



Local Plan

Recommendations from Cabinet on Local Plan sites

Sue Tiley - Planning Policy and Implementation Manager

Key Stages

- Early consultation to identify issues
- Issues and Options 2009
- Emerging Core Strategy 2012
- Sites consultation 2015
- Proposed Draft Local Plan 2016 - formal consultation

} Informal consultation

Plan submitted May 2017

- Additional sites consultation 2019
- Proposed changes consultation 2020
- Interim Inspector's report October 2020

} informal consultation

Additional sites submitted in November 2020

- Inspector's reports received July 2021

Hearing Sessions

Submitted plan in **May 2017**

- Stage 1 Legal Soundness and Duty to Cooperate (**September 2017**)
- Stage 2 Overarching Strategy (**October 2017**) – **plan unsound**
- Joint session with East Herts on Birchall Garden Suburb (**January 2018**)
- Stage 3 Topic Specific Policies (**February 2018**)
- Stage 4 Hatfield and Welwyn Garden City policies and allocations (**June 2018**)
- Stage 5 Green Belt Assessment (**November 2018**)
- Stage 6 Birchall Garden Suburb, Housing and Employment Land Needs (**December 2019**)
- Stage 7 Birchall Garden Suburb and Symondshyde (**March 2020**)
- Stage 8 Village Sites (**July/August 2020**) – **plan unsound**
- Stage 9 Additional Sites, OAN, Windfall and Green Belt boundaries (**February/March 2021**) – **plan unsound**

Content of submitted plan

Spatial Vision and objectives - explains long-term vision for the borough

Spatial strategy for Sustainable Development - guiding principles for sustainable development; growth targets for new homes, employment land and retail space; settlement strategy, hierarchy and appropriate levels of growth.

Topic specific policies for transport and travel, provision of community facilities, retail, affordable housing, employment areas, quality of design, protection of the natural and historic environment and delivery of infrastructure including green corridor.

Settlement and site specific policies – local objectives, strategic sites with detailed policies about what they should be providing, local centres and sites.

Inspector's Reports

Numerous letters

Interim report in October 2020

Series of reports after stage 9 session

6 documents in total

- Letter to Welwyn Hatfield
- FOAHN Assessment
- Supplementary Report
- Stage 9 Round Up Notes on Sites
- Windfall Letter
- Treatment of Green Belt Boundaries

Options considered at CPPP on 13/01/2022

Supplementary Report

- **Approach to site selection** - needs to consider range of factors not just GB harm –unless it is ‘very high harm’ – comparative transparent assessment
- **5 year land supply+20%** – stepped trajectory
- **Proportionate distribution and sustainability of settlements** and sites important. NB need to increase numbers in Welwyn Parish
- **Proportionate** amount of housing throughout plan period

NPPF requirements

- Planning Policies should identify specific deliverable sites for **years 1-5** of the plan period
- Specific developable sites or broad locations for growth for **years 6-10** and where possible for years 11-15
- Be drawn up over an appropriate time scale, preferably a **15-year time horizon**, take account of longer term requirements and be kept up to date

CPPP 13/01/2022

- Unanimous in rejecting 15,200. Concern about removing extent of land from Green Belt
- Rejected all 4 distributions set out in the report
- Recommended that Cabinet and Full Council should put forward a strategy for delivering 13,277 dwellings.
- This related to the proposed distribution of sites agreed to by Members in November 2020

Strategy for 13,277

November 2020 Full Council agreed:

- OAN **13,800** and
- additional sites resulting in a housing supply of **13,277** dwellings

Comprised of

Completions, commitments and small sites = **3097**

- Windfall assumption = **1,402**
- Allocations in plan = **8029**
- sites where capacity changed = **679**
- New sites = **1,702**
- Sites to be removed from the plan = - **1,632**

Changes since Nov 2020

- Windfall assessment increased from **1,402** to **1,668** dwellings
- Completions, commitments and small sites from **3,097** to **3,334**
- Sites capacity additional **130** dwellings found suitable and potentially further increase site in Little Heath from **36** to **63**
- Not all sites found sound – sites in employment area and some not sound if not required to meet local need

Summary Table

	Total 2020	Total 2022
Total Sites	8,778	8,700
Small Sites	15	14
Windfall	1,402	1668
Completions	2,121	2514
Commitments	961	806
Total	13,277	13,702

Capacity changes to submitted sites

Settlement	HELAA Ref	Plan Ref	Green Belt / Urban	Site	Capacity 2016	Capacity 2020	Capacity 2022
WGC	WGC4/4a	SDS1	GB	North east of Welwyn Garden City	650	815	845
WGC	WGC5	SDS2	GB	South east of Welwyn Garden City	1200	500	600
WGC	Pea02b	SDS3	Urban	Broadwater Road West SPD site (north)	850	2003	2003
WGC	WGC1	HS2	GB	Creswick	290	300	300
WGC	Han40	MUS1	Urban	Town Centre North Development Site	98	100	100
WGC	Hal02	HS6	Urban	Land at Gosling Sports Park	250	100	100
Hatfield	Hat1	SDS5	GB	North West Hatfield	1650	1750	1750
Hatfield	HS10	(HS31)	Urban	Garages at Hollyfield	14	12	12
Hatfield	HC100b	MUS2	Urban	1-9 Town Centre	66	71	71
Hatfield	HE80	HS9	Urban	Land at Onslow St Audrey's School	61	86	86
Hatfield	HW100	MUS3		High view (Hilltop) SPD Site	87	140	140
Welwyn	Wel3	HS20	GB	School Lane	7	9	9
Welham Green	WeG4b	SDS7	GB	Marshmoor	80	100	100
Cuffley	Cuf1	HS29	GB	Land at The Meadway	30	60	60
Cuffley	Cuf6	HS28	GB	Land south Northaw Road East	108	121	121

Additional Sites

Settlement	HELAA Reference	Site	Urban/Green Belt	Capacity
WGC	Han40a	Town Centre North- Campus	Urban	250
WGC	Pea106	73-83 Bridge Road East	Urban	235
WGC	Pea103	29 Broadwater Road	Urban	128
WGC	Pea102	Bio Park, Broadwater Road	Urban	250
WGC	Pea104	YMCA, 90 Peartree Lane	Urban	15
WGC	Pea105	61 Bridge Road	Urban	21
WGC	Hol23	Neighbourhood Centre, Hollybush Lane	Urban	16
WGC	Pea97	Former Norton Building	Urban	122
Hatfield	HE17	Link Drive (Site F)	Urban	80
Hatfield	HC08	Lemsford Road (Site H)	Urban	32
Hatfield	HSW92	Minster Close	Urban	49
Hatfield	HSW94	College Lane	Urban	115
Hatfield	HC11	Meridian House, The Common	Urban	11
Woolmer Green	WE100	51-53 London Road	Urban	34
Welham Green	WeG1	51 Welham Manor	Green Belt	16
Welham Green	WeG3a	Land South of Welham Manor	Green Belt	68
Welham Green	WeG10	Dixons Hill Road	Green Belt	120
Brookmans Park/Bell Bar	BrP1	Upper Bell Lane	Green Belt	104
Little Heath	LHe4/5	Part of Studlands/Videne, Hawkshead Road	Green Belt	36/63



Additional sites found unsound

Settlement	HELAA Ref	Plan Ref	Green Belt / Urban	Site	Capacity 2020
WGC	Pea106		Urban	73-83 Bridge Road East	235
WGC	Pea103		Urban	29 Broadwater Road	128*
WGC	Pea105		Urban	61 Bridge Road	21
WGC	Pea97		Urban	Former Norton Building	122*

* Consented schemes included in commitments figures

Additional sites soundness dependent on Strategy

Settlement	HELAA Ref	Plan Ref	Green Belt / Urban	Site	Capacity 2020
Brookmans Park/Bell Bar	BrP1		GB	Upper Bell Lane	104

Sites proposed for removal in Nov 2020

Settlement	HELAA Ref	Plan Ref	Green Belt / Urban	Site	Capacity 2016	Capacity 2020	Sound/ unsound
New Village Symondshyde	Hat15	SDS6	GB	Symondshyde	1130	1500	Potentially sound if more sustainable sites also come forward
Brookmans park	BrP4	HS22	GB	Land West of Brookmans Park Railway Station	250	300	Sound
Little Heath	BrP7	HS24	GB	Land south of Hawkshead Road	100	100	Potentially sound if local need and exceptional circumstances exist
Cuffley	Cuf7	HS30	GB	Wells Farm, Northaw Road East	75	75	Potentially sound if local need and exceptional circumstances exist
Cuffey	Cuf12	HS29	GB	Land North of Northaw Road East	73	73	Potentially sound if local need and exceptional circumstances exist
Mill Green	GTLAA 08	HS33	GB	Barbaraville	4	4	Not yet commented

Cabinet 18/01/22

Sites removed and capacity changes

Settlement	HELAA Ref	Plan Ref	Green Belt / Urban	Site	Capacity 2020
WGC	Pea106	-	Urban	73-83 Bridge Road East	-235
WGC	Pea103	-	Urban	29 Broadwater Road	128*
WGC	Pea105	-	Urban	61 Bridge Road	21
WGC	Pea97	-	Urban	Former Norton Building	122
Brookmans Park/Bell Bar	BrP1		GB	Upper Bell Lane	104
WGC	WGC4/4a	SDS1	GB	North east of Welwyn Garden City	+30
WGC	WGC5	SDS2	GB	South east of Welwyn Garden City	+100
All sites change in dwelling total					- 501

Summary Table

	Total 2020	Total 2022	Total 2022 with sites removed
Total Sites	8,778	8,700	8,277
Small Sites	15	14	14
Windfall	1,402	1668	1668
Completions	2,121	2514	2514
Commitments	961	806	806
Total	13,277	13,702	13,279

5 Year Land Supply Targets

Plan period	Sedgefield approach	Liverpool approach	Alternative approach
Years 1-5	5,846	4,989	4,560
Year 6-10	3800	4,608	5,086
Year 11-15	3,040	3,089	3040

Proportionate Delivery and 5 year supply

	Scenarios		Target	
	Cabinet identified 13,279		Inspector's 15,200	
	Dwellings	Cumulative Total	Dwellings	Cumulative Total
Completions	2,514	2,514	2,514	2,514
2021/22	596	3,110	596	3,110
Years 1-5	4,987	8,097	5,285	8,395
Years 6-10	3,813	11,910	3,765	<u>12,160</u>
Years 11-14	1,369	13,279	3,040	15,200
Total	13,279			

Challenges

- Sites can only be removed if not sound
- Inspector indicated for some of these sites - that might be justified e.g. Little Heath
- Further justification likely to be required for removal of other sites in submitted plan

Risks

- Does not meet the FOAHN for period to 2036 when
- 13,279 distribution does not conform to his guidance on selecting sites or proportionate distribution
- Inspector has already rejected 13,277 strategy and 13,279 does not go far enough to address his concerns
- Strong likelihood of the strategy being found unsound

Risks contd.

- Current Plan is out of date and has limited weight in decision making – have lost appeals because of lack of five year housing land supply and Housing Delivery Test.
- Would not meet target for an adopted plan by 2023
- Five year housing land supply will be assessed on standard methodology - 875 dpa
- No up to date plan likely to result in ad hoc development and impact on level of developer contributions