

# Planning the future of Welwyn Hatfield

**HOUSING  
JOBS  
BUSINESSES  
SHOPS**



## We need your views...

From Monday 12 November, the council is seeking your views on the Emerging Core Strategy, which will guide the future development of the borough. In support of the strategy, we are also consulting on land for housing and infrastructure that needs to accompany it – schools, roads – up to 2029.

### What is the Emerging Core Strategy?

The Core Strategy will be a key part of our Local Plan. The Emerging Core Strategy is your first chance to comment on draft policies on topics such as the economy, environment, design, heritage, shops, housing, climate change and sustainable development. Set out here are some of the key areas and our proposed approach to them. The main document has full details.

To get to this stage, the council has already carried out extensive research to identify future housing and other development needs for the borough. This has included analysing trends and predictions on the number of people moving into the area. We have also assessed whether there is sufficient infrastructure – schools, sewerage and roads – to accommodate the population growth.

### Growth

Our strategy for growth covers the following:

- 7,200 new homes between 2011 and 2029
- Allowing for 12,200 new jobs to be created
- Providing for 19,000 sq.m of new shopping floor space
- Providing new neighbourhood facilities at broad locations for growth



### Economy

No further land for employment will be allocated outside the current employment areas but we will ensure that the land within them provides for a range of employment opportunities and meets the needs of existing businesses who wish to expand, as well as new businesses coming into the borough.



### Housing

We need to provide more housing of all types – for purchasing and for renting, at market and affordable rates. To meet these needs and to ensure that housing can support a growing population, it will be necessary to not only build within the existing towns and villages, but also use some of the Green Belt and other protected land for housing. The strategy states that we will need to provide land for a minimum of 7,200 dwellings. It also identifies the broad locations where new homes will be built.



### Shops

Our strategy is to protect and enhance our existing town and neighbourhood centres, and protect the existing shops in the villages, wherever possible.



### Heritage

Our local heritage is very important to the local community and therefore we propose policies to protect our built and natural environment, wherever possible, and to ensure that new development takes this into account.



### Environment

In the towns and large villages it is proposed to protect the green and open spaces that are intrinsic to the design of the place. In the more rural parts of the borough, policies will seek to ensure that the countryside is protected, but where possible there is improved access for the community.



### Design

We will seek to ensure that all new development is of a good quality, safe and has minimal impact upon the wider environment including water, drainage, and biodiversity. We also want to ensure that it respects the local character of its surroundings.



### Climate change and sustainable development

Development should be fit for purpose for years to come, so we are planning for growth while respecting



# GREEN BELT CLIMATE CHANGE DESIGN HERITAGE



environmental and infrastructure constraints. We are also ensuring that new development helps to create places that are healthy, active, inclusive and safe and where people want to live. At the same time we want to maximise energy efficiency and minimise as much as possible the impact on the wider environment.

## What is the most important issue for local people?

Probably the most significant issue for many of you is the amount of housing that needs to be planned for and where it is to be located. So we



will also be consulting on a supplementary document called Land for Housing Outside Urban Areas. This identifies potential locations for new housing including:

- About 3,300 dwellings on sites within towns and villages
- About 1,300 dwellings around the edges of Welwyn Garden City
- About 2,200 dwellings around the edges of Hatfield

At the edges of the towns, this involves the release of land from the Green Belt and the use of land that had been protected in the past for future development needs.

## Have we got the balance right?

Tell us what you think...

The Emerging Core Strategy and Land for Housing Outside Urban Areas document will be available to view from 12 November:

- on our website, at [www.welhat.gov.uk/localplan2012](http://www.welhat.gov.uk/localplan2012)
- at the council offices, Welwyn Garden City
- and at local libraries.

We would like to know from you whether we have the right policies and have achieved the right balance for the challenges facing the local area.

The consultation will end on Friday 18 January 2013.

The council is hosting seven drop-in events across the borough to assist you in making your comments to the council. These exhibition-style events will help explain the approach that the council has proposed to manage the future development of Welwyn Hatfield.

The times and locations of each event are listed in the table.



Date	Venue	Times
Wednesday 14 November	United Reformed Church, Oaklands Avenue, Brookmans Park, AL9 7UJ	2 pm–8:30 pm
Friday 16 November	Cuffley Hall, Station Road, Cuffley, EN6 4JA	2 pm–8:30 pm
Tuesday 20 November	Civic Centre (Small Hall), Prospect Place, Welwyn, AL6 9ER	2 pm–8:30 pm
Thursday 22 November	Howard Centre, Welwyn Garden City, AL8 6HA	1 pm–7 pm
Tuesday 27 November	The Fairway Tavern, Panshanger, Welwyn Garden City, AL7 2ED	2 pm–8:30 pm
Thursday 29 November	Howe Dell Community Hall, The Runway, Hatfield, AL10 9AH	3 pm–8:30 pm
Saturday 1 December	Hatfield Town Centre (shop unit to be confirmed), AL10 0LD	9 am–1 pm



To have your say on the Local Plan, go to:  
[www.welhat.gov.uk/localplan2012](http://www.welhat.gov.uk/localplan2012)

For more information please contact the Planning Policy team on 01707 357532 or email [planningpolicy@welhat.gov.uk](mailto:planningpolicy@welhat.gov.uk)

## Next Steps

After this consultation, we will go through the following steps to reach an adopted Core Strategy:

- Consult on draft (Proposed Submission) Core Strategy, autumn 2013
- Consider representations and make minor changes then submit for examination, spring 2014
- Examination, summer 2014
- Independent Inspector's Report, autumn 2014
- Adoption, winter 2014



ONLY MINOR CHANGES!