

Local Plan NEWS LP*

GREEN BELT
CLIMATE
CHANGE
DESIGN
HERITAGE

HOUSING
JOBS
BUSINESSES
SHOPS



Issue #19 July 2020

Virtual Hearing Sessions

Welcome to Newsletter 19

Update on next hearing sessions

Due to COVID-19 (Coronavirus) the Stage 8 hearing sessions scheduled for Monday 11 May to Friday 15 May were postponed.

These sessions have now been rearranged and will now take place over three weeks. The sessions relate only to sites in the submitted Local Plan in the villages and not to additional sites consulted upon earlier this year. There will also be a session on policies relating to the University of Hertfordshire.

[Details of the programme are published on the Council's website.](#)

- Week One: **Tues 28 -Thur 30 July**
- Week Two: **Tues 18 -Weds 19 Aug**
- Week Three: **Weds 26-Thurs 27 Aug.**

The hearing sessions will be held virtually, and can be viewed live via the council's website. The recordings of the sessions will also be available on our website.

Responses to consultation on the proposed changes to the submitted Draft Local Plan 2020

Consultation on the proposed changes to the submitted Draft Local Plan 2016 (site allocations) 2020, the Sustainability Appraisal and the Habitats Regulations Assessment Report was originally scheduled to take place between Wednesday 19 February 2020 to Wednesday 1 April 2020 (six weeks).

However, due to the outbreak of the Covid-19 pandemic, the consultation was extended

and closed on the 1 May 2020, so was open for 10 weeks and 2 days.

In response to the consultation, over 750 comments were received and have now been published on our website.

The comments are in the process of being analysed and will be reported to Members at a date to be confirmed, following the receipt of the Inspector's views after the Stage 8 Hearing Sessions.

New Household Projections and updating the OAN

The ONS published its 2018-based household projections on Monday 29 June 2020.

In order to determine whether or not the Plan's housing requirements remain soundly-based, the Planning Inspector has asked the council to consider whether the publication of the 2018- based household projections represents a meaningful change in the housing situation from when he wrote to the council in January 2020. If so, he has asked the council to consider what the implications are for the housing requirement figures in the submitted Plan. Our response will be published on the examination website.



**WELWYN
HATFIELD**

Housing Delivery Test Action Plan

The government published its 2019 housing delivery test figures in February 2020, for the three year period 2016/17 to 2018/19. The figures show that Welwyn Hatfield needed to build 2,034 homes, but actually built 1,448 homes (equivalent to 71% of the requirement). As delivery fell below the 85% threshold, the council must apply a 20% buffer to its five year housing land supply, as well as produce its second action plan. This will identify the reasons for under-delivery, ways to reduce the risk of further under-delivery and measures to improve levels of delivery.

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



OTHER INFORMATION

The **evidence base** that supports the Plan in the form of completed technical work and reports are available on the council's website, and as new reports are completed, or existing work updated, they will also be published: www.welhat.gov.uk/evidencebase.

Reports to Cabinet Planning and Parking Panel updating progress on the Local Plan can be found at: [Cabinet Planning and Parking Panel](#).

Copies of the Statement of Community Involvement and Local Development Scheme can be found at: [Statement of Community Involvement Local Development Scheme 2017](#).

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

HOW TO CONTACT US

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