

Local Plan NEWS LP*

GREEN BELT
CLIMATE
CHANGE
DESIGN
HERITAGE

HOUSING
JOBS
BUSINESSES
SHOPS



Issue #4 APRIL 2014

Local Plan

Welcome to Newsletter 4

The council's Cabinet Housing and Planning Panel regularly receives detailed updates on progress. The latest report was considered on 10 April 2014. At this meeting it was decided to move to a single Local Plan.

Moving to a Local Plan

The government has recently published new guidance, the National Planning Practice Guidance, which encourages the preparation of a single Local Plan. The council has, therefore, had to consider whether to continue with the Core Strategy or move to a Local Plan.

A Local Plan combines all parts of the plan into a single document covering strategic and detailed planning policies as well as showing all new housing and employment land.

The benefit to the community is that a Local Plan gives greater certainty over which sites would be developed. A single Local Plan shows all land to be identified for development.

The benefit of a single Local Plan to the Council is that we would have a complete set of development plan policies more quickly. Moving to a Local Plan would result in an estimated time saving of around a year compared to progressing the Core Strategy followed by separate Site Allocations and Development Management documents.

The new draft Local Plan timetable (Local Development Scheme) is on the next page.

Update on Technical Work

Work is continuing on the technical studies for the Local Plan including site visits for the Landscape Study and Stage 2 of the Green Belt Review.

The Strategic Housing Land Availability Assessment (SHLAA) review looking at possible housing sites outside urban areas will conclude soon. If landowners or developers wish to submit any further information on sites, we are asking for this by the end of April 2014. The SHLAA will then be published in the Autumn.

A workshop has been held to obtain the input from local businesses on the future commercial needs in the borough. This will feed into the ongoing work for the Economy study.



Other Consultations

East Hertfordshire District Council are carrying out a consultation on its draft Local Plan. The plan includes a new housing site to the east of Welwyn Garden City. The consultation closes on 22nd May 2014. Go to: www.eastherts.gov.uk/districtplan then click on the link for the draft district plan consultation.

www.welhat.gov.uk

**WELWYN
HATFIELD**
BOROUGH COUNCIL



Draft Local Plan Timeline



What do we mean by...?

Statement of Community Involvement

The Statement of Community Involvement (SCI) sets out how the council will ask the community for their views in making the Local Plan, when considering planning applications and major proposals for development.

In addition to setting out our own publicity and consultation procedures, the SCI also outlines what we expect applicants to do before they submit a planning application.

The document explains:

- When we will consult the community in relation to planning applications and planning policies;
- What publicity and consultation we will expect from applicants before they submit a planning application;
- How we will engage with the community;
- Who we will involve.

INFORMATION

The latest report to Cabinet Housing and Planning Panel, including the new timetable, can be found at:

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

Details of the latest planning consultations can be found at:

www.welhat.gov.uk/planningconsultations

Completed technical work is available on the council's website:

www.welhat.gov.uk/evidencebase

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