

# Local Plan NEWS LP\*

GREEN BELT  
CLIMATE  
CHANGE  
DESIGN  
HERITAGE

HOUSING  
JOBS  
BUSINESSES  
SHOPS



Issue #3 Feb 2014

Core Strategy

## Welcome to Newsletter 3

This is our third newsletter keeping you up to date on progress on the Core Strategy.



The council's Cabinet Housing and Planning Panel regularly receives detailed updates on progress. The latest report was considered at its meeting on 23 January 2014. This set out the further technical work that we will be completing over the next few months to support the Core Strategy.

### Green Belt Review

A high level Strategic Green Belt Review has been carried out jointly with St Albans and Dacorum councils. The Review shows the most important areas of Green Belt. It looked at all the Green Belt in the borough and then compared different areas to the national and local Green Belt purposes (see over page).

The Green Belt Review did not assess the suitability of sites for future development. However, it suggested some areas of Green Belt for further study. This next stage of detailed work has started looking at a range of potential sites across the borough. Once this work is finished it will help inform the debate on the strategy for where new homes might go in the borough. The other areas we will look at include sustainability (such as how close the site is to local shops) and infrastructure capacity (such as the impact on schools and roads) as well as the Green Belt.

### Update on Technical Work

Work on updating information about the amount of new housing needed has started, in the form of the Strategic Housing Market Assessment. This will assess and make a recommendation about the amount of housing needed in the borough up to 2030.

The Strategic Housing Land Availability Assessment (SHLAA) looks at potential land available for housing development. This work is being carried out in stages. The first part looking at land in urban areas has been completed. The review looking at land outside urban areas has started.

An Economy Study is well underway. This work looks at how much land and the type of premises we need to accommodate new jobs in the future. It will recommend targets for jobs growth.

Work looking at how development may affect transport and the potential impact on local services such as water, sewerage, schools and health is ongoing.

Talks are taking place with Hertfordshire County Council to assess the extent to which future housing sites could affect the need to remove minerals.

A historic assessment of Panshanger Airfield has been completed. Sport England and the Light Aircraft Association have told us more about the importance of Panshanger Airfield for air sports. We are looking at this information and it will form the basis of further talks with those organisations and the landowners.

### Other planning consultations

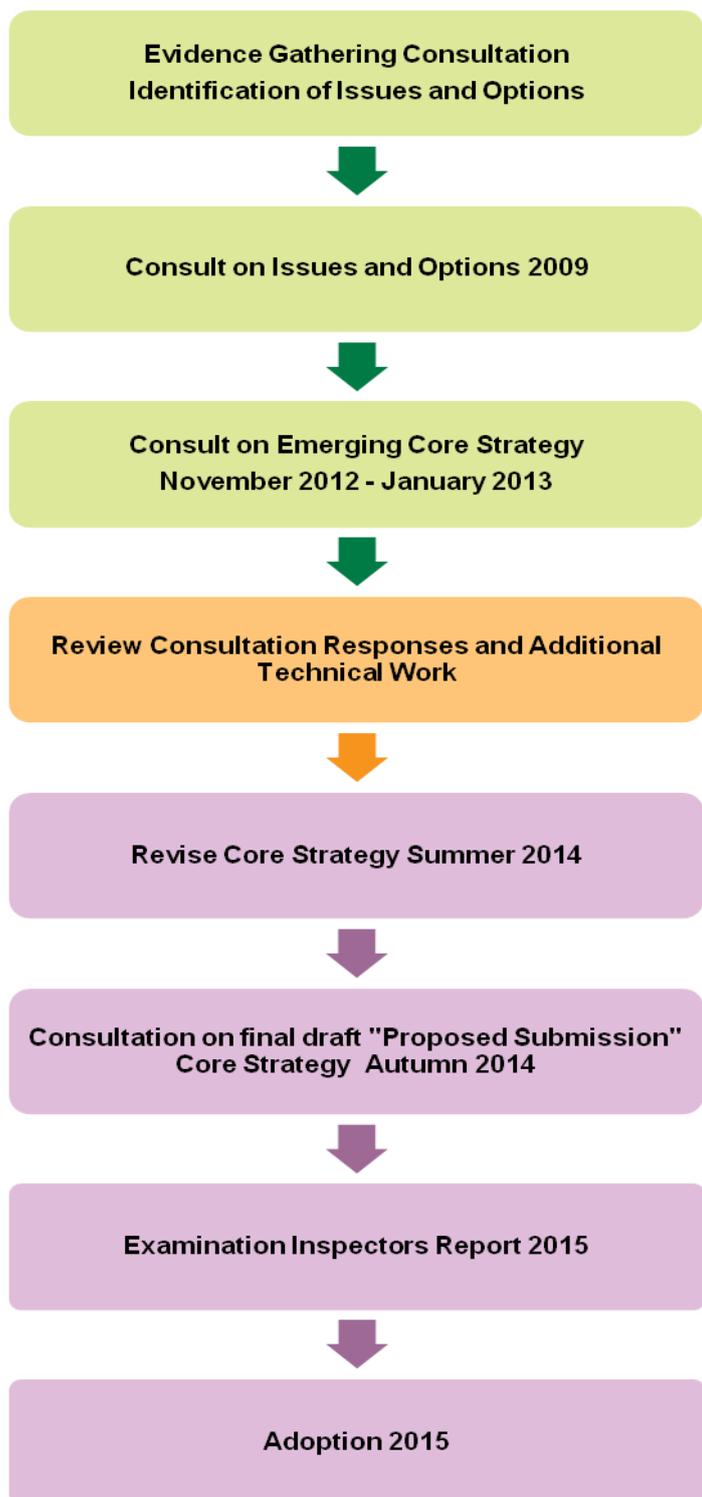
We have also produced draft planning guidance which will set the framework for future development in part of Welwyn Garden City town centre. The site shown in the current District Plan is between John Lewis and the Anniversary Gardens and the Council offices. We are asking for everyone's views on the guidance, which need to be sent to us by 10 March 2014.

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WELWYN  
HATFIELD  
BOROUGH COUNCIL



## Emerging Core Strategy Timeline



## What do we mean by...?

**Greenfield land:** Land in either urban or rural areas that has not previously been built on. Land may be in farming use or just left to nature.

**Green Belt:** 'Green Belt' is a way of keeping land permanently open or largely undeveloped and has a number of purposes:

- To restrict urban sprawl.
- To protect the countryside from development.
- To keep neighbouring towns separate.
- To preserve historic towns.
- To help in the regeneration of urban areas.

The Green Belt Review has identified a local purpose: To maintain the existing settlement pattern by protecting the gaps between settlements and the open land that is part of the character of those settlements.

**Brownfield land:** Previously built-on land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings). It doesn't include land in built-up areas such as private gardens, parks, playgrounds and allotments.

## INFORMATION

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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)

Copies of the council's committee reports can be found online at: [www.welhat.gov.uk/cabinethousingpanel](http://www.welhat.gov.uk/cabinethousingpanel)

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:

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## Putting people first.

