

Dear Sirs

I would like to place an objection to Welwyn & Hatfield Council's latest attempt to tinker with the period of the Local Plan. Their proposal is to ignore the years 2013 to 2016 and extend the plan by two years at the end to achieve a 15 post plan period. This has been proposed together with an attempt to ignore loss of housing supply in the period 2013 - 2016 and avoid the necessary required increase in the OAN.

I have seen the Inspectors latest letter to Colin Haigh and I agree it is time for some straight talking and would set out below points I wish to stress.

- 1) The delay in the preparation of the plan is entirely down to the Council itself and its political obsession with trying to avoid development around the large villages at all costs.
- 2) The longer the Council delays progress the worse the shortage of housing becomes even ignoring the eye watering "un" affordability ratio. It is inappropriate to allow them to artificially reduce their OAN target by ignoring their own failing housing delivery.
- 3) There is clear anecdotal evidence that some Councillors have attempted to interfere with reports and influence officers so that planning decisions are not being framed on planning grounds - particularly with regard to the sites around the large villages.
- 4) The changes to the period of the plan do not comply with the Procedural Practise in the examination of local plans and that therefore the changes would not be sound.

The time has come for Welwyn & Hatfield to complete the professional work as a matter of urgency and any further delays beyond the currently agreed timetable should not be allowed. It should be made clear any further delay will simply attract an increased OAN.

Kind regards

Michael Owen Connor FRICS