

# DRAFT

## Examination into the Welwyn/Hatfield Local Plan.

### HEARINGS

#### 2 Overarching Strategy

24-27 October 2017

#### Agenda

Is the overall development strategy being advanced by the Council sound?

- 1) Housing Market Area.  
What is an appropriate HMA on which to base objectively assessed need calculations for this LP.  
Has the Council used an appropriate area?
- 2) Full Objectively Assessed Housing need.  
Are the Council's successive forecasts of housing need robust and reliable?  
Is its methodology for calculating FOAHN sound?
  - i) Demographic forecast of households.  
Is it unduly influenced by untypical historic circumstances?
  - ii) Economic adjustment.
  - iii) Market signals.Are the FOAHNs being met within the relevant HMAs?  
  
Is the assessment and provision for affordable housing sound?
- 3) Employment forecasts.  
Are the employment forecasts and targets appropriate?  
Are they unduly influenced by one-off historic circumstances?
- 4) Green Belt Review.  
Has an objective assessment of the contribution land makes to the purposes of the GB been undertaken?  
Do the proposed revisions to GB boundaries result in stronger boundaries that will endure well beyond the life of this plan?
- 5) Green Belt exceptional circumstances.  
What should constitute exceptional circumstances for removing land from the GB?  
Has the choice of land to be lost from the GB been objectively derived?
  - i) Housing.
  - ii) Employment.

- 6) Spatial Vision and Settlement Strategy.  
Do they reinforce the Garden City and New Town heritage of the Borough, whilst maintaining the area's distinctive character?  
Is the strategy being advanced consistent with the Borough's GB location?  
Is the strategy now being advanced really one that seeks to maintain the existing pattern of settlements?
  
- 7) Targets for growth,  
Are they appropriate?
  - i) Employment  
What are the ramifications of the loss of employment floorspace to dwellings for future levels of employment?
  - ii) Housing.  
Are the constraints imposed by infrastructure requirements fully justified?
  
- 8) Five Year Land Supply  
Are the Council's assumptions sound?  
Is the proposed windfall allowance appropriate?  
Is the proposed split housing trajectory sound?  
Could the proposed housing development strategy result in a five year supply of housing land?
  
- 9) Is the overall development strategy being advanced by the Council sound?