

# Local Plan NEWS LP\*

GREEN BELT  
CLIMATE  
CHANGE  
DESIGN  
HERITAGE

HOUSING  
JOBS  
BUSINESSES  
SHOPS



Issue #5 Oct 2014

Local Plan

## Welcome to Newsletter 5

The council's Cabinet Housing and Planning Panel regularly receive detailed updates on Local Plan progress. The latest report was considered on 25 September 2014. At this meeting the Strategic Housing Market Assessment (see below) was considered.

## Progress on the Local Plan

The key meeting dates for the Local Plan are on the following page.

## Update on Technical Work

Work is continuing on the technical studies for the Local Plan. The SHMA and Economy Study have been completed and are published on the council's website.

### What is the SHMA?

The Strategic Housing Market Assessment (SHMA) is required by the National Planning Policy Framework, to objectively assess how many and what types of homes will be needed in the borough.

The key headline from the SHMA is an objectively assessed need for the provision of some 625 new homes per year, which is 12,500 new homes over the 2011 - 2031 period. It has also identified the need for an additional 620 specialist bed-spaces in care accommodation. As required, the SHMA does not take into account any constraints to development such as the supply of land for new development, environmental designations or infrastructure.

As we progress the Local Plan it will be for us to balance this need with other evidence of the level of housing growth that we can sustainably accommodate

### What is the economy study?

The Welwyn Hatfield Economy Study provides an objective review of the role and function of the local economy in Welwyn Hatfield. The study makes recommendations to inform long-term land use planning for employment and will help to inform the Local Plan.

The Economy Study has identified that the number of jobs in the borough would increase by between 9,800 and 12,000 from 2013 - 2031.

The study indicates that the borough would have a surplus of 12 - 13 hectares of employment land by 2031 (4% of the total).



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**WELWYN  
HATFIELD**  
BOROUGH COUNCIL



## Key Local Plan meeting dates



## What do we mean by...?

**Neighbourhood Planning** is a community-led process. It enables people to help shape development in their local area by developing planning policies that will become part of the planning framework for their area and grant planning permission for certain types of new development. Neighbourhood planning is delivered by Town or Parish councils for their neighbourhood area. In other areas, they are delivered by "neighbourhood forums".

There are three tools to help shape local development: **Neighbourhood development plans** that set out local land use policies.

**Neighbourhood development orders** that grant planning permission for a specified development.

**Community right to build orders** that identify land for new development.

Neighbourhood plans are appropriate for issues such as designating land use or specifying design criteria. They can't be used to stop development or override the Local Plan or national policy.

## INFORMATION

### Planning Policy

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

The latest report to Cabinet Housing and Planning Panel including the new timetable can be found at: [www.welhat.gov.uk/cabinethousingplanningpanel](http://www.welhat.gov.uk/cabinethousingplanningpanel)

Copies of the Statement of Community Involvement and Local Development Scheme can be found at: [www.welhat.gov.uk/localplanningframework](http://www.welhat.gov.uk/localplanningframework)

Details of the latest planning consultations can be found at: [www.welhat.gov.uk/planningconsultations](http://www.welhat.gov.uk/planningconsultations)

We welcome your views on Local Plan News so please send your comments by email as above, or in writing to:

### Planning Policy

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