

Local Plan NEWS LP*

GREEN BELT
CLIMATE
CHANGE
DESIGN
HERITAGE

HOUSING
JOBS
BUSINESSES
SHOPS



Issue #9 March 2016

Local Plan

Welcome to Newsletter 9

The Council's Cabinet Housing and Planning Panel regularly receive detailed updates on Local Plan progress. The 19 November committee received an update on the Strategic Housing Market Assessment (SHMA) and the Annual Monitoring Report (AMR) and the meeting on 17 December considered the Economy Study update and the Strategic Flood Risk Assessment (SFRA)

Update on Technical work

Work is continuing on the technical studies for the Local Plan. The SHMA and Economy Study have been updated and are published on the council's website, together with the AMR and the SFRA.

[The Strategic Housing Market Assessment](#) is a key piece of evidence for the Local Plan. In accordance with the National Planning Policy Framework (NPPF), the Local Plan should meet the full objectively assessed need (OAN) for housing in the market area, where this is consistent with other policies in the plan. The updated SHMA has revised the OAN:

- A range has been recommended of between 664 and 707 new dwellings per annum.
- This is equivalent to 12,616 and 13,433 dwellings from 2013 to 2032 .

This does not mean that this is the housing target that will be set in the Local Plan, as this depends on the supply of suitable sites, provision of infrastructure and other constraints.

[The Economy Study](#) update takes into account the latest employment forecasts for the borough. A revised analysis of the demand and supply for employment land was completed together with the impact of permitted change of use from

offices to residential. The updated Economy Study identifies that the number of jobs in the borough would increase between 2013 and 2032. By 2032, using the existing supply of employment sites, there would be a shortage of 5.4 hectares of employment land in the borough; this means additional employment land will need to be allocated through the Local Plan process.

[The Annual Monitoring Report](#) reports on the period 1st April 2014 to 31st March 2015. Key facts include:

- The average house price for the borough in March 2015 was **£331,400**, which is well above the national and regional average. This means the affordability of housing in the borough remains a key consideration.
- **354** new homes have been completed.
- **94** affordable homes brought to the market.
- There was a net annual loss of **1.94 hectares** of employment land, with a further potential loss in the pipeline of at least **5.17 hectares**. This is largely the result of office-to-residential conversions which no longer require planning permission.
- The number of jobs in the borough has again increased from **79,000** to **83,000**, equal to 1.1 jobs for every working-age resident. This is well above the national average.



WELWYN
HATFIELD

Local Plan Timeline



[The Strategic Flood Risk Assessment \(SFRA\)](#) This Level 1 and Level 2 Strategic Flood Risk Assessment updates and replaces the 2009 SFRA. The 2015 study assesses flood risk from all types of flooding in the borough, taking into account climate change, in line with current national policy and guidance. The Level 2 SFRA assesses flood risk associated with a number of specific sites in more detail.



INFORMATION

Planning Policy
Tel: 01707 357 000
Email: planningpolicy@welhat.gov.uk

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

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

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

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

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

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

