

Local Plan NEWS LP*

GREEN BELT
CLIMATE
CHANGE
DESIGN
HERITAGE

HOUSING
JOBS
BUSINESSES
SHOPS



Issue #2 September 2013

Core Strategy



Welcome to Newsletter 2

Thank you to everyone who wrote to us with their views and suggestions on the Newsletter.

This newsletter aims to update you on progress on the Core Strategy. We have also included a new section to explain some of the planning terms we use and get asked about.

The Council's Cabinet Housing and Planning Panel considered a report at its meeting on 8th August summarising all the responses to the Core Strategy and other documents consulted on at the same time. The report outlined the technical work we will be carrying out over the next months and a draft updated timetable for the Core Strategy. In light of the changes and work needed, we are now aiming to have the next version of the Core Strategy ready by next summer with final adoption in 2015.

Consultation Responses

All the responses can now be read on the council's website. There were:

- 3,440 representations from 1372 individuals and organisations to the Emerging Core Strategy
- 3,300 representations from 1282 individuals and organisations to the Land for Housing Outside Urban Areas
- 56 representations from 19 individuals and organisations to the Sustainability Appraisal
- 138 representations from 53 individuals and organisations to the Draft Infrastructure Delivery Plan.

In addition, three petitions were received objecting to specific proposals for Growth:-

- Creswick 106 signatures
- Hatfield Garden Villages 1,255 signatures
- Panshanger 1,487

We also received one petition from the North Mymms Green Belt Society (500 signatures) supporting the approach to the distribution of growth around the Borough.

What do we mean by...?

Affordable Housing:

Provided to households who are eligible in terms of local income and house prices, who cannot afford to buy or rent on open market.

Includes the following types of housing:

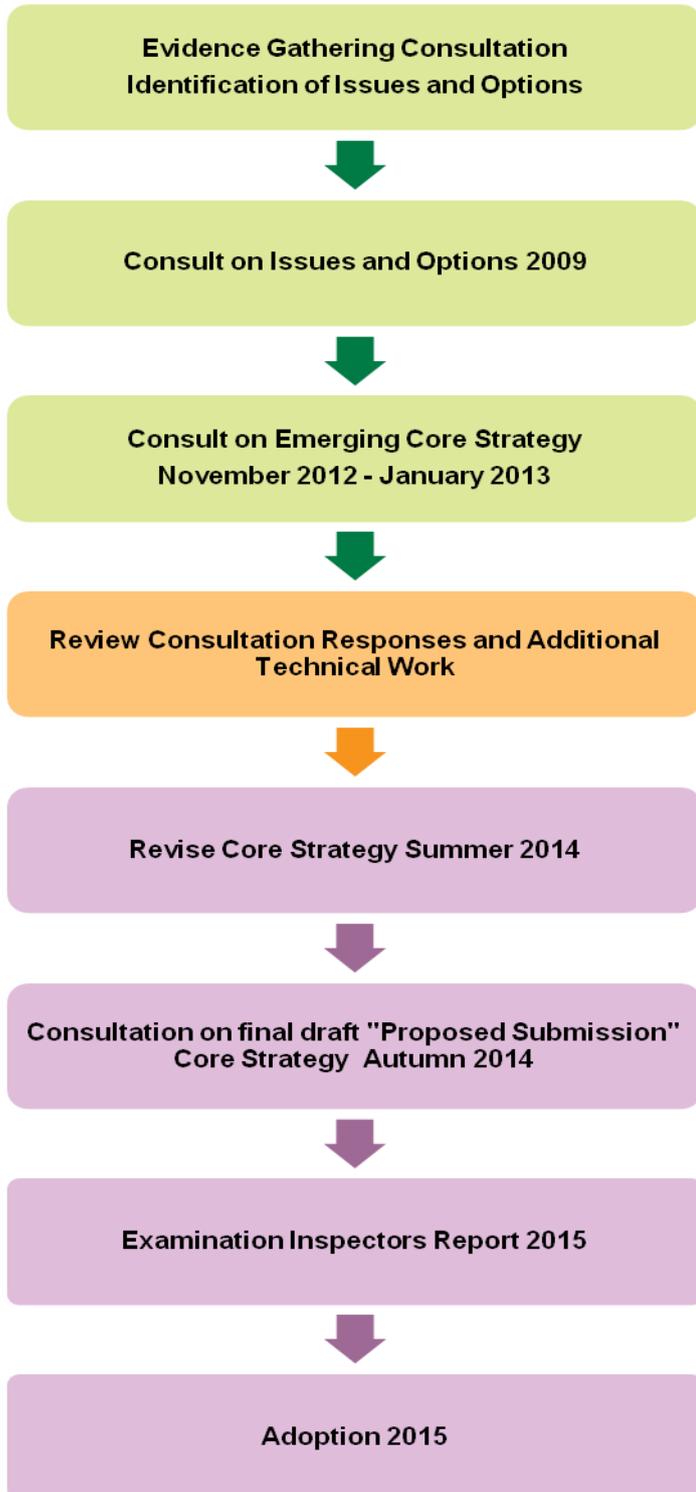
- **Social Rented Housing**— owed by local authorities and private registered providers normally housing associations; rent is determined through the National Rent Regime
- **Affordable Rent Housing**— owed and let by housing associations. Allows for the rent to be changed at up to 80% of local market rents. Homes are managed and maintained in the same way as social rented homes.
- **Intermediate Housing**— homes for sale and rent below market levels.

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Core Strategy - Draft Timeline



Update on the Technical Work

We have started on the technical work needed as a result of the consultation responses and recent changes in national planning practice. This technical work includes:-

- Reviewing the evidence for the amount of new housing needed
- Asking consultants to carry out a strategic review of the Green Belt
- Assessing the extent to which future housing sites could sterilise mineral extraction
- Asking consultants to assess the importance of the historic environment of Panshanger Airfield
- Assessing the suitability of new housing sites put forward by developers or landowners
- Undertaking further transport capacity assessments
- Asking for further evidence and information from landowners and infrastructure providers
- Update to previous studies on the local economy.

We anticipate the technical work will be completed by Spring 2014. Work will then take place to decide what changes need to be made to the Core Strategy, before carrying out a further consultation.

INFORMATION

Planning Policy

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Copies of all the consultation documents and responses can be found on our website:

<http://consult.welhat.gov.uk/portal>

Full details of the Local Plan, including copies of the supporting technical reports, can be found online at: www.welhat.gov.uk/planningframework

We welcome all your views on Local Plan News so please send your comments to:

Planning Policy

Welwyn Hatfield Borough Council

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