

DRAFT

Examination into the Welwyn/Hatfield Local Plan.

HEARINGS

2 Overarching Strategy

24-26 October 2017

Agenda

Is the overall development strategy being advanced by the Council sound?

- 1) Housing Market Area.
What is an appropriate HMA on which to base objectively assessed need calculations for this LP.
Has the Council used an appropriate area?
- 2) Full Objectively Assessed Housing need.
Are the Council's successive forecasts of housing need robust and reliable?
Is its methodology for calculating FOAHN sound?
 - i) Demographic forecast of households.
Is it unduly influenced by untypical historic circumstances?
Treatment of historic suppression of headship rates for younger adults
 - ii) Economic adjustment.
 - iii) Market signals.
Affordability
 - iv) Specific needs of LondonAre the FOAHNs being met within the relevant HMAs?

Is the assessment and provision for affordable housing sound?
- 3) Employment forecasts.
Are the employment forecasts and targets appropriate?
Are they unduly influenced by one-off historic circumstances?
- 4) Green Belt exceptional circumstances.
What should constitute exceptional circumstances for removing land from the GB?
 - i) Housing.
 - ii) Employment.Has the choice of land to be lost from the GB been objectively derived?
Have new boundaries that are likely to endure been proposed in all cases?
- 5) Green Belt Review.
Has an objective assessment of the contribution land makes to the purposes of the GB been undertaken?
Which land within the Green Belt is it necessary to keep permanently open?

From the perspective of the purposes of the Green Belt and the importance of keeping land within it permanently open, which parcels of land are critical to the maintenance of a strategic Green Belt in Welwyn/Hatfield?

Do the proposed revisions to GB boundaries result in stronger boundaries that will endure well beyond the life of this plan?

Should the revisions to the Green Belt boundary make provision for safeguarded land?

Has the extent and appropriateness of washed over settlements within the Green Belt been appropriately reviewed?

Has the Green Corridor between Welwyn and Hatfield been appropriately defined?

6) Spatial Vision and Settlement Strategy.

Do they reinforce the Garden City and New Town heritage of the Borough, whilst maintaining the area's distinctive character?

Is the overall strategy being advanced consistent with the Borough's GB location?

Is the proportionate distribution of development between the different tiers of the settlement hierarchy sound?

Are all washed over settlements in the Green Belt justifiably receiving that status?

Status of a new settlement in the hierarchy and overall justification for one in the context of Welwyn/Hatfield's Green Belt location.

Is the strategy now being advanced really one that seeks to maintain the existing pattern of settlements?

7) Targets for growth,

Are they appropriate?

i) Employment

What are the ramifications of the loss of employment floorspace to dwellings for future levels of employment?

Is there exceptional circumstances justifying the release of Green Belt land to provide additional employment sites?

ii) Housing.

Do all of the component of perceived housing need represent the exceptional circumstances needed to release land from the Green Belt.

Are the constraints imposed by infrastructure requirements fully justified?

8) Five Year Land Supply

Are the Council's delivery assumptions sound?

Site density

Is the proposed windfall allowance appropriate?

Is the proposed split housing trajectory sound?

Could the proposed housing development strategy result in a five year supply of housing land?

9) Is the overall development strategy being advanced by the Council sound?

Do the proposals properly reflect the spatial vision?

Is the proportionate distribution of dwellings proposed in accordance with Settlement Strategy?