

Local Plan NEWS LP*



Issue #14 May 2018

Welcome to Newsletter 14

Local Plan Update

Since the last newsletter was published, the examination of the Welwyn Hatfield Local Plan has commenced.

[Stage 1 hearing sessions](#) took place in September 2017. These considered legal soundness and duty-to-cooperate issues relating to the preparation of the Local Plan.

[Stage 2 hearing sessions](#) took place in October 2017. These considered the overarching strategy of the Local Plan.

A [hearing session](#) took place on 30 January 2018 to discuss the proposed allocation to the South East of Welwyn Garden City, known as Birchall Garden Suburb. This was a joint session involving both Welwyn Hatfield Borough Council and East Hertfordshire District Council as the allocation includes land within both authority areas.

[Stage 3 hearing sessions](#) took place in February 2018. These covered a range of topic specific policies including transport, the economy, retail, community facilities and infrastructure.

The hearing sessions can be viewed by [following this link](#).

What happens next?

There will be a number of further hearing sessions as part of the examination of the Local Plan.

The [Stage 4 hearings](#) are scheduled to take place the week commencing 25 June 2018. These will primarily consider the policies in the Local Plan relating to Welwyn Garden City and Hatfield including proposed housing allocations.

In the round up session at the close of the Stage 2 hearing sessions the Planning Inspector examining the Local Plan asked the council to

carry out a number of pieces of further work to support the examination process. Key tasks included:

- Reviewing the Strategic Housing Market Assessment and considering implications for the borough's objectively assessed housing need
- Reviewing housing land supply in the housing market area
- Undertaking a comprehensive and rigorous assessment of the Green Belt to establish which areas are essential to retain, and which areas, if developed, could have less harm on the Green Belt
- Reviewing existing settlements which are 'washed over' by Green Belt and considering the extent to which they contribute to the openness of the Green Belt and whether there is potential to remove them from the Green Belt
- Testing the infrastructure implications of delivering 16,000 new dwellings in line with the Council's most recent assessment of the borough's objectively assessed housing need

The council has written to the inspector setting out a programme for completing the further work. As individual tasks are completed the related documentation will be made available on the website in the [examination documents library](#).

Brownfield Land Register

In April 2017 the Government introduced legislation requiring planning authorities to prepare a Brownfield Land Register. The Brownfield Land Register is intended to provide a clear and consistent picture of the amount of previously developed land which could be suitable for new housing in each local authority area. On 14th December 2017 Cabinet Planning and Parking Panel agreed to [the publication of the Register on the council's website](#).



**WELWYN
HATFIELD**

Self Build Register Consultation

Since April 2016 the council has been required to publicise and maintain a Register of people or community groups who wish to buy serviced plots of land in order to build their own home in the borough.

New regulations allow the council to:

- introduce a local connection test requiring applicants to demonstrate that they have sufficient connection with the local area
- require applicants to show that they have access to the funds to purchase the land.

The council is proposing to introduce a local connection test and to require applicants to demonstrate they have sufficient financial resources to purchase a serviced plot of land. The council is consulting on the proposals from 9am on Thursday 17 May 2018 to 5pm on Friday 29 June 2018.

Further information on the consultation can be found at www.welhat.gov.uk/selfbuild. You can respond directly to the consultation through the [Planning Consultation Portal](#).

General Data Protection Regulation (GDPR)

The council has a Planning Consultation database which it has built up over many years as individuals and organisations have expressed an opinion on a planning consultation document or have asked to be notified of planning consultation events. We only use the information we hold on you to report on the results of the consultation and how effective it has been in reaching different sections of the community. It is not used for any other purpose. You can find out more information about Welwyn Hatfield Borough Council's Privacy Policy via this [website link](#).

You may wish to take the opportunity to update your records. You can view and amend your information in your account area on the [Planning Consultation Portal](#). Once the Local Plan has been adopted we will write to you to ask if you wish to remain on the database and if so ask what type of document you wish to be consulted upon in the future.

INFORMATION

Planning Policy

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Email: localplan@welhat.gov.uk

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

The latest reports to Cabinet Planning and Parking Panel (CPP) updating progress on the Local Plan can be found at:

www.welhat.gov.uk/cabinetplanningparkingpanel

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

Planning Policy

Welwyn Hatfield Borough Council
The Campus,

