine – 18).

This report shows that 35% of jobs were completed within 3 working days of which 24% were Emergency repairs and 11% Urgent repairs. Further analysis will be undertaken as to the relatively high number of emergency repairs carried out.

Percentage of "First Visit Fix" completions

	Qtr 1 2014/15	Qtr 2 2014/15	Qtr 3 2014/15	Qtr 4 2014/15	Qtr 1 2015/16
Overall	85.17%	86.38%	91.42%	93.22%	92.14%

Repairs
Charter target
80%

Positive performance continues in Qtr 1 well above the target of 80%.

As the last 3 months have seen an increase in over 90% we will be carrying out an analysis of these to understand the reasons for this.

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING AND PLANNING PANEL – 24 SEPTEMBER 2015
REPORT OF THE DIRECTOR (GOVERNANCE)

THE LOCAL PLAN UPDATE

- 1.1 Consultation on the Local Plan Consultation Document, the Sustainability Appraisal and the Draft Infrastructure Delivery Plan took place between January 23rd and 20th March, 2015. Almost 6,000 thousand representations were received to the consultation documents.
- 1.2 The aim of this report is to provide the Panel with a full summary of the key issues raised during the consultation. Appendix A comprises a summary of the Local Plan Consultation Document, Appendix B the Infrastructure Delivery Plan and Appendix C the Sustainability Appraisal whilst Appendix D provides a report on the effectiveness of the consultation.
- 1.3 The report does not propose a response to the consultation as additional technical work will need to be completed before any decisions can be made.
- 1.4 The full responses can be viewed online – <http://consult.welhat.gov.uk/portal>.

2 Recommendation(s)

- 2.1 That the Panel note the next steps for the preparation of the Local Plan.

Implications

3 Financial Implication(s)

- 3.1 There are no specific financial implications arising from this report. The costs of the production of the technical work will be met from existing budgets.

4 Link to Corporate Priorities

The preparation of the Local Plan is a corporate target of the council, as part of the *Our Places* priority Business Plan Priority 3 (Meeting the Borough's Housing Needs) sets out that the Council will publish a new Local Plan to ensure a robust and agreed blueprint for future housing and other growth needs in the borough.

5 Legal Implication(s)

- 5.1 It is a legal requirement that consultation associated with the preparation of a Local Plan is carried out in accordance with the Statement of Community Involvement (SCI) and the Local Development Scheme (LDS). The Localism Act 2011 introduced the Duty to Cooperate, not only with other planning authorities but also with bodies such as the Local Enterprise Partnership (LEP), the Local Nature Partnership and the Environment Agency.

- 5.2 Policies in an emerging plan will have increasing weight the further they progress through the system particularly if they have not received any objections.

6 Climate Change Implication(s)

- 6.1 No climate change implications have been identified resulting from this report.

7 Risk Management Implications

- 7.1 The requirement to have prepared a Local Plan by early 2017 makes it critical that progress is made on moving forward with the Local Plan to adoption at the earliest opportunity.
- 7.2 However there is a risk of the Local Plan being found unsound if it is not justified by the technical evidence; if it does not result in a deliverable strategy or if it does not meet the legal tests relating to its preparation which include the Duty To Cooperate.
- 7.3 The risk of delaying preparation of the Local Plan needs to be weighed against the risk of legal challenge or being found unsound at a later stage. Analysing the consultation responses to the Local Plan will allow the council to assess what technical work needs to be updated and to consider if any changes to its proposals should be made before finalising the draft plan for submission.

8 Policy Implications

- 8.1 Once adopted the Local Plan will be the main consideration for determining planning applications and set the framework for the preparation of Neighbourhood Plans and Supplementary Planning Documents. It will identify sites required to meet the need for growth, sites which should be protected and will also set out the approach for assessing planning applications.

9 Background

- 9.1 Around 5,900 comments have been made on the three consultation documents, as follows:
- 5,481 comments on the Local Plan Consultation Document from 1,597 individuals and organisations;
 - 297 comments on the Draft Infrastructure Delivery Plan from 79 individuals and organisations;
 - 102 comments on the Sustainability Appraisal of the Consultation Document from 34 individuals and organisations.
- 9.2 All but 5 of the respondents to the Draft Infrastructure Delivery Plan and all but 1 of the respondents to the Sustainability Appraisal had also commented on the Local Plan Consultation Document. The total number of respondents across all three documents was therefore 1,603.
- 9.3 In addition to a number of standardised responses, two petitions were received:
- 501 signatures opposing development around Ellenbrook in Hatfield;

- 238 signatures opposing 'urban sprawl' and advocating the development of a new garden city as an alternative.

Means of consultation

9.4 Given the scale of the proposals contained in the consultation and their potential implications for the future of the borough, they were the subject of significant consultation efforts. A variety of consultation methods were used to raise awareness of the consultation and engage with key stakeholders, interest groups and the wider community in accordance with the Statement of Community Involvement. This included targeting so-called 'hard-to-reach' groups within the community who are typically under-represented in consultation responses.

9.5 The methods used included:

- Advertisements in various local papers including the Welwyn Hatfield Times, Herts Advertiser and Hertfordshire Mercury; supplemented by press releases and media briefings to generate additional content;
- Radio interviews broadcast on local station Bob FM;
- Email or letter notification to the several thousand residents registered on the Council's consultation database;
- The inclusion of a feature on the consultation within 'Life', the council's magazine circulated periodically to all households in the borough;
- Prominent placement of information about the proposals on the council's website homepage for the duration of the consultation;
- Placing posters in noticeboards around the borough;
- Further advertisement of the consultation through the council's social media channels.

9.6 The consultation documents, supporting documents and a Summary and Guide to the proposals were all available to view online, at the council offices, and at libraries throughout the borough. They were also available at a number of events held around the borough throughout the consultation period.

9.7 In total, 9 events took place – a number of officers and councillors were available at each to explain the proposals. In order to maximise engagement with a wide cross section of people, two were held in town centre locations and one was held on a Saturday. In response to public demand, two of the events were added during the consultation period and advertised locally. Across the 9 events, it is estimated that approximately 2,000 people took the opportunity to view and discuss the proposals. The locations of events were:

- Welwyn Garden City Town Centre (Howard Centre, Ground Floor)
- Panshanger, Welwyn Garden City (Sir Frederic Osborn School)
- Hatfield Town Centre (Hatfield Hub, White Lion Square)
- Hatfield Garden Village (Green Lanes Primary School)

- Welwyn (Civic Centre)
- Welham Green (North Mymms Memorial Hall)
- Brookmans Park (United Reformed Church)
- Little Heath (Parish Hall)
- Cuffley (Cuffley Hall)

9.8 As part of the consultation, respondents were asked for their views on the effectiveness of consultation. Only a relatively small proportion of respondents gave feedback – of those that did, 69% considered the consultation to have been effective. This is clearly a positive outcome. However, when asked the same question as part of the 2012 Emerging Core Strategy consultation, 80% of respondents considered that consultation to be effective. It is apparent from an analysis of suggestions for further improvement that some respondents no longer view the consultation as useful because previous objections they made have not resulted in any changes to the proposals.

9.9 182 individual suggestions were made by respondents when asked how the Council could have consulted better. These broadly fall into six categories:

- Issues around compliance with the Statement of Community Involvement, as focus groups were not used to help produce the Document and hard to reach groups have not been specifically engaged with;
- Issues with the consultation materials, including:
 - The language used in the consultation materials being too technical and complex, discouraging respondents;
 - The maps within the Summary and Guide document being poorly labelled and/or difficult to understand;
 - There being a lack of information on why certain sites were not included in the consultation documents;
 - The paper response forms not providing enough space for comments, and necessitating the use of more than one form to comment on more than one site;
 - The feature in Life Magazine not providing enough detail to allow a proper understanding of what was actually being proposed;
 - That asking for personal data (such as on religion), even if only for monitoring purposes, might deter people from responding.
- Issues with the events that were held, including:
 - There not being any formal public meetings, at which councillors and/or officers could address questions 'from the floor';
 - There not being enough staff at the events held, making it difficult to ask specific questions;
 - There not being more town centre and weekend events to allow more people to find out about the plans;
 - That events were not originally scheduled for some villages;
 - That the event venues chosen were difficult to find and were not well signed, meaning some people gave up trying to find them.

- Issues with the online consultation portal being too difficult to use, particularly for older people; that the consultation placed too much reliance on it and discouraged responses by other means;
- Issues with the honesty and transparency of the consultation, including:
 - That the comments being made are not being listened to;
 - That the labelling of sites in Little Heath with references which also include Brookmans Park is deliberately misleading;
 - That placing the ‘finely balanced’ and ‘less favourable’ sites in an appendix to the Consultation Document is misleading;
 - That the consultation has deliberately been under-publicised and is too complicated, in order to minimise the number of responses;
 - That the consultation period was not long enough.
- Issues with the consultation not being well publicised, including:
 - That residents living close to each potential development site should have been written to individually, in the same way that happens for planning applications;
 - That posters and notices should have been erected around each development site, so that residents and passers-by would be more likely to be aware that development is being proposed;
 - That different forms of media should be used to publicise the consultation, including radio and TV adverts;
 - That there has been no effort to engage with residents in Hertsmere borough, despite development being proposed in Little Heath which is split between Hertsmere and Welwyn Hatfield.

9.10 As with previous consultations, there is an evident public expectation that those most affected by growth should be directly written to. This panel considered this issue when reviewing the Statement of Community Involvement in 2012 and decided to retain the current approach to communication. Consideration may however need to be given to ensuring those residents who live within Hertsmere Borough but who may be affected by proposals within Little Heath are made aware of proposals in the plan, as they will not receive copies of Life magazine. Continued efforts will also need to be made to engage with hard to reach groups.

Monitoring responses

- 9.11 As part of the consultation, respondents were asked to provide some information about themselves in order to help to monitor how representative the consultation has been of the borough’s residents. This was not mandatory, and also could not be gathered from those respondents who did not complete a representation form but instead sent a letter or email. Accordingly, data was only gathered from 29% of respondents – although address details were mandatory, so it has been possible to examine the location of all respondents. Appendix D provides a detailed analysis of the findings.
- 9.12 As with previous consultations, there remain a number of groups who are over-represented in the responses (i.e. there is a greater share of responses from that group than their overall share of the borough’s population), and accordingly a number of groups who remain ‘hard-to-reach’. This is particularly true of younger age groups and ethnic minorities – a respondent to the consultation was disproportionately likely to be older, White, and British.

- 9.13 In terms of the locations of respondents, there is a large disparity between the borough's villages (significantly over-represented) and the borough's towns (significantly under-represented). This differs from the pattern seen in the 2012 Emerging Core Strategy consultation when the village and rural population was seen as under-represented – this was partly explained by the towns being the focus for the majority of development and releases from the Green Belt. On this occasion the higher proportion of village respondents may reflect that village residents – for whom development is newly proposed – are having their first opportunity to comment.
- 9.14 There is continued under-representation of residents in the borough's more deprived wards (and over-representation in well-off areas) – even within the towns themselves, it is notable that the more deprived wards have an extremely low rate of response.
- 9.15 In terms of the method of response to the consultation, a higher proportion of responses were made electronically for this consultation than the 2012 Emerging Core Strategy consultation – 43.4%, vs 32.1% before. This has been driven by a significantly increased proportion of people making their responses by email (21.3% vs 8.0% before), although the proportion of people making their responses through the online portal has reduced slightly from 24.1% to 22.1%.

10 Explanation

Key issues raised by the consultation

- 10.1 At the meeting of 25th June this Panel was advised of some of the emerging key issues. A more comprehensive list of issues has now been drawn up. The Appendices provide a full summary of the issues raised to the various the documents. In producing the summaries an attempt has been made to avoid duplicating points particularly where they better relate to other sections of the document. For example points made about specific sites are summarised in the section which covers the site and not for example in the strategic sections.
- 10.2 The following paragraphs draw attention to the key points particularly where these result in a need for further work. The majority of representations relate to development proposals for housing in the Green Belt, the scale of need for housing and the lack of infrastructure. Overall there is no consensus as to where housing should go and whether the villages/towns are taking too much/too little development.
- 10.3 It should be noted that a number of respondents when making representations have made the same point in a number of places in the document. The summaries in the appendices consider the points made at the appropriate place in the document.

Local Plan Consultation Document

The Emerging Core Strategy

- 10.4 The purpose of this section was to explain that some of the policies in the Emerging Core Strategy would be rolled forward into the Local Plan and therefore were not the subject of this consultation. Whilst those policies that required a more fundamental change were.

- 10.5 *Policies not subject to this consultation* – A number of bodies asked for reassurance that their comments on the Emerging Core Strategy would be addressed.
- 10.6 There was a view that in spite of the Emerging Core Strategy's approach to protecting community facilities and biodiversity the strategy had not delivered this through its selection of sites.
- 10.7 *Review of infrastructure needs* - A view was expressed that there had not been a review of the need for social infrastructure and in particular the needs of the Oshwall Community. There was also a view that the University of Hertfordshire should be given stronger support.

Next steps

- 10.8 The Infrastructure Delivery Plan has reviewed the need for social infrastructure and will be updated as the council's strategy is finalised. The 2012 Community Facilities Study will be reviewed and updated as required.
- 10.9 The strategic policies in the Local Plan will need to be reviewed in the light of the comments to this consultation and those made in response to 2012 consultation.

The need for growth

- 10.10 The majority of representations relate to the assessment of the need for housing and the housing target.
- 10.11 *Objectively Assessed Need for Housing (OAN)* – The approach to the calculation of the OAN resulted in a number of comments implying that the numbers were either too high or too low. Respondents considered that factors such as the need for more student housing, the influence of London and the likelihood of migration rates to return to pre-recessionary levels, the impact of the need for affordable housing, and the degree to which there should be an uplift to reflect market signals, and household formation rates need to be reviewed.
- 10.12 The OAN seeks to balance housing provision with jobs. Concern has been expressed that this would result in a risky strategy as economic forecasts are unreliable, the jobs may not come and this might result in the borough becoming full of commuters. The CPRE expressed a concern that the plan did not set out the options for employment growth and therefore there may have been an alternative housing/ jobs figure.
- 10.13 The standardised response considers that the jobs figures are higher than the Local Enterprise Partnerships forecasts and as a consequence the housing numbers are too high. Other respondents consider that the EEFM jobs forecast figures should have been used which would have resulted in a higher target.
- 10.14 *Housing target and supply* – Whilst the consultation document did not set a target some comments have assumed the OAN figure is the target and others the More Favourable sites figure. The majority of representations consider that a target of 12,500 would be too high. However a number of respondents consider we should be meeting the full OAN this includes neighbouring authorities who might otherwise be expected to consider whether they could meet any shortfall.

- 10.15 Stevenage Borough Council advises that the council has a legal duty to engage, actively and on an on-going basis. If the target is below its OAN the council will have to robustly demonstrate that the site selection process has exhausted all possibilities and where the OAN cannot be met that it has done all it can to secure sites outside of the borough. Currently there is no evidence that such a process has taken place.
- 10.16 The Finely balanced and Less favourable sites could help to meet the housing target and should not have been rejected. These sites have not been adequately consulted upon.
- 10.17 The Hertfordshire Local Enterprise Partnership (LEP) have commented that it is unclear what arrangements are in place to meet the unmet need both within the borough and the housing market area and that consideration should be given to what needs to take place to make the finely balanced sites suitable
- 10.18 CPRE however consider that the council has to comply with failed national policy by not identifying a target that avoids significant harm to the Green Belt
- 10.19 There have been a number of representations relating to the housing target. There has been some confusion as to whether the Objective Assessment of Need (OAN) is the actual target for the plan. Members will recall that the document did not set a target but that if the council were only to select the More Favourable sites then this council would not be meeting the Objective Assessment of Need.
- 10.20 A number of adjoining authorities have expressed concern at this prospect and have urged the council to leave no stone unturned in terms of meeting the need even if this means using finely balanced and less favourable sites. Some authorities have reminded the council of the implications of not meeting our OAN for the Duty to Cooperate which they consider the council has not yet met.
- 10.21 The Homes Builders Federation have warned against relying on land in East Herts but adjoining Welwyn Hatfield to contribute towards our needs as they objected to East Herts' last consultation on the basis that their housing numbers were too low.
- 10.22 *Geography of the Housing Market Area* – North Herts DC has commented that the approach to housing geography has taken a Welwyn Hatfield centric approach whereas Welwyn Hatfield may fall within several housing market areas. Specifically they consider that Knebworth has a stronger relationship with Stevenage than Welwyn Hatfield. Stevenage also notes the differences to the Housing Market geography and considers that any discrepancies will need to be resolved before submitting the plan for examination.
- 10.23 *Gypsy and Traveller provision* – Stevenage BC welcomes the proactive approach to Gypsy and Traveller provision. Stevenage is currently reviewing potential locations to meet identified need but given the constrained nature of the borough may need to ask assistance from nearby authorities.
- 10.24 The How Much Growth section on Employment attracted fewer representations with a number from those promoting the use of employment sites for housing or the release of land from the Green Belt for employment.

- 10.25 *Jobs figures* – There were mixed views on the quantum of jobs growth the plan should be making provision for. The LEP considers that there does not necessarily need to be a balance between jobs numbers and housing and that the plan could be more aspirational with the borough continuing to play its role as a provider of jobs for surrounding areas. Another respondent has commented that with the uplift in the economy the figures need to be revised upwards.
- 10.26 An alternative view that the figures are unrealistically high has been also been expressed.
- 10.27 *Amount of Employment Land* – The LEP has expressed concern that permitted development rights and the New Starter Homes Initiative will result in the continuing loss of employment land. The plan will need to put in place measures to set out a course of action if this trend continues. Stevenage Borough Council has commented that they have insufficient land to meet their employment needs and suggested that Welwyn Hatfield might consider meeting some of theirs.
- 10.28 Another respondent considers that the plan will not pass the tests of soundness as insufficient land for employment uses has been made available.
- 10.29 *Types of employment growth* – The LEP, Dacorum and Broxbourne Borough Council support the approach of supporting life sciences and advanced engineering in line with the Strategic Economic Plan. However a number of respondents including the LEP consider the Local Plan should also be making provision for other types of employment use and that the council should set out how and where this would be delivered.
- 10.30 One respondent considers there is a lack of suitable land for research and development however the LEP consider that this type of development could go anywhere in the borough.
- 10.31 *Suitability of current employment land* – there were mixed views on whether our existing designated employment areas were still suitable for employment use. The LEP supports the approach of retaining our employment land. Where it is in accessible locations these should be maintained as a priority. They also consider that the Local Plan should set out the criteria for new employment areas.
- 10.32 One respondent considers that the ‘high level of vacancies’ indicate that the current employment areas are partly unsuitable for current and future demand. Other respondents have commented that redundant employment sites with poor access or which is poor quality office accommodation should be considered for other uses such as housing.
- 10.33 *Release of Green Belt land for employment*- Dacorum Borough Council and CPRE consider that exceptional circumstances have not been demonstrated for the release of land from the Green Belt for employment. Friends of the Earth consider that New Barnfield would make a good site for life sciences which could come forward for this type of use without compromising its Green Belt location because of its Major Developed Site status.
- 10.34 Other sites promoted for employment development in the Green Belt include land adjoining the waste allocation at Roehyde, a small part of WGC5 which is promoted for small scale employment, HAT11 which adjoins the lawn cemetery and as an alternative to housing. Marshmoor continues to be promoted.

- 10.35 *FEMA* – no representations have been received on the appropriateness of the FEMA. However officers are aware of ongoing work by neighbouring authorities on the FEMA geography which may well have implications for the Local Plan.

Next Steps

- 10.36 Members will be aware that updates to the Strategic Housing Market Assessment and the Economy Study are underway. The Strategic Housing Land Availability Assessment will need to be updated and a Land Availability Assessment of potential employment sites will also need to be undertaken. An update to the Gypsy and Traveller Accommodation Needs Assessment will also need to be undertaken.

Settlement Strategy

- 10.37 The section attracted a number of representations relating to the resultant distribution and whether some settlement have been identified for too much or too little growth.
- 10.38 A number of the respondents considered that the changes to the settlement strategy had not in fact resulted in a more dispersed approach as the assessment of sites as 'more favourable' does not result in a proportionate distribution. There were differing views as to whether it should be the towns or villages which should take more housing.
- 10.39 In particular attention has been drawn to the lack of housing sites in Brookmans Park, but Digswell and Cuffley have also been referred to. Whilst Welwyn Garden City and Hatfield were considered to be taking more than their share.
- 10.40 Conversely the quantum of growth allocated to the villages was considered to be unsustainable particularly to the smaller villages which have fewer facilities. This particularly relates to Little Heath and Woolmer Green. Whereas Welwyn Garden City and Hatfield more sustainable as this is where the jobs services and facilities are.
- 10.41 A number of landowners of sites in the rural areas have suggested that the smaller settlements such as Essendon, Stanborough and Mill Green could take more development. The suggestion for Mill Green is that this could be limited to infill development appropriate to its Green Belt status.
- 10.42 The distribution of Gypsy and Traveller sites is queried as it is not proportionate or dispersed. Some Respondents consider there is an overconcentration in the north of the borough whilst other consider there is an over concentration around Welham Green.
- 10.43 *Garden City* - A number of respondent consider that the council should be doing more work in conjunction with other councils on the feasibility of a new garden city rather than developing a strategy based on releasing land from the Green Belt.
- 10.44 *Housing Supply*- One respondent considered that there is a particular issue with the likely trajectory for delivery. This is because of the likely lack of provision in the first years of the plan period and the requirement set out in the NPPF to make up any shortfall from the past in the first five years that there will be a need to build 4,648 dwellings in the first five years.

- 10.45 There are opposing views that the calculation of windfall development should either be increased as they represent an underestimate or decreased because they represent an overestimate. There have also been suggestions that densities should be increased however comments on individual sites tend to comment that densities should be lower.

Next Steps

- 10.46 The vision, objectives and strategy will be reviewed in the light of the comments received and further evidence.

Green Belt and Safeguarded Land

- 10.47 This section attracted a large number of representations mainly relating to the proposals for releasing land from the Green Belt
- 10.48 *Exceptional circumstances, harm to the Green Belt and selection of sites* – A number of respondents considered that the need for housing did not constitute exceptional circumstances, whilst others considered it did and queried why the Local Plan is not proposing to meet the full need.
- 10.49 CPRE consider that general need for housing is not in itself an ‘exceptional circumstance’ to justify development and that the housing target should avoid significant harm to the Green Belt.
- 10.50 A number of representations express concern that development will result in coalescence. St Albans District Council state that they do not understand why HAT2 has come forward when it lies in a fragile gap between Hatfield and St Albans. Both North Herts District Council and Stevenage Borough Council consider that the addition of a local purpose is not appropriate and may have resulted in the discounting of some potential sites. Stevenage Borough Council consider it important that such reviews are carried out on a consistent basis.
- 10.51 A number of representations made the point that additional assessment of Green Belt land should be made to identify whether there is public access what ecological value does the site have, are there any attractive views as part of the balancing exercise.
- 10.52 *Approach to defining the Green Belt boundary* – The consultation document posed the question as to whether open space provided within strategic sites should remain in the Green Belt or outside it. Sport England stated a preference for removing land from the Green Belt. It was considered that the use of Urban Open Land designations would provide more flexibility to allow for essential facilities to support playing pitches
- 10.53 Historic England however consider such areas should remain in the Green belt and that consideration should be given to the impact on the historic environment
- 10.54 The county council have requested that a number of schools be removed from the Green Belt or designated as Major Developed Sites.
- 10.55 *Removal of Waste sites from the Green Belt* - A number of responses have been received objecting to the possible removal of New Barnfield from the Green Belt as is recommended in the Waste Site Allocation Development Plan Document.

- 10.56 Objections from the County Council and Veolia have also been received to the proposal in the consultation document that the allocated waste sites should not be removed from the Green Belt until detailed proposals have come forward for the respective sites.

Next Steps

- 10.57 Site selection topic paper to provide clarity as to why sites selected and not selected with greater detail on assessment of sites and the balancing exercise.,

Movement

- 10.58 No comments have been received from Hertfordshire County Council (in its capacity as highways authority) and Highways England with regards to the strategic intent of this policy. It has however been supported by East Hertfordshire District Council, Hertfordshire County Council in its role as a Public Health authority and Natural England.
- 10.59 Hertfordshire County Council and Highways England have advised that the levels of growth could impact on the strategic road network which will need to be mitigated.
- 10.60 Northaw and Cuffley Parish Council consider reference needs to be made of the B156 which is congested. They consider that too many of the plans make no allowance for traffic growth. Similarly Welwyn Planning Action Group considers that reference should be made to the B656 and B197. Other respondents have also referred the need to address congestion on these roads in addition to the A1M and A414.
- 10.61 Stevenage Borough Council supports the reference to the lack of capacity on the A1M and express concern that the proposals in Welwyn Hatfield's plan would use up capacity along the A1M. Similarly East Hertfordshire District Council has drawn attention to the constraints on the A414.
- 10.62 Other respondent consider there is a need to improve cycling routes around the borough in particular to and from schools, from the business park to the station and that all year round commuter routes for cycling need to be provided linking towns and villages. Reference is also made to the need to improve bus provision.

Next Steps

- 10.63 Will continue to work with HCC to model the impact of growth from different development scenarios and identify appropriate mitigation measures.

Strategic Green Infrastructure

- 10.64 Concept of green link between Panshanger and Ellenbrook has been supported by a number of bodies including East Herts and St Albans. Herts Ecology whilst supporting the general concept have raised some specific concerns relating to the fact that the River Lee is considered to be principle green route, the A1M is a barrier. Others have referred to the need to link the chain with existing assets to maximise value.
- 10.65 There is concern from Hertfordshire County Council and others over the loss of part of Ellenbrook country park and the provision of the green chain would not compensate for the loss of the park and other sites from the Green Belt

- 10.66 The management and maintenance of these areas is considered to be critical and concern is expressed that S.106 and CIL will not be sufficient to fund this project.

Next Steps

- 10.67 Work up more detailed proposals in consultation with key bodies.

Approach to Site selection

- 10.68 Besides a number of detailed comments about the assessment of individual sites some key issues relating to the approach to the selection of sites were made.
- 10.69 Historic England commented that it is not clear to what extent heritage impacts have been considered in the selection of sites for housing, employment and retail development. They also note there is no reference to the designation of historic assets such as Areas of archaeological significance.
- 10.70 The Environment Agency has advised that a Stage 2 SFRA should be carried out to consider in more detail sites which contain floodplains. This has now been commissioned and will include an update to the Stage 1 SFRA to take account of latest flooding information, including surface water flooding.
- 10.71 A number of representations have queried whether consistent judgements have been made when selecting sites, How the Green Belt purposes assessment has been used and in the sustainability appraisal of sites. St. Albans have stated that the rationale behind the categorisation of less favourable, finely balanced and more favourable is unclear. It is clear that the balancing exercise has not been fully understood.
- 10.72 *Biodiversity* – Whilst the impact on wildlife sites has been considered Hertfordshire County Council, Herts Ecology and Herts Middlesex Wildlife Trust have all referred to the need to use the new ecological network mapping to consider what the impacts would be on sites which don't meet the criteria for wildlife sites but nevertheless have some value should these sites come forward. No new wildlife sites have been proposed but particular concern has been raised at the loss of part of the country park (HAT2).
- 10.73 The process of designating and de-designating sites has caused some confusion with concerns expressed that the council is proposing development within these areas. Herts Ecology has suggested that in the next plan such sites are not shown on the Proposals Map to avoid such confusion and to reflect the shorter timescales that the wildlife site ratification panel work to.
- 10.74 *Urban Open Land* – Hertfordshire County Council (Environment) supports the concept of Urban Open Land but consider that landscape value should be taken into account. Hertfordshire County Council (Development Services) has requested that Urban Open Land designations are reviewed for a number of school sites around the borough. A representation has suggested that one of the housing sites in the urban area (Hal02 – Land at Waterside) should be designated as UOL and WGC4 meets the criteria for such a designation. Historic England support the designation UOL128 along Mosquito Way as this forms part of the setting of a listed building.

Next Steps

- 10.75 To aid clarity will prepare a background paper on the site selection assessment which will include consideration of the impact on the green belt and consideration of cumulative impacts and the balancing exercise. As a consequence impact on the Green Belt will be removed from the SHLAA which is likely to change the conclusion on the suitability of some sites.
- 10.76 Will review Urban Open Land designations for school sites and consider whether any new sites meet the criteria for designation Hal 002 meets the criteria for designation as UOL.
- 10.77 Consideration will be given to including a requirement for biodiversity impact assessment to accompany planning applications

Strategy for Welwyn Garden City and sites

- 10.78 The vision for Welwyn Garden City is considered to be bland. Specifically those residents that commented consider that there should be a reference to the airfield and the opportunity that it could create for new businesses and community uses. Conversely the landowners of the airfield consider that comments relating to the airfield should be set in the context that it is closed and that there is no need for its re-provision as the previous uses have found new homes.
- 10.79 A number of respondents expressed the view that Garden City principles do not mean adding suburb after suburb and creating what is considered to be unsustainable urban sprawl. In addition it is considered that the town has expanded too much to the east and that further extensions to the east will compromise attempts at sustainable transport and the achievement of a green link.
- 10.80 Thames Water has referred to the need to upgrade the drainage infrastructure to accommodate growth from the larger urban and Green Belt sites within and around Welwyn Garden City.
- 10.81 Highways England has expressed concern that the larger urban and Green Belt sites could potentially have an impact on the strategic road network
- 10.82 The majority of representations relate to WGC4 and objections to loss of the airfield. Concern has also been expressed about the impact on wildlife and infrastructure.
- 10.83 Historic England (formerly English Heritage) has asked for an assessment of the impact of development on the historic environment to be carried out. This relates particularly to sites around Panshanger Park and a similar representation was made BY Historic England to East Herts. District Council at the time of their last consultation.
- 10.84 A number of employment sites within the Welwyn Garden City employment area have been promoted for residential development.
- 10.85 The Sports Council, whilst understanding the need to raise finances to support Gosling, cautions against the loss of sports facilities which may be contrary to

government policy. Stanborough School advise that they have a right of access to their sports playing fields through Gosling.

- 10.86 Aldi have been monitoring the development of retail policies in Welwyn Garden City and note that sites have not come forward. They advise that sites should not be overburdened with obligations so as to render them unviable and that the plan should be more flexible and that alternative sites should also be assessed which would allow more flexibility when delivering retail development.

Next Steps

- 10.87 A workshop on Garden City principles was held on 17th September to consider how they can inform the Local Plan and help set a framework for new development in the borough. New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Strategy for Hatfield and sites

- 10.88 Herts Ecology consider that reference should be made in the vision to Ellenbrook Fields Country Park. Ellenbrook Residents Association consider that it will be difficult for sites west of the A1M to contribute towards the regeneration of Hatfield town centre and that the vision needs to address this.
- 10.89 Thames Water has referred to the need to upgrade the drainage infrastructure to accommodate growth from the larger urban and Green Belt sites within and around Hatfield. The Environment Agency have referred to the results of the Water Cycle Scoping Study which identified issues with growth at Hatfield in terms of its impact on the trunk sewer network.
- 10.90 Hertfordshire County Council has commented that the two strategic sites will place considerable pressure on the strategic road network and that further modelling is required. Highways England has expressed concern that the larger urban and Green Belt sites could potentially have an impact on the strategic road network
- 10.91 St. Albans C&DC and Wheathampstead Parish Council have expressed concern about coalescence between Hatfield and St Albans. Hatfield Town Council and Wheathampsted PC consider that neither HAT1 nor HAT2 should come forward. Welwyn Garden City Society are concerned about coalescence between Welwyn Garden City and Hatfield should HAT1 come forward whilst St Albans C&DC are particularly concerned about coalescence between Hatfield and and St Albans and the loss of a significant part of the country park should HAT2 come forward.
- 10.92 Historic England recommends that HAT3, 4 and 12 should not be brought forward because of their potential impact on the setting of listed buildings.
- 10.93 Retail – Aldi have been monitoring the developments on the town centre opportunity sites and note that these have not come forward. Aldi consider that policies need to be carefully worded so that they do not deter development from coming forward. The also ask that alternative sites are assessed.

Next Steps

- 10.94 Consultants have been appointed to carry out visioning work for Hatfield which will feed into the Local Plan. New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Woolmer Green

- 10.95 Hertfordshire County Council (Development Services) has objected to development in Woolmer Green as the existing school is full and has no potential for expansion.
- 10.96 The Parish Council has indicated that it would be happier to see the loss of employment land than Green Belt and considers the numbers of homes to be excessive as does Knebworth Parish Council.
- 10.97 The landowner of Entech House has promoted the site for residential use and objects to its proposed designation as an employment area. The County Council supports its designation as an employment area.

Next Steps

- 10.98 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Oaklands and Mardley Heath

- 10.99 The Highways Agency have expressed concern at the numbers implied by the proportionate approach and potential impact on junction 6 of the A1M. The County Council consider that the more favourable sites can be accommodated.
- 10.100 Welwyn Parish Council state that the small wooded area between The North Star PH and the retail units has been excluded from the village centre designation and has recently been cleared of trees. Request that it is included in the Village Centre or designated as Urban Open Land.

Next Steps

- 10.101 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Welwyn

- 10.102 The Highways Agency and the county council have expressed concern at the potential impact on junction 6 of the A1M from the potential quantum of housing.
- 10.103 Welwyn Parish Council has expressed concern with regards to the finely balanced sites and WEL11. An argument has been put forward that the Frythe should count towards the village's numbers and not Rural North.

Next Steps

- 10.104 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Digswell

- 10.105 The majority of representations related to the two housing sites which were assessed as less favourable in the consultation document. The landowner of Dig1 has presented new evidence relating to its suitability. Two respondents considered that village centre boundary needed to cover a larger area.

Next Steps

- 10.106 Site specific issues and representations relating to the village centre boundary will need to be reviewed.

Welham Green

- 10.107 The county council has referred to the fact that the traffic model indicated significant delays which mitigation measures have not addressed where the A1000 and Southway merge and further work is required.
- 10.108 Thames Water has referred to the need for upgrades to the existing drainage infrastructure for the Green Belt sites.
- 10.109 The Environment Agency has referred to the need for a stage 2 flood risk assessment of WeG6 and Historic England have referred to the potential impact on the setting of a listed building.
- 10.110 Historic England has expressed concern that development within the Marshmoor area could impact negatively on the setting of a Historic Park and Garden.

Next Steps

- 10.111 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Brookmans Park

- 10.112 There are mixed responses to proposals for Brookmans Park – some suggesting it should take more development and some that there should be no development in the Green Belt.
- 10.113 Thames Water has referred to the need to upgrade the drainage infrastructure to accommodate growth in the area. Historic England have stated that BrP9 and 10 are likely to cause harm to the registered park and garden. Herts Ecology consider BrP10 to be inappropriate because of its impact on a wildlife site and nature conservation area.
- 10.114 North Mymms Parish Council consider that BrP13 and 14 fit well with the urban area but raise a number of concerns regarding the other Green Belt sites.

Next Steps

- 10.115 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Little Heath

- 10.116 Hertfordshire County Council has objected to development in Little Heath as it would be impractical to expand the school to 1.5 forms of entry. However they have referred to the potential for the school to be expanded to one form of entry subject to the necessary feasibility work.

Next Steps

- 10.117 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Cuffley

- 10.118 Broxbourne Borough Council note that the housing numbers for Cuffley do not equate to its proportionate share of the OAN. They agree that it should not be more intensively developed but consider that the shortfall should be met from within Welwyn Hatfield. Northaw and Cuffley Parish Council also consider that the numbers are at the upper end of what can be accommodated in the village.
- 10.119 Hertfordshire County Council have stated that localised modelling may be needed to assess the impact on B156 from Cuf1 and Cuf6. However both sites are within access of the station.
- 10.120 Thames Water have referred to the need for upgrades to the existing drainage infrastructure for the Green Belt sites.
- 10.121 There are mixed responses as to whether Cuf4, 5 and 7 should be found more or less favourable. Herts Ecology has concerns about the impact of Cuf4 on the neighbouring wildlife site.

Next Steps

- 10.122 New sites will need to be assessed, site specific issues will need to be reviewed and further work on delivery of infrastructure carried out.

Major Developed Sites

- 10.123 Queenswood School objects to the continued definition of Major Developed Sites and what they consider to be the arbitrariness of the boundary which does not extend to include all land which would meet the definition for 'previously developed'. If the council intend to maintain the designation they would wish to extend it to include all land which could be considered to be previously developed.
- 10.124 Royal Veterinary College support the proposals to amend their boundary but in order to meet their operational needs have promoted a revised boundary.
- 10.125 The Oshwal Centre acknowledges that the council do not consider their site meets the definition of a Major Developed Site but nevertheless consider that the Local Plan should make provision to meet the needs of their community and request a specific policy.

Next Steps

- 10.126 Representations relating to purpose and extent of Major Developed Sites will be reviewed.

Cemeteries

- 10.127 CEM01 is in the same ownership as HAT11 and whilst they are supportive of proposals for the cemetery this is in the context of proposals for mixed use development on HAT11.
- 10.128 The landowner of CEM02 has indicated that the land is not available for use as a cemetery.
- 10.129 Reference is made to the existing cemetery in Welwyn and sites WEL1 and 2 have been promoted by individuals as alternative options which would then help to provide a permanent break between Welwyn and Codicote.
- 10.130 A preference was stated for CEM01 over CEM02. However it should be noted that not many people responded to this part of the consultation. The Environment Agency have commented that the geology of CEM02 provides greater protection from potential contamination than CEM01

Development Management Policies

- 10.131 In general the intentions of the policies set out in this section are welcomed however a number of respondents have commented that it is difficult to comment on the policy intentions without the precise wording. The five objections relate to detailed matters rather than the intent of the policy.
- 10.132 A number of bodies have suggested matters which need to be included in these policies. For example the Environment Agency has provided a list of topics to be covered and suggested some model wording. Hertfordshire County Council has made some detailed suggestions for the content of policies as has English Heritage
- 10.133 Thames Water considers that a specific policy on waste water is required in addition to Policy CS12 on Infrastructure. Gascoyne Cecil Estates have promoted a specific policy to protect the setting of Hatfield House and specifically views to and from it the detail of which could be set out in an SPD.

Next Steps

- 10.134 Representations relating to best practice and content of development management policies will be reviewed and consultation with those bodies expressing an interest in specific policies will take place.

Infrastructure Deliver Plan

- 10.135 A number of adjoining authorities have expressed their willingness to work with the council on updating our IDP.
- 10.136 Need for greater detail on delivery of infrastructure, total costs and how it will be funded. Concern that everything is down to CIL and S106. Hertfordshire County Council has referred to the need for additional modelling work.

- 10.137 Thames Water have indicated that a number of sites - both urban and Green Belt will need upgrades as insufficient capacity exists. This will result in an 18 month to 3 year delay in bringing sites forward. A number of sewage treatment facilities will require upgrades and have been programmed in for future years in the plan period.
- 10.138 The Environment Agency recommends that the council work with Thames Water on a further study to support the Local Plan and have referred to sites around Hatfield where there are issues in terms of the trunk sewer network. They also consider that water efficiency targets are absolutely essential.
- 10.139 Greater consideration needs to be given to public transport as well as cycling infrastructure needs to be included.
- 10.140 New primary and secondary schools will need to be provided to meet the quantum of growth. Some schools have capacity for expansion subject to the necessary feasibility work.
- 10.141 NHS England consider that additional new healthcare facilities will be needed to support the additional residents in the following areas: East Welwyn Garden City (WGC5), North and West Hatfield and at the East Welwyn Garden City land promoted site, should that be developed.
- 10.142 The Clinical Care Commissioning Group have confirmed that there would be a need for new facilities but in order to calculate the precise requirements they will need to know the precise mix, age and health of the new residents. Nevertheless they have estimated the costs for 12,500 dwellings as coming to £38.5 million. However agents acting on behalf of the owners of WGC5 have pointed out that some of the health costs would appear to be ongoing revenue costs.

Next Steps

- 10.143 Further work with infrastructure providers to develop in more detail proposals for the delivery of infrastructure to support growth identified in the plan.

Sustainability Appraisal

- 10.144 Natural England have commented that in addition to the SA the plan needs to be screened to determine whether an Appropriate Assessment is required.
- 10.145 A number of detailed comments relating to the objectives were made. Concern is also expressed that the conclusions of the SA have not fed through into the selection of sites. A number of detailed points about the objectives, the detailed assessment of sites and the consistency of the assessment have also been made.

Next Steps

- 10.146 The comments will be reviewed.

11 Equality and Diversity

11.1 As this report is simply for noting rather than developing a new policy or amending an existing policy approach, an Equalities Impact Assessment has not been carried out.

Sue Tiley

Planning Policy and Implementation Manager

12 June 2015

Appendices:

Appendix A Summary of responses to the Local Plan consultation

Appendix B Summary of responses to the Infrastructure Delivery Plan

Appendix C Summary of responses to the Sustainability Appraisal

Appendix D Consultation Monitoring

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING AND PLANNING PANEL –24 SEPTEMBER 2015
REPORT OF THE DIRECTOR (GOVERNANCE)

NEW AND AMENDED SITES

1 Executive Summary

- 1.1 This report provides a briefing on the new and amended sites which have been submitted either in response to the Local Plan consultation or subsequently in light of the council's deadline.

2. Recommendation(s)

- 2.1 That Members note the report.

3 Link to Corporate Priorities

- 3.1 Business Plan Priority 3 (Meeting the Borough's Housing Needs) sets out that the Council will publish a new Local Plan to ensure a robust and agreed blueprint for future housing and other growth needs in the borough.

2 Financial Implications

- 2.1 There are no resource implications associated with the consideration of this report.

3 Legal Implications

- 3.1 There are no legal implications arising directly as a result of this report.

4 Climate Change Implications

- 4.1 There are no direct climate change implications associated with this report.

5 Risk Management Implications

- 5.1 There are no direct risk management implications associated with this report.

6 Policy Implications

- 6.1 The council has to be able to demonstrate that in preparing the Local Plan it has positively sought to find sufficient sites to meet the development needs of the housing market area and functional economic market area.
- 6.2 Nevertheless local planning authorities have now been set a deadline for preparing their Local Plan, by early 2017. In order to make progress the council needs to identify a final set of sites upon which to carry out the necessary technical work.

7 Explanation

- 7.1 As reported to Cabinet Housing and Planning Panel in June, a number of new and amended sites have been submitted in response to the consultation which will all need to be assessed. Since that report two sites have been withdrawn and a number of sites have been resubmitted.
- 7.2 At the July meeting of this Panel a deadline for the submission of new Green Belt sites was set as 14 August.
- 7.3 Appendix A to this report provides a list of all the sites and any changes and Appendix B provides a map of all the sites and their estimated capacity based on a standardised density calculation. This may not accord with what the site has been promoted for which in some instances is lower. These sites will now need further analysis. Those that lie within sustainable locations will require a detailed assessment to see if they are suitable, deliverable and available. Scenarios will then be developed to test the associated cumulative impact and infrastructure requirements.
- 7.4 Recommendations relating to these sites and any updates to the analysis of existing sites will be brought back to Members as part of the process of agreeing the content of the Proposed Submission Local Plan.
- 7.5 Two drop in events are to be arranged to raise awareness of the new sites and answer any questions on the process.

8 Equalities and Diversity

- 8.1 There are not considered to be any equality or diversity impacts arising from this report.

Sue Tiley
Planning Policy and Implementation Manager
24 September 2015

Appendices

Appendix A: List of new and amended sites

Appendix B: Map of new and amended sites

Appendix C: Map of withdrawn sites

List of new and amended sites for September CHPP

New and amended Green Belt SHLAA Sites (reported to CHPP 25 June 2015)

	Site Reference	Address	Settlement	Notes
1	BrP21	Great North Road / Woodside Lane	Brookmans Park	
2	BrP22	45/47 Kentish Lane	Brookmans Park	
3	BrP23	Adjacent 12-14 Bulls Lane	Brookmans Park	
4	Cuf3	South side Cuffley Hill	Cuffley	Plus land in Broxbourne
5	Cuf9	Adj 32 Carbone Hill	Cuffley	
6	Cuf10	North west of Cuffley Hills House	Cuffley	Alternative to Cuf4
7	Cuf11	Barn Adj Cuffley Hills House	Cuffley	Alternative to Cuf4
8	Ess5	22 High Road	Essendon	
9	Ess6	Adjacent Essendon Manor	Essendon	
10	Ess7	East of Essendon Hill	Essendon	
-	Hat14	Three Cornered Field	Hatfield	Withdrawn and revised post CHPP – See new Mill Green sites
11	Hat15	Symonshyde village	Hatfield	
12	BrP7	Hawkshead Road	Little Heath	Extended site
13	OMH5	r/o 12 Great North Road	Oaklands and Mardley Heath	Extends OMH5
14	WeG11	Marshmoor Lane	Welham Green	
15	WeG12	Pooleys Lane	Welham Green	
16	WeG13	The Rookery Cafe	Welham Green	
17	Wel11	Vineyards, Codicote Road	Welwyn	Extended site
18	Wel14	Linces Farm	Welwyn	
19	WGC9	Warrengate Farm, Bericot Green	Welwyn Garden City	
20	WGC10	62 The Crossway	Welwyn Garden City	Alternative to WGC6
-	WGr6	Mardleybury Manor	Woolmer Green	Withdrawn post CHPP

New and amended Urban SHLAA Sites (reported to CHPP 25 June 2015)

	Site Reference	Address	Settlement	Notes
1	HE80	Onslow St Audrey School, Howe Dell	Hatfield	
2	HC94	Hatfield Fire Station	Hatfield	
3	HC95	Morgan Smith Electronics, 126 Great North Road	Hatfield	
4	HE98	Citroen Garage, Great North Road	Hatfield	Part Urban / Green Belt
5	WG90	Unit 3 Travellers Close	Welham Green	
6	Han91	Land at Gosling Sports Centre	Welwyn Garden City	
7	Sh91	15 Digswell Park Road	Welwyn Garden City	
8	Pea98	WGC Fire Station	Welwyn Garden City	
9	Pea96	Argos Site, Bessemer Road	Welwyn Garden City	
10	Pea97	Norton Site, Bridge Road East	Welwyn Garden City	
11	How92	Woodside Centre	Welwyn Garden City	
12	WE90	Entech House, London Road	Woolmer Green	

New Urban SHLAA Sites submitted by 14th August 2015

	Site Reference	Address	Settlement	Notes
1	NO95	Land at Sopers Road Employment Area	Cuffley	
2	HS91	Land off Filbert Close (Hazel Grove School)	Hatfield	

New and amended Green Belt SHLAA Sites (submitted by 14th August 2015)

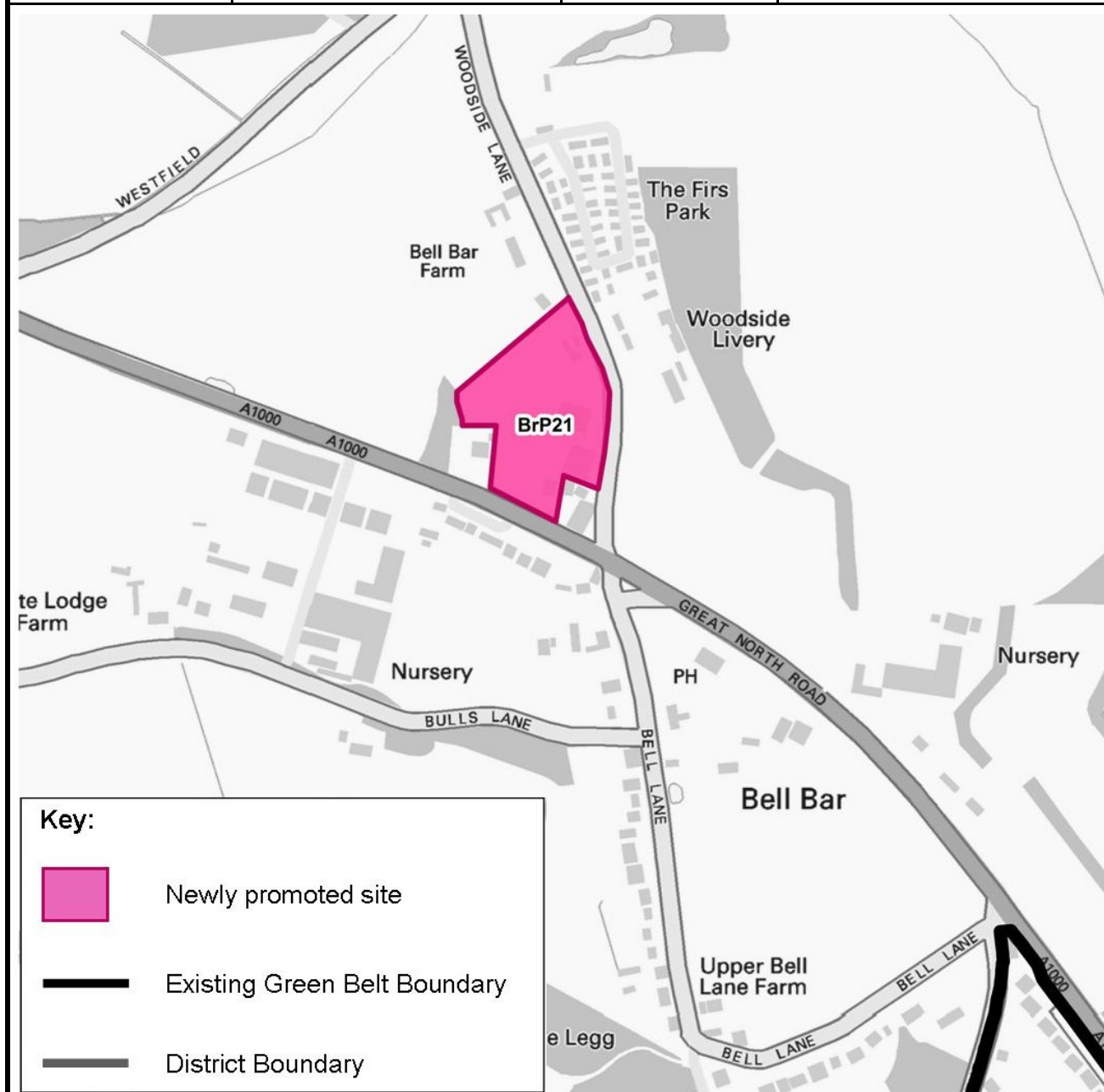
	Site Reference	Address	Settlement	Notes
1	BrP24	White Lodge Farm, Bulls Lane	Brookmans Park	New site
2	BrP25	Old Bell Bar Nursery, Bulls Lane	Brookmans Park	New site
3	BrP26	Meadow Croft, Great North Road	Brookmans Park	New site
4	BrP27	Land spanning New Cottages Lane	Brookmans Park	New site
5	BrP28	Bell Lane Gospel Hall	Brookmans Park	New Site
6	BrP29	Land south of Bulls Lane	Brookmans Park	New site
7	BrP30	rear of 10-18 Mymms Drive	Brookmans Park	New Site
8	BrP31	r/o 70 Georges Wood Road	Brookmans Park	New site – adjoins BrP14
9	Cuf12	Land at Northaw Road East	Cuffley	Alternative to Cuf5
10	Dig5	Adjacent 76 Hertford Road	Digswell	New site
11	Hat11	South of Hatfield	Hatfield	Revised site area for housing, and/or employment, retail. Adjoins potential cemetery site.
12	Hat14	Mill Green	Hatfield	Revised Hat14 – now two separate smaller parcels
13	Hat16	Mill Green	Hatfield	New Site
14	Hat17	Mill Green	Hatfield	New Site
15	Hat18	Mill Green	Hatfield	New Site
16	Hat3	St Albans Road West	Hatfield	Corrected Site Area (and see Hat19)
17	Hat19	West of Bramble Road	Hatfield	Alternative to Hat3
18	LHe3	Swanley Park, Swanley Bar	Swanley Bar	New Site
19	OMH6	Land adjacent Danesbury Lodge	Oaklands and Mardley Heath	Corrected site area
20	WeG8	New Barnfield	Welham Green	Re-submitted
21	WeG10	Dixons Hill Road	Welham Green	Re-submitted (previously withdrawn)
22	WeG14	1-2 Railway Cottages, Marshmoor Lane	Welham Green	New site
23	WeG15	Potterells Farm	Welham Green	New site
24	WeG16	North of Bulls Lane	Welham Green	New site
25	Wel1	Fulling Mill Lane (North)	Welwyn	Corrected site area
26	Wel15	Fulling Mill Lane (South)	Welwyn	New site
27	Wel16	South of School Lane	Welwyn	New site

Appendix B: New, amended and resubmitted housing sites

BrP21 – Great North Road/Woodside Lane, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner & agent
Current land use	Commercial, residential & equestrian	Size of site	1.66 ha
Proposed use	Residential	Notional capacity	65 dwellings (based on 40 dph)

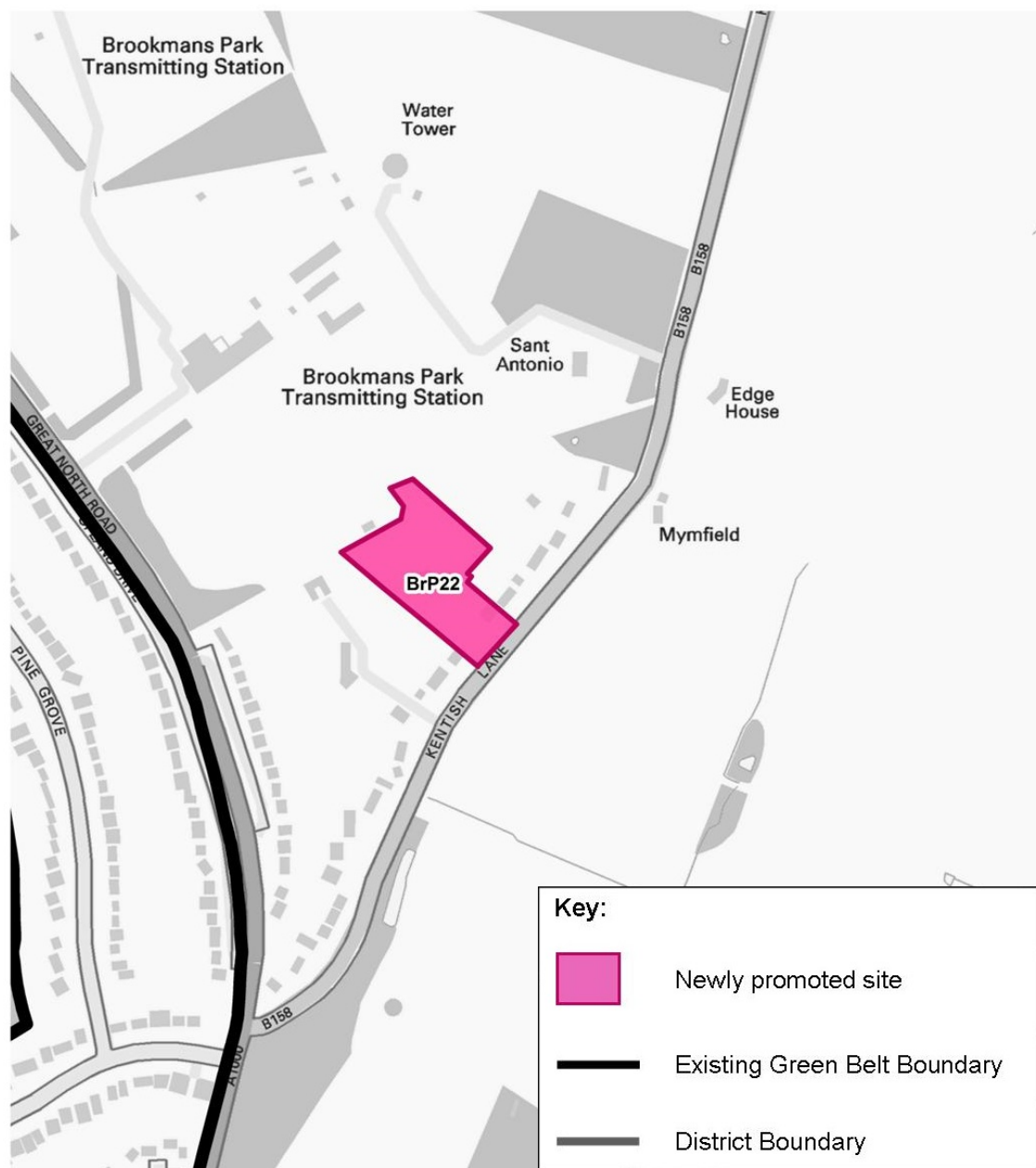


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BrP22 – 45 & 47 Kentish Lane, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowners
Current land use	45: Residential property and garden 47: Residential garden	Size of site	1.24 ha – 1.47 ha gross
Proposed use	Residential	Notional capacity	50 – 60 dwellings (based on 40 dph)

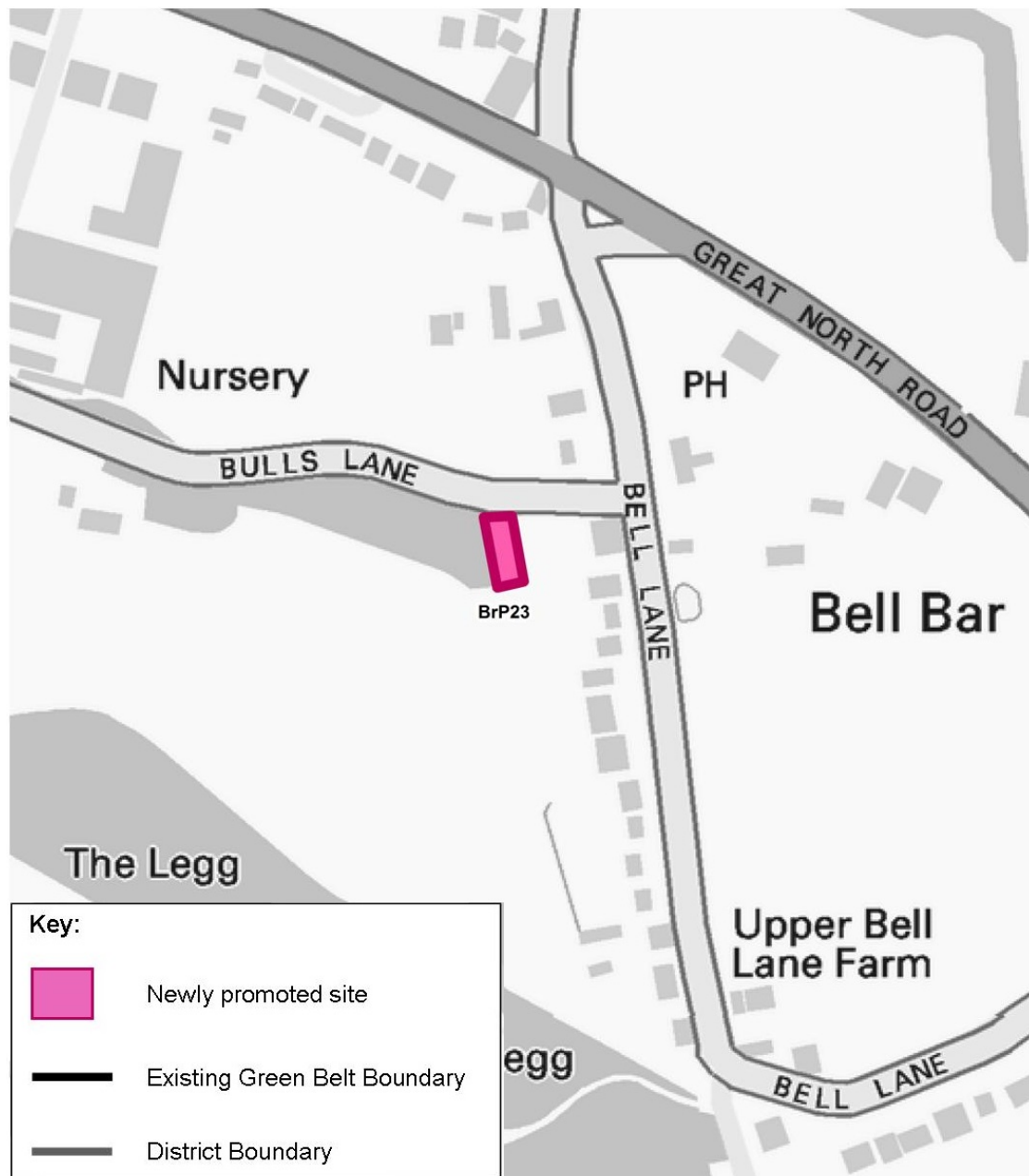


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BrP23 – Adjacent 12-14 Bulls Lane, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Disused garden land	Size of site	0.045 ha
Proposed use	Residential	Notional capacity	2 dwellings (based on 40 dph)

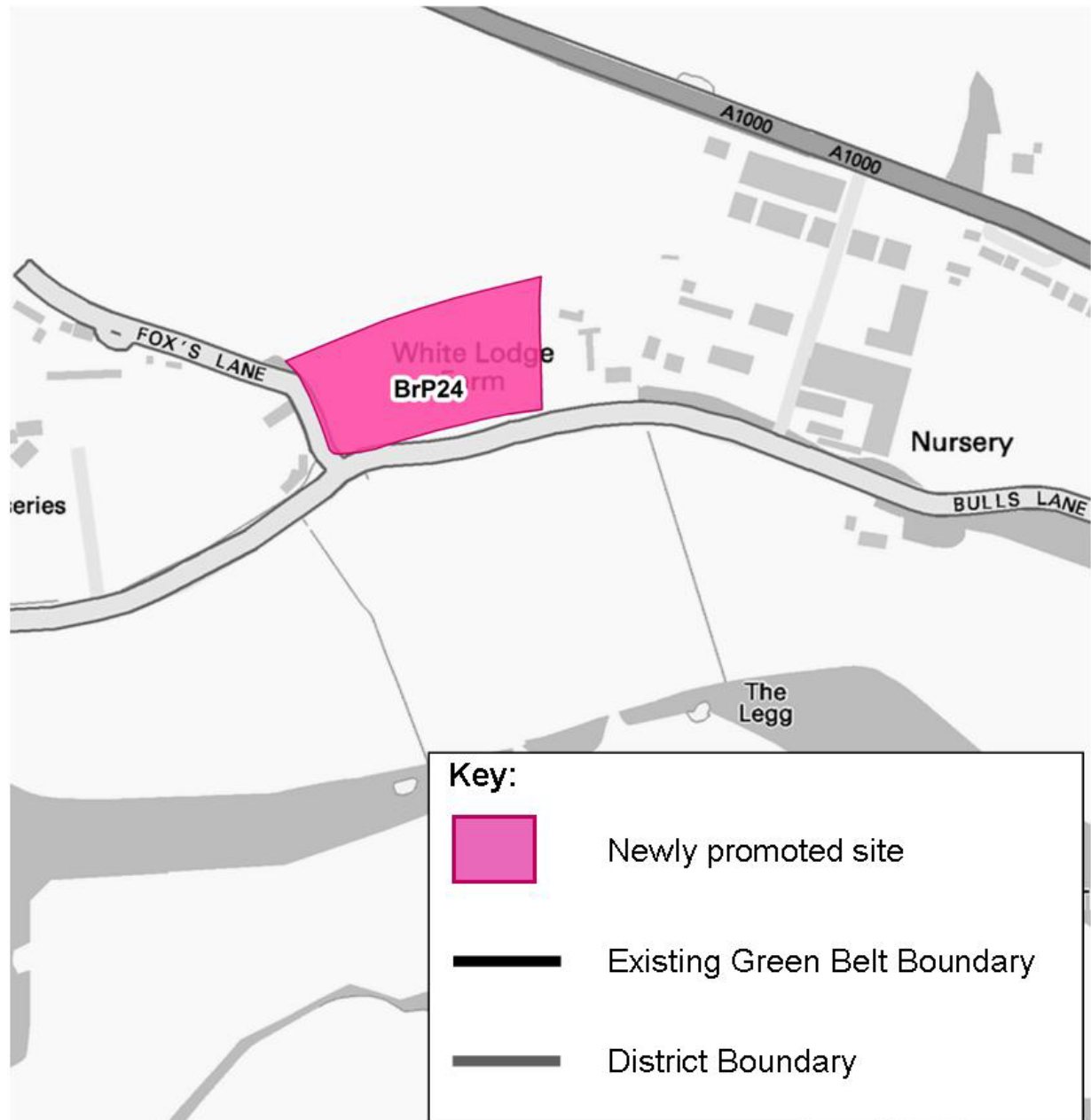


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BrP24 – White Lodge Farm, Bulls Lane, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Agricultural/garden land	Size of site	1.5 ha
Proposed use	Residential	Notional capacity	60 dwellings (based on 40 dph)



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BrP25 – Old Bell Bar Nursery, Bulls Lane, Brookmans Park

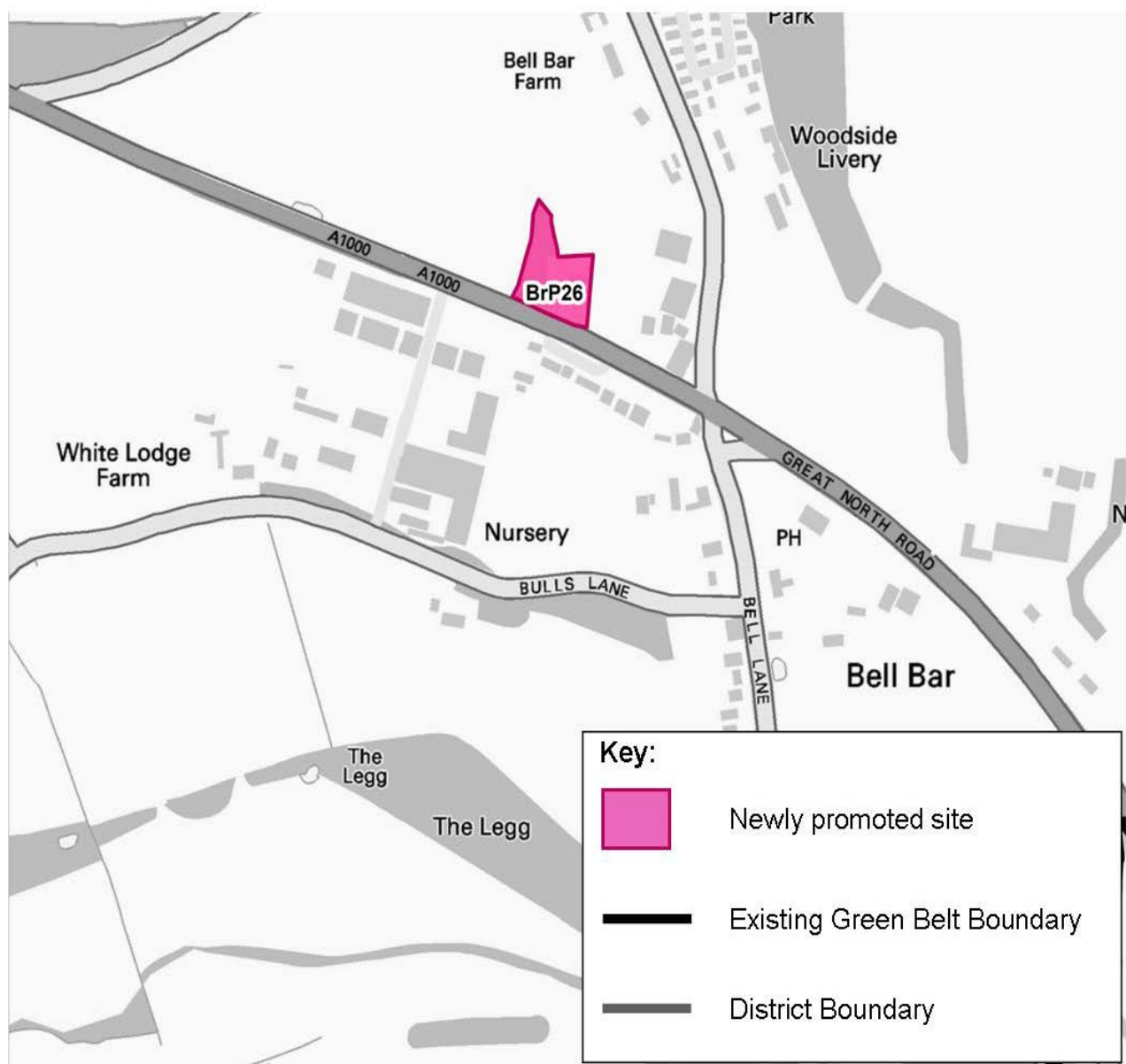
GREEN BELT SITE			
Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Storage (former nursery)	Size of site	0.25 ha
Proposed use	Residential	Notional capacity	10 dwellings (based on 40 dph)

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BrP26 – Meadow Croft, Great North Road, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowners
Current land use	Residential	Size of site	0.38 ha
Proposed use	Residential	Notional capacity	15 dwellings (based on 40 dph)

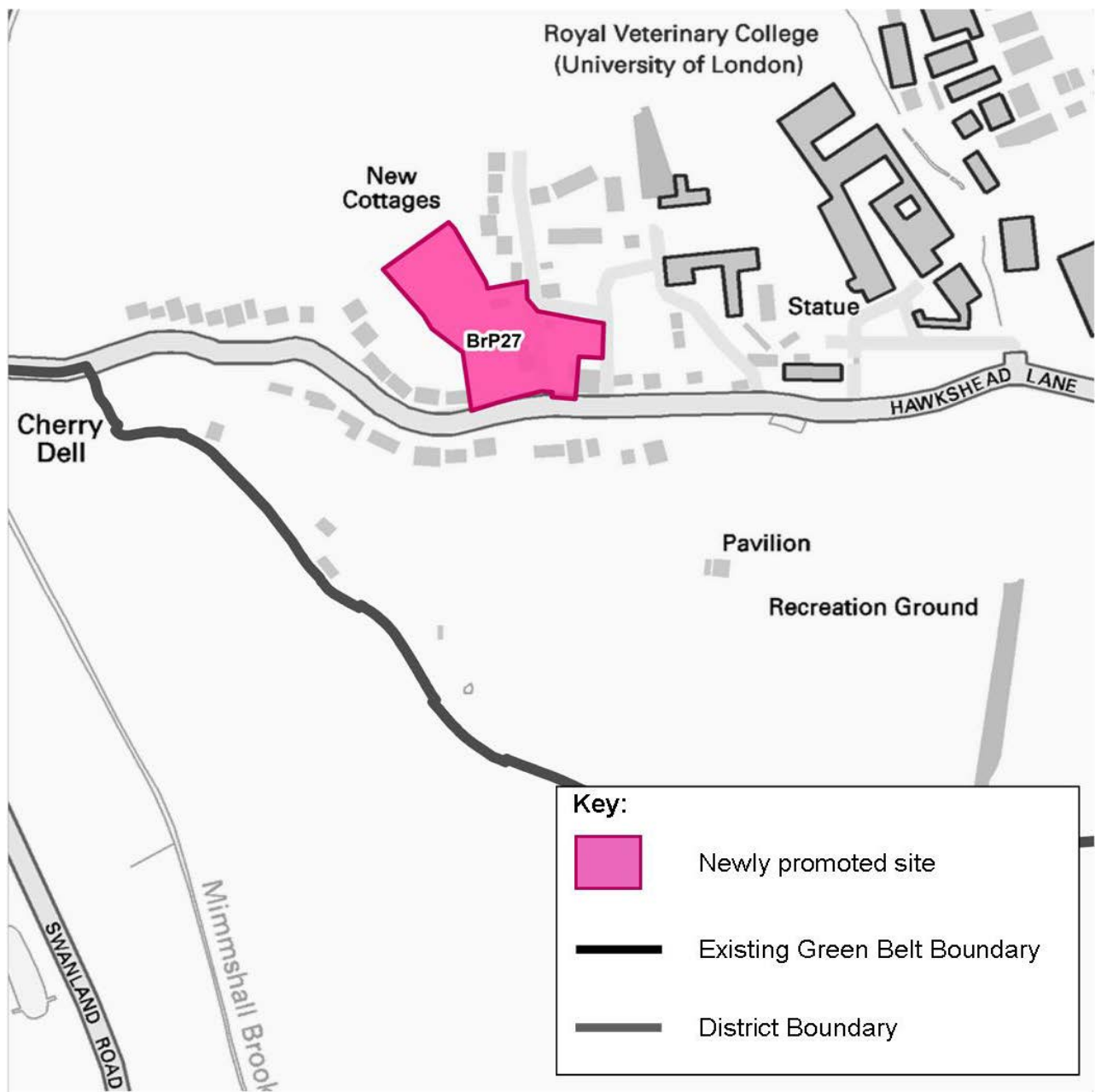


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BrP27 – Land spanning New Cottages Lane, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Residential and meadow	Size of site	1 ha
Proposed use	Residential	Notional capacity	40 dwellings (based on 40 dph)



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BrP28 – Bell Lane Gospel Hall, Bell Lane, Brookmans Park

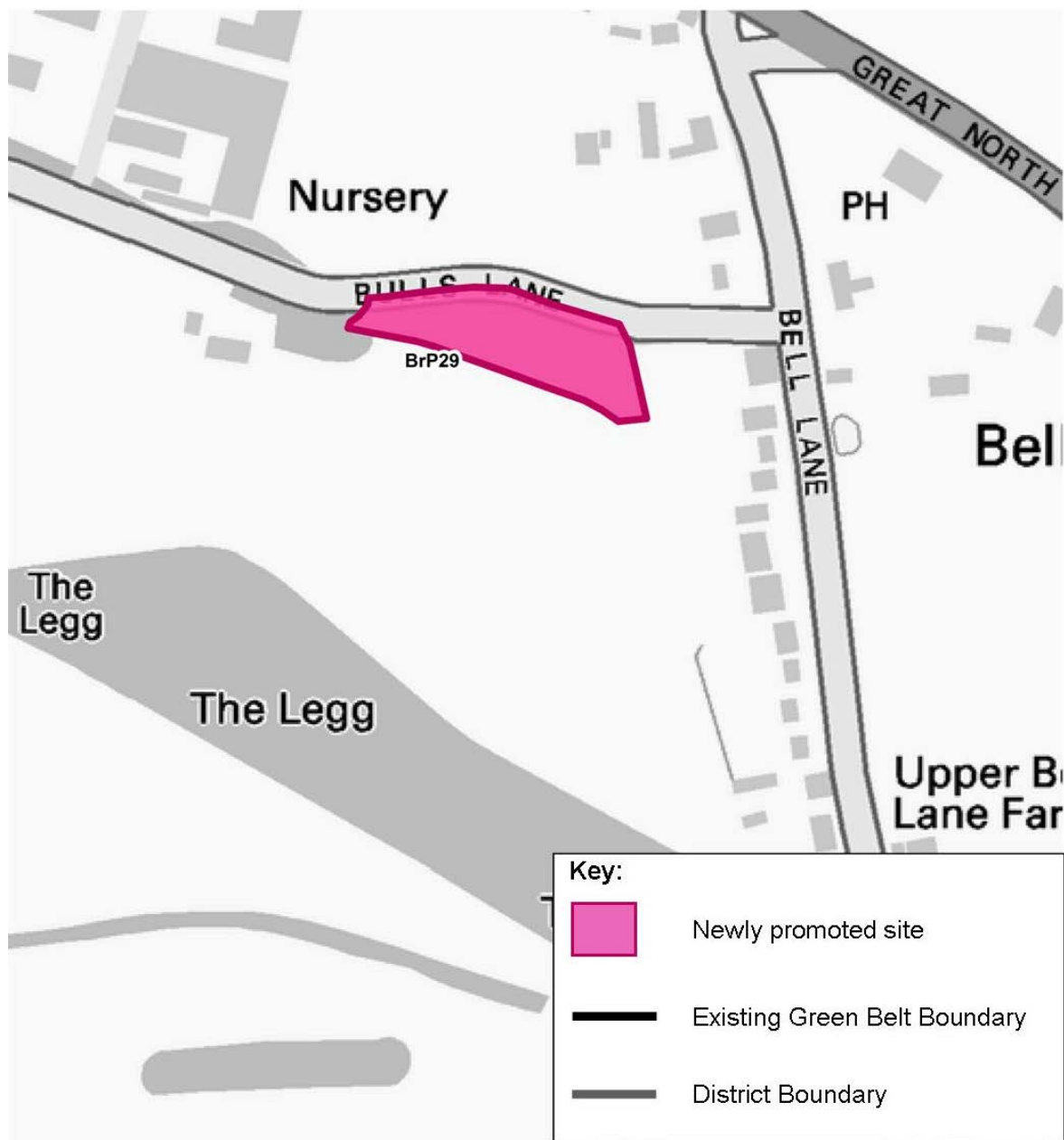
GREEN BELT SITE			
Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Community facility, parking, stables and paddock	Size of site	0.18 ha
Proposed use	Residential	Notional capacity	7 dwellings (based on 40 dph)

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BrP29 – Land south of Bulls Lane, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Scrub	Size of site	0.4ha
Proposed use	Residential	Notional capacity	15 dwellings (based on 40 dph)

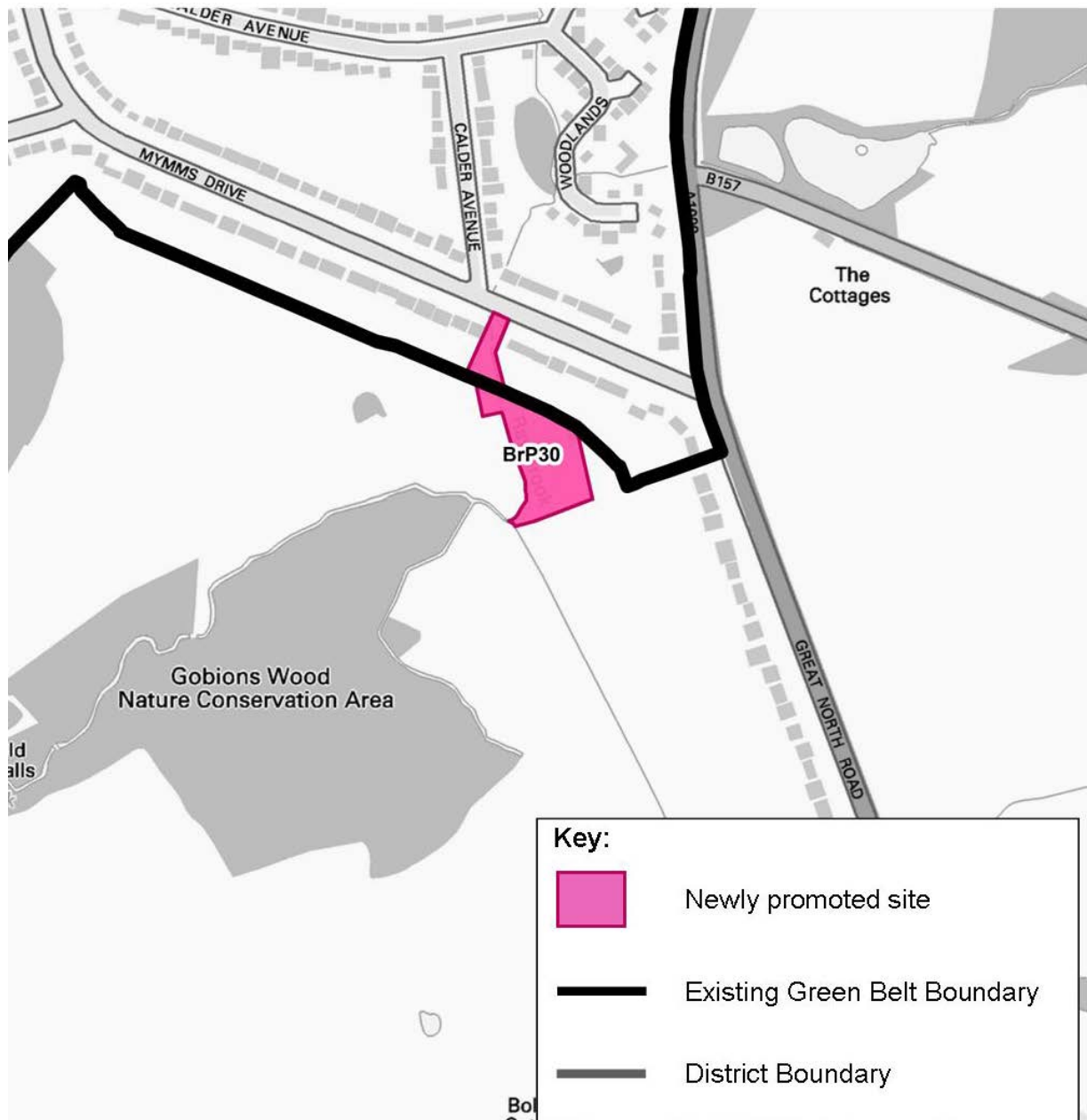


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BrP30 – Rear of 10-18 Mymms Drive, Brookmans Park

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Garden land and paddock	Size of site	0.72 ha
Proposed use	Residential	Notional capacity	30 dwellings (based on 40 dph)



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BrP31 – Rear of 70 Georges Wood Road, Brookmans Park

GREEN BELT SITE			
Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Garden land	Size of site	0.09 ha
Proposed use	Residential	Notional capacity	4 dwellings (based on 40dph) As fewer than 5 dwellings, site would only be allocated if it came forward as part of a wider allocation

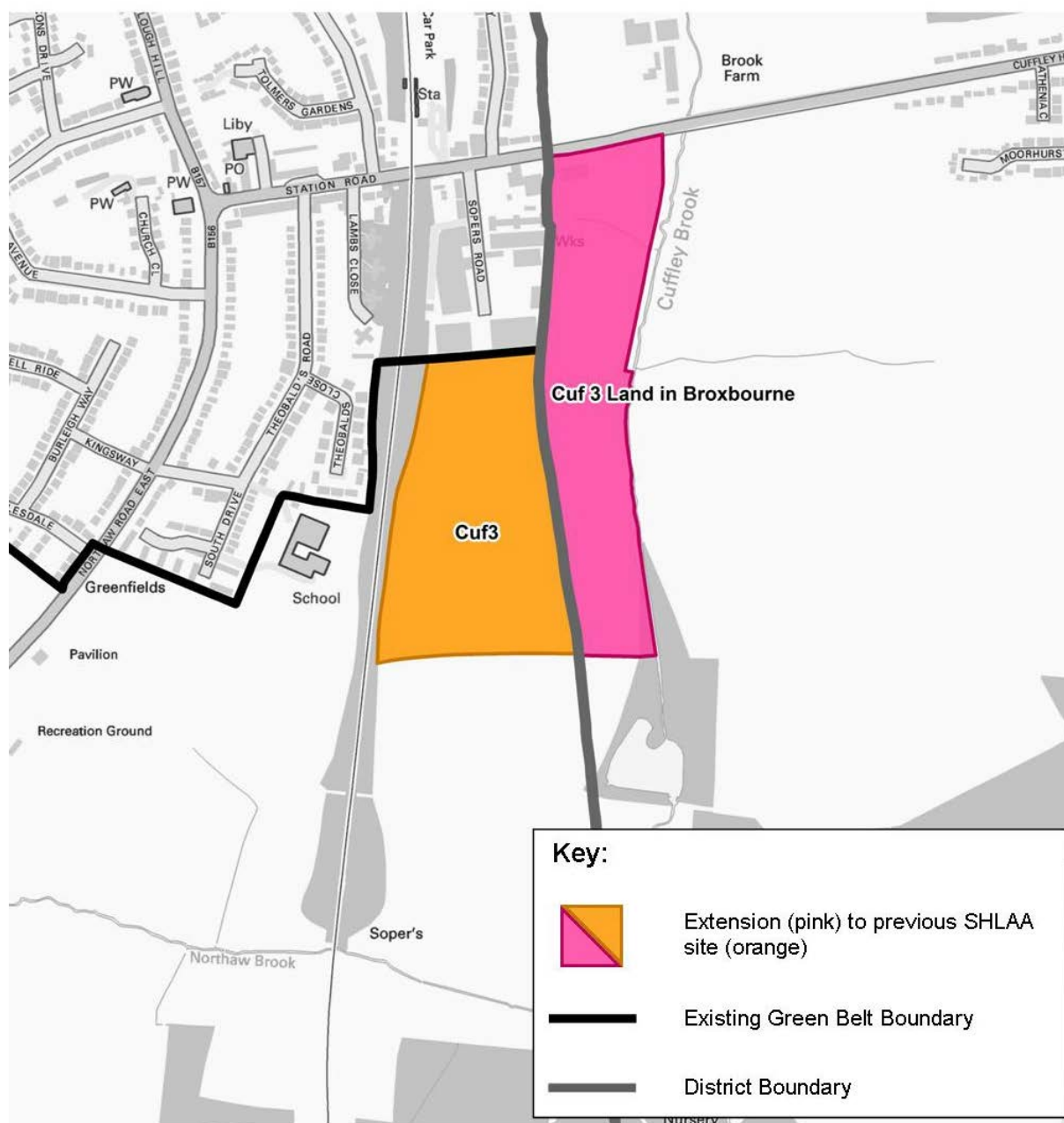


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Cuf3 – South side of Cuffley Hill, Cuffley

GREEN BELT SITE

Site status	Extension to previous SHLAA site falling within Broxbourne	Site promoter	Agent on behalf of some (not all) owners and leaseholders
Current use	Agricultural and Youth & Community Centre	Size of site	WHBC existing site: 8.2ha Extension in BBC: 7.9 ha
Proposed use	Residential and replacement community centre	Notional capacity	Land in WHBC: 205 dwellings Land in BBC: 200 dwellings (based on 25 dph)

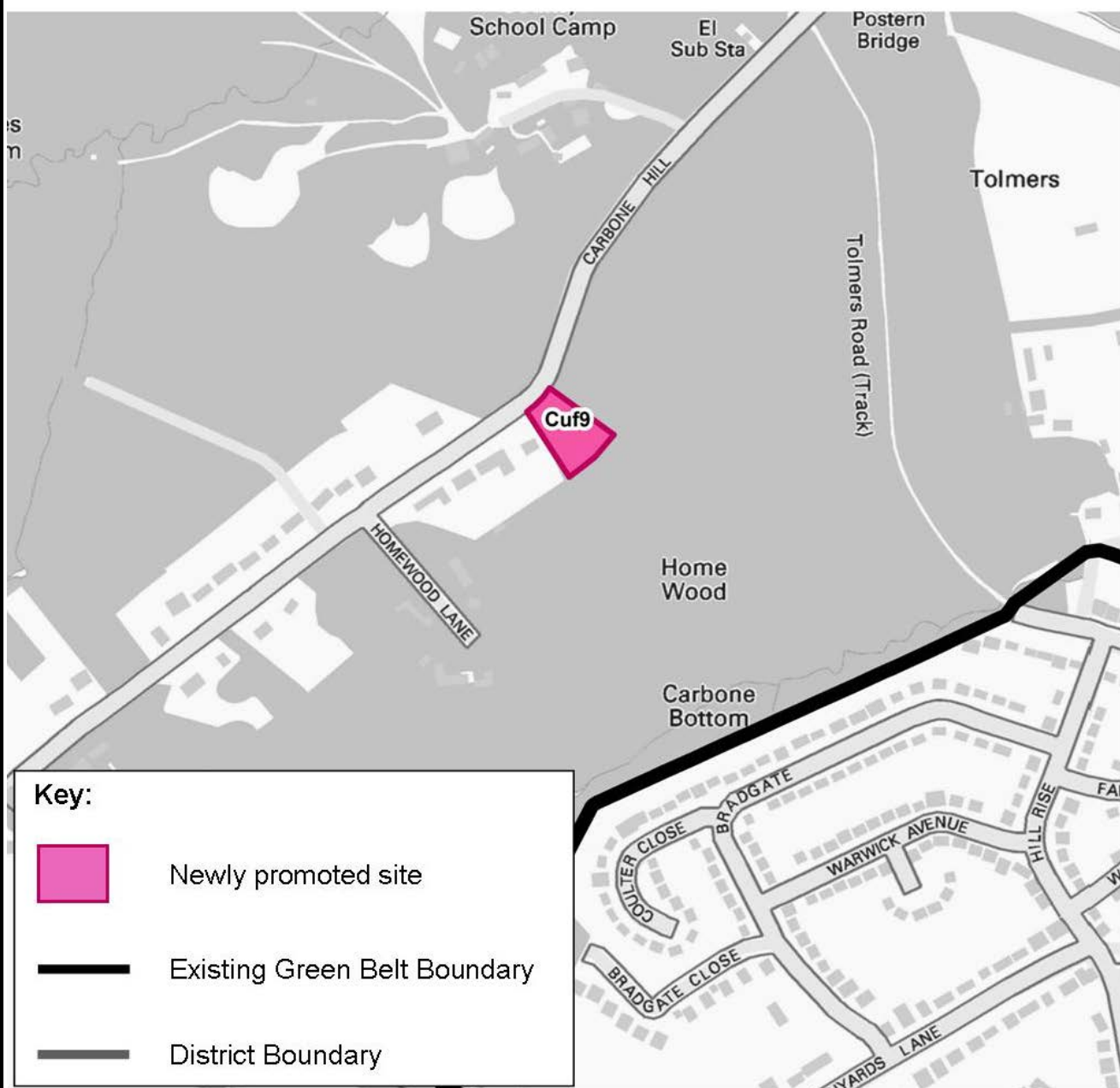


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Cuf9 – Adjacent to 32 Carbone Hill, Cuffley

GREEN BELT SITE

Site status	Newly promoted site.	Site promoter	Landowners
Current use	Scrub woodland	Size of site	0.26 ha
Proposed use	Residential	Notional capacity	10 dwellings (based on 40 dph)

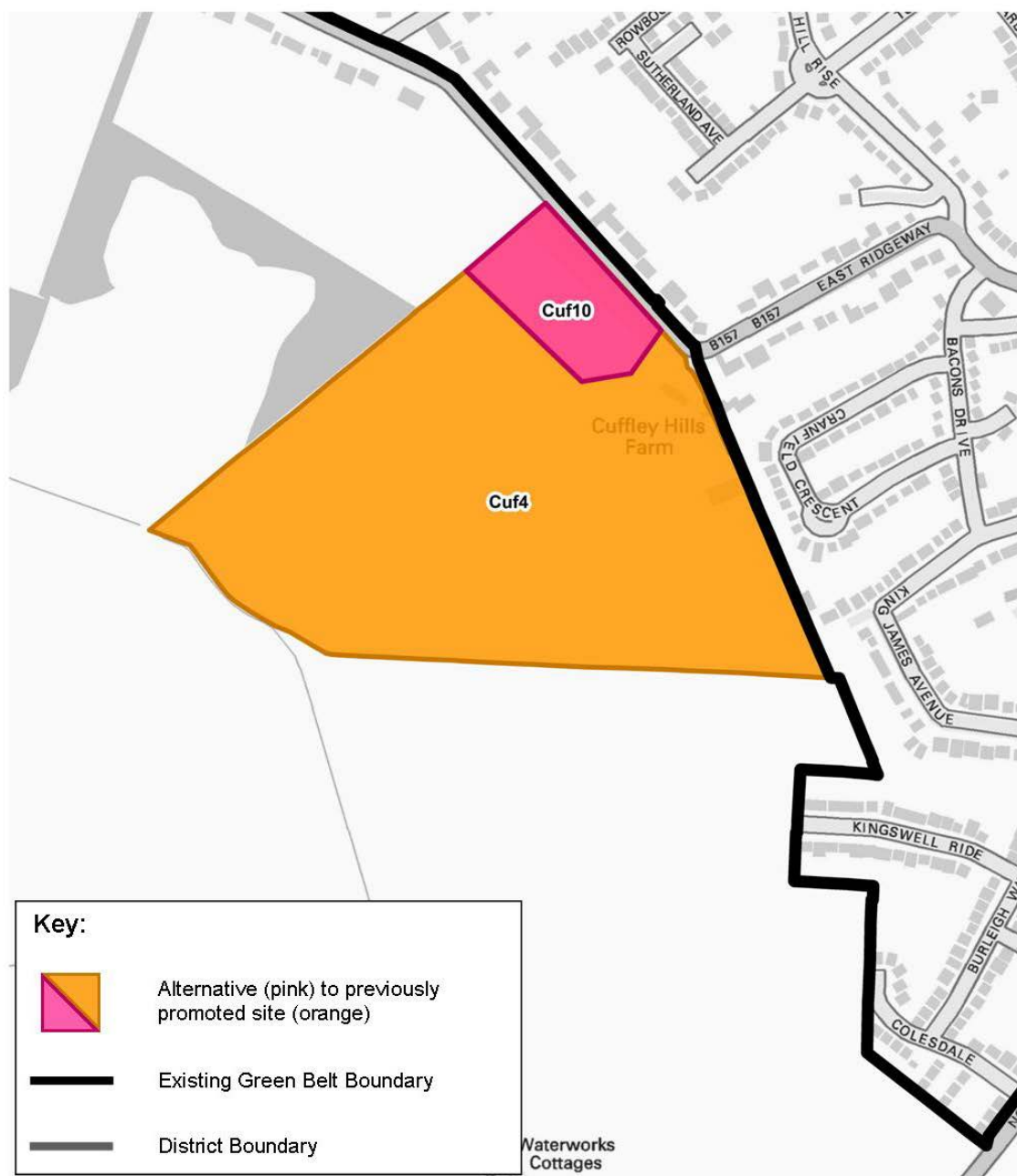


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Cuf10 – North west of Cuffley Hills House, Cuffley

GREEN BELT SITE

Site status	Alternative to previously promoted site (Cuf4)	Site promoter	Landowner & agent
Current use	Grazing pasture	Size of site	1.66 ha
Proposed use	Residential	Notional capacity	65 dwellings (based on 40 dph)

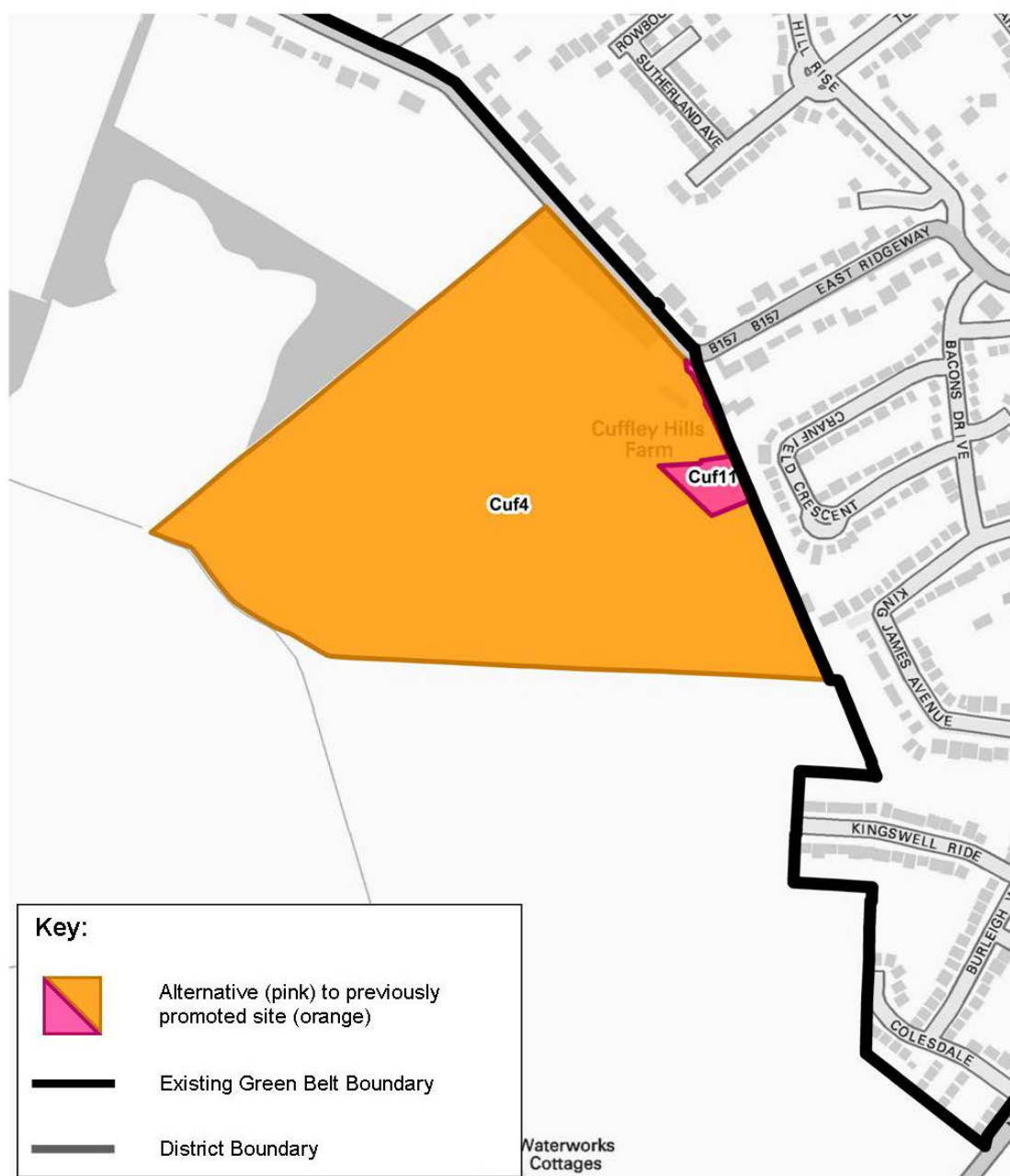


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Cuf11 – Barn adjacent to Cuffley Hills House, Cuffley

GREEN BELT SITE

Site status	Alternative to previously promoted site (Cuf4)	Site promoter	Landowner & agent
Current use	Former agricultural barn (now miscellaneous storage)	Size of site	0.37 ha
Proposed use	Residential	Notional capacity	15 dwellings (based on 40 dph)

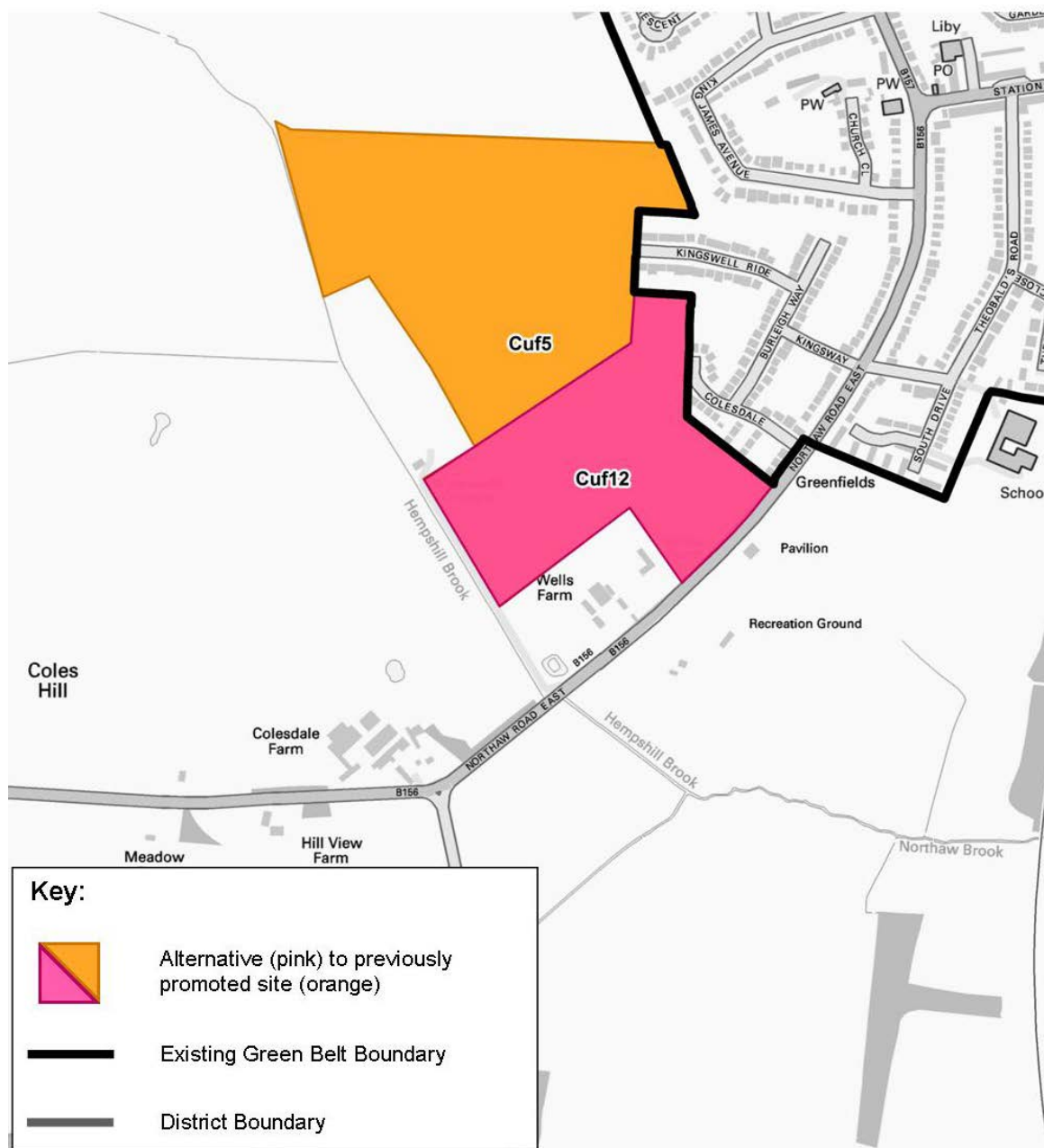


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Cuf12 – Land at Northaw Road East, Cuffley

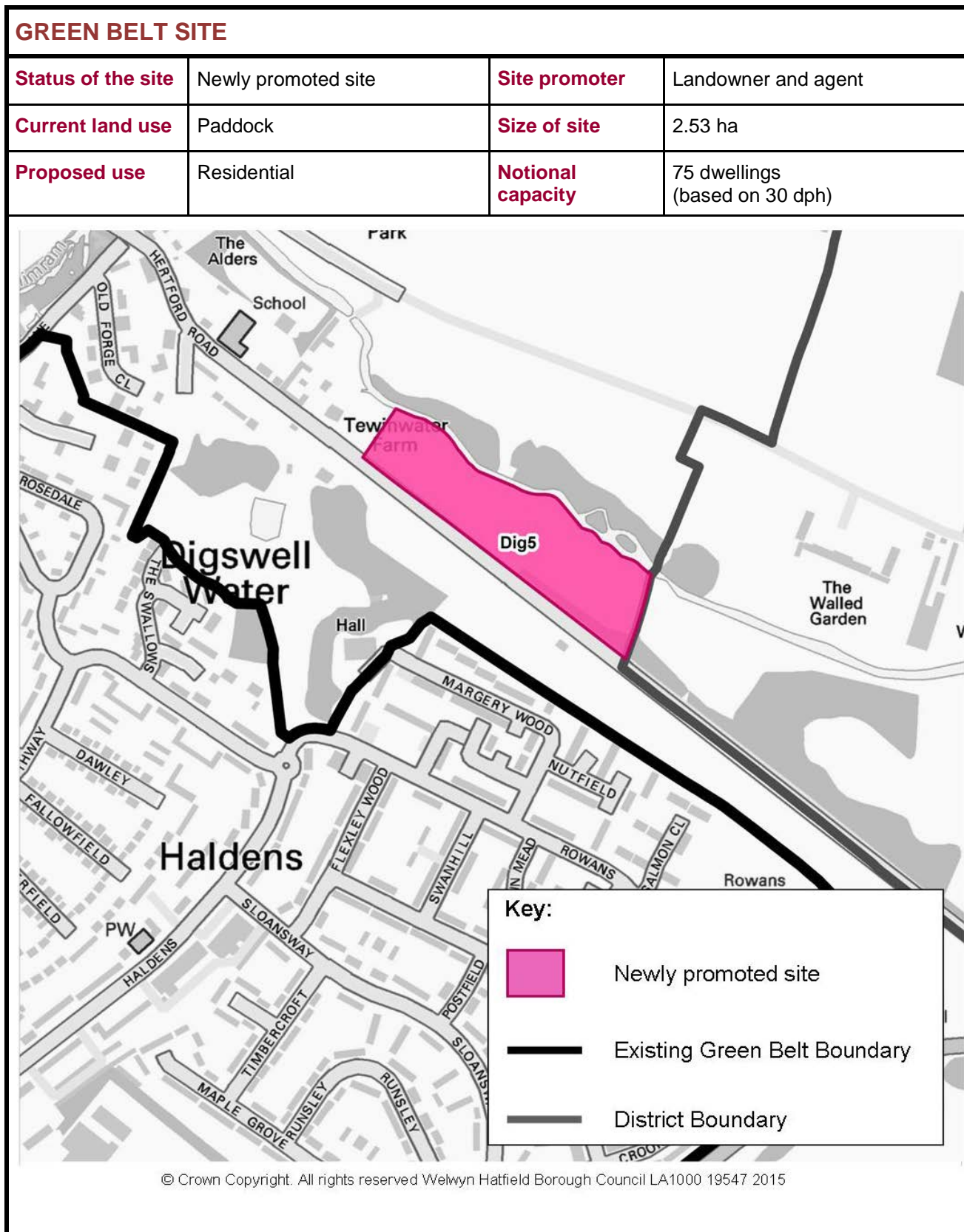
GREEN BELT SITE

Status of the site	Alternative to previously promoted site (Cuf5)	Site promoter	Landowner and agent
Current land use	Agricultural	Size of site	9.2 ha
Proposed use	Residential (including retirement homes)	Notional capacity	230 dwellings (based on 25 dph)



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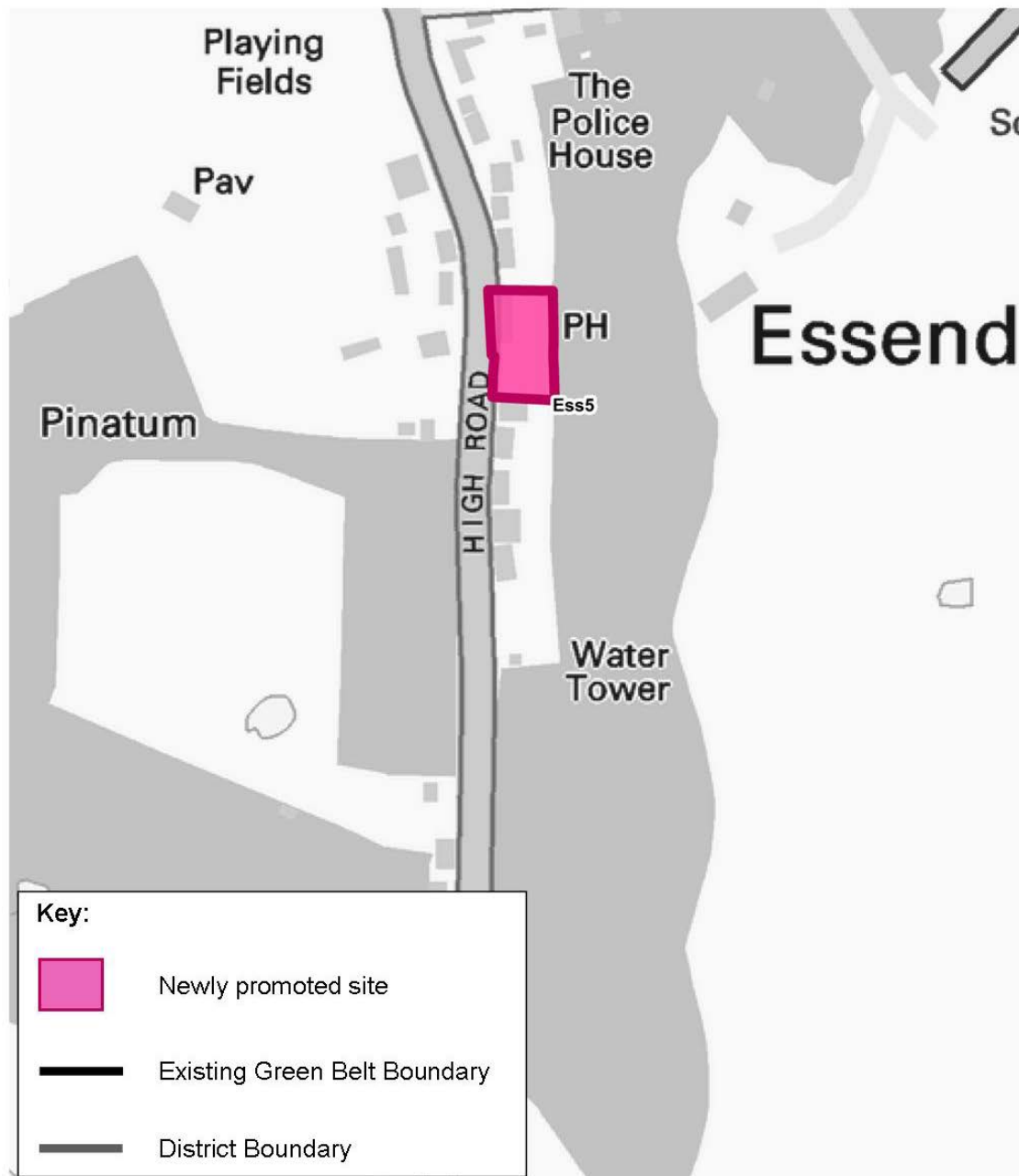
Dig5 – Land adjacent to 76 Hertford Road, Digswell



Ess5 – Rose & Crown, 22 High Road, Essendon

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowners & agent
Current use	Public House	Size of site	0.16 ha
Proposed use	Residential	Notional capacity	6 dwellings (based on 40 dph)

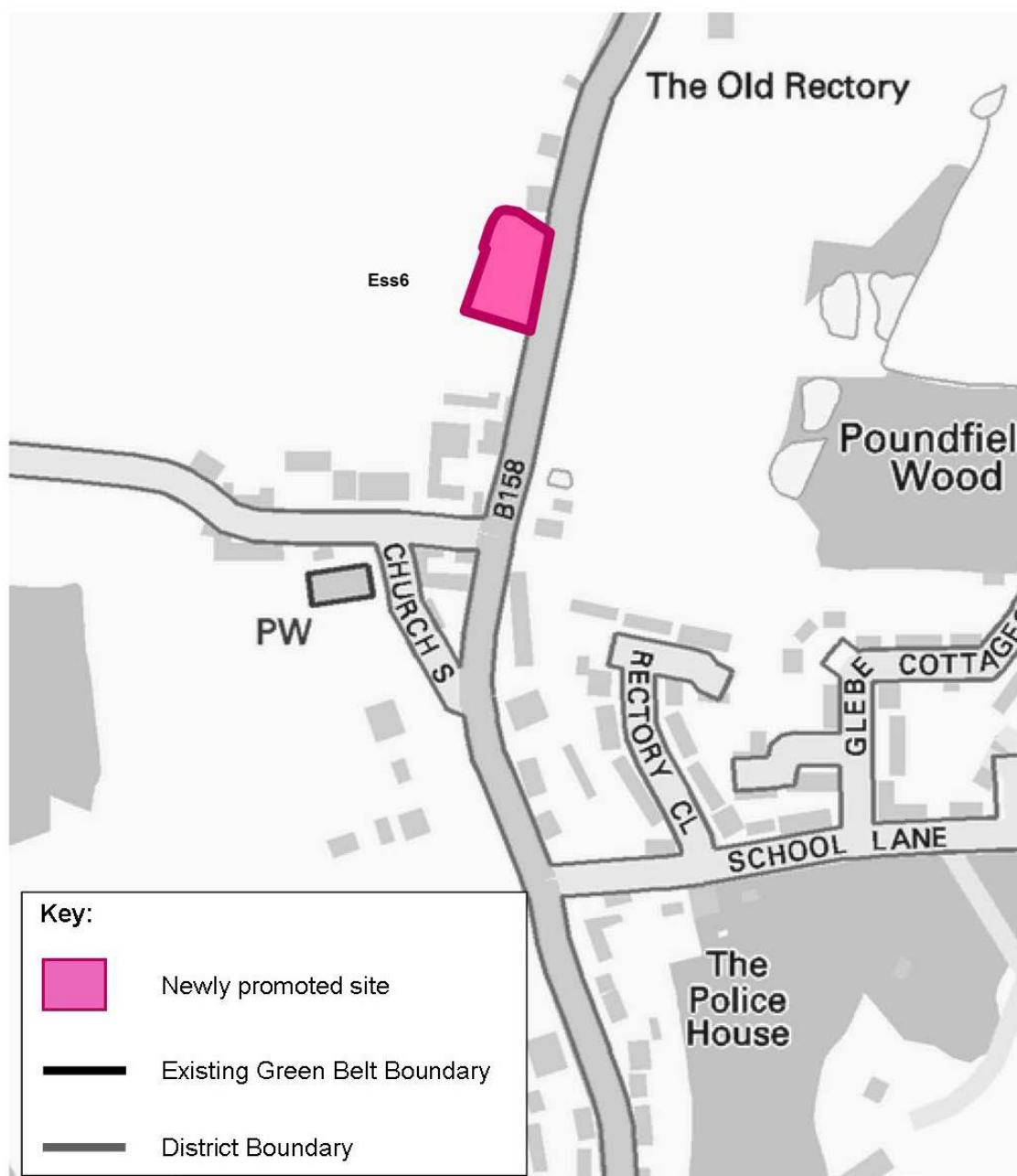


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Ess6 – Essendon Manor, Essendon

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowner & agent
Current use	Garden land	Size of site	0.175 ha
Proposed use	Residential	Notional capacity	7 dwellings (based on 40 dph)

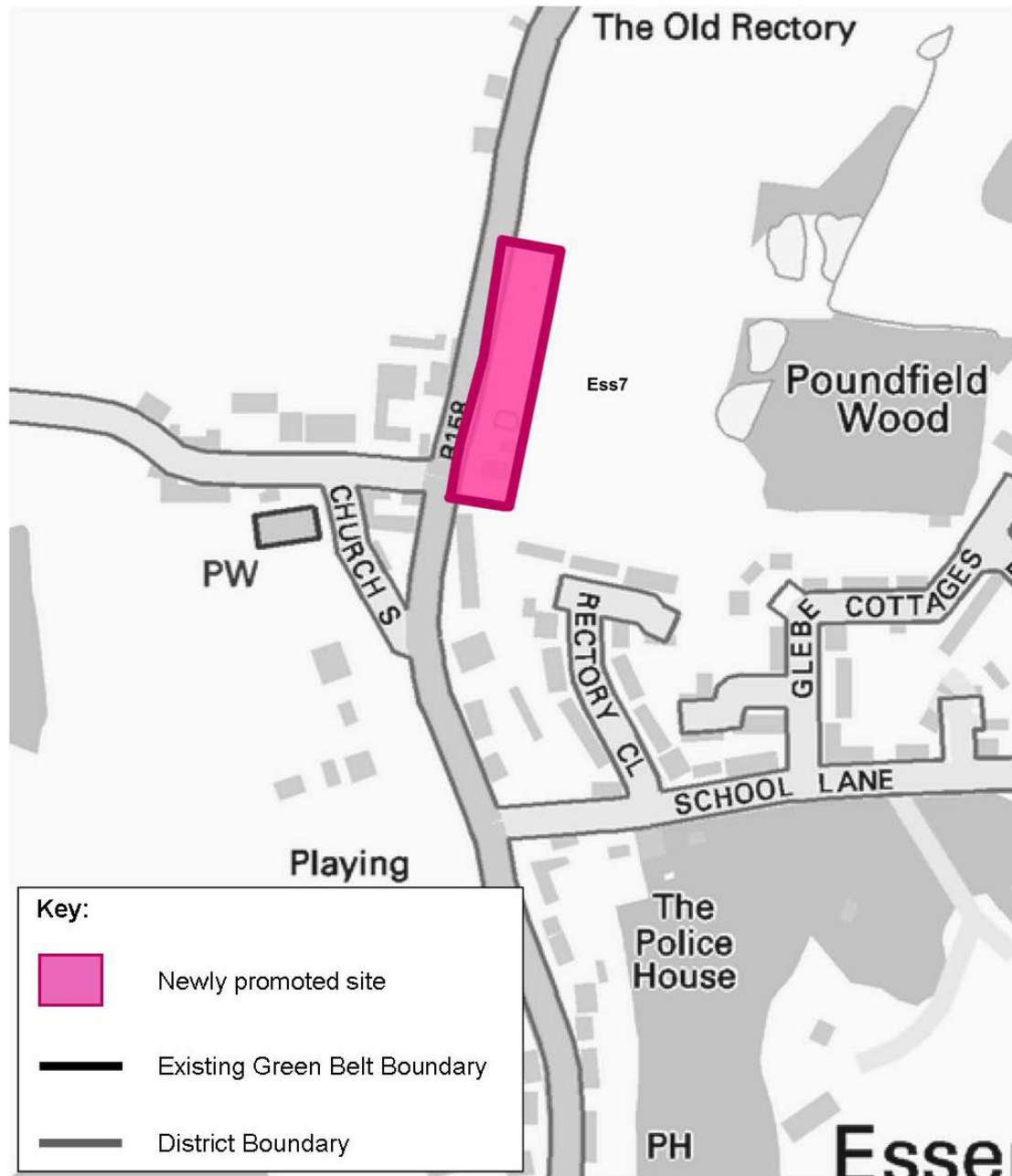


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Ess7 – East of Essendon Hill, Essendon

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowner & agent
Current use	Part industrial, grazing pasture	Size of site	0.37 ha
Proposed use	Residential	Notional capacity	15 dwellings (based on 40 dph)

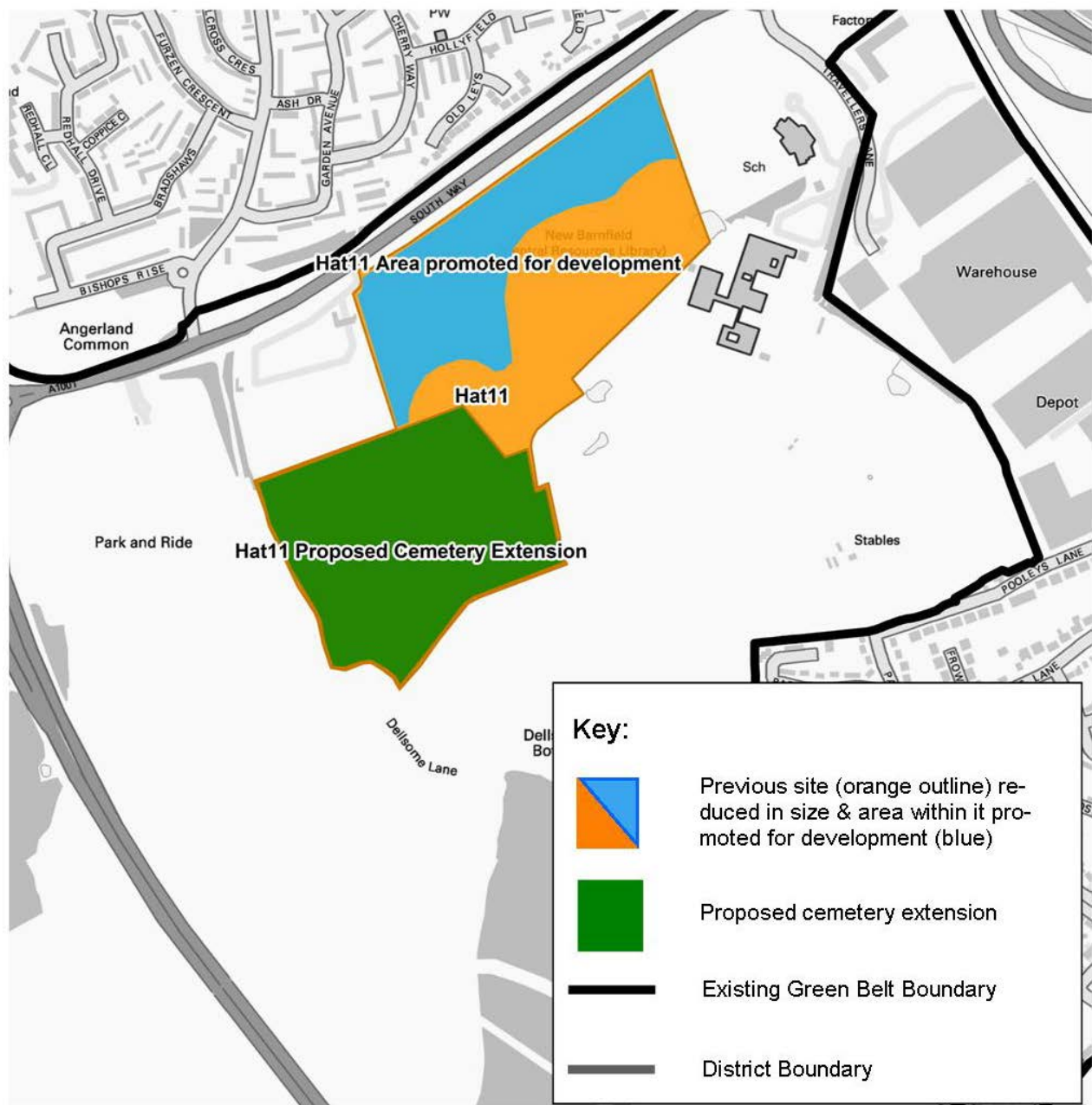


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Hat11 – Land to south of South Way, Hatfield

GREEN BELT SITE

Status of the site	Previously promoted site with revised areas for development	Site promoter	Landowner and agent
Current land use	Agricultural	Size of site	20.1 ha gross (estimate) 6 ha promoted for development 8.5 ha cemetery (estimate)
Proposed use	Residential, employment and/or mixed use, and cemetery	Notional capacity	150 dwellings (based on 6ha @ 25 dph)



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Hat14, Hat16, Hat17, Hat18 – Sites within Mill Green

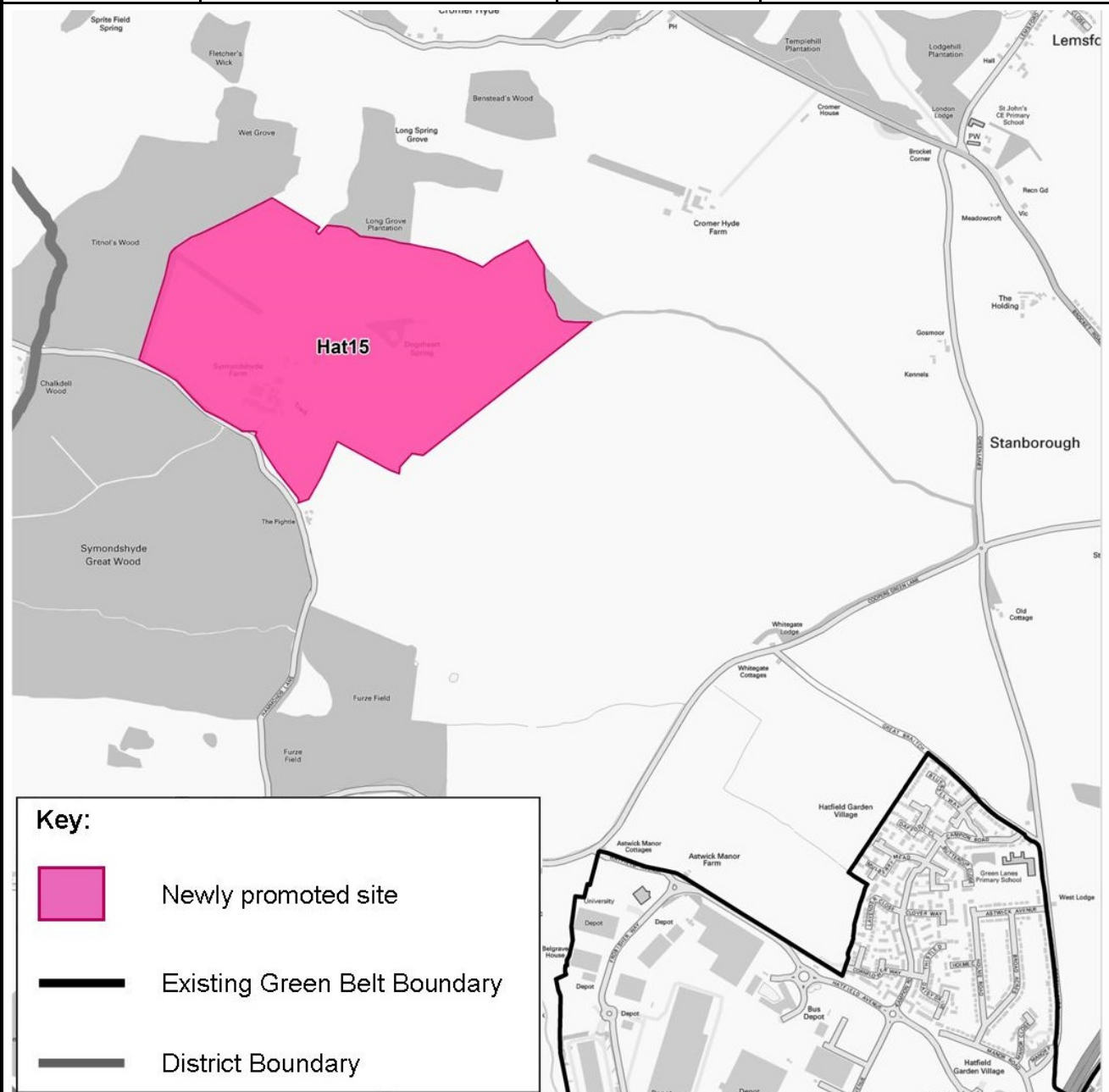
GREEN BELT SITE			
Status of the site	Newly promoted sites	Site promoter	Landowners and agent
Current land use	Mix of vacant, paddock and garden land	Size of site	Hat14: 0.3 ha (2 parcels combined) Hat16: 0.12 ha Hat17: 0.18 ha Hat18: 0.15 ha
Proposed use	Residential	Notional capacity	Hat14: 12 dwellings (2 parcels) Hat16: 5 dwellings Hat17: 7 dwellings Hat18: 6 dwellings (all based on 40 dph)

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Hat 15 – Symonshyde Village, Hatfield

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowner & agent
Current use	Agricultural	Size of site	56.5 ha
Proposed use	Residential	Notional capacity	1410 dwellings (based on 25 dph)

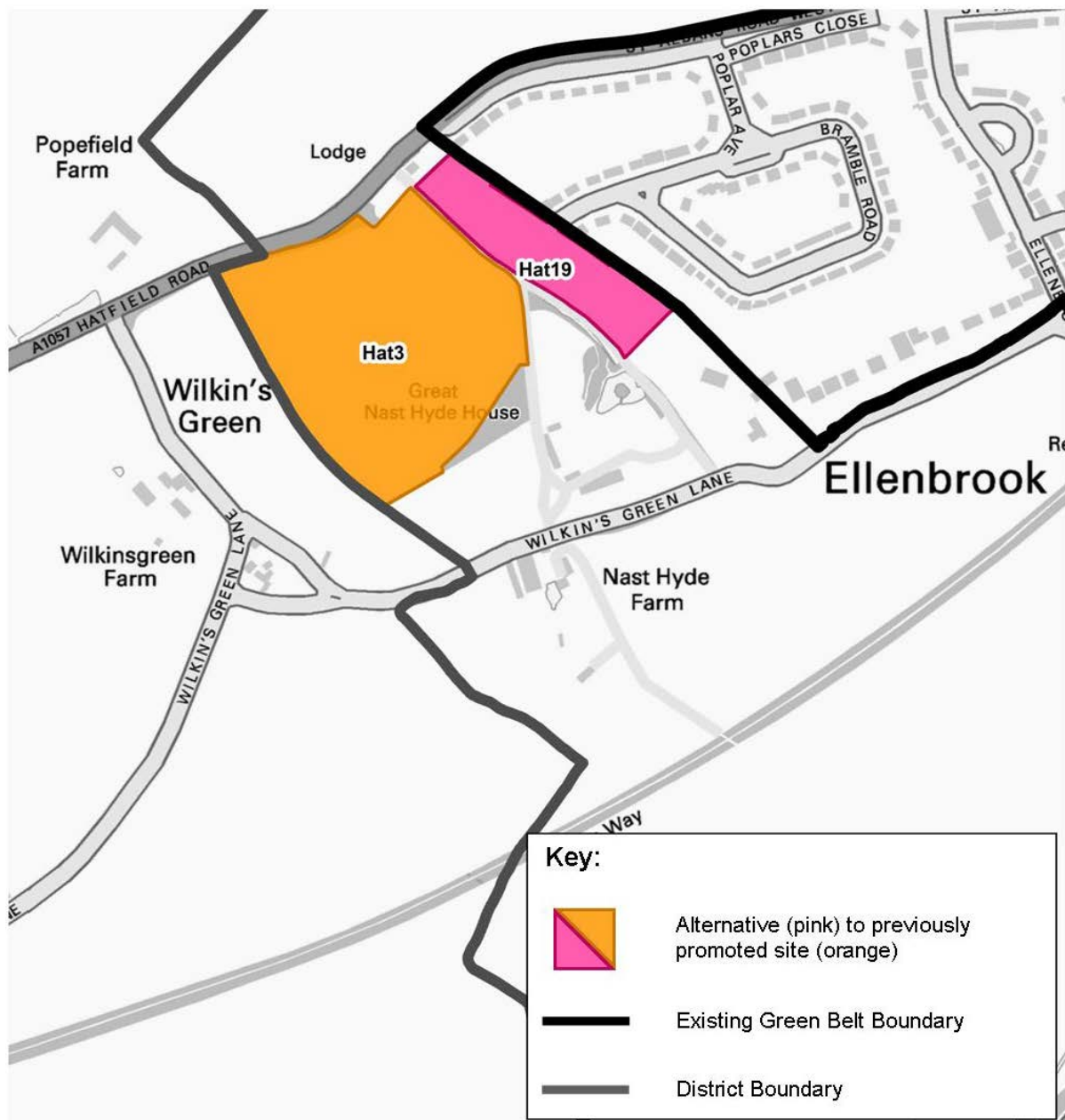


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Hat19 – West of Bramble Road, Hatfield

GREEN BELT SITE

Status of the site	Alternative (smaller parcel) to previously promoted site	Site promoter	Landowner and agent
Current land use	Agricultural	Size of site	1.2 ha
Proposed use	Residential	Notional capacity	50 dwellings (based on 40dph)

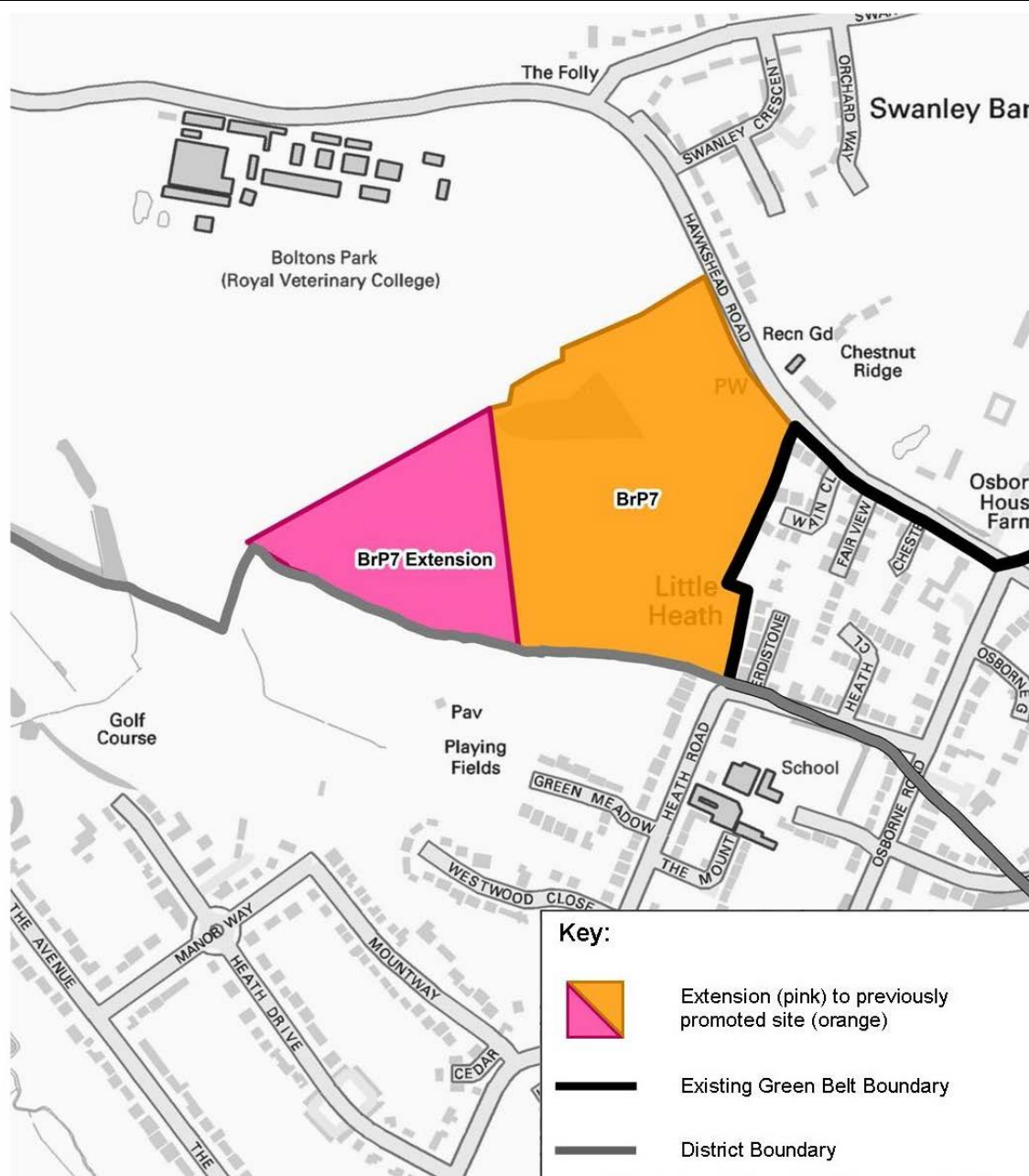


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BrP7 Extension – South of Hawkshead Road, Little Heath

GREEN BELT SITE

Status of the site	Extension to site BrP7	Site promoter	Landowner & agent
Current land use	Agricultural	Size of site	Original: 4.7 ha net Extension: 3.1 ha gross Total: 7.8 ha
Proposed use	Residential	Notional capacity	195 dwellings (based on 7.8 ha @ 25 dph)

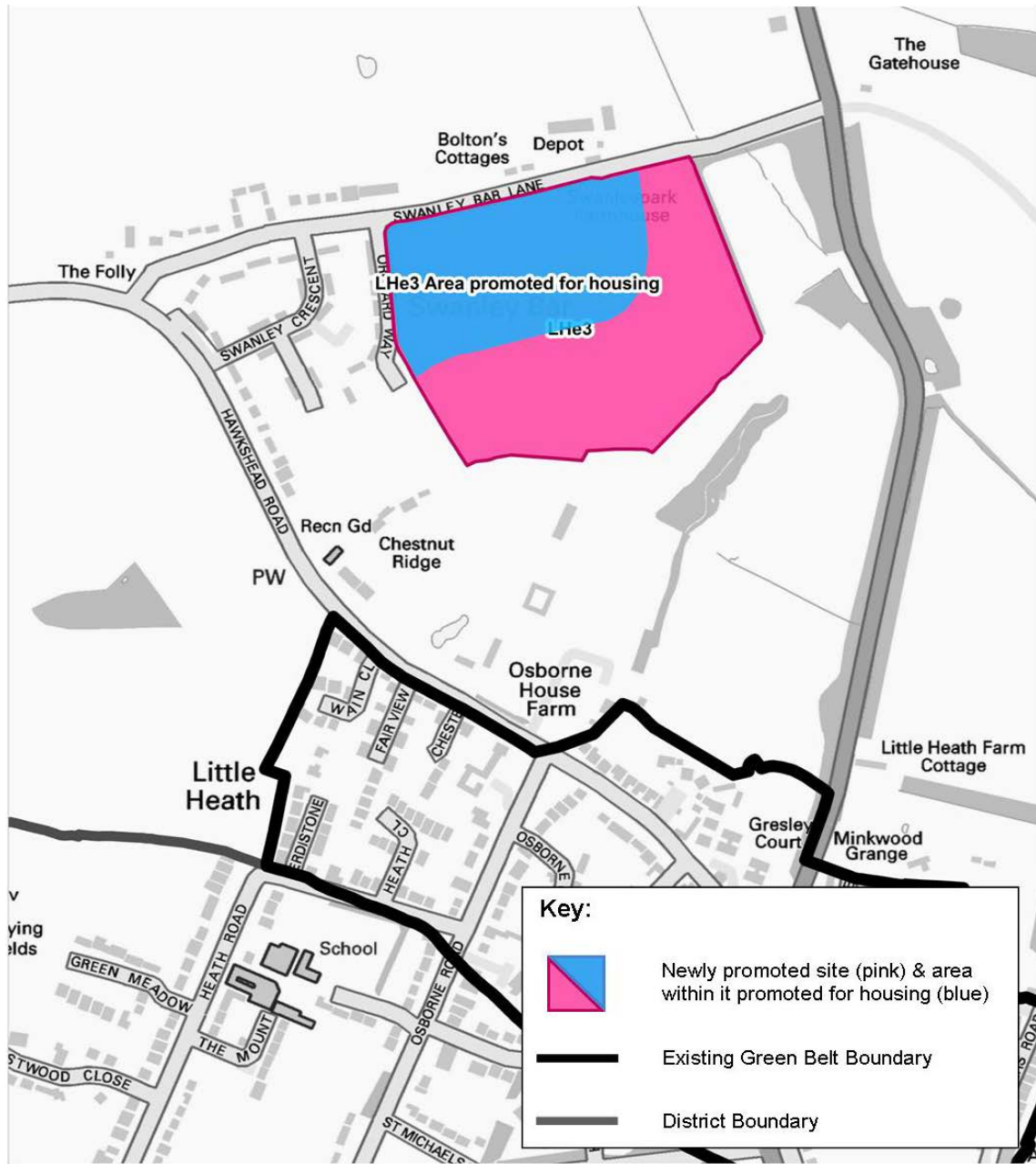


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LHe3 – Swanley Park, Swanley Bar

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowners and agent
Current land use	Agricultural	Size of site	7.8 ha gross 3.3 ha promoted for housing
Proposed use	Residential	Notional capacity	100 dwellings (based on 3.3ha @ 30 dph)



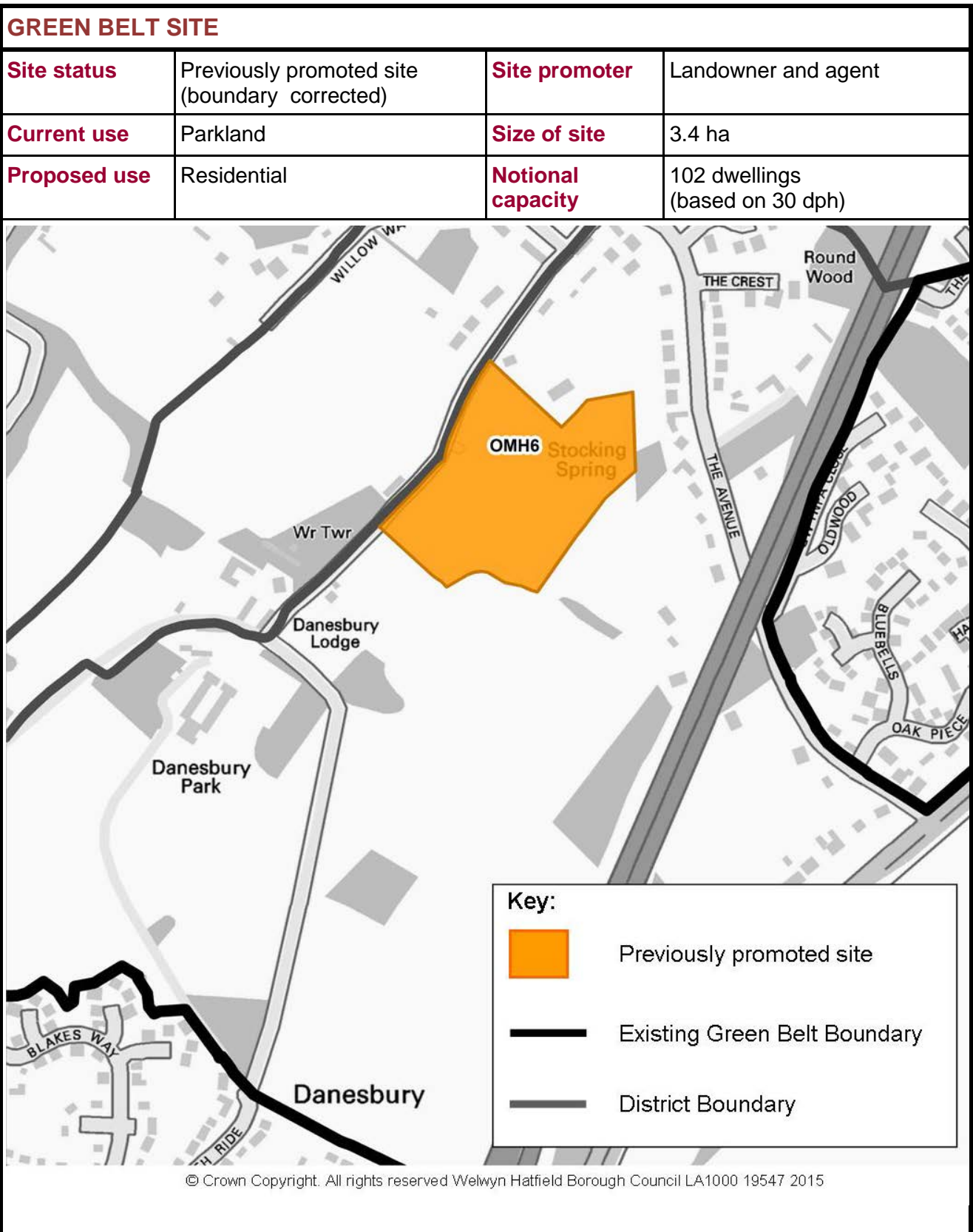
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OMH5 Extension – 12 Great North Road, Oaklands & Mardley Heath

GREEN BELT SITE			
Site status	Extension to previously promoted site (OMH5)	Site promoter	Landowner
Current use	Garden land	Size of site	Previous site: 1 ha net developable area Extension: 0.1 ha gross Total: 1.1 ha
Proposed use	Residential	Notional capacity	22 dwellings (based on 1.1ha @ 20 dph)

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OMH6 – Land adjacent to Danesbury Lodge, Oaklands and Mardley Heath



WeG8 – Land at New Barnfield, Welham Green

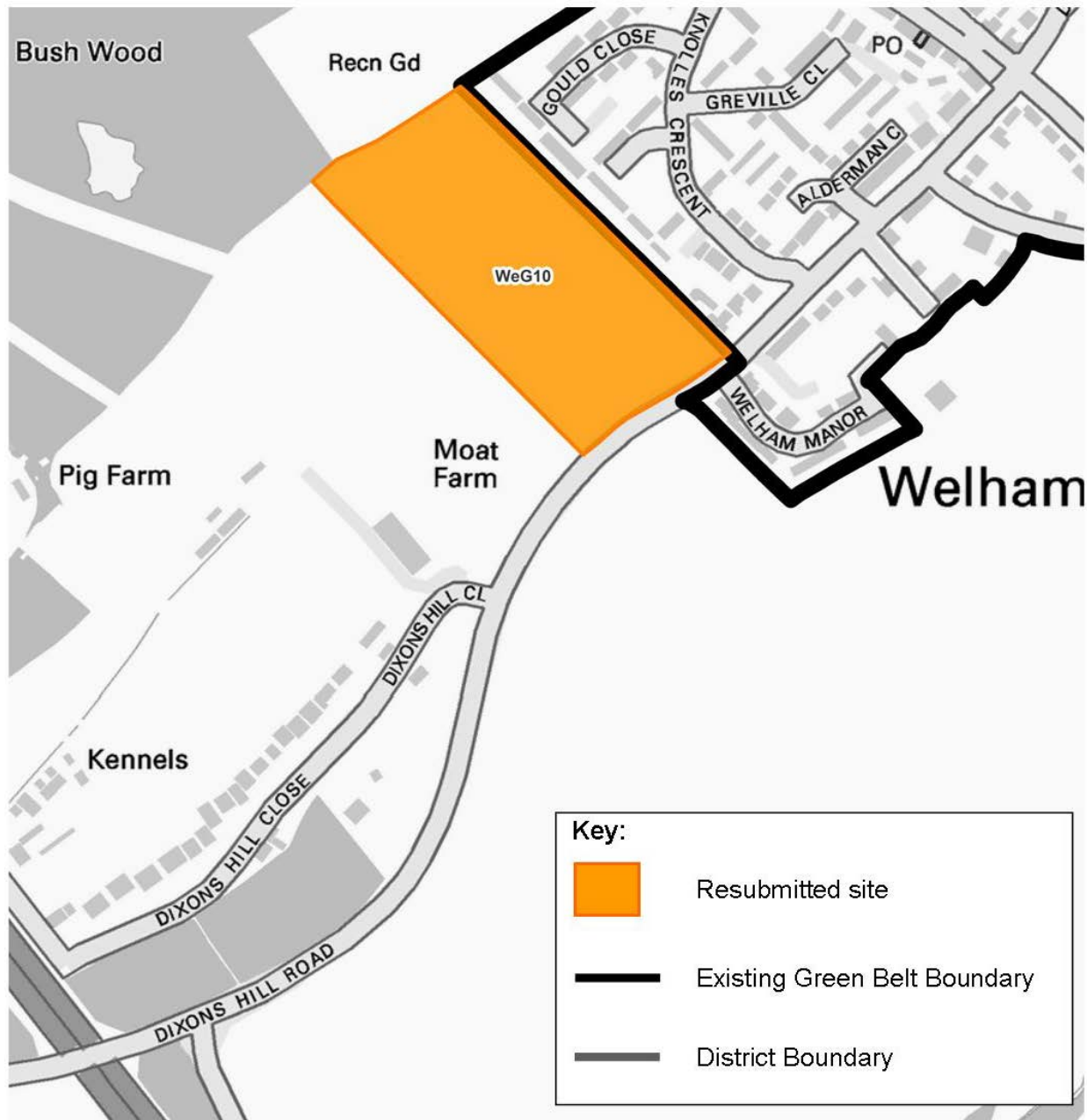
GREEN BELT SITE			
Status of the site	Resubmitted site	Site promoter	Landowner
Current land use	Former central resources library and training centre	Size of site	13 ha
Proposed use	Waste, employment and/or residential	Notional capacity	325 dwellings (based on 25 dph)

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WeG10 – Dixons Hill Road, Welham Green

GREEN BELT SITE

Status of the site	Resubmitted site	Site promoter	Landowner
Current land use	Agricultural	Size of site	4 ha
Proposed use	Residential	Notional capacity	120 dwellings (based on 30 dph)

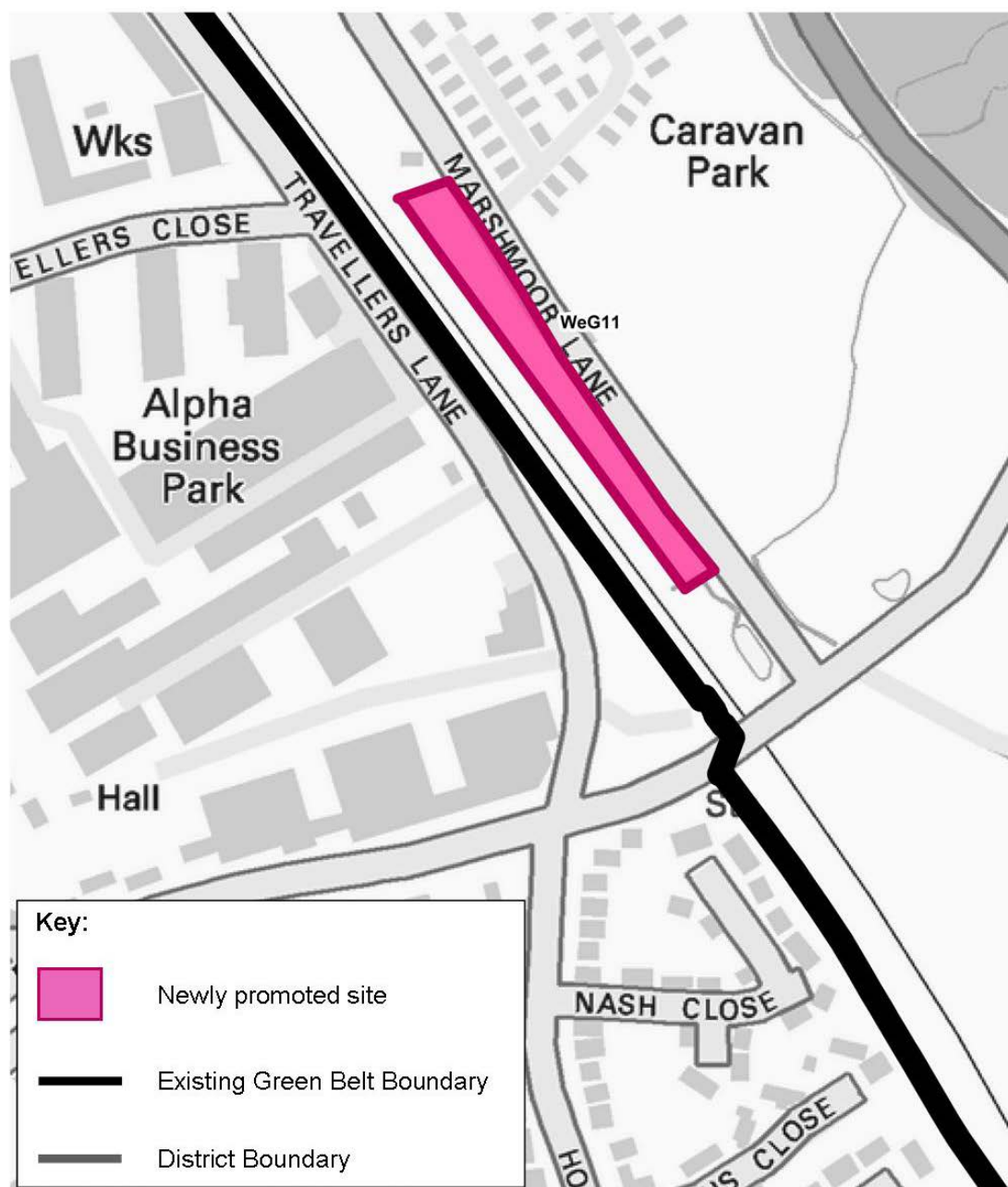


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WeG11 – Marshmoor Lane, Welham Green

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowners & agent
Current use	Unknown. Formerly equestrian	Size of site	0.45 ha
Proposed use	Residential	Notional capacity	20 dwellings (based on 40 dph)

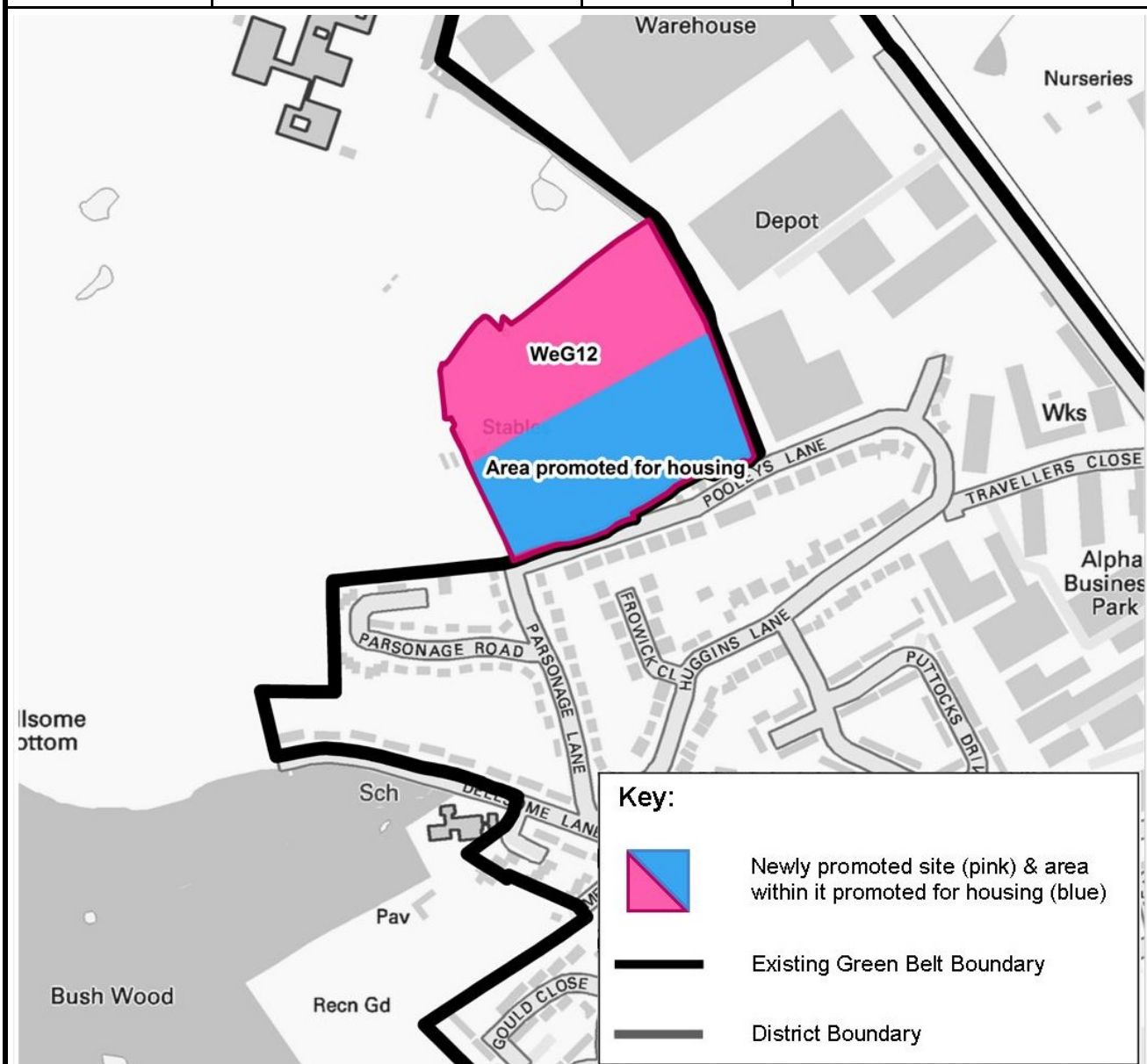


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WeG12 – Land at Pooleys Lane, Welham Green

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowner & agent
Current use	Equestrian	Size of site	4.6 ha 2.1 ha promoted for housing
Proposed use	Residential	Notional capacity	65 dwellings (based on 2.1 ha @ 30 dph)

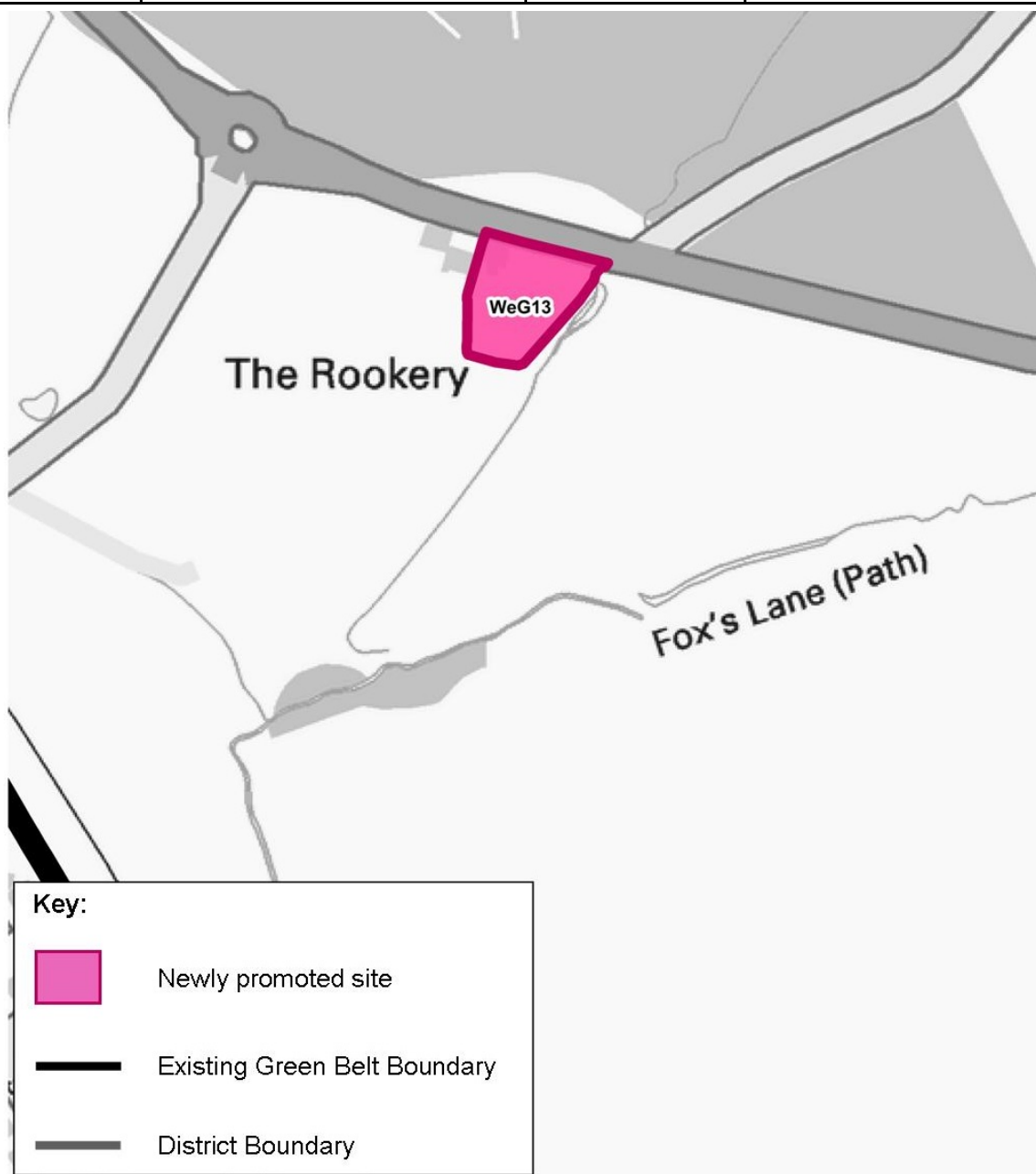


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WeG13 – The Rookery Café, Welham Green

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowners & agent
Current use	Café, Truck Stop & Residential	Size of site	0.27 ha
Proposed use	Residential	Notional capacity	10 dwellings (based on 40 dph)

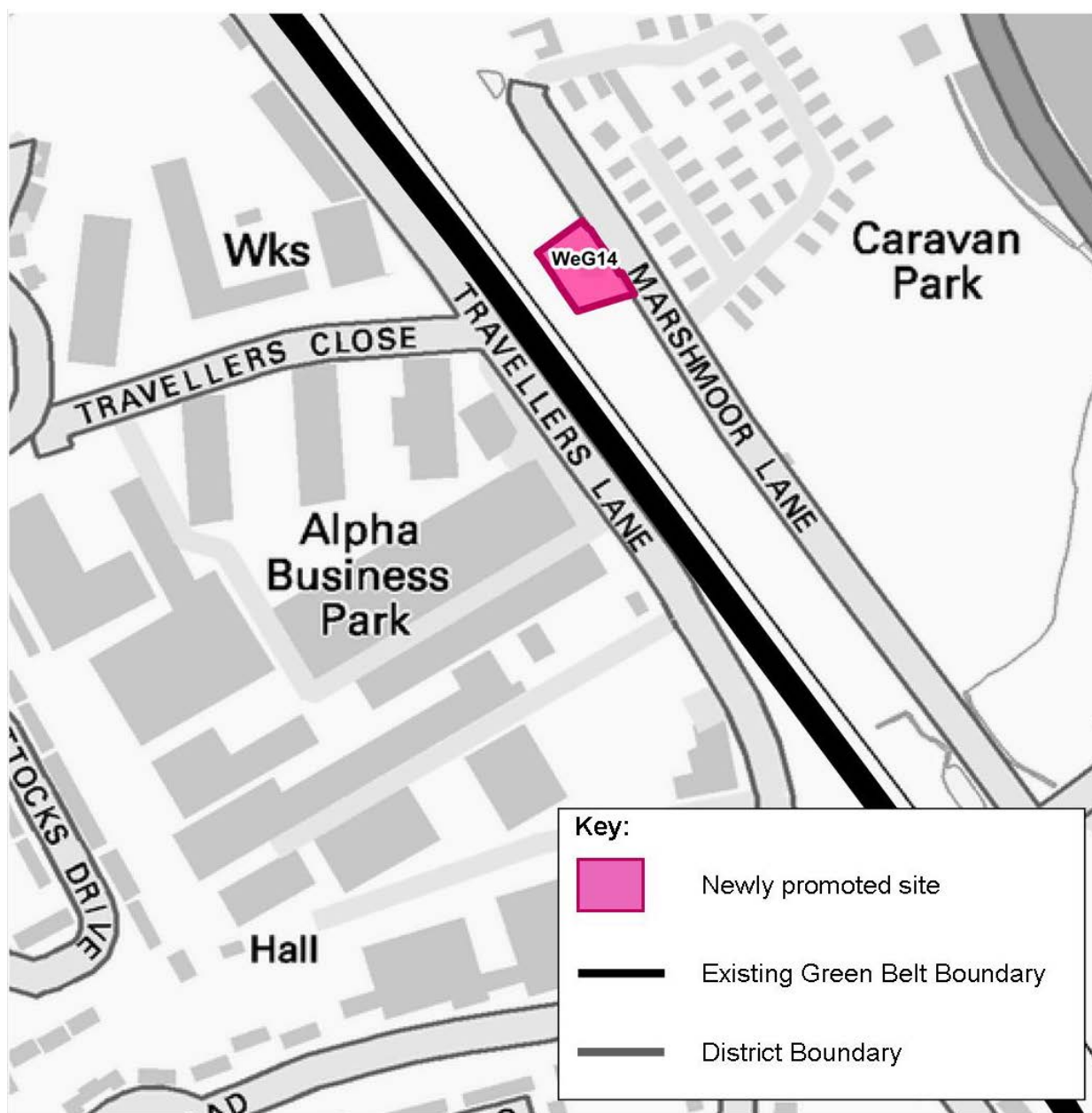


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WeG14 – 1-2 Railway Cottages, Marshmoor Lane, Welham Green

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowners and agent
Current land use	Residential	Size of site	0.1 ha
Proposed use	Residential	Notional capacity	4 dwellings (based on 40 dph). As fewer than 5 dwellings, site would only be allocated if it came forward as part of a wider allocation

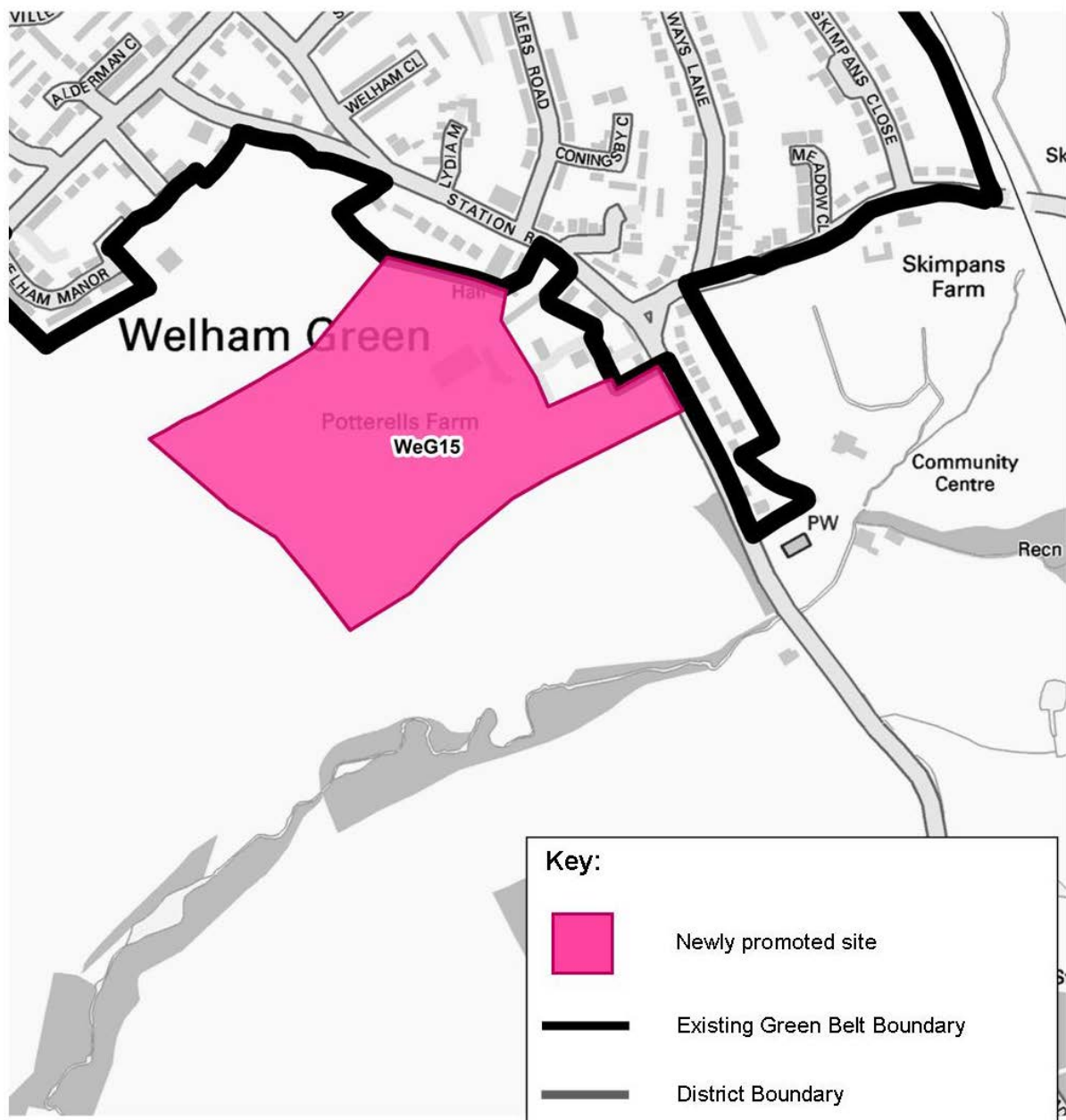


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WeG15 – Potterells Farm, Station Road, Welham Green

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Agricultural	Size of site	7 ha
Proposed use	Residential	Notional capacity	175 dwellings (based on 25 dph)

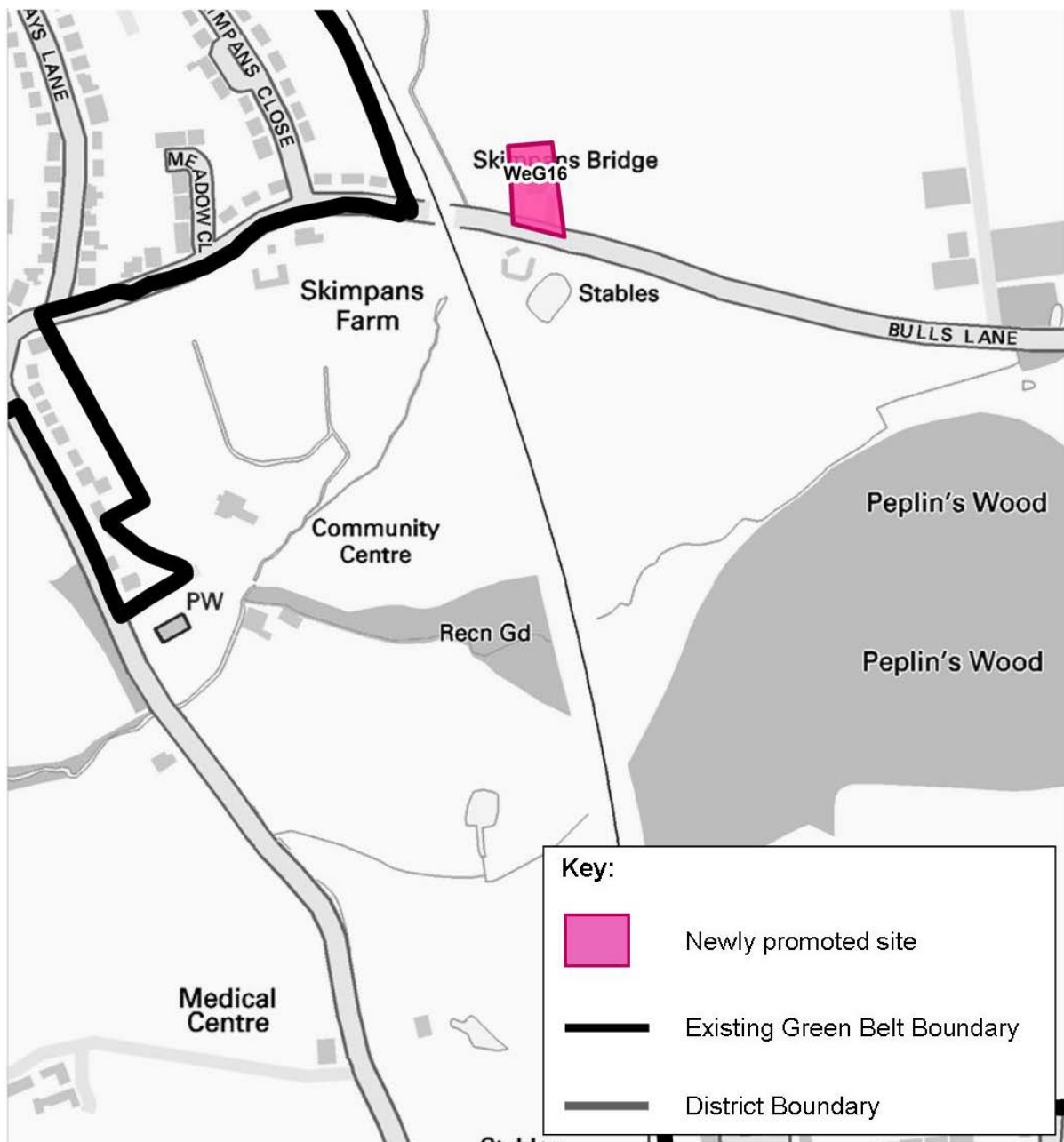


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WeG16 – North of Bulls Lane, Welham Green

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Former equestrian/storage	Size of site	0.22 ha
Proposed use	Residential	Notional capacity	9 dwellings (based on 40 dph)

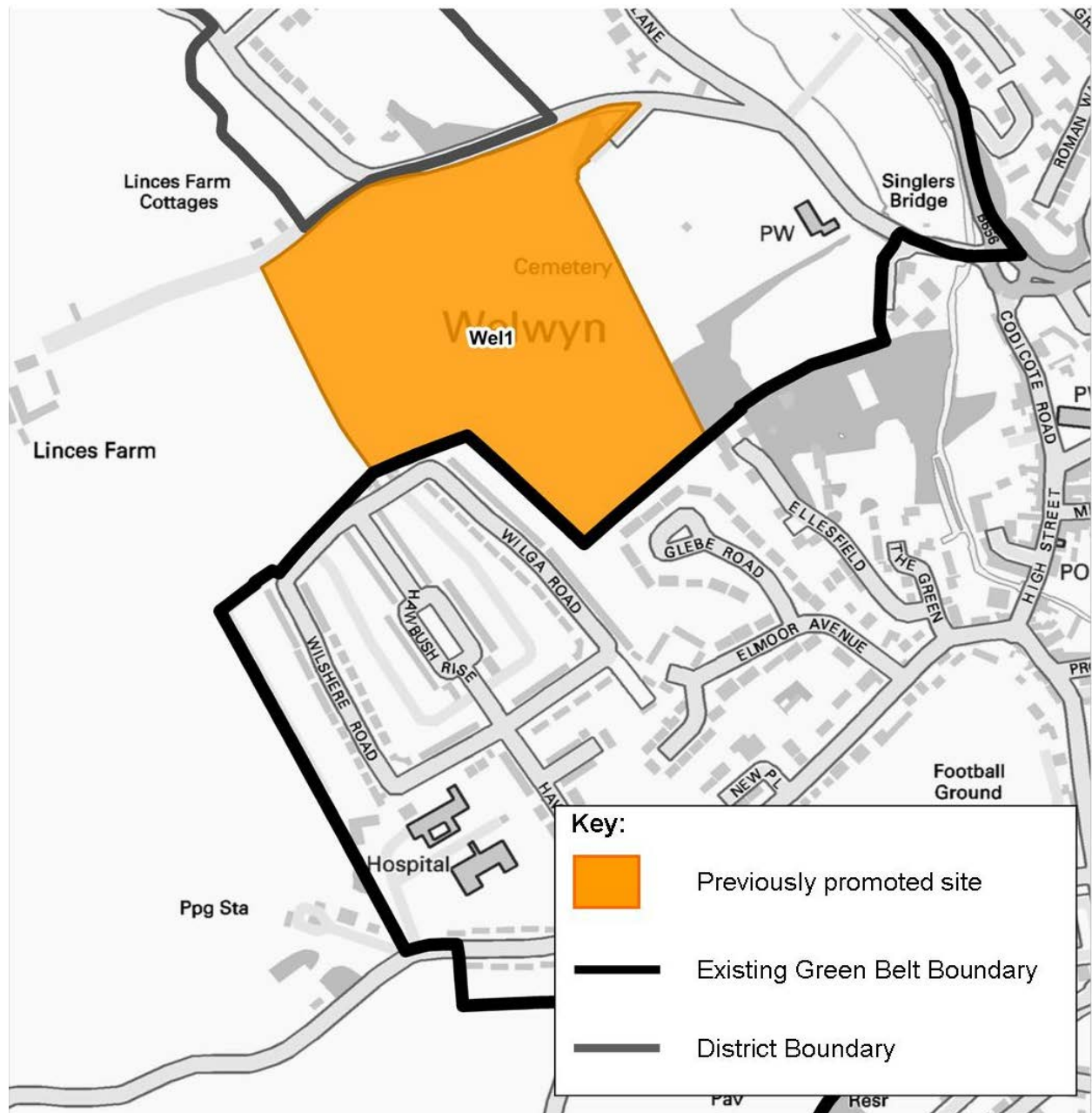


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Wel1 – Fulling Mill Lane (North), Welwyn

GREEN BELT SITE

Status of the site	Previously promoted site (boundary corrected)	Site promoter	Landowner and agent
Current land use	Agricultural	Size of site	8.9 ha
Proposed use	Residential	Notional capacity	220 dwellings (based on 25 dph)

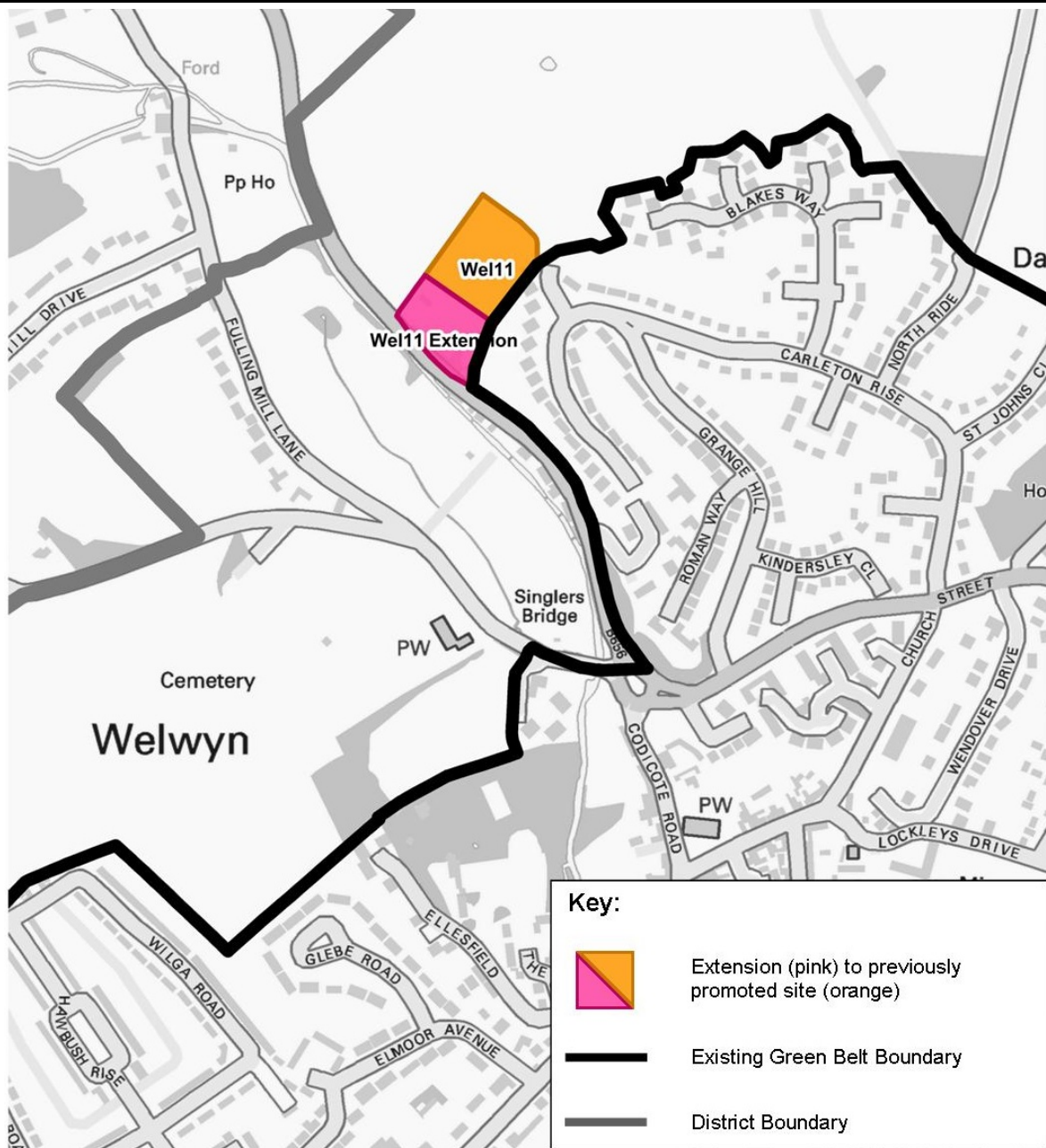


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Wel11 Extension – The Vineyards, Welwyn

GREEN BELT SITE

Site status	Extension to previously promoted site (Wel11)	Site promoter	Landowners & agent
Current use	Residential & Commercial	Size of site	Previous site: 1 ha Extension: 0.5 ha Total: 1.2 ha
Proposed use	Residential	Notional capacity	50 dwellings (based on 1.2 ha @ 40 dph)

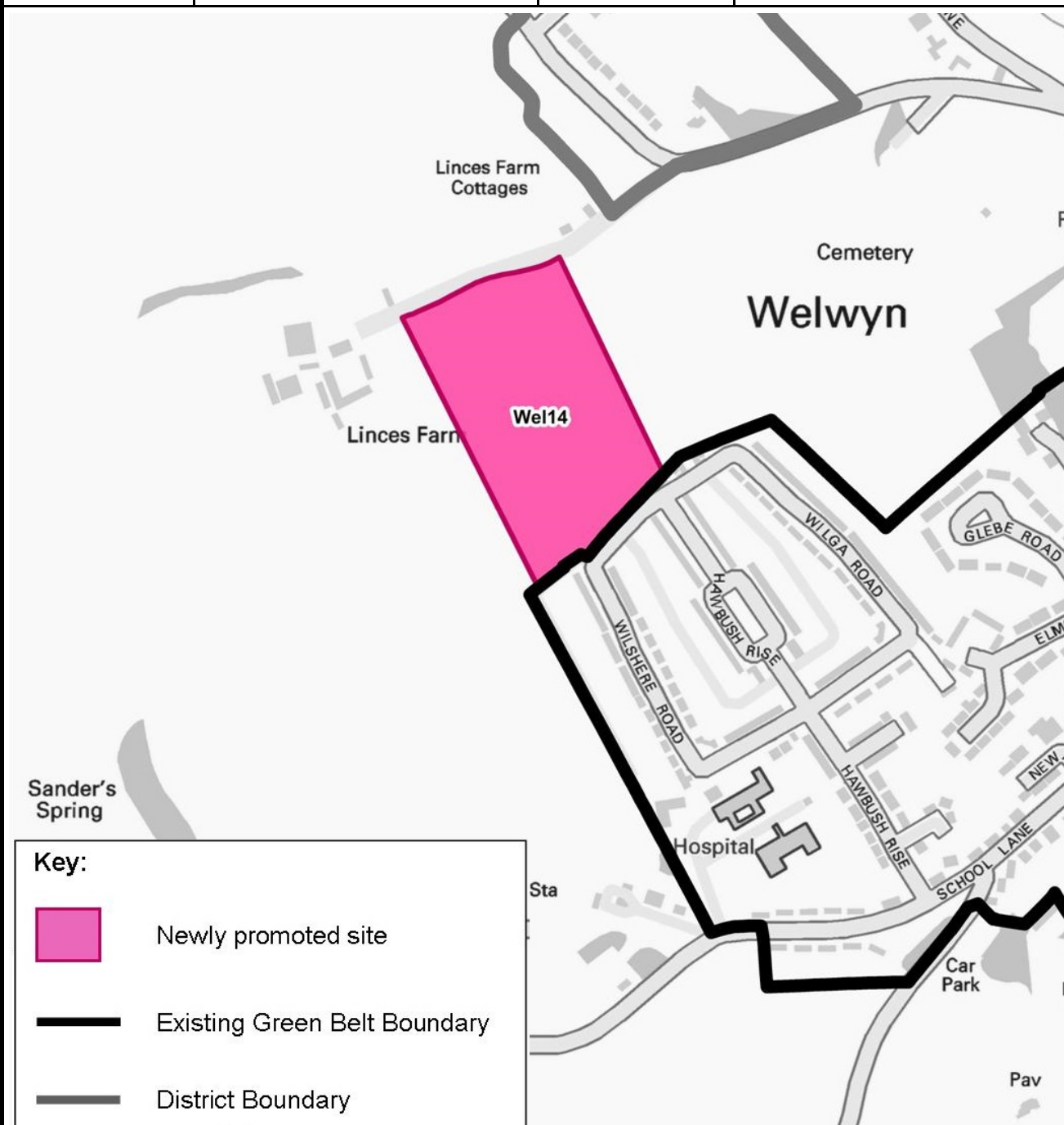


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Wel14 – Linces Farm, Welwyn

GREEN BELT SITE

Site status	Newly promoted site	Site promoter	Landowners & agent
Current use	Agricultural	Size of site	3.9 ha
Proposed use	Residential	Notional capacity	120 dwellings (based on 30 dph)

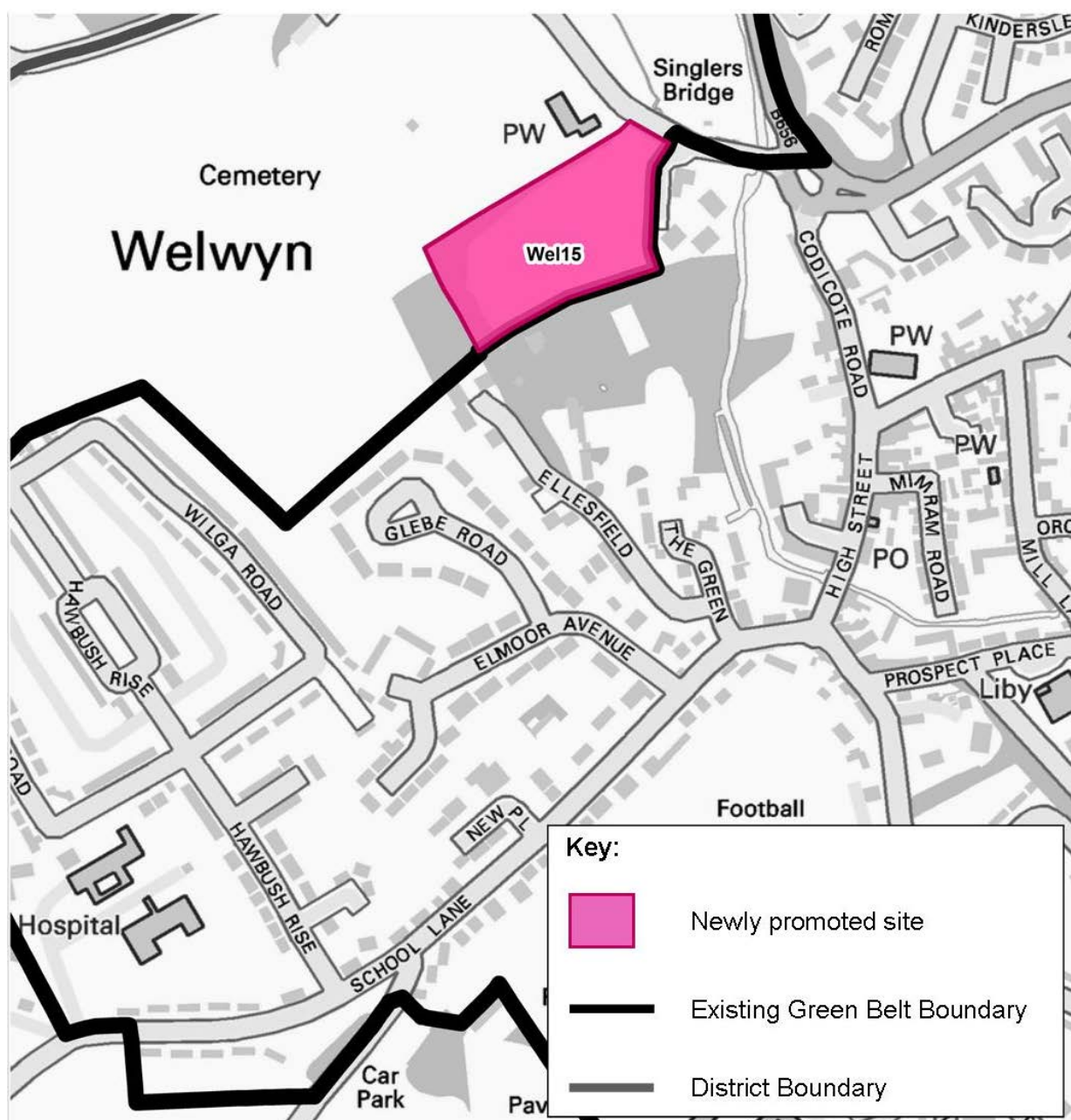


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Wel15 – Fulling Mill Lane (South), Welwyn

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowners and agent
Current land use	Meadow	Size of site	1.5 ha
Proposed use	Residential	Notional capacity	60 dwellings (based on 40 dph)

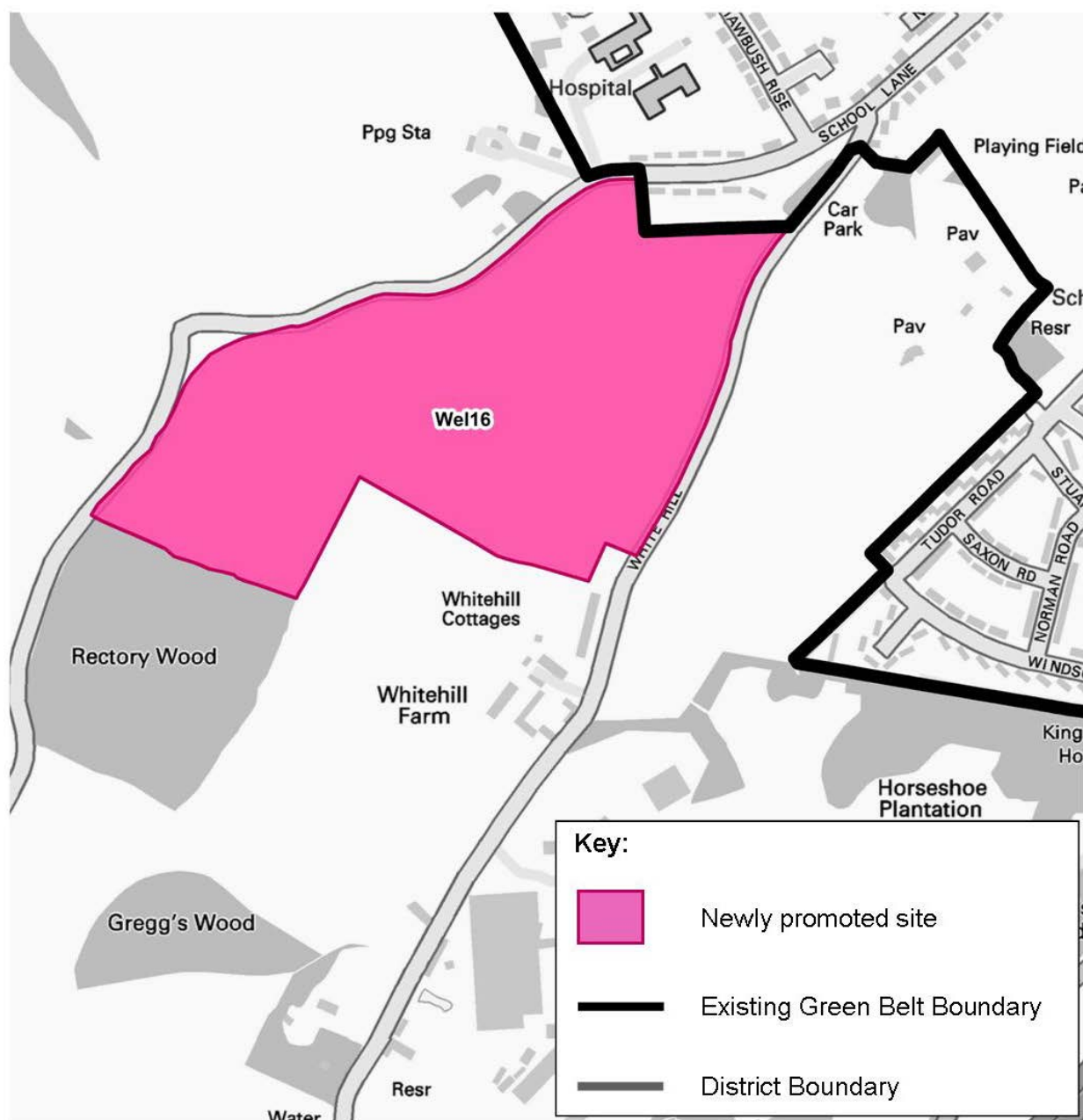


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Wel16 – South of School Lane, Welwyn

GREEN BELT SITE

Status of the site	Newly promoted site	Site promoter	Landowner and agent
Current land use	Agricultural	Size of site	7.6 ha
Proposed use	Residential	Notional capacity	190 dwellings (based on 25 dph)



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WGC9 – Warrengate Farm, Berricot Green, Welwyn Garden City

GREEN BELT SITE			
Site status	Newly promoted site	Site promoter	Landowners & agent
Current use	Commercial, residential	Size of site	1.7 ha
Proposed use	Residential	Notional capacity	70 dwellings (based on 40 dph)

The map shows the WGC9 site, a newly promoted site, highlighted in pink. It is located near Warrengate Farm and Berricot Green. The site is bounded by Money Lane to the north and a thick black line representing the Existing Green Belt Boundary to the south. The map also shows the District Boundary, which runs diagonally across the area. Other features include South Lodge, The Cottage, and the Panshanger Aerodrome. A residential area with streets like Chelveston, Lysander Way, Oakington, Mitchford, Shackleton Way, Eysdon, Somersham, Halifax Way, Mendlesham, and Stirling Way is shown to the south. Money Lane Park is located at the bottom left of the map.

Key:

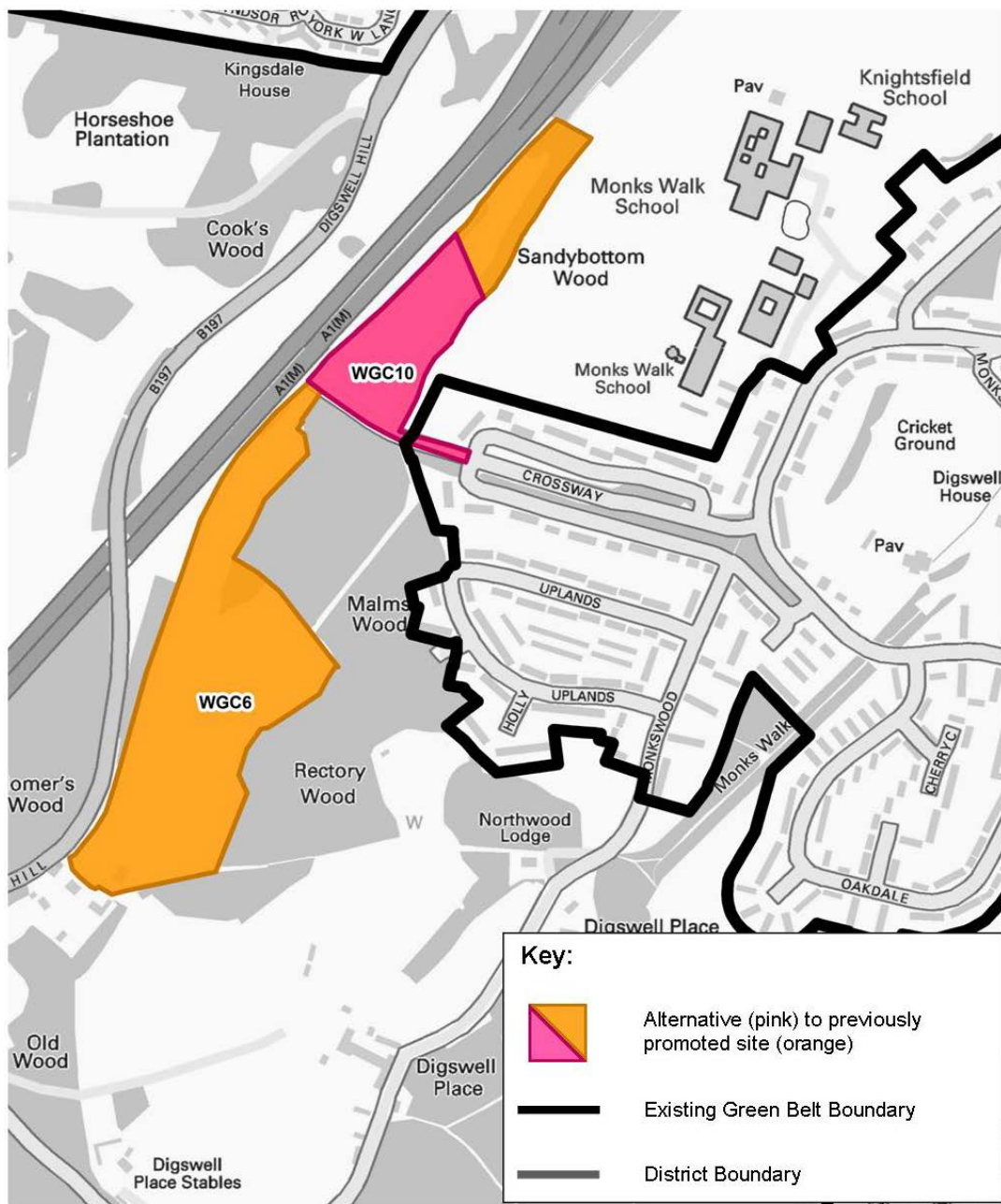
- Newly promoted site
- Existing Green Belt Boundary
- District Boundary

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WGC10 – 62 The Crossway, Welwyn Garden City

GREEN BELT SITE

Site status	Alternative to previously promoted site (WGC6)	Site promoter	Landowners
Current use	Equestrian & Residential	Size of site	1.2 ha (1.5 ha incl. road access)
Proposed use	Residential	Notional capacity	50 dwellings (based on 1.2 ha @ 40 dph)



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No95 – Land at Sopers Road Industrial Estate, Cuffley

URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Landowners & agent
Current land use	Employment area/Industrial	Size of site	1.8 ha
Proposed use	Residential	Notional capacity	69 dwellings (based on 38 dph – SHLAA 1 scenario 1A)

Key:

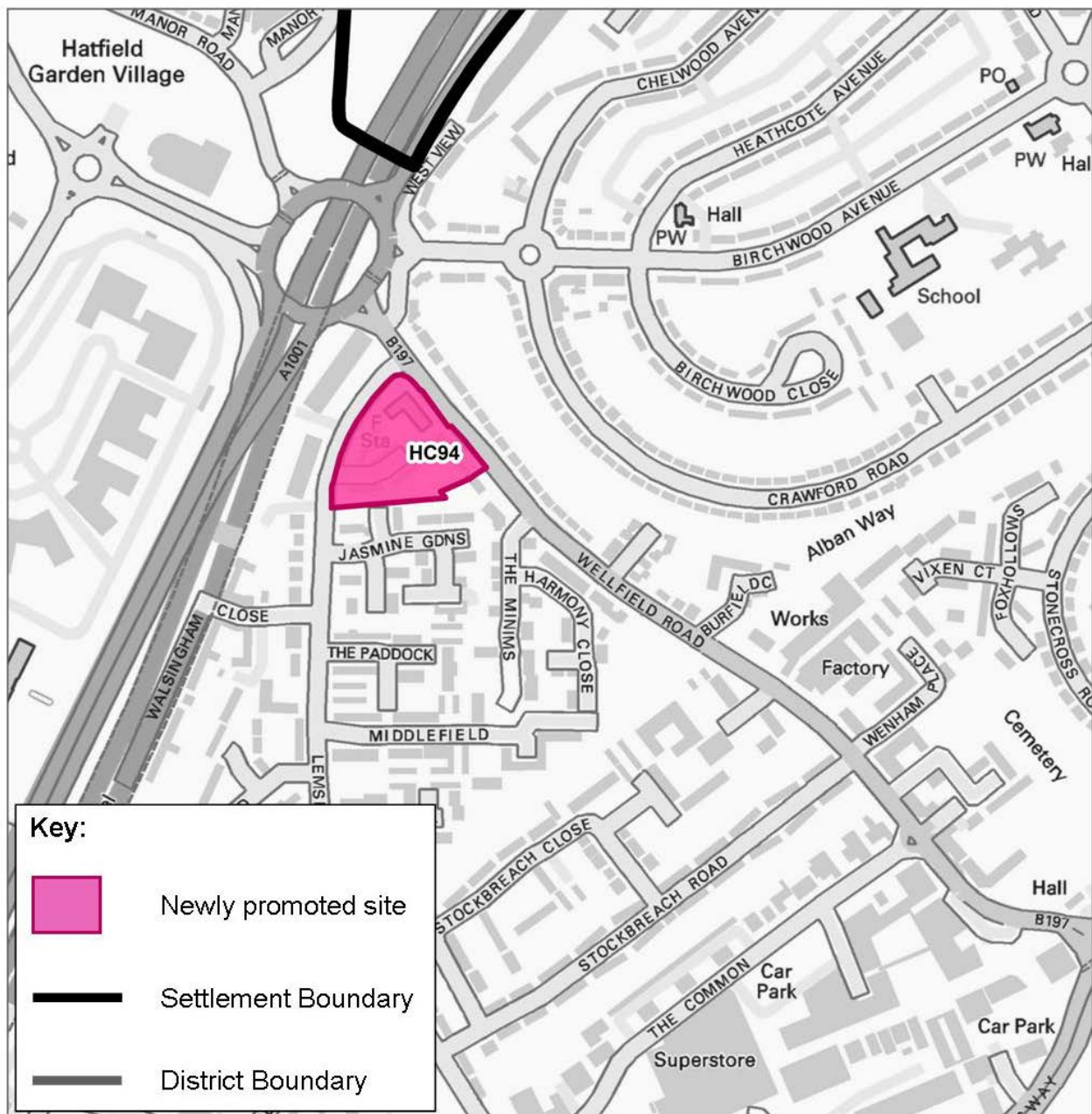
- Newly promoted site
- Settlement Boundary
- District Boundary

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HC94 – Hatfield Fire Station, Hatfield

URBAN SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Fire station	Size of site	0.96 ha
Proposed use	Residential	Notional capacity	52 dwellings (based on 70 dph - SHLAA 1 scenario 6B and demolition of 15 units)

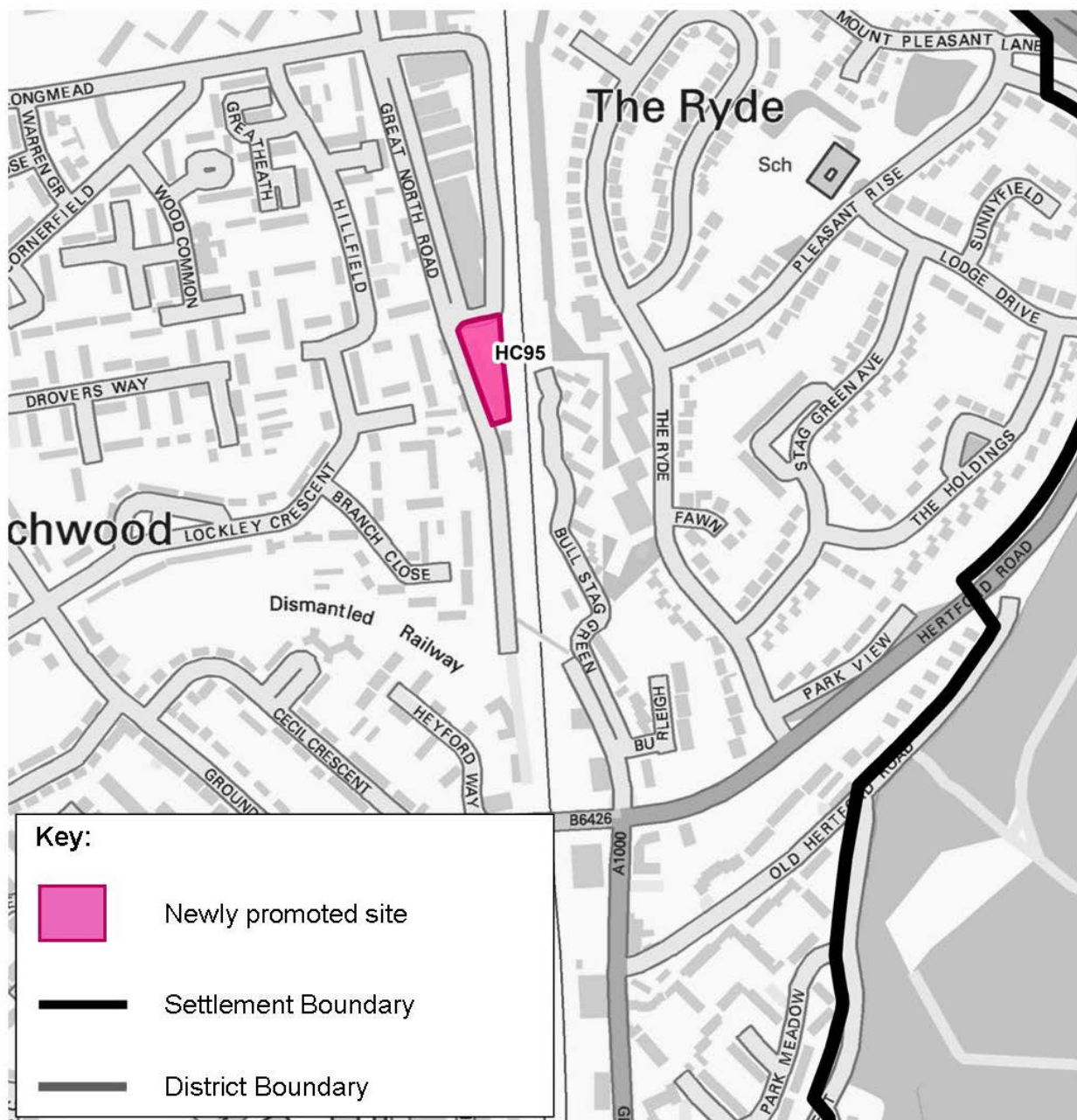


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HC95 – Morgan Smith Electronics, 126 Great North Road, Hatfield

URBAN SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Commercial	Size of site	0.25 ha
Proposed use	Residential	Notional capacity	17 dwellings (based on 70 dph - SHLAA 1 scenario 6B)



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HE80 – Onslow St Audrey's School, Howe Dell, Hatfield

URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Developer
Current land use	Education / playing fields	Size of site	1.88 ha
Proposed use	Residential	Notional capacity	71 dwellings (based on 38 dph – SHLAA1 scenario 3A)

Key:

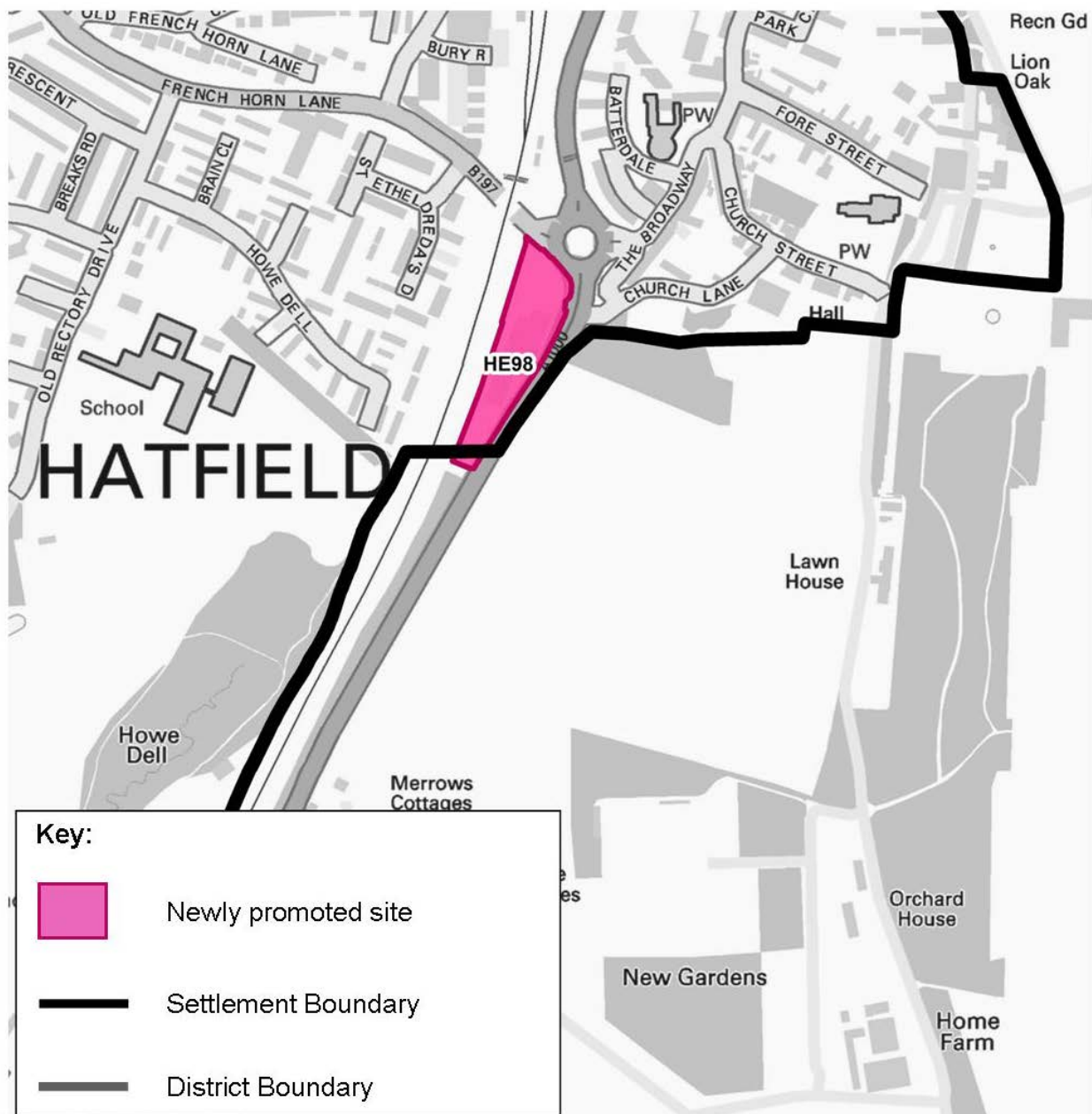
- Newly promoted site
- Settlement Boundary
- District Boundary

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HE98 – Citroen Garage, Great North Road, Hatfield

URBAN SITE ([PART GREEN BELT])

Status of the site	Newly promoted site	Site promoter	Landowner & agent
Current land use	Commercial	Size of site	0.75 ha
Proposed use	Residential/mixed use	Notional capacity	53 dwellings (based on 70 dph – SHLAA 1 scenario 6B)



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HS91 – Land off Filbert Close, Hatfield

URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Open space	Size of site	0.95 ha
Proposed use	Residential	Notional capacity	48 dwellings (based on 52.5 dph – SHLAA 1 scenario 7B)

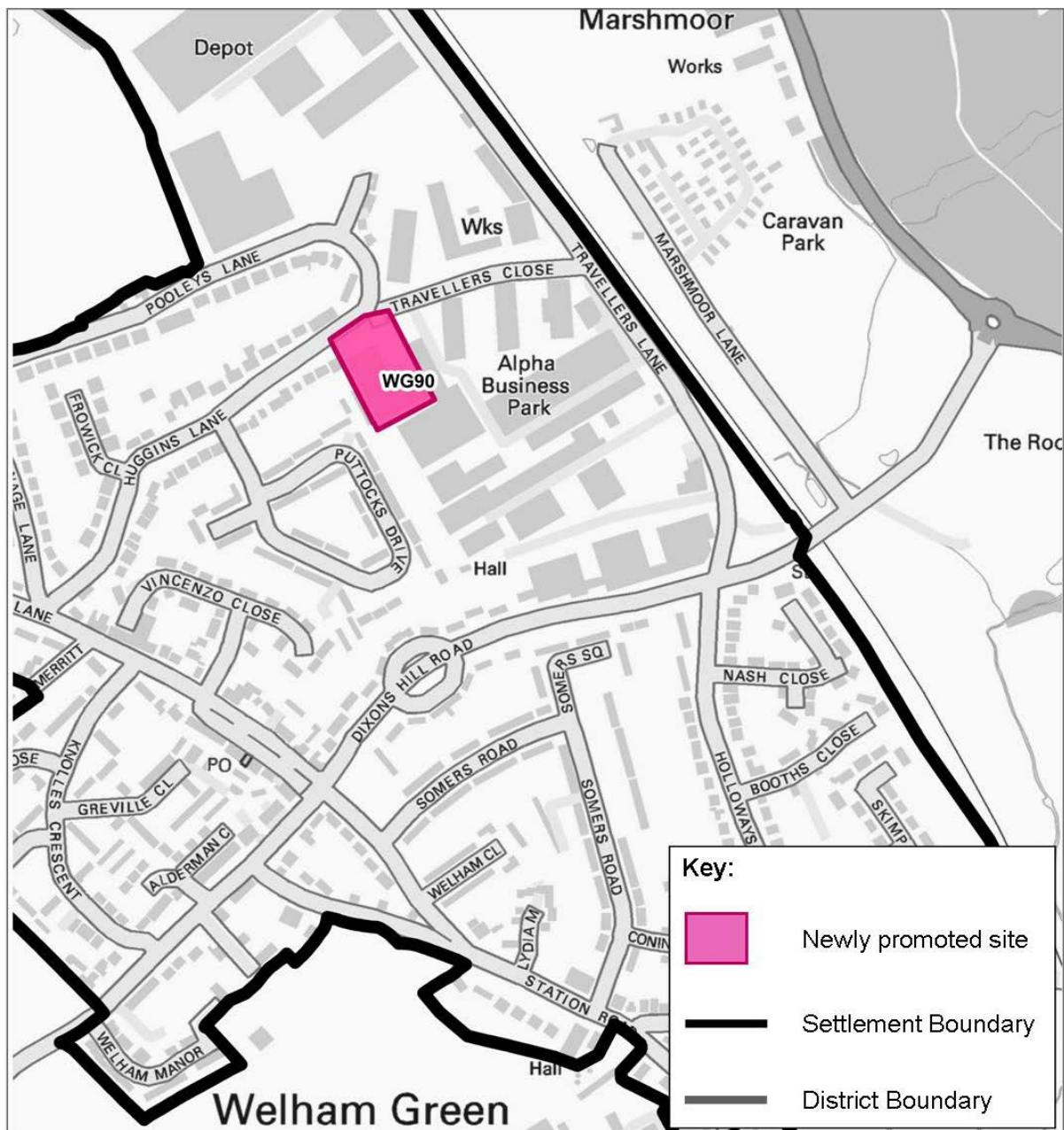
The map shows the HS91 site, a pink-shaded area, located off Filbert Close. To the west of the site is a large area labeled 'Bullen's Green'. To the east is a 'Recreation Ground'. The map includes several streets: Tudor Close, Gorse Close, Hazel Grove, Newstead Lane, Willow Way, Bishops Rise, Grove Lea, The Wades, Ash Dr, Garden Avenue, Bradshaws, Furzen Crescent, Shallcross Cres, Robins Way, Redhall Drive, Redhall Cl, Coppice C, Bishops Rise, Comet Way, and Filbert Close. A thick black line represents the 'Settlement Boundary', and a thinner grey line represents the 'District Boundary'. A key in the bottom right corner explains these symbols. The map also shows 'Junction 2' on the A1(M) and 'A1001'.

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WG90 – Unit 3, Travellers Close, Welham Green

URBAN SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Commercial	Size of site	0.6 ha
Proposed use	Residential	Notional capacity	23 dwellings (based on 38 dph – SHLAA 1 scenario 1A)

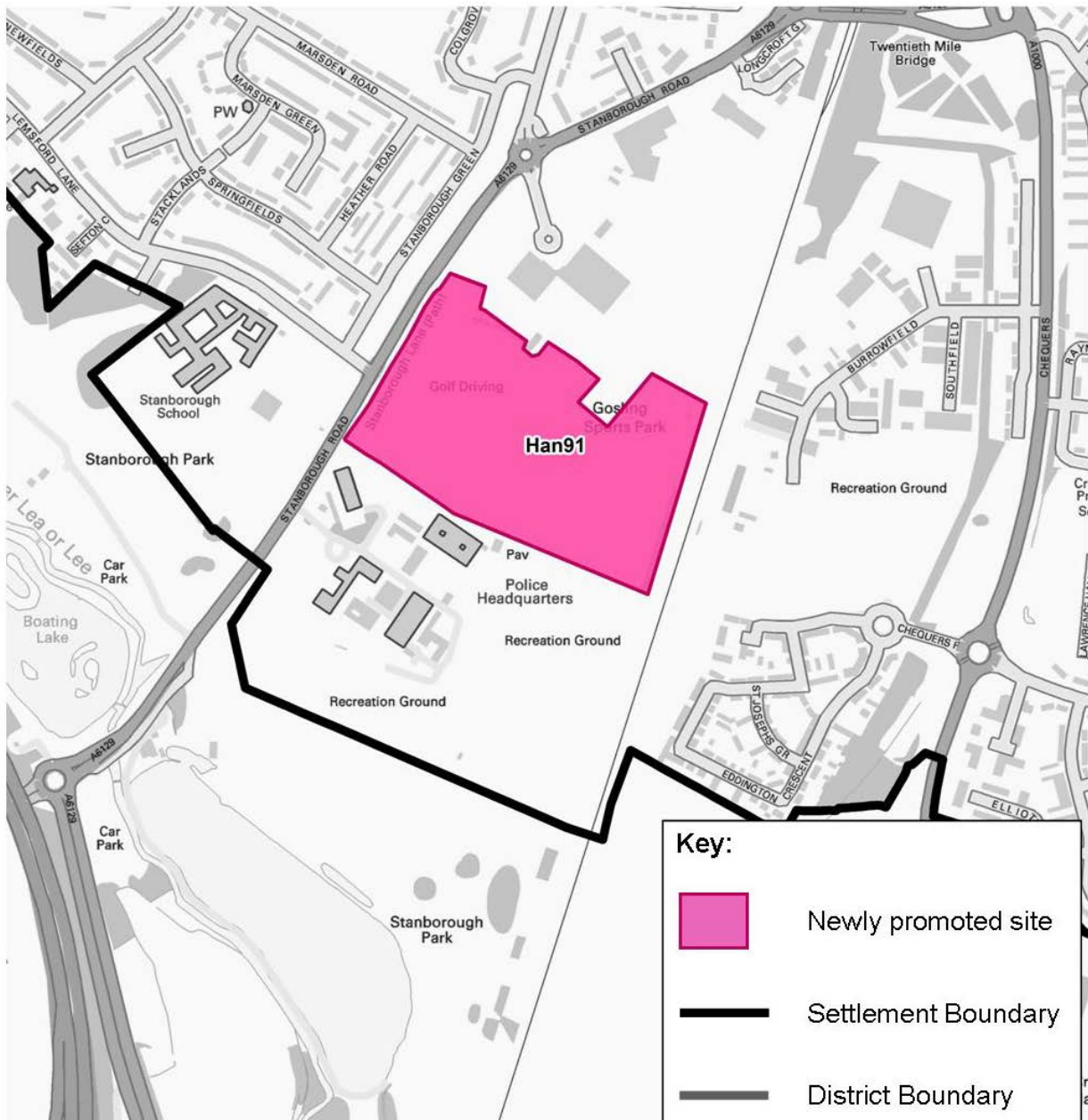


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Han91 – Land at Gosling Sports Centre, Welwyn Garden City

URBAN SITE

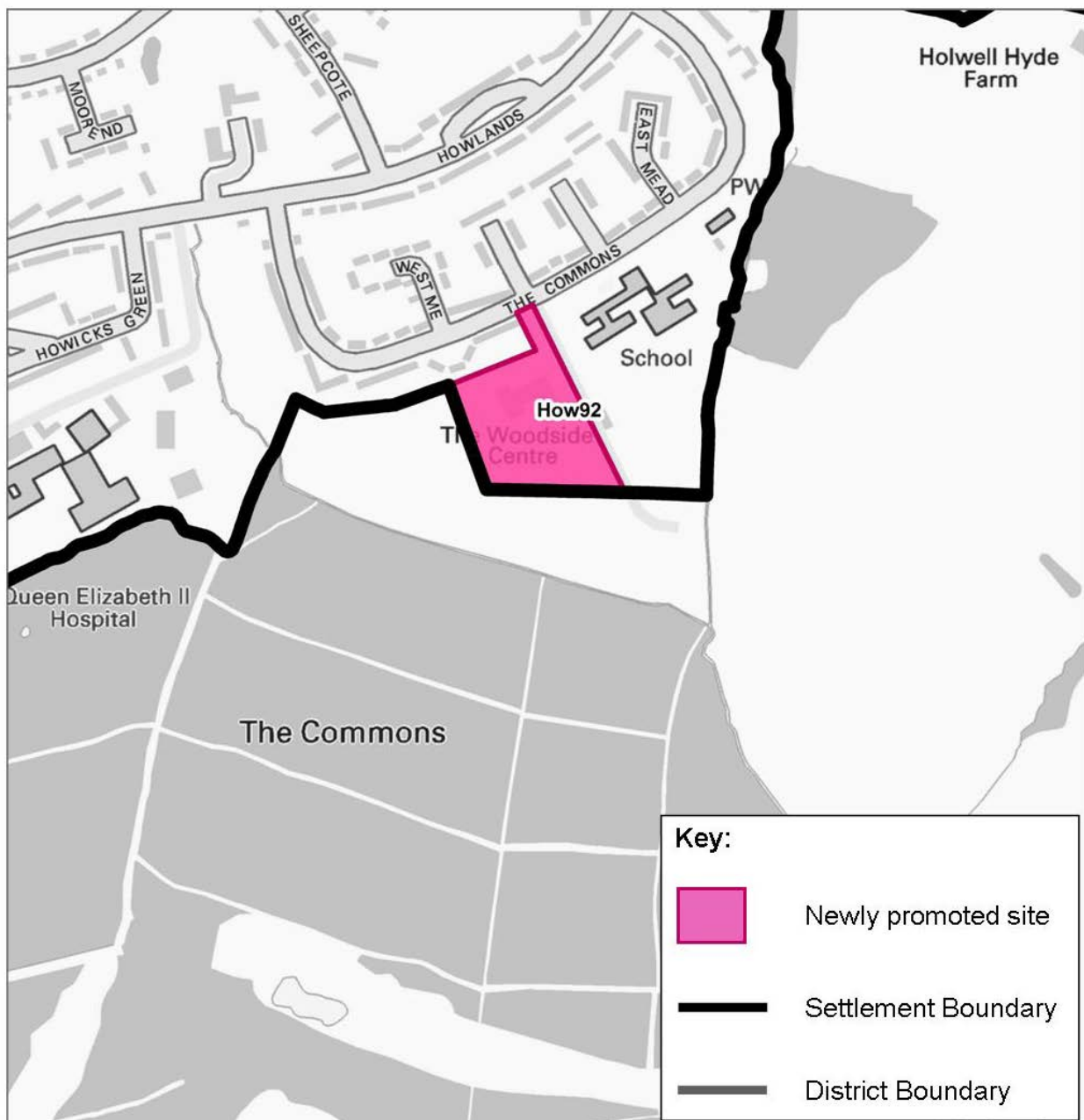
Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Leisure	Size of site	10.01 ha
Proposed use	Residential	Notional capacity	340 dwellings (based on 33.5 dph - SHLAA 7a methodology)



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How92 – Woodside Centre, Welwyn Garden City

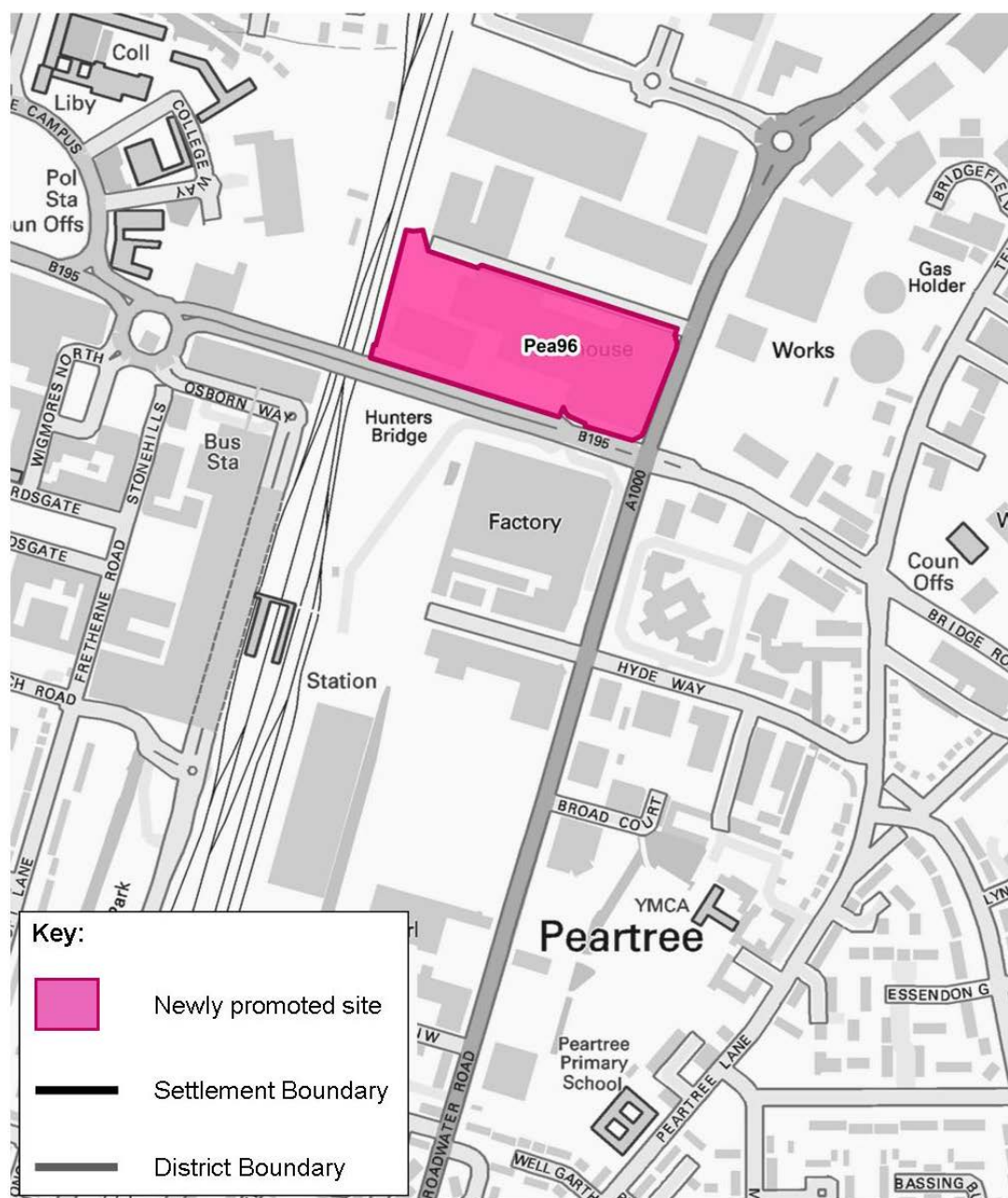
URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Community/business and Urban Open Land	Size of site	0.48 ha excluding area of UOL 1.33 ha gross including UOL
Proposed use	Residential	Notional capacity	18 dwellings excluding UOL 50 dwellings including UOL (both based on 38 dph - SHLAA 1 scenario 2A)



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Pea96 – Argos site, Bessemer Road, Welwyn Garden City

URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Landowner & agent
Current land use	Commercial	Size of site	3.05 ha
Proposed use	Mixed use (residential and commercial)	Notional capacity	265 dwellings plus commercial (based on 87 dph - benchmarked against Spenhill application)



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Pea97 – Norton site, Bridge Road East, Welwyn Garden City

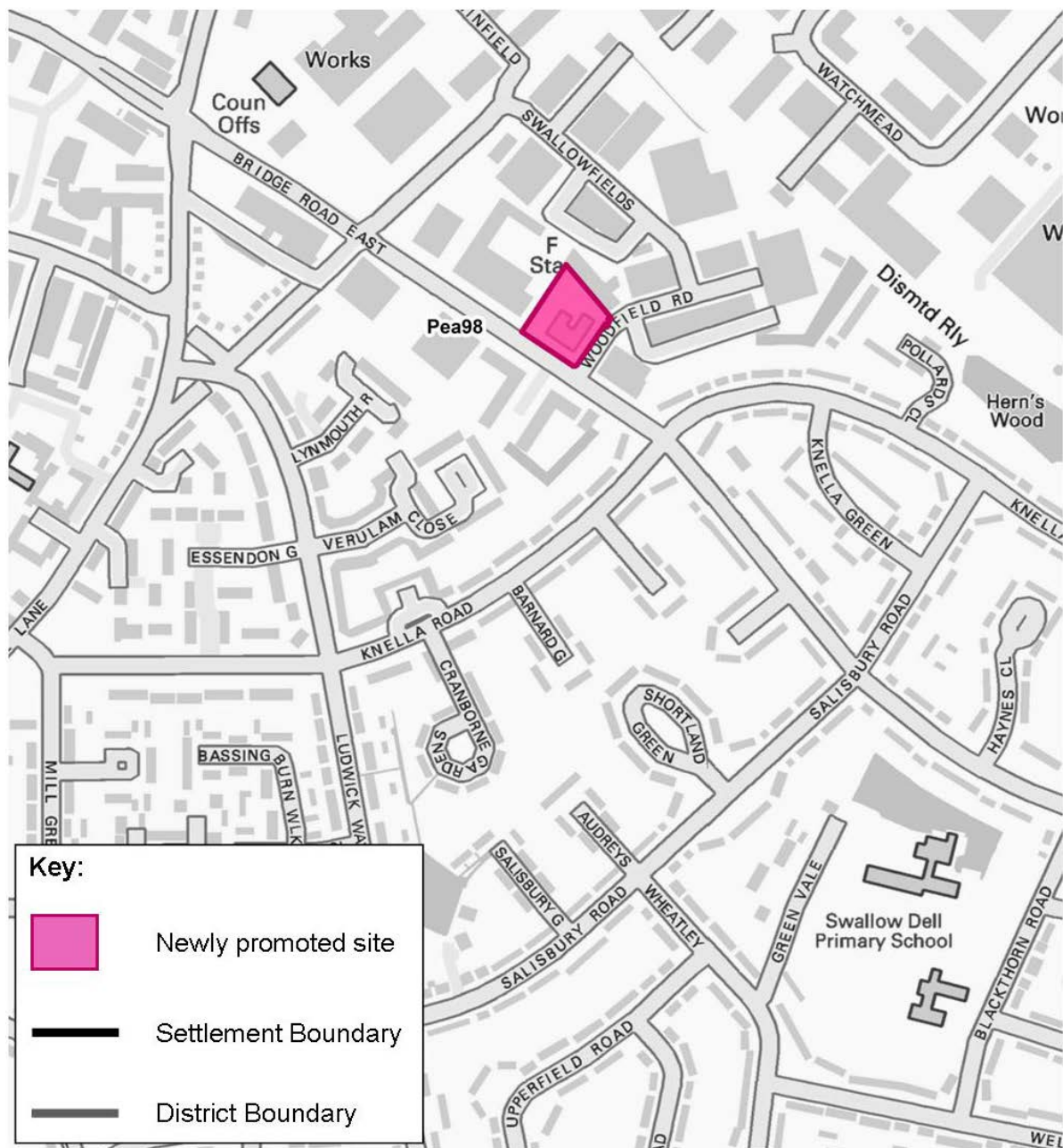
URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Landowner & agent
Current land use	Commercial	Size of site	2.38 ha
Proposed use	Residential	Notional capacity	143 dwellings (based on 60 dph - SHLAA 1 scenario 3B)

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Pea98 – Welwyn Garden City Fire Station, Welwyn Garden City

URBAN SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Fire station	Size of site	0.37 ha
Proposed use	Residential	Notional capacity	23 dwellings (based on 61 dph - SHLAA 1 scenario 1B)



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Sh91 – 15 Digswell Park Road, Welwyn Garden City

URBAN SITE			
Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Residential	Size of site	0.41 ha
Proposed use	Residential	Notional capacity	11 dwellings (based on 30 dph – SHLAA 1 scenario 6A and demolition of 1 unit)

Key:

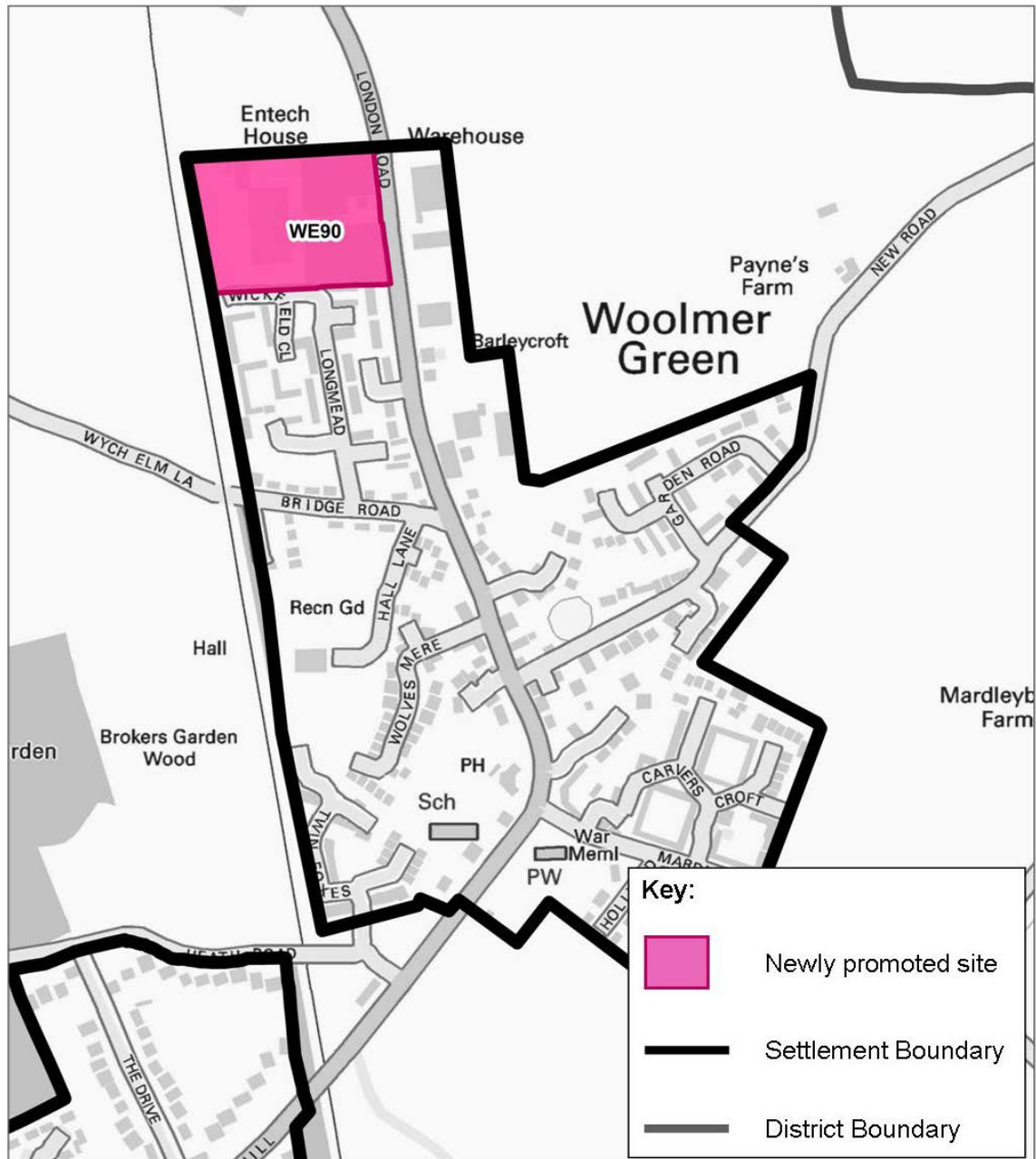
- Newly promoted site
- Settlement Boundary
- District Boundary

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WE90 – Entech House, London Road, Woolmer Green

URBAN SITE

Status of the site	Newly promoted site	Site promoter	Landowner
Current land use	Commercial	Size of site	2.06 ha
Proposed use	Residential/mixed use	Notional capacity	82 dwellings (based on 40 dph)



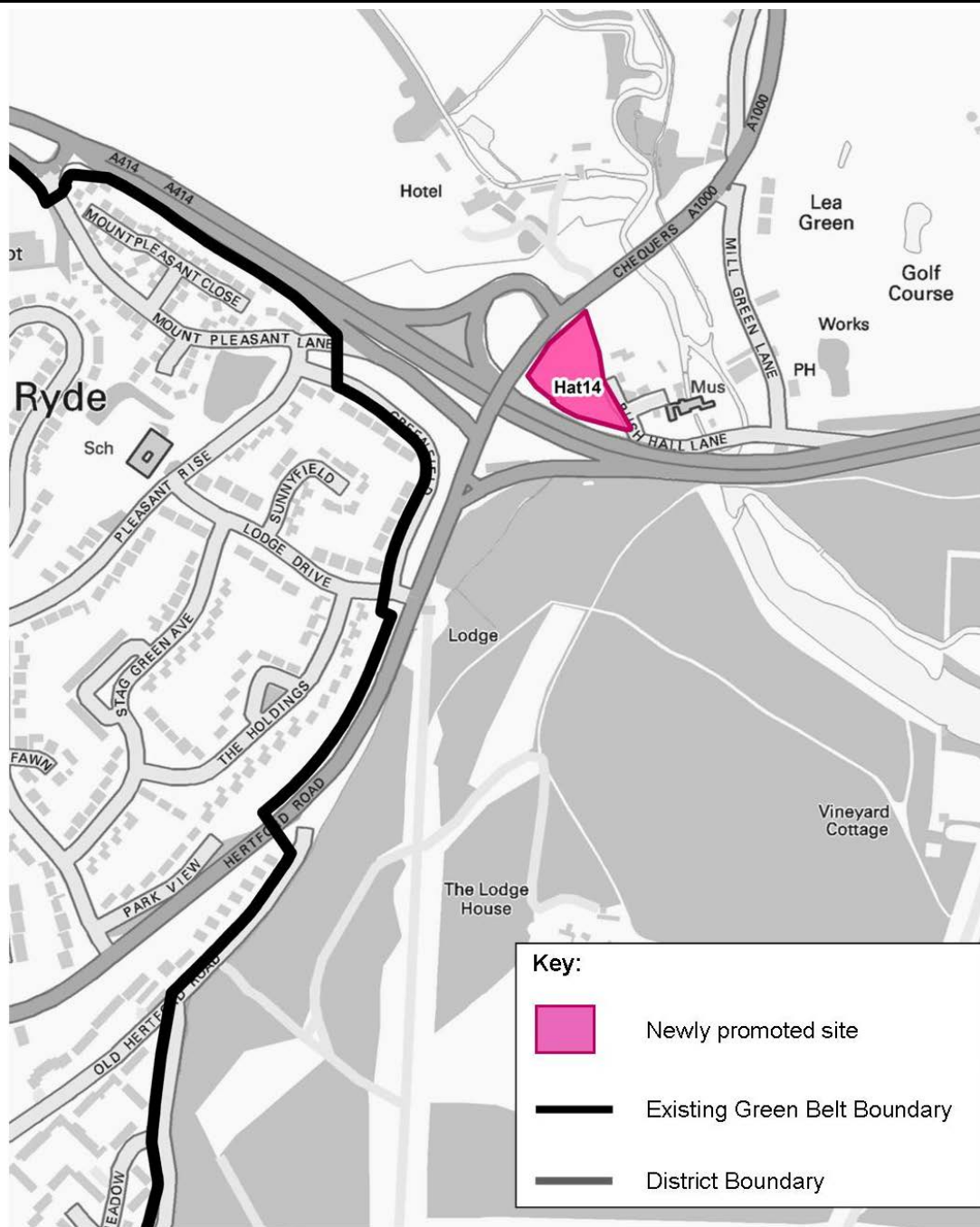
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Appendix C Withdrawn sites

Hat 14 – Three cornered field, Mill Green

GREEN BELT SITE

Site status	Withdrawn. Now promoted as part of a collection of sites within Mill Green (Hat14, 16, 17 and 18). See Appendix A.	Site promoter	Landowners
Current use	Grazing pasture	Size of site	0.57 ha
Proposed use	Residential	Notional capacity	25 dwellings (based on 40 dph)

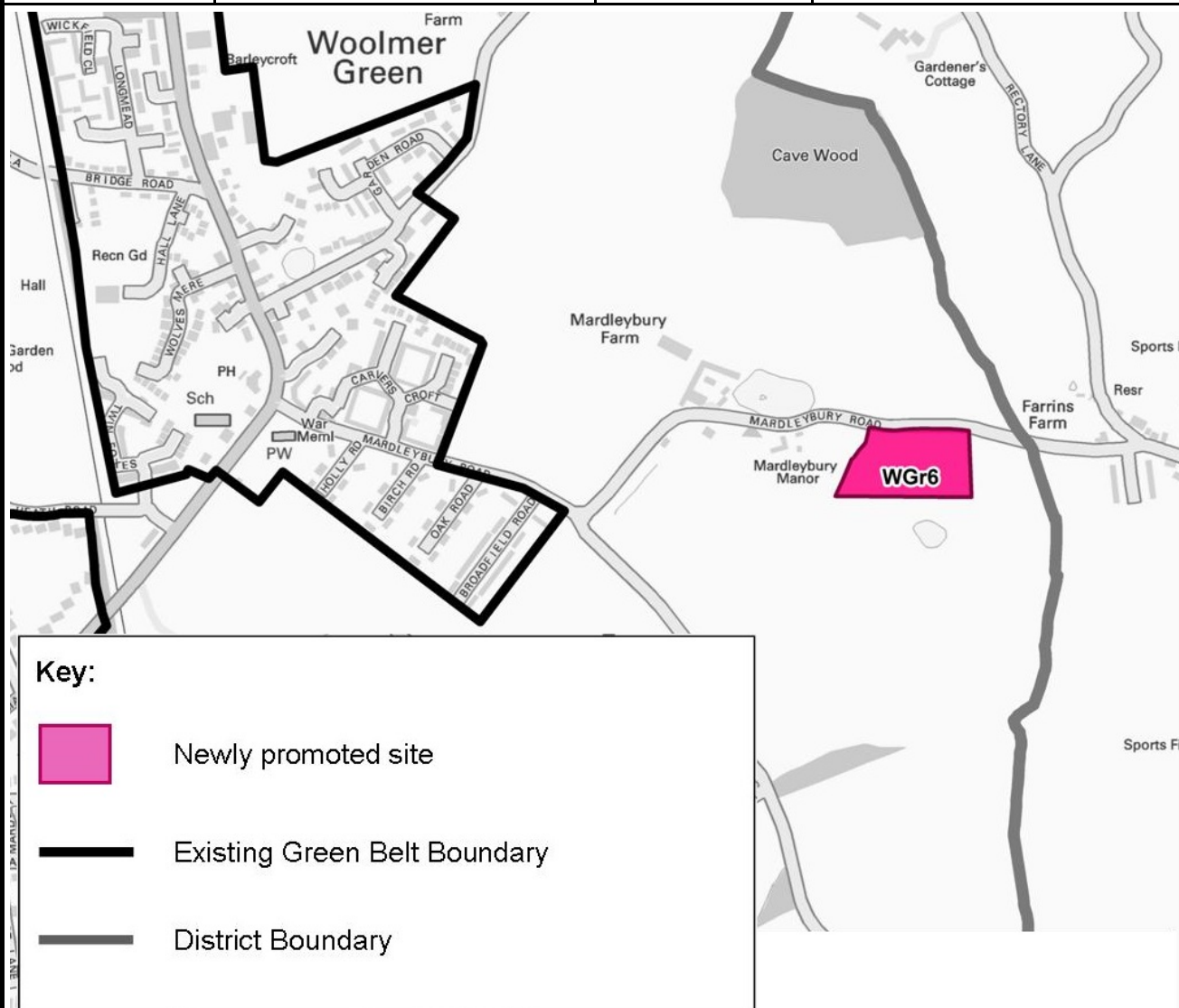


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WGr6 – Mardlebury Manor, Woolmer Green

GREEN BELT SITE

Site status	Withdrawn	Site promoter	Landowner & agent
Current use	Grassland	Size of site	1.2 ha
Proposed use	Residential	Notional capacity	50 dwellings (based on 40 dph gross)



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WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING AND PLANNING PANEL – 24 SEPTEMBER 2015
REPORT OF THE DIRECTOR (GOVERNANCE)

LOCAL DEVELOPMENT SCHEME (LDS) FOR WELWYN HATFIELD LOCAL PLAN

1 Executive Summary

- 1.1 This report proposes a revised Local Development Scheme (LDS) timetable for the preparation of the Welwyn Hatfield Local Plan. The LDS is the Council's official timetable for the preparation and adoption of the Local Plan and other planning documents for the borough.
- 1.2 The revised timetable reflects the amount of time it will take to analyse nearly 6,000 representations to the draft consultation which took place in January-March 2015 and 60 new or amended sites that have been promoted for development. It also responds to a threat by the Government to intervene where councils have not prepared a local plan by early 2017.

2 Recommendation(s)

- 2.1 That CHPP agrees the revised LDS and recommends that it be adopted by Cabinet on 6 October 2015.

3 Link to Corporate Priorities

- 3.1 Business Plan Priority 3 (Meeting the Borough's Housing Needs) sets out that the Council will publish a new Local Plan to ensure a robust and agreed blueprint for future housing and other growth needs in the borough.

4 Financial Implications

- 4.1 There are no financial implications associated with the preparation and adoption of a revised LDS.
- 4.2 The cost of preparing the Local Plan is anticipated within the Planning Policy budget for 2014/15 and 2015/16. A one-off growth bid of £120,000 has been agreed in the existing budget for 2016/17 to cover the cost of public examination.

5 Legal Implications

- 5.1 Section 15 of the Planning & Compulsory Purchase Act 2014 as amended by Section 111 of the Localism Act 2011 and Section 34 of the Town & Country Planning (Local Planning) (England) Regulations 2012 set out a requirement for councils to produce a LDS for the preparation and adoption of their Local Plan and other planning documents.

6 Climate Change Implications

- 6.1 There are no climate change implications associated with the preparation and adoption of a revised LDS.

7 Risk Management Implications

- 7.1 Once the Local Plan or other planning document has been submitted to the Government for independent inspection, one of the legal tests of whether it is sound is whether or not it has been prepared in accordance with the LDS.
- 7.2 The Government has indicated that it will intervene where local authorities have failed to produce a local plan by early 2017. The proposed LDS timetable will result in a finalised plan by late 2016 and an adopted plan by mid 2017. It is considered highly unlikely that the Government would intervene where a plan has been submitted and is progressing towards public examination before early 2017.
- 7.3 A Risk Assessment relating to the Local Plan timetable is set out in the LDS.

8 Policy Implications

- 8.1 The LDS is not a planning policy document in itself, but does set out a timetable for preparing and adopting the Local Plan and other planning documents.
- 8.2 The preparation and adoption of a new Local Plan and other planning documents will replace existing planning policies in the adopted District Plan and will establish new policies to be used to determine planning applications. It should also be noted that emerging policies gain weight as they progress through the Local Plan process. This means that the Council will be able to treat emerging policies as a material consideration in the determination of planning applications, with the degree of weight dependent on the status of the Local Plan and the relevance of that policy to the issue in hand.

9 Background

- 9.1 Since the first LDS was prepared in 2005 there have been a number of changes to the planning system and decisions by the Council in light of consultation responses which have resulted in changes to the Local Plan timetable.

10 Explanation

- 10.1 The draft Local Plan was issued for public consultation in January-March 2015 and officers are currently analysing nearly 6,000 representations.
- 10.2 In July 2015 the Council advertised a deadline of 14 August 2015 for the receipt of any new site promotions, in order to have sufficient time to analyse them and decide whether to include them in the Proposed Submission Local Plan. As a result the Council has received a total of about 60 new/amended sites, in addition to those that had already been proposed prior to this round of public consultation.
- 10.3 The revised LDS timetable for progressing the Local Plan to submission, public examination and adoption is set out in Appendix A. It schedules Regulation 19 Proposed Submission for summer 2016, Submission in late 2016, Examination in early 2017, receipt of Inspector's Report in mid 2017 and Adoption in mid 2017.

- 10.4 The NPPF encourages councils to prepare plans with a fifteen year timeframe, so it is intended that the Local Plan will cover the period to 2032 to reflect its adoption date in mid 2017.
- 10.5 The revised timetable reflects the time that it will take officers to: analyse nearly 6,000 consultation responses to the draft plan; analyse about 60 new/amended sites; update evidence such as the Strategic Housing Market Assessment and Economy Study; receive evidence from third-party studies such as the Herts Water Project; engage in duty to co-operate meetings with adjoining authorities and others; liaise with Herts County Council and other transport bodies in respect of the A1(M), A414 and other roads; liaise with Herts County Council and other service providers in respect of schools and healthcare; liaise with statutory bodies and service providers in respect of utilities and other infrastructure; etc.
- 10.6 It also ensure that councillors of all parties can be involved in the Proposed Submission consultation process, rather than being restricted by election purdah for all-out borough elections (which starts on 24 March and lasts until 5 May).
- 10.7 For clarification, the next milestone in the LDS timetable is the preparation of a Regulation 19 Proposed Submission Local Plan. This is a version of the plan that the Council believes to be sound and intends to submit for independent examination. It will advocate the selected growth strategy for the borough, including urban sites that are favoured for development, sites that will be released from the green belt and allocated for development and planning policies that will be used to determine planning applications.
- 10.8 The purpose of publishing the Proposed Submission Local Plan is to seek final views before submitting it for public examination. These comments will be analysed by officers, who will then recommend that the Council should: (i) make no changes and submit the plan for independent examination; (ii) make minor changes and submit the plan for independent examination; or (iii) make substantial changes and re-issue the plan for further consultation.

11 Equalities and Diversity

- 11.1 There are no equalities or diversity implications associated with the revised LDS timetable.



Welwyn Hatfield Local Plan

Local Development Scheme

September 2015

Introduction

What is a Local Development Scheme?

A Local Development Scheme (LDS) provides information about the planning documents that will be prepared as part of the Welwyn Hatfield Local Plan. It explains:

- what documents have already been prepared and adopted
- what documents are currently being prepared
- what documents we intend to produce in the future
- the subject and geographical area of each document
- the timetable for preparing and adopting each document

The documents, which are also known as Development Plan Documents (DPDs), will set the planning policy framework for land use and development in the borough up to 2032.

For information, the first Local Development Scheme for the borough was published in 2005 and its timetable has been updated in August 2012 and June 2014.

It was originally the Council's intention to prepare a suite of separate documents, such as a Core Strategy containing strategic policies, a Site Allocations document, a Development Management policies document and individual Area Action Plans for large/complex sites.

We have now decided however that it will be easier and quicker to combine all of these strategic, site allocation and development management policies into a single document called a Local Plan.

The Council also has a number of Supplementary Planning Documents (SPDs) which provide further guidance on issues such as car parking, planning obligations and the development of large/complex sites. Although these do not form part of the Development Plan for the borough, they are part of the planning framework and can be used in the determination of planning applications.

Why do we need a Local Development Scheme?

It is important that the local community, businesses and others with an interest in the future planning of the borough are aware of the DPDs that we intend to produce and the timescale for their preparation, consultation and adoption.

Although consultations on the Local Plan will continue to be advertised and interested parties notified in accordance with the Council's adopted [Statement of Community Involvement](#), the LDS provides information about when consultations are likely to happen.

Will there be further revisions to the Local Development Scheme?

The LDS is reviewed annually as part of the preparation of the Annual Monitoring Report (AMR) which is published on the Council's website. Any changes to the programme will be published on the Council's website at www.welhat.gov.uk/amr.

Structure of the Document

This document is set out in 6 sections.

Section 2 sets out a short guide to the plan making system.

Section 3 provides information on the different types of documents that have already been prepared as part of the planning framework for the borough (previously called the Local Development Framework) as well as those that will be prepared in coming years.

Section 4 provides more detail about the preparation of the Welwyn Hatfield Local Plan, with an overview of resources and a timetable with key milestones.

Section 5 is the timetable, with key dates for consultation, submission, examination, receipt of inspector's report and adoption.

Section 6 provides a risk assessment to identify any risks and mitigation measures that might be needed to ensure that the preparation of the Local Plan DPD accords with the LDS timetable.

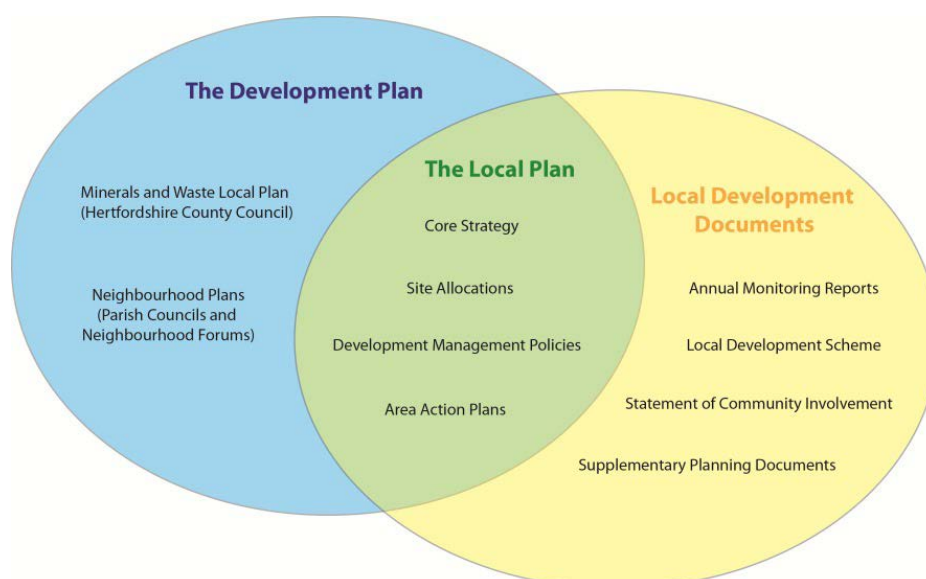
Section 2: Short Guide to Forward Planning

What is the Development Plan?

The Development Plan for a particular area consists of Development Plan Documents (DPDs) or Local Development Documents (LDDs) which manage land use and shape development.

It is a legal requirement to produce an up-to-date Local Plan and the Government has indicated that it will intervene where councils do not have one prepared by early 2017.

Figure 1 and the image below illustrates the types of document which form part of the Development Plan and how the responsibility for preparing the Development Plan is split between the three tiers of local government.



What is the role of Hertfordshire County Council in plan making?

Hertfordshire County Council is the planning authority responsible for producing the Minerals Local Plan and Waste Local Plan for the whole of Hertfordshire.

The County Council has prepared a Minerals and Waste Development Scheme to set out the programme for their preparation. Information about Minerals and Waste Planning can be found at <http://www.hertsdirect.org/services/envplan/plan/>.

What is the role of Welwyn Hatfield Borough Council in plan making?

Welwyn Hatfield Borough Council is the planning authority responsible for producing the Local Plan. The Council has decided that this will be a single document containing strategic policies, site allocations and development management policies covering topics such as housing, employment, retail, transport, infrastructure, utilities, the environment, climate change, community and leisure/recreation.

Once prepared, the Local Plan will provide the policy framework for the determination of planning applications through the Development Management system.

What is the role of Town and Parish Councils in Welwyn Hatfield in plan making?

New planning regulations introduced in 2012 mean that town and parish councils can produce a Neighbourhood Plan for their area which can identify where new development should be built. These plans can be adopted by Welwyn Hatfield and used to determine planning applications, although they must be in conformity with the Local Plan.

Neighbourhood plans are not compulsory however, and where they are not produced the Local Plan continues to form the basis for development management decisions.

Section 3: Planning Policy Framework

Existing position

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and states how these should be applied by local planning authorities and their communities. The Framework will be supported by National Planning Practice Guidance which is online guidance that offers commentary on how policies should be used and applied.

Adopted Welwyn Hatfield District 2005

The Welwyn Hatfield District Plan was adopted in April 2005. It provides a broad strategy for new development in the Borough and also sets out policies forming the basis for determining planning applications. The District Plan was automatically saved for three years after its adoption. This was extended after agreement by the Secretary of State and the District Plan [schedule of saved policies](#) continue to be part of the development plan. A number of policies were not saved because they duplicated government policy and were therefore not necessary. These are listed at [scheduled of not saved policies](#).

Emerging Welwyn Hatfield Local Plan

Work commenced on preparing the strategic policies of the Local Plan in 2005 culminating in consultation on an Emerging Core Strategy in 2012 and consultation on a draft Local Plan in 2015. This set out the long term vision and the strategic policies to address; new affordable housing jobs, shopping and leisure, community facilities, the environment, travel and infrastructure. The Core Strategy has been through the following stages and all the work from this will inform the production of the Local Plan. In addition the Council carried out consultation on options for sites for housing around Welwyn Garden City and Hatfield.

Preparation of the evidence base	2005 and on-going
Pre-Issues and Options consultation	2006 – 2009
Issues and Options consultation	March – May 2009
How Many New Homes? consultation	June – July 2011
Emerging Core Strategy consultation	November 2012 – January 2013
Local Plan consultation document	January – March 2015

Statement of Community Involvement (SCI)

The first SCI was adopted in January 2007 and updated in 2013 due to changes in the planning system. It was subject to public consultation from November 2012 to January 2013 and following further amendments was adopted on 3 December 2013. It sets out the publicity and consultation procedures for preparing the Local Plan and determining planning applications. It can be viewed at [Statement of Community Involvement](#).

Supplementary Planning Documents (SPDs)

SPDs are non-statutory documents which have been prepared in accordance with the adopted Welwyn Hatfield District Plan and emerging policies in the Core Strategy and provide detailed guidance in relation to policies and proposals in the development plan.

The Council has prepared the following SPDs since the first LDS was produced:

- Broadwater Road West SPD(December 2008)
- High View SPD (April 2011)
- Houses in Multiple Occupation SPD (February 2012)
- Planning Obligations SPD (February 2012)
- Welwyn Garden City North SPD (anticipated September 2015)

Neighbourhood Planning

New regulations in 2012 concerning neighbourhood planning make provision for Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build. To date only Northaw & Cuffley Parish Council are progressing such a plan. The Council is not responsible for their preparation and therefore no details can be included in the LDS.

Annual Monitoring Report

The Council publishes this document at the end of each year. The report monitors the effectiveness of planning policies and proposals, provides information for the emerging Local Plan and monitors the progress of the Local Plan. The current AMR can be viewed at <http://www.welhat.gov.uk/amr>.

Local Plan Evidence Base

A robust evidence base is needed to support the planning policies in the emerging Local Plan. This is published in the form of background documents. Further information on the evidence base prepared so far is available on <http://www.welhat.gov.uk/evidencebase>.

Future Local Plan Documents

This LDS sets out the programme for the production of the Welwyn Hatfield Local Plan. Our priorities are, building on the work already completed for the Core Strategy to progress and adopt in a single document. The Welwyn Hatfield Local Plan which will bring together strategic policies, site allocations and development management policies.

The current Proposals Map is part of the Welwyn Hatfield District Plan 2005. This will be replaced and amended through the Welwyn Hatfield Local Plan, and will be known as the "Policies Map".

A Sustainability Appraisal incorporating Strategic Environmental Assessment is a legal requirement for certain plans and proposals including the Local Plan and Neighbourhood Plans. Considerable work on this has already taken place to support the work already completed on the Emerging Core Strategy. The process of Sustainability Appraisal will continue through the progress of the Local Plan and associated documents as necessary.

We are not obliged to set out specific timescales for the preparation of further Supplementary Planning Documents or other documents in this LDS. We are however proposing to prepare the following documents in the next few years which will update existing guidance:

- Design SPD
- Parking Standards SPD
- Infrastructure Delivery Plan (IDP)
- Community infrastructure Levy (CIL) Charging Schedule

Section 4: Welwyn Hatfield Local Plan Project profiles

DPD title	Welwyn Hatfield Local Plan and Policies Map
Role and Subject	Sets out the vision, objectives and spatial development strategy for the borough to 2032. Includes strategic policies, specific strategic allocations and other site allocations and development management policies
Coverage	Borough wide
Status	Development Plan Document
Conformity	National Planning Policy Framework
Key public consultation	Core Strategy Issues and Options Paper March (May 2009) Core Strategy: Review of housing targets (May/June 2011) Emerging Core Strategy (Nov 2012 – Jan 2013) Regulation 18 Local Plan Consultation (Jan 2015 – Mar 2015)
Staff Management	Planning Policy and Implementation Manager Planning Policy team
Political Management	Executive Member for Planning, Housing and Community Cabinet Housing and Planning Panel, Cabinet and Full Council
Internal Resources	Planning Policy and Implementation Team Wide ranging input from other Council services
External Resources	Key stakeholders and service providers Consultants where relevant
Community & Stakeholder Involvement	In accordance with adopted Statement of Community Involvement
Timetable for Review	Annual Monitoring Report will assess effectiveness of Local Plan policies

Title	CIL Charging Schedule
Role and Subject	Community Infrastructure Levy (CIL) came into force in April 2010. It allows local authorities to raise funds from developers undertaking new building projects in their area. The money is used to fund a wide range of infrastructure that is needed as a result of new development in the area.
Coverage	Can be borough-wide or exclude areas where Section 106 contributions are a preferable way to deliver infrastructure and service needs
Status	Policy Document, part of Council's Local Development Framework
Conformity	Planning Act 2008, CIL Regulations, CIL statutory guidance and NPPF
Key Public Consultation	Consultation on Preliminary Draft CIL Charging Schedule (Summer 2016)
Staff Management	Planning Policy and Implementation Manager Planning Policy team
Political Management	Executive Member for Planning, Housing and Community Cabinet Housing and Planning Panel, Cabinet and Full Council
Internal Resources	Implementation Team Wide ranging input from other Council services
External resources	Key stakeholders and service providers Consultants where relevant
Community & Stakeholder Involvement	In accordance with adopted Statement of Community Involvement
Timetable for review	Once adopted the CIL Charging Schedule will be reviewed every 3-5 years or in response to a change in market conditions

Section 5: Timetable

	Welwyn Hatfield Local Plan	CIL Charging Schedule
Q1 January-March 2015	Regulation 18 draft consultation	
Q2 April-June 2015	Review representations	
Q3 July-September 2015	Review representations	
Q4 October-December 2015	Complete evidence, site assessments and duty to co-operate work	
Q1 January-March 2016	Complete evidence, site assessments and duty to co-operate work	Complete viability evidence
Q2 April-June 2016	Officers to draft Proposed Submission	Officers to draft Preliminary Draft Schedule
Q3 July-September 2016	Regulation 19 Proposed Submission consultation	Preliminary Draft Schedule for consultation
Q4 October-December 2016	Review representations Submission	Review representations
Q1 January-March 2017	Examination	Officers to draft Final Schedule
Q2 April-June 2017	Receipt of Inspector's Report	Submission (if Local Plan is sound)
Q3 July-September 2017	Adoption	Examination
Q4 October-December 2017		Receipt of Inspector's Report
Q1 January-March 2018		Adoption

Please note that once the Local Plan is submitted to the Government, it is a matter for the Planning Inspector to establish a timetable for its examination and the publication of the Inspector's Report.

Section 6: Risk Assessment

It is important to identify any risk and measures to reduce risks to ensure that the timetable is adhered to.

Risk	Risk consequence	Severity 1-5	Likelihood 1-5	Risk Rating L, M, H	Revised Controls (to reduce risk)
Delay to the preparation of technical evidence or if partners/infrastructure providers are unable to provide information in time	Delay to production of the Local Plan document and impact on five year housing land supply	4	3	M	Good implementation of project management procedures. Council and team prioritisation of Local Plan work. Seek agreement with partners and infrastructure providers on requirements for their commitments.
Council fail to agree Local Plan for consultation / submission / adoption	Delay to production of the Local Plan, loss of reputation, impact on five year housing land supply and risk of planning by appeal	5	1	M	Ensuring Member agreement throughout the preparation process
Local Plan found unsound at examination	Delay to the adoption of Local Plan, no up-to-date planning policy framework for the borough, impact on five year housing land supply and risk of planning by appeal	5	1	M	Make sure Local Plan is produced in accordance with current legislative requirements and tests of soundness, including securing legal advice in advance of submission
Legal challenge to Local Plan	Delay to the adoption of the Local Plan, financial and staff costs and impact on five year housing land supply	4	3	M	Ensure that Local Plan, Strategic Environmental Assessment and supporting documents are produced in accordance with regulations, including legal requirements, latest case law and the tests of soundness

Risk	Risk consequence	Severity 1-5	Likelihood 1-5	Risk Rating L, M, H	Revised Controls (to reduce risk)
Legal challenge to Local Plan is successful	Delay to adoption of Local Plan, financial and staff costs, impact on five year housing land supply and loss of reputation	5	1	M	
Lack of community and stakeholder support, nature and scale of response to consultation unknown making it difficult to effectively plan resources	Delay to production due to time required to deal with responses	2	4	M	Ensure that the local community and other stakeholders understand the purpose of and are aware of Local Plan throughout its preparation and that Local Plan must be based on sound analysis of planning issues and evidence. Site specific proposals are likely to generate representations. Make sure there are adequate resources available to maintain sufficient engagement and assess the responses.
Change in staff resourcing	Delays caused by recruitment time lag	4	1	M	Good implementation of project management procedures, prioritisation of tasks and staff development
Insufficient staff resources	Delay to timetable if staff not replaced	4	2	M	Prioritisation of the production of Local Plan with corporate agreement to ensure sufficient staff resources available
Further budget reductions	Delay to timetable	4	3	M	Ensure robust financial planning and value for money

	5	M	M	H	H	H
	4	M	M	M	H	H
	3	L	M	M	M	H
	2	L	L	M	M	M
	1	L	L	L	M	M
	0	1	2	3	4	5

Likelihood ↑
 Severity →

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING AND PLANNING PANEL –24 SEPTEMBER 2015
REPORT OF THE DIRECTOR (GOVERNANCE)

Planning Policy Update

1 Executive Summary

- 1.1 This report provides a briefing on the council's response to Hertsmere Borough Council's recent consultation on their site allocations and development management policies document and further reforms to the Planning System.

2. Recommendation(s)

- 2.1 That Members note the report.

3 Link to Corporate Priorities

- 3.1 This report relates to the Council's Corporate Priority 3 (Our Places).

2 Financial Implications

- 2.1 There are no resource implications associated with the consideration of this report.

3 Legal Implications

There are no legal implications arising directly as a result of this report.

4 Climate Change Implications

- 4.1 There are no direct climate change implications associated with this report.

5 Risk Management Implications

- 5.1 There are no direct risk management implications associated with this report.

6 Policy Implications

- 6.1 *Hertsmere Borough Council's Site Allocations and Development Management Policies Plan:* As set out in the recent Welwyn Hatfield Local Plan consultation, and on the basis of our existing evidence, it is unlikely that Welwyn Hatfield will be able to meet its objectively assessed need for housing without considerable harm to the Green Belt. As such, there are implications for our duty to cooperate and subsequent policy decisions because we may have to ask in the future if neighbouring authorities, including Hertsmere, can accommodate some of this borough's need.

- 6.2 Furthermore if Hertsmere are unable to meet their needs we also have to consider whether we can meet some of their needs.
- 6.3 *Planning Reforms - National Planning Policy for traveller sites*: This is new national planning policy which has yet to be tested. However, the implications for Local Plans appear to be largely unchanged from the previous national policy. Section 7 below explains in further detail. The most significant change is the change in definition which will need to be taken into account in the assessment of future needs.

7 Explanation

Hertsmere Borough Council's Site Allocations and Development Management Policies Plan

- 7.1 The response to Hertsmere Borough Council is set out in Appendix A to this report. The deadline for responses was 14th September 2015, in advance of this meeting and was agreed with the Executive Member.
- 7.2 Hertsmere Borough Council (HBC) carried out consultation on its proposed submission version of its Site Allocations and Development Management Policies development plan (SADM). This is the last opportunity to comment on the plan before it will be examined by an Inspector. The SADM Policies Plan sets out the detailed proposals and policies which HBC consider will best deliver the aims and objectives of its adopted Core Strategy.
- 7.3 Hertsmere Borough Council (HBC) adopted its Core Strategy in January 2013 and is committed to an early review within 3 years of adoption (starting by 2016) in order to fully satisfy the housing and employment needs in respective market areas; in cooperation with neighbouring authorities.
- 7.4 The SADM Policies Plan is arranged in topic based chapters in line with HBC's Core Strategy. Each chapter identifies sites where this is relevant and sets out development management policies against which planning applications will be determined. The broad headings of each chapter, and in brackets – the sub-headings, are set out below.
- **Housing** (supply and allocations, safeguarded land, housing development, affordable housing and Gypsy and Traveller accommodation);
 - **Employment and the Economy** (areas, sites and safeguarded land);
 - **Open Land and the environment** (natural environment, resources, pollution and impacts, Green Belt boundary adjustments, standards for development, Key Green Belt sites, protecting the environment);
 - **Building sustainable communities** (design, protection of community facilities, neighbourhood planning, protection of green spaces, special character area);
 - **Transport and parking** (highway standards, South Mimms policy area);
 - **Town centres and shopping** (town and district centres and frontages, uses in shopping areas);

- Implementation and monitoring framework.
- 7.5 This council responded to the previous consultation in 2014 on the draft plan and there remain a number of issues of particular relevance to Welwyn Hatfield Borough Council which have not been resolved in this latest version of the document. These relate to:
- Housing supply
 - Need for an early review of a Local Plan to identify sufficient sites
 - Lack of a five year land supply of Gypsy and Traveller pitches
 - Failure to inset proposed sites in the Green Belt, effectively allocating sites for inappropriate development.
- 7.6 Appendix A to this report sets out the detailed response to the consultation.
- 7.7 **Housing:** Policy CS1 of the Hertsmere Core Strategy (HBC CS) makes provision for at least 3,990 additional homes within the borough between 2012 and 2027, a minimum of 266 dwellings per year. Allocations in the SADM Policies Plan have been identified for 12 sites with a total capacity of 685 dwellings. In total, supply is stated as being 4,465 dwellings, exceeding the housing target in the Core Strategy by just under 12%. This Council welcomes the oversupply of housing against the Core Strategy target. However, it is noted the supply is significantly below household projections and therefore there is potential for a significant shortfall in supply once the new Core Strategy target is adopted. As such our response suggests that the most effective means of addressing this shortfall is by undertaking a review of a Local Plan, instead of separate Core Strategy and SADM Policy Plan reviews. Otherwise, HBC may not be able to secure a five year land supply or potentially comply with the duty to cooperate.
- 7.8 Welwyn Hatfield is currently reviewing responses to its Local Plan consultation document, which took place earlier this year. As set out in the consultation and on the basis of the council's evidence, it is unlikely that Welwyn Hatfield's Local Plan will be able to allocate sufficient sites to meet the objectively assessed need without considerable harm to the Green Belt. As such the council informed HBC that we may have to ask in the future if neighbouring authorities including Hertsmere can accommodate some of our need.
- 7.9 **Gypsy and Traveller provision:** Reflecting the target in the Core Strategy, the SADM Policies Plan states that provision has been made to 2013/14 and a further 8 pitches are required for the four years to 2017/18. Welwyn Hatfield Borough Council is concerned that the approach to site supply does not meet the test of soundness for the following reasons:
- Lack of five year land supply – WHBC express concern about the three Gypsy and Traveller sites (9 pitches) identified in Policy SADM5. Deliverability of GT1 is uncertain and GT2 and GT3 are currently unauthorised pitches so it is queried if these can be considered 'new' pitches to meet on-going local need. Notwithstanding these concerns, the current provision of pitches will only deliver 1 years supply once the SADM Policies Plan is adopted in 2016. Given that a review of the SADM Policies Plan is unlikely until 2019/20, (following adoption of the Core Strategy in 2018) waiting for a review to allocate sites will mean

there will be at least a 2 year void without a supply of sites. Updated evidence in the Gypsy and Traveller need assessment by ORS indicates there is a need for up to 28 pitches (above existing requirements) between 2014 and 2028. So, given the shortage in supply, it is recommended that HBC identify new gypsy and traveller sites in the SADM Policies Plan. Even if a Local Plan review is taken forward instead of separate documents, it is unlikely that a review could be delivered as early as 2018. Therefore, allocation of new sites in this SADM, to deliver at least a five year supply of sites, will ensure HBC is positively planning, reflecting up to date evidence and national guidance.

- Transit provision- The ORS Study identified there is no need for more transit provision. As this study is not published, it is difficult to comment if this conclusion is justified. However, there may be a sub-regional need that in the absence of a county-wide assessment, HBC will need to consider.
- Gypsy and Traveller sites in the Green Belt – The SADM Policies Plan does not propose insetting the Gypsy and Traveller sites, which means that the Plan will be allocating sites in the Green Belt for inappropriate development. This approach is contrary to national policy, because there are exceptional circumstances to make limited alteration to the Green Belt to meet specific local need for gypsy and traveller provision.

7.10 **Key Green Belt Sites:** WHBC supports the identification of Elstree as a Key Green Belt Site (h) in Policy SADM25. Since Panshanger Airfield closed in September 2014, following the expiry of the lease, it is understood that the services at Panshanger Airfield have relocated and that some of these have moved to Elstree Aerodrome.

Planning reforms:

7.11 On 31 August 2015, the Department for Communities and Local Government issued new national Planning Policy for traveller sites. This replaces the previous Planning Policy for Traveller Sites (March 2012) with immediate effect. The government has also cancelled its Good Practice Guide - Designing Gypsy and Traveller Sites (2008) and has issued via its Chief Planning Officer, a statement on Green Belt protection and intentional unauthorised development which may now be taken into account as a material consideration in decision making. The key features of the new policy can be summarised as follows:

7.12 **Definitions:** Amendments to the planning definition of gypsies and traveller, which for the purposes of the national planning policy now means:

“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”

7.13 Amendments to the planning definition of travelling showpeople, which for the purposes of the national planning policy now means:

"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."

- 7.14 In addition, when determining whether persons are gypsies and travellers for the planning purposes, consideration should be given to:
- a) *whether they previously led a nomadic habit of life;*
 - b) *the reasons for ceasing their nomadic habit of life;*
 - c) *whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.*
- 7.15 **Policy Objectives:** Local authorities are still charged with assessing need, working collaboratively, developing fair and effective strategies, identifying sites, promoting private and other types of sites, reducing unauthorised developments through effective enforcement action, increasing the number of sites in appropriate locations where access can be gained to education, health, welfare and employment infrastructure, reducing tensions between communities and having due regard to the protection of local amenity and the environment.
- 7.16 **Planning Policy (plan-making):** A robust evidence base is still required to inform the preparation of local plans and local planning authorities should still set pitch and plot targets which address the likely permanent and transit site accommodation needs of travellers in their area, identifying a supply of deliverable sites for 5 years, 6-10 years and where possible, for 11-15 years.
- 7.17 A key change is that (paragraph 12) in exceptional cases, if an authority is burdened by a large-scale unauthorised site that has significantly increased its need and the area is subject to strict and special planning constraints, there is no assumption that traveller site needs should be met in full.
- 7.18 **Sites in the Green Belt:** The policy confirms that both temporary and permanent sites are inappropriate development in the Green Belt. Subject to the best interests of the child (an undefined reference to the United Nations Convention - Article 3¹ and to case law), personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt to establish very special circumstances (paragraph 16). (Note: Very special circumstances is associated with decision-making and not plan-making).
- 7.19 However, the approach for plan making remains unchanged in so much that Green Belt boundaries should only be altered in exceptional circumstances and if a limited alteration to a boundary is required to meet a specific identified need, it should be done so through the Local Plan and specifically allocated as a traveller site only. A limited alteration may involve allocating an inset site or amending an existing boundary.

¹ "In all actions concerning children, whether undertaken by public or private social welfare institutions, courts of law, administrative authorities or legislative bodies, the best interests of the child shall be a primary consideration."

- 7.20 **Decision-taking:** When determining planning applications planning authorities are still required to take into account a number of issues including the existing level of provision and the need for sites. This will need to be balanced against harm to the Green Belt, where this is relevant. Further, planning authorities should now very strictly limit traveller site development in open countryside. A lack of a 5-year land supply is a significant material consideration in planning decisions when considering applications for temporary permission, subject to a number of new exceptions, including on land designated as Green Belt.
- 7.21 **Implications:** The new national policy has attracted early criticism from a number of quarters. A charity representing Irish Travellers and Romany Gypsies has described the new policy as “*unlawful, discriminatory and will be challenged in the High Court*”. It considers the proposal to be unworkable and proposals may run into legal challenges if councils try to implement them. The policy could force caravans back onto the road, increasing unauthorised encampments.
- 7.22 The strategic planning lead for the Planning Officers Society has also raised concerns around how the policy will be implemented in practice. For example, it will be difficult for local authorities to prove that a family no longer had any intention of travelling. A QC has opined that the amended definition would “create more litigation and anomalous decisions up and down the country”. Those who have to give up a nomadic way of life permanently due to health or old age would be severely affected by the change.
- 7.23 However, the approach for plan making appears unchanged as a supply of sites will still need to be identified in the Local Plan, criteria based policies should still be used to facilitate the traditional and nomadic life of travellers whilst respecting the interests of the settled community and if exceptional circumstances exist, Green Belt boundaries may be altered and if land is removed, it should be specifically allocated as a traveller site only.

8 Equalities and Diversity

- 8.1 There are not considered to be any equality or diversity impacts arising from this report.

Carol Hyland/Laura Guy
Planning Policy and Implementation Manager
24 September 2015

Appendices

Appendix A: Response to Hertsmere Borough Council’s Site Allocations and Development Management Policies Plan

Background Papers

The Hertsmere Local Plan Site Allocations and Development Management Policies Plan (July 2015)

The Hertsmere Local Plan – Core Strategy (adopted January 2013) Consultation responses.

Statement of Consultation – Appendix K.

<https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/Site-Allocations-and-Development-Management-PoliciesDPD.aspx>

Department for Communities and Local Government: Planning Policy for Traveller Sites:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

**Site Allocations and Development Management Policies Plan
(SADM)**

Publication Stage Representation Form

For office use
only

Reference No:

Date received:

Please use this form to make Representations

Please return to Hertsmere Borough Council by 5pm on Monday 14 September 2015

By post: Policy and Transport Team, Planning and Building Control, Hertsmere Borough Council,
Civic Offices, Elstree Way, Borehamwood, Herts, WD6 1WA.

By email: local.plan@hertsmere.gov.uk

This form has three parts:

Part A – Personal details (only needed once).

Part B – Your representation(s). Please complete a separate sheet (Part B) for **every** representation you wish to make, remembering to insert your or your organisation's name at the top of the page.

Part C – What information you want the Council to provide you with about future progress of SADM (only needed once)

Please read the guidance notes at the end before completing this form. They explain the terms used and will help you make your representation(s).

Part A	1. Personal details*	2. Agent details (if applicable)
Title	Mrs	
First name	Susan	
Last name	Tiley	
Job title (where relevant)	Planning Policy and Implementation Manager	
Organisation (where relevant)	Welwyn Hatfield Borough Council	
Address	The Campus, Welwyn Garden City, Hertfordshire	
Post Code	AL8 6AE	
Telephone number	01707 357268	
Email address	planningpolicy@welhat.gov.uk	

*If an agent is appointed, please enter the person and/or organisation being represented in column 1 and complete all contact details in column 2.

Please note that all representations received will be made publicly available and cannot be treated as confidential. This means that the names of all those making representations will be publicly available. Other personal information relating to private individuals, including Contact details, will not however be made publicly available.

Part B

Name or organisation:

Welwyn Hatfield Borough Council

For office use only

Ref No:

support:

object:

change:

IMPORTANT: Please use a separate Part B form for each representation**3. To which part of SADM ('the Plan') does this representation relate?**

Paragraph

2.28-
2.32

Policy

SADM5

Policies Map

Other part
of Plan
(specify)**4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:**

Please tick which boxes apply

4(a) Legally Compliant Yes ☐ No ☐ no comment to make ☒4(b) Compliant with the
Duty to Co-operate Yes ☐ No ☐ no comment to make ☒4(c) Sound Yes ☐ No ☒ no comment to make ☐*If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.***5. If you consider the Plan to be unsound is this because it is not:**

5(a) Positively prepared

☒

Please tick which box(es) apply

5(b) Justified

☒

5(c) Effective

☐

5(d) Consistent with national policy

☒**6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.****If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.****Gypsies and Travellers**

The policy approach has not been positively prepared or justified and is not consistent with national policy.

National Planning Policy for Traveller Sites (PPTS) states that LPAs should, in producing their Local Plan:

- A. Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set target
- B. Identify a supply of specific, developable sites or broad locations for growth, for six to ten years and, where possible, for years 11-15.

The document has failed to identify a supply of sites to meet the identified tests of soundness for the following reasons:

- Policy SADM5 identifies 3 new additional pitches on a Hertfordshire County Council (HCC) managed site in Sandy Lane, Bushey as contributing towards the need from 2013/14. However, in their response to the draft Site Allocations and Development Management Policies Site GT1, HCC Development Services indicate that the deliverability of the 3 additional plots is uncertain until the flood plain issues and funding is resolved. Furthermore, on 8th September 2014 a letter from Hertfordshire County Council confirmed that the County Council has no plans to extend or develop its existing sites and there is some uncertainty regarding the lease arrangements on three of the sites on land owned by local Districts. This evidence from HCC suggests that the deliverability of GT1 within the plan period is questionable.
- Two additional sites GT2 and GT3 are shown as being allocated for 6 additional pitches but these are identified as 'regularised'. This means they are unauthorised pitches. Because the evidence base has not been published, it is difficult to see what the planning history is for these sites and how the needs assessment has taken the presence of these unauthorised sites into account. Whilst it is acknowledged that these pitches have not been counted in the existing supply, they are not considered new (additional pitches) so it is queried to what extent this is a justified approach to meeting on-going local need. Therefore on the basis of the above concerns about the three identified sites in SADM5 the council questions if Hertsmere is justified in their estimated pitch provision.
- In addition to the provision set out in policy SADM5, the SADM Policies Plan indicates that the updated needs assessment (ORS) identifies a need for 28 new pitches between 2014 and 2028. Whilst this study is referred to, it has not been available to view on the Hertsmere Borough Council on the website. This lack of transparency makes it difficult for this council to comment if the approach is justified. For example, the evidence may suggest that sites would need to be brought forward early in the plan period to meet an identified need and if this were the case, the decision to defer to a review of the Core Strategy and then a future review of site allocations could lead to a considerable time delay in allocating sites. Nevertheless, Hertsmere Borough Council is deferring the decision about the provision of more pitches until the Core Strategy Review. As such, the SADM Policies Plan relies on an out of date needs assessment (2005) and is not based on adequate, up to date and relevant evidence as required by paragraph 158 of the NPPF.
- Even if the identified sites in Policy SADM5 are considered deliverable, the SADM Policies Plan does not identify sufficient, deliverable sites to deliver a five year land supply or additional supply of developable sites for 6-15 years. Once the SADM Policies Plan is adopted in 2016 it will only deliver 1 years supply as the Core Strategy target is only until 2017. Given that a review of the SADM Policies Plan is unlikely until 2019/20 (following adoption of the Core Strategy in 2018) waiting for a review to allocate sites will mean there will be at least a 2 year void without a supply of sites. Given the shortage in supply it is recommended that Hertsmere Borough Council identify new gypsy and traveller sites in the SADM Policies Plan. Welwyn Hatfield Borough Council recognises that the review of the Green Belt is being considered in the Core Strategy Review. However, if there are exceptional circumstances for making limited alterations to the Green Belt to accommodate a specific need and ensure the delivery of a 5 year supply of pitches, then this should be considered. It is noted that minor changes to the Green Belt boundary have been made elsewhere in the SADM Policies Plan.

7. Please set out as precisely as possible what change(s) you consider necessary to make the Plan

- legally compliant or
- sound (having regard to the criteria you ticked at 5 above relating to soundness).

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

To ensure that the Site Allocations and Development Management Policies Plan is sound, it is recommended that the following changes are considered:

- Verify that the sites identified in policy SADM5 are deliverable and can therefore contribute towards the delivery of a 5 year land supply. Questions and uncertainty about the identified pitches need to be addressed if the SADM Policy Plan is to plan positively to help deliver a five year supply to meet on-going need and to be compliant with national policy.
- If the approach to gypsy and traveller provision in Hertsmere is to be considered appropriate and justified, the SADM Policy Plan should identify more gypsy and traveller sites, to ensure a five year supply of deliverable sites and at least ten years of developable sites. Based on the new evidence from the ORS study, an additional 10 pitches (over and above existing requirements) are needed to achieve at least a five year land supply.
- Even if a Local Plan Review is taken forward instead of separate documents, it is unlikely that a review could be delivered as early as 2018. Delivering new sites through the SADM Policies Plan will ensure Hertsmere Borough Council is positively planning, reflecting up to date evidence and national guidance.

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity for further submissions based on the representation you are currently making. **After this current publication stage, further submissions will only be able to be made at the Inspector's request, based on the matters and issues he/she identifies for Examination.**

8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a 'Statement of Common Ground' with this Council?

Yes ☒ No ☐

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

☐

Yes, I wish to participate at the oral Examination

☒

10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

To update the inspector on the duty to cooperate.

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature: _____

Date: 14.09.15

Part B

Name or organisation: Welwyn Hatfield Borough Council

For office use only

Ref No:

support:

object:

change:

IMPORTANT: Please use a separate Part B form for each representation

3. To which part of SADM ('the Plan') does this representation relate?

Paragraph 2.32 Policy SADM5 Policies Map ☐ Other part of Plan (specify)

4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:

Please tick which boxes apply

4(a) Legally Compliant Yes ☐ No ☐ no comment to make ☒

4(b) Compliant with the Duty to Co-operate Yes ☐ No ☒ no comment to make ☐

4(c) Sound Yes ☐ No ☒ no comment to make ☐

If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.

5. If you consider the Plan to be unsound is this because it is not:

5(a) Positively prepared ☐

Please tick which box(es) apply

5(b) Justified ☒

5(c) Effective ☐

5(d) Consistent with national policy ☐

6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.

If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.

Transit Provision

It is acknowledged that Hertsmere is the only borough in Hertfordshire with a transit site. The ORS Study indicates there is no need for transit provision. As this study has not been published it is difficult for Welwyn Hatfield Borough Council to comment on whether this conclusion is justified, on this basis the council maintains a holding objection in relation to soundness and the duty to cooperate.

Although there may not be a specific local need for transit sites in Hertsmere, there may be a sub-regional need that in the absence of a county-wide assessment, Hertsmere Borough Council will need to consider. Once the evidence is published and reviewed, depending on findings this may raise issues for the duty to cooperate.

7. Please set out as precisely as possibly what change(s) you consider necessary to make the Plan

- legally compliant or*
- sound (having regard to the criteria you ticked at 5 above relating to soundness).*

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Welwyn Hatfield Borough Council will need to review the evidence in the ORS Study to consider if the decision not to include transit provision in the SADM is a justified strategy and whether there are any duty to cooperate issues on the basis of any regional need for transit provision.

Hertsmere Borough Council should clarify their approach to transit provision in the SADM Policies Plan, setting out how they have considered and addressed any possible duty to cooperate issues related to transit provision.

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity for further submissions based on the representation you are currently making. **After this current publication stage, further submissions will only be able to be made at the Inspector's request, based on the matters and issues he/she identifies for Examination.**

8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a 'Statement of Common Ground' with this Council?

Yes

☒

No

☐

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

☐

Yes, I wish to participate at the oral Examination

☒

10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

To update the inspector on the duty to cooperate.

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature: _____

Date: 14.09.15

Part B**Name or organisation:**

Welwyn Hatfield Borough Council

For office use only

Ref No:

support:

object:

change:

IMPORTANT: Please use a separate Part B form for each representation**3. To which part of SADM ('the Plan') does this representation relate?**

Paragraph

4.74-
4.76

Policy

SADM23

Policies Map

Policies
Plan**Other part
of Plan
(specify)****4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:**

Please tick which boxes apply

4(a) Legally Compliant Yes ☐ No ☐ no comment to make ☒4(b) Compliant with the Yes ☐ No ☐ no comment to make ☒
Duty to Co-operate4(c) Sound Yes ☐ No ☒ no comment to make ☐*If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.***5. If you consider the Plan to be unsound is this because it is not:**5(a) Positively prepared ☐ Please tick which box(es) apply5(b) Justified ☐5(c) Effective ☐5(d) Consistent with national policy ☒**6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.****If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.****Insetting Gypsy and Traveller Sites in the Green Belt**

Policy SADM23, the supporting text and the Policies Plan identify the amended Green Belt boundary and the sites that have been removed from the Green Belt.

Where proposed sites are located in the Green Belt, national planning policy advises that if a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

The Inspector reporting on the Solihull Metropolitan Borough Council Gypsy & Traveller Site

Allocation Plan – Main Modifications in January 2014, makes it very clear that the use of the word ‘If’ does not offer a choice of whether or not to make an exceptional limited alteration to the defined Green Belt boundary (if identifying sites). Instead, the choice for the local planning authority to make is whether or not it wishes to identify sites in the Green Belt at all. If exceptional circumstances exist and the council wishes to identify sites in the Green Belt, then it is necessary to make an exceptional limited alteration to the Green Belt boundary to do so. Where proposed sites are not adjacent to the existing Green Belt boundary, then it would be necessary to identify the sites as insets within the Green Belt in this instance. This must be so. If it were not, any subsequent development of the site as a traveller site would remain inappropriate development.

Policy SADM23 and the Policies Plan do not propose inseting the three identified Gypsy and Traveller sites in Policy SADM5 (the status of which is queried in any event), which means that the plan will be allocating sites in the Green Belt for inappropriate development. Hertsmere’s response to Welwyn Hatfield’s comment on this issue in the draft SADM document was that the pitches listed already exist so should not be removed from the Green Belt; this emphasises the fact that they are not new allocations. It is contrary to national policy to allocate them as new gypsy and traveller provision in the SADM Policies Plan, but not to inset them in the Green Belt and for this reason this approach to the allocation of sites within the Green Belt is considered unsound.

7. Please set out as precisely as possibly what change(s) you consider necessary to make the Plan

- legally compliant or
- sound (having regard to the criteria you ticked at 5 above relating to soundness).

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Policy SADM23, the supporting text and Policies Plan should inset the Gypsy And Traveller Sites providing new pitches (Policy SADM5) in the Green Belt. This is a justified approach because exceptional circumstances exist for a limited alteration to the Green Belt to accommodate the specific need for gypsy and traveller provision, in line with national policy. Failure to make these amendments will mean any future development to the sites is inappropriate development in the Green Belt, which would not be in conformity with national policy.

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity for further submissions based on the representation you are currently making. **After this current publication stage, further submissions will only be able to be made at the Inspector’s request, based on the matters and issues he/she identifies for Examination.**

8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a ‘Statement of Common Ground’ with this Council?

Yes ☒ No ☐

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

☐

Yes, I wish to participate at the oral Examination

☒

10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

To update the inspector on the duty to cooperate.

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature: _____

Date: 14.09.15

Part B

Name or organisation:

Welwyn Hatfield Borough Council

For office use only

Ref No:

support:

object:

change:

IMPORTANT: Please use a separate Part B form for each representation

3. To which part of SADM ('the Plan') does this representation relate?

Paragraph

☐

Policy

☐

Policies Map

☐

Other part of Plan (specify)

Whole Plan

4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:

Please tick which boxes apply

4(a) Legally Compliant Yes ☐ No ☐ no comment to make ☒

4(b) Compliant with the Duty to Co-operate Yes ☐ No ☒ no comment to make ☐

4(c) Sound Yes ☐ No ☐ no comment to make ☒

If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.

5. If you consider the Plan to be unsound is this because it is not:

5(a) Positively prepared ☐

Please tick which box(es) apply

5(b) Justified ☐

5(c) Effective ☐

5(d) Consistent with national policy ☐

6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.
If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.

Duty to cooperate

The "Positively Prepared" test of soundness is described as "seeking to meet objectively assessed development requirements including unmet requirements from neighbouring authorities where it is reasonable to do so". Given that Hertsmere is required to review its Core Strategy by 2016 in order to fully satisfy the housing and employment needs in respective market areas, in cooperation with neighbouring authorities, it is not clear what arrangements will be put in place to similarly review the Site Allocations document should provision need to be made to meet a higher housing target and/or the needs arising from neighbouring authorities.

Welwyn Hatfield Borough Council welcomes the 'oversupply' of housing against the Core Strategy target. However, it is noted the supply is significantly below household projections and therefore there is potential for there to be a significant shortfall in supply once the new Core Strategy housing target is adopted.

Welwyn Hatfield Borough Council consider that the most effective means of addressing this shortfall is by undertaking a review of the Local Plan, instead of separate Core Strategy and SADM Policy Plan reviews. Otherwise, Hertsmere Borough Council may not be able to secure a five year land supply or potentially comply with the duty to cooperate.

Welwyn Hatfield is currently reviewing responses to its Local Plan consultation document, which took place earlier this year. As set out in the consultation and on the basis of the council's evidence, it is unlikely that Welwyn Hatfield's Local Plan will be able to allocate sufficient sites to meet the objectively assessed need without considerable harm to the Green Belt. As such the council may have to ask in the future if neighbouring authorities including Hertsmere can accommodate some of our need.

7. Please set out as precisely as possibly what change(s) you consider necessary to make the Plan

- legally compliant or*
- sound (having regard to the criteria you ticked at 5 above relating to soundness).*

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

Set out a timetable for a review of a Local Plan, to ensure matters raised through the duty to cooperate can be addressed. In particular Welwyn Hatfield Borough Council may need to ask Hertsmere if they can accommodate any of Welwyn Hatfield's housing need in their borough.

(continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity for further submissions based on the representation you are currently making. **After this current publication stage, further submissions will only be able to be made at the Inspector's request, based on the matters and issues he/she identifies for Examination.**

8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a 'Statement of Common Ground' with this Council?

Yes ☒ No ☐

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

☐

Yes, I wish to participate at the oral Examination

☒

10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

To update the inspector on the duty to cooperate.

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature: _____

Date: 14.09.15

Part B

Name or organisation:

Welwyn Hatfield Borough Council

For office use only

Ref No:

support:

object:

change:



IMPORTANT: Please use a separate Part B form for each representation

3. To which part of SADM ('the Plan') does this representation relate?

Paragraph

Policy

SADM25

Policies Map

Other part
of Plan
(specify)

4. In relation to the part of the Plan you identified in 3, do you consider the Plan to be:

Please tick which boxes apply

4(a) Legally Compliant Yes ☒ No ☐ no comment to make ☒

4(b) Compliant with the Yes ☒ No ☐ no comment to make ☐
Duty to Co-operate

4(c) Sound Yes ☒ No ☐ no comment to make ☐

If you have entered 'No' to 4(c), please continue to Q5. In all other circumstances, please go to Q6.

5. If you consider the Plan to be unsound is this because it is not:

5(a) Positively prepared ☐

Please tick which box(es) apply

5(b) Justified ☐

5(c) Effective ☐

5(d) Consistent with national policy ☐

6. If you consider the Plan is not legally compliant or fails to comply with the Duty to Co-operate or, having regard to the criteria you ticked at 5 above relating to soundness is unsound, please give details of why. Please be as precise as possible.

If you wish to comment in support of the Plan's legal compliance, compliance with the Duty to Co-operate or soundness or wish to make any other comment, please also use this box.

Welwyn Hatfield Borough Council supports the identification of Elstree as a Key Green Belt Site (site h). Since Panshanger Airfield closed in September 2014, following the expiry of the lease, it is understood that some of the operations at Panshanger Airfield have relocated and that some of these have moved to Elstree Aerodrome.

As Hertsmere Borough Council will probably be aware, Panshanger Airfield has been identified as a 'more favourable' site for housing in the Local Plan consultation, which took place earlier this year.

7. Please set out as precisely as possibly what change(s) you consider necessary to make the Plan

- legally compliant or
- sound (having regard to the criteria you ticked at 5 above relating to soundness).

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.

(continue on a separate sheet/expand box if necessary)

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8. If you do not consider the Plan to be sound and the Council is prepared to make changes to the Plan which reflect your suggested change, would you be prepared to enter into a 'Statement of Common Ground' with this Council?

Yes ☐ No ☐

9. If your representation is seeking a modification/change to the Plan, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

☐

Yes, I wish to participate at the oral Examination

☐

10. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

(continue on a separate sheet/expand box if necessary)

Please note: the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the Examination.

Signature: _____

Date: 14.09.15

Part C

(Only needed once)

Name (Print): Susan Tiley

☒

If you wish to be informed of the date of the submission of the Plan to the Secretary of State, please tick this box.

☒

If you wish to be informed of the recommendations of the Inspector appointed by the Secretary of State to carry out the independent Examination of the Plan, please tick this box.

☒

If you wish to be informed of the adoption of the Plan by Hertsmere Borough Council please tick this box.

☐

If you no longer wish to receive communications from the Council on SADM please tick this box.

