

Why we prepare Local Plans

- Planning involves making decisions about the future of all areas of the borough
- It is vital to balance our desire to develop the areas whilst ensuring the surrounding environment isn't negatively affected for everyone. It includes considering the sustainable needs of future communities
- A Council has a **duty** and **must** prepare a local plan which sets planning policies in a local authority area (2004 Planning and Compulsory Purchase Act)
- Local Plans are very important when deciding planning applications
- Planning law requires that applications be determined in accordance with the development plans, unless other strong planning reasons or 'material considerations' indicate otherwise

Local Plans

- Independent planning inspectors look at local plan documents
- An examination is the last stage of the process
- The process leading up to the examination and the examination itself is an opportunity for interested parties to comment
- Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework
- Once adopted, local plans provide the framework for development
- They give confidence to communities, developers and landowners

Welwyn Hatfield Local Plan

- Preparation ongoing since adoption of the District Plan (2005)
- Multiple stages of public consultation
- Decision to submit for examination made at a Special Meeting of Council, formal submission of the eLP to the Secretary of State in May 2017
- Secretary of State appointed an Inspector to examine the plan
- Extensive examination process: Nine rounds of hearing sessions across 38 days – Sept 2017 - March 2021 plus three consultations
- Receipt of the Inspectors Report concluded the Examination
- **Adopted by the Council in October 2023**

Housing Requirement & Supply

- Requirement of 15,200 over plan period 2016–36 (760 dpa)
- Housing completions (already built) since 2016 total 3,218 dwellings (average over 7 years 460 dpa)
- The adopted plan provides for **13,400** dwellings over the period 2016-36 against the requirement of 15,200
- **There is a shortfall of 1,800 dwellings** which will be considered as part of early review
- The review is to commence no later than one year after the adoption of the plan (Oct 2024)
- An updated or replacement plan will be submitted for examination no later than three years after the date of adoption of the plan (October 2026)
- The review would be undertaken in the context of housing need, national policy, and other relevant circumstances at the time, this includes changes flowing from the recent Leveling Up and Regeneration Act (Oct 2023)

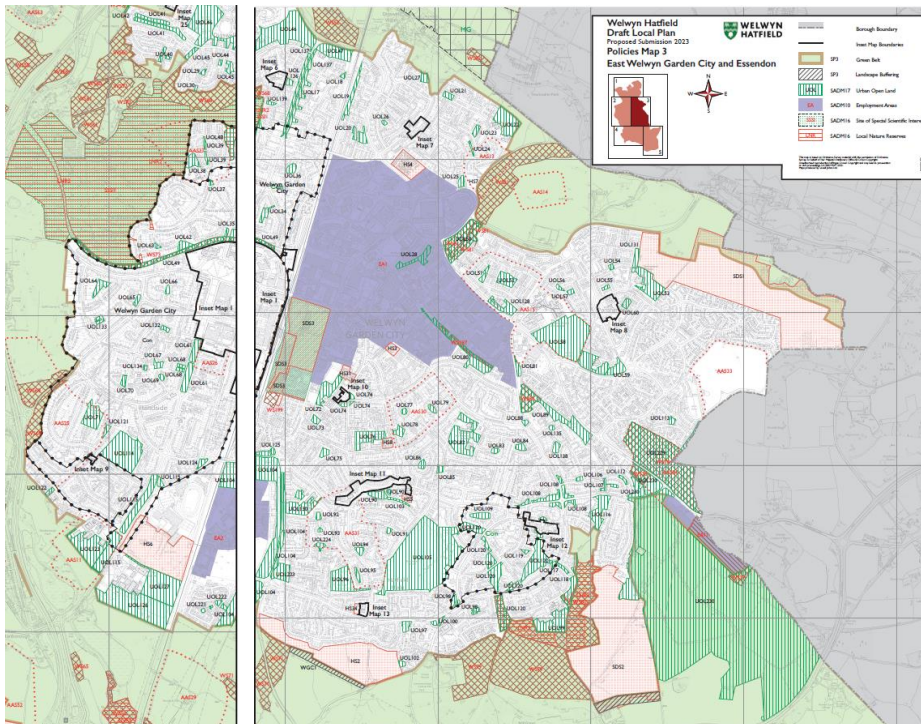
Housing Supply Distribution

| A | B | C | D |
|--------------------------|--------------------|--------------------|--------------------|
| | Completions | Commitments | Allocations |
| Welwyn Garden City | 1,682 | 336 | 4,040 |
| Hatfield | 1,028 | 193 | 2,485 |
| Brookmans Park | 63 | 12 | 452 |
| Welham Green | 12 | 9 | 316 |
| Cuffley | 55 | 14 | 335 |
| Welwyn | 185 | 11 | 76 |
| Little Heath | 6 | 0 | 98 |
| Woolmer Green | 76 | 0 | 184 |
| Oaklands & Mardley Heath | 27 | 7 | 31 |
| Digswell | 12 | 21 | 0 |
| Lemsford | 0 | 0 | 0 |
| Stanborough | 17 | 2 | 0 |
| Rural North | 6 | 29 | 0 |
| Rural South | 49 | 121 | 4 |
| Sub- total | 3,218 | 755 | 8,021 |
| Small Sites | | | |
| Windfall | | | |
| Total | | | |

| E | F | G |
|------------------------------|-----------------------------------|---|
| Total Supply 2016 -36 | Proportion of total supply | % of allocations with permission |
| 6,058 | 45.2% | 70% |
| 3,706 | 27.7% | 20% |
| 527 | 3.9% | 0% |
| 337 | 2.5% | 0% |
| 404 | 3.0% | 38% |
| 272 | 2.0% | 49% |
| 104 | 0.8% | 100% |
| 260 | 1.9% | 0% |
| 65 | 0.5% | 0% |
| 33 | 0.2% | N/A |
| 0 | 0.0% | N/A |
| 19 | 0.1% | N/A |
| 35 | 0.3% | N/A |
| 174 | 1.3% | 0% |
| 11,994 | 100% | 46% |
| 16 | | |
| 1,390 | | |
| 13,400 | | |

- 52 Local Plan allocations (amounting to 8,397 dwellings), 48% within settlements
- 19 sites now have planning permission or are awaiting s106 (3,828 dwellings)
- 46% of total dwellings already allocated with permission
- 76.6% of the Borough is now Green Belt compared with 79.1% before the Plan was adopted.
- The Plan as submitted in 2017 would have taken us to took us to 75.4%

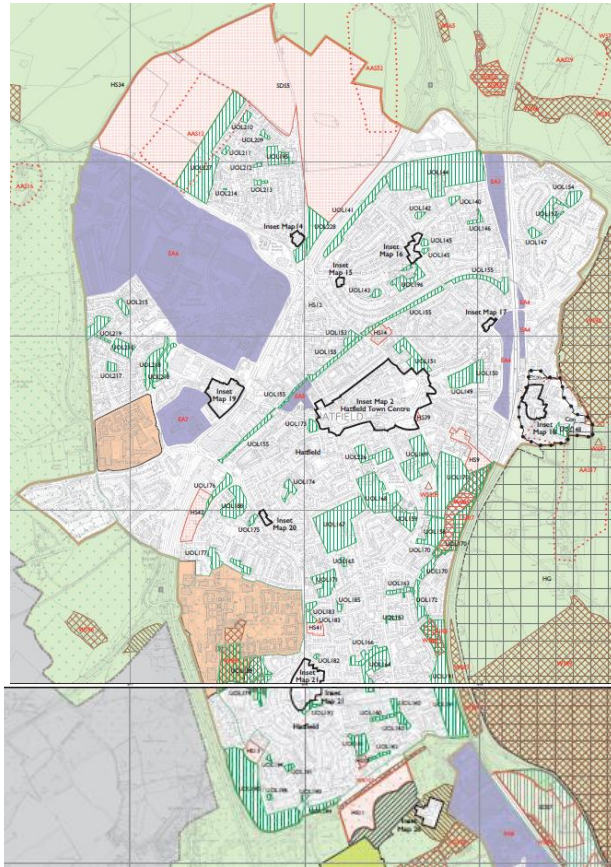
Welwyn Garden City



| Ref | Site Name | Total |
|--------------|---------------------------------------|--------------|
| SDS1 | North east of WGC | 872 |
| SDS2 | South east of WGC | 600 |
| SDS3 | Broadwater Road West (N) | 1,403* |
| SDS3 | Bio Park, Broadwater Rd | 289 |
| SDS3 | Broadwater Road West (SW) - Pall Mall | 171 |
| HS2 | Creswick | 340 |
| HS3 | 80 Bridge Road East | 32 |
| HS4 | Ratcliff Tail Lift Site | 110* |
| HS5 | Hyde Valley House, Hyde Valley | 13 |
| HS6 | Land at Gosling Sports Park | 100 |
| HS7 | WGC Town Centre North | 100 |
| HS8 | St Michaels House, Holwell Road | 22 |
| HS12 | Town Centre North- Campus East | 250 |
| HS31 | YMCA, 90 Peartree Lane | 29 |
| HS34 | Neighbourhood Centre, Hollybush Lane | 16 |
| Total | | 4,347 |

- Allocations totalling 4,347 dwellings over the plan period
- Includes completions of 208 at SDS3 and 99 at HS4
- 70% of proposed allocations have consent (3,056 dwellings)
- Application at Birchall Garden Suburb in excess of proposed allocation (600)

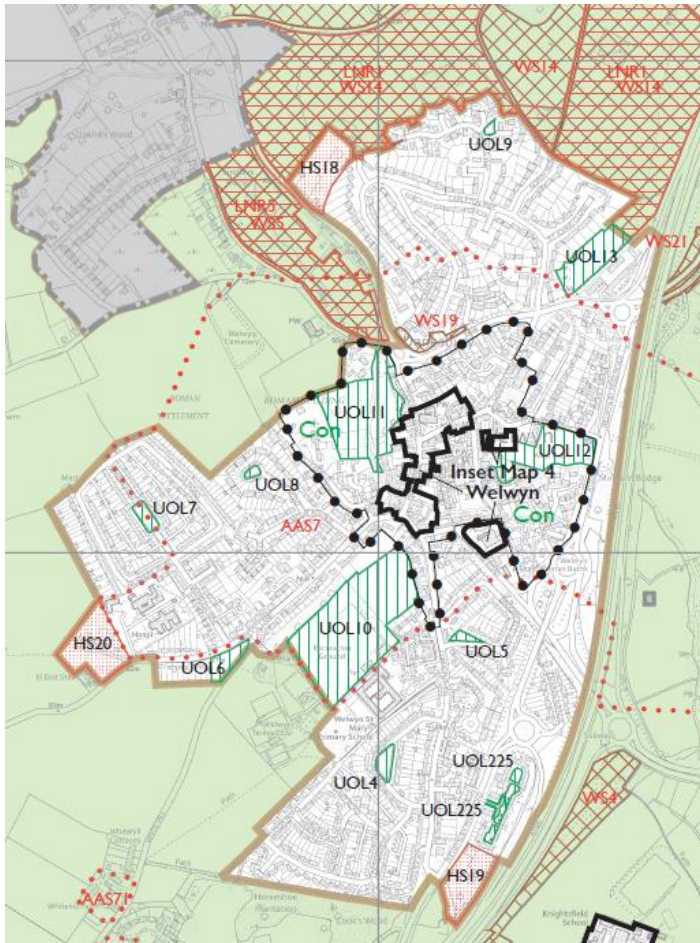
Hatfield



| Ref | Site Name | Total |
|--------------|--------------------------------------|--------------|
| SDS5 | North West Hatfield | 1,750 |
| HS36 | 1-9 Town Centre | 71 |
| HS37 | High view (Hilltop) SPD Site | 140* |
| HS9 | Land at Onslow St Audrey's School | 86 |
| HS10 | Garages at Hollyfield | 8 |
| HS11 | Land at Southway | 120 |
| HS13 | Land S of Filbert Close | 39 |
| HS14 | L Kahn Manufacturing, Wellfield Road | 62 |
| HS38 | Meridian House, The Common | 11 |
| HS39 | Link Drive | 80 |
| HS40 | Lemsford Road | 32 |
| HS41 | Minster Close | 91 |
| HS42 | College Lane | 115 |
| Total | | 2,605 |

- Allocations totalling 2,605 dwellings
- 20% of proposed allocations have consent (515 dwellings)
- Significant development at North West Hatfield

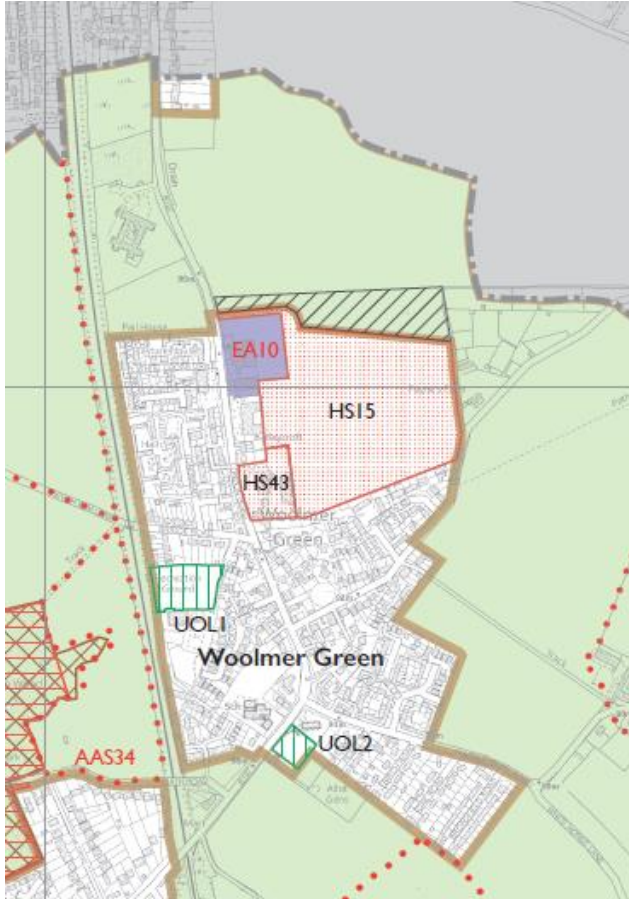
Welwyn



| Ref | Site Name | Total |
|--------------|------------------------|-----------|
| HS18 | The Vineyards | 30 |
| HS19 | Sandyhurst, The Bypass | 37 |
| HS20 | School Lane | 9 |
| Total | | 76 |

- Allocations totalling 76 dwellings
- 49% of proposed allocations have consent
- HS18 and HS20 both have submitted planning applications

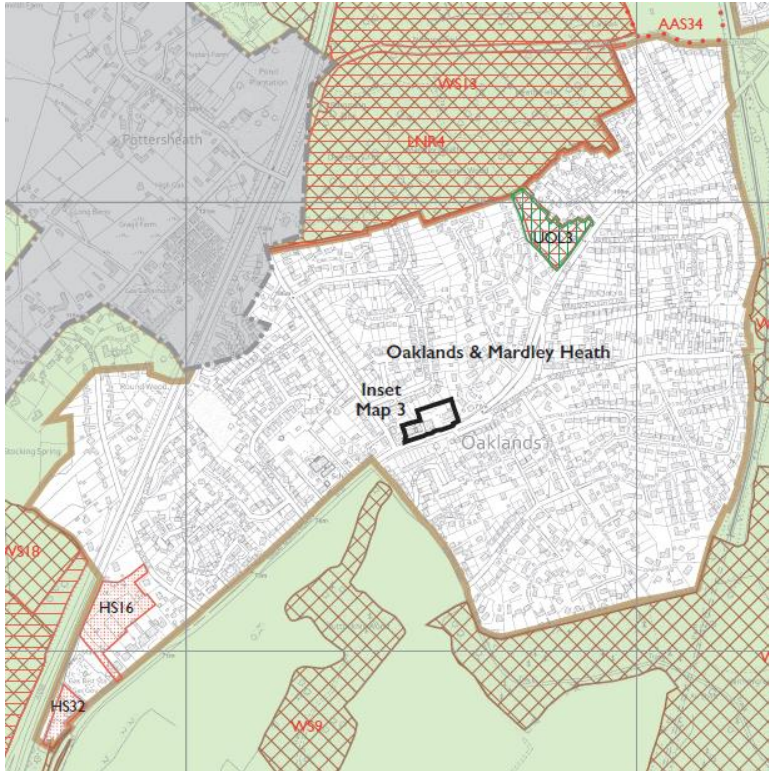
Woolmer Green



| Ref | Site Name | Total |
|--------------|--------------------------|------------|
| HS15 | Land east of London Road | 150 |
| HS43 | 51-53 London Road | 34 |
| Total | | 184 |

- Allocations totalling 184 dwellings

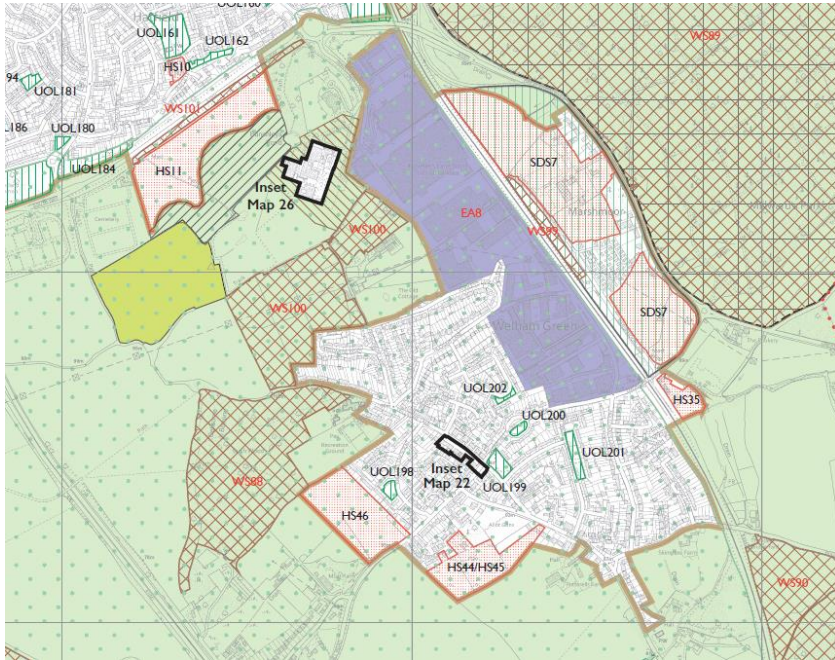
Oaklands & Mardley Heath



| Ref | Site Name | Total |
|--------------|--|-------------------|
| HS16 | Land at 2 Great North Road and to the rear of 2a-12 Great North Road | 25 |
| HS32 | Four Oaks, Gt North Rd (Gypsy and Traveller Site) | 6 pitch extension |
| Total | | 31 |

- Allocations totalling 31 dwellings

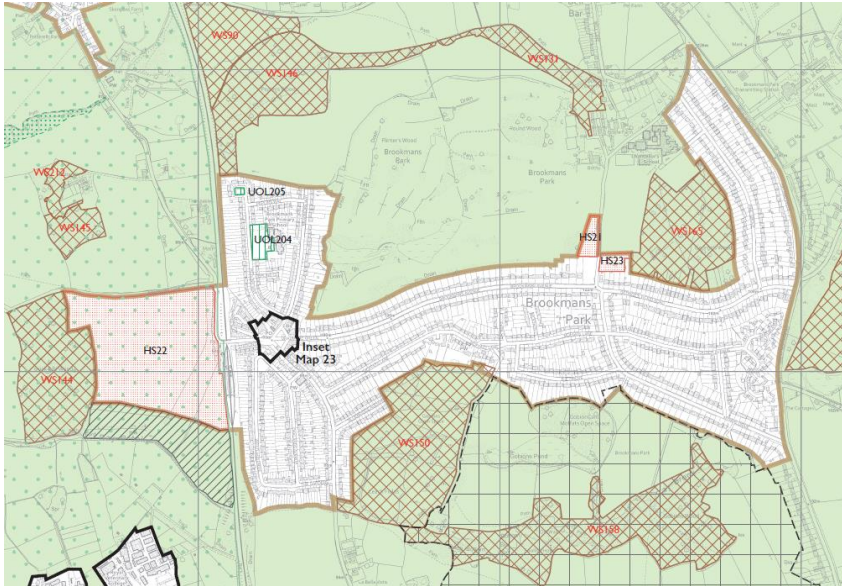
Welham Green



| Ref | Site Name | Total |
|--------------|--|------------|
| SDS7 | Marshmoor | 100 |
| HS35 | Foxes Lane, Dixons Hill Rd (Gypsy and Traveller Site) | 12 pitches |
| HS44/45 | Land at Welham Manor and West of Station Road | 84 |
| HS46 | Dixons Hill Road | 120 |
| Total | | 316 |

- Allocations totalling 316 dwellings
- Masterplanned/SPD at Marshmoor, employment with housing

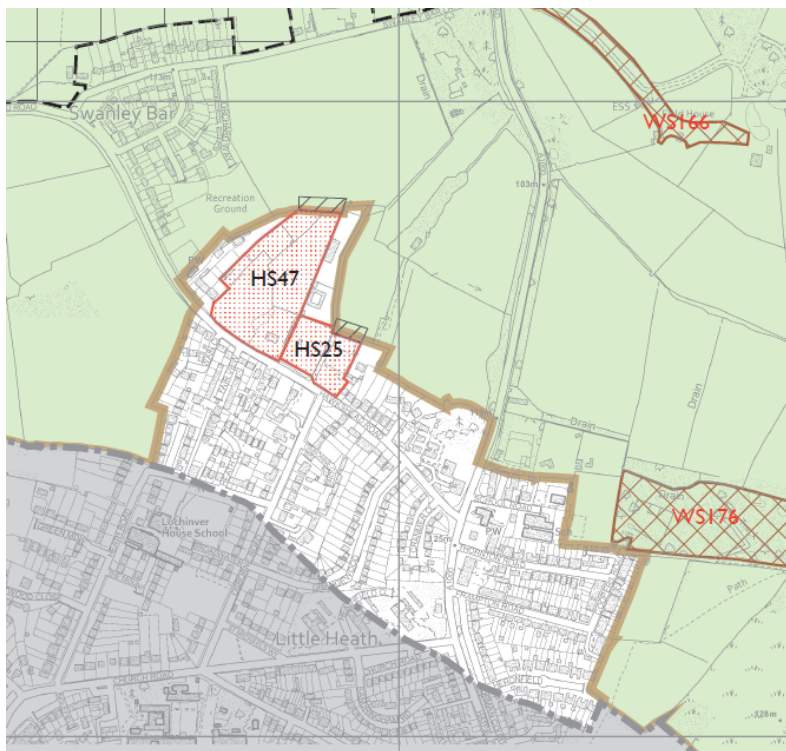
Bell Bar & Brookmans Park



| Ref | Site Name | Total |
|--------------|-----------------------------|------------|
| HS21 | Land west of Golf Club Rd | 14 |
| HS23 | Land east of Golf Club Road | 10 |
| HS22 | Land West of Station | 428 |
| Total | | 452 |

- Allocations totalling 452 dwellings
- New 2fe primary school

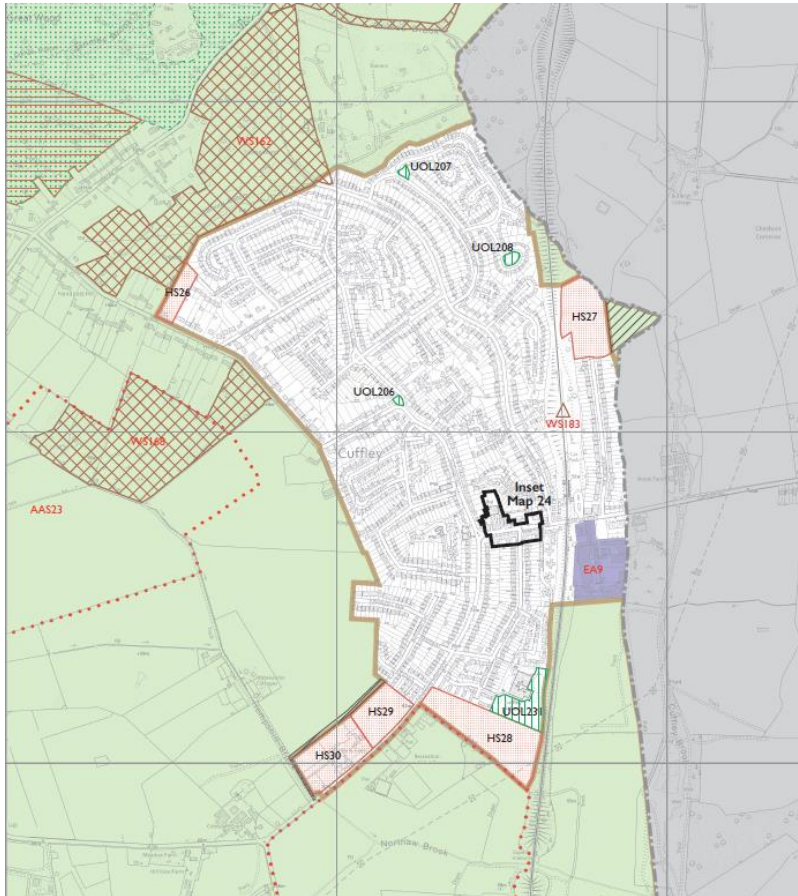
Little Heath



| Ref | Site Name | Total |
|--------------|--------------------------|-----------|
| HS25 | Land N of Hawkshead Rd | 35 |
| HS47 | Part of Studlands/Videne | 63 |
| Total | | 98 |

- Allocations totalling 98 dwellings
- Both sites have planning permission

Cuffley



| Ref | Site Name | Total |
|--------------|--------------------------------------|------------|
| HS26 | 36 The Ridgeway and land to the rear | 6 |
| HS27 | Land at The Meadway | 60 |
| HS28 | Land south of Northaw Road East | 121 |
| HS29 | Land North of Northaw Road East | 73 |
| HS30 | Wells Farm, Northaw Road East | 75 |
| Total | | 335 |

- Allocations totalling 335 dwellings
- 38% of proposed allocations have consent

Local Plans

- Are more than housing allocations!
- The heart of the planning system and the main consideration in deciding applications
- Set the framework in which decisions on particular proposals are taken locally
- Include important policies on:
 - Employment and retail
 - Protection and enhancement of heritage assets
 - Housing mix and tenure (including affordable housing)
 - Infrastructure
- The law makes it clear that decisions on planning applications should be made in accordance (in line) with the policies and proposals within the development plan (which includes the Local Plan) unless other strong planning reasons or 'material considerations' indicate otherwise

An up-to-date Local Plan

- Strengthens the Council's ability to prevent inappropriate development
- Allows development to be guided by locally evidenced policies rather than 'default' National Planning Policy, this includes higher standards on affordable housing provision
- Creates policy 'hooks' to supplement and add guidance to ensure high standards of development (Biodiversity, sustainability, CIL, masterplanning strategic sites etc)
- Allows time for reforms to the planning system to be enshrined and inform the review, as opposed to immediately starting again!
- Delivers more affordable housing