

19 August 2019

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**Welwyn Hatfield Local Plan Examination - July-August 2019 Consultation**

Dear Louise

I write on behalf of the Royal Veterinary College (RVC) and Hill Residential Ltd (who have been selected by the RVC as development partner for the delivery of draft allocated site HS22). Additional examination documents have been submitted to the examination of the local plan (EX101-EX152) and the Planning Inspector is welcoming comments on the documents before 21<sup>st</sup> August.

Specifically, we write in relation to EX103-EX103B which are concerned with the use of the 2016 Household and Population Projections. We can confirm we are supportive of the updated housing assessment for Welwyn Hatfield Borough Council identifying an objectively assessed need (OAN) of 800 dwellings per year.

We also agree that the plan's end date should be extended to ensure a 15 year time horizon on adoption and that this figure should be extrapolated to the end of the plan period. Given the tasks which remain to be completed in order for the plan to progress through all the statutory stages, it seems to us unlikely that the local plan could be adopted before April 2021, and hence we consider that the local plan should make provision for housing to 2036. Our view is based on the following broad timetable:

|                |  |
|----------------|--|
| November 2019  | Report to Members and agreement on way forward. Information submitted to Examination |
| Feb/March 2020 | Examination considers housing provision and sites                                    |
| May 2020       | Inspector's interim findings   |
| Aug/Sept 2020  | Modifications consultation   |
| Nov/Dec 2020   | Outcome of consultation sent to Inspector  |
| Feb 2021       | Inspector's Report   |
| April 2021     | Adoption   |

With regard to the plan period, we note that there has been an under delivery of homes since the plan's base date of 2013. We do not consider it appropriate to simply lose this unmet need by in effect re-setting the start date. The plan period should run from 2013 to 2036.

We would wish to be present at any re-convened hearing session on local housing need. Please let me know if you any have questions concerning this submission.

Yours sincerely,



Paul Comerford  
Director, Planning  
AECOM Limited