



**WELWYN
HATFIELD**

**Christopher Dale
Head of Planning**

Reply to: address as below
Date: 8 March 2022

Melvyn Middleton
Planning Inspectorate
c/o Programme Officer
louise@poservices.co.uk

Dear Sir

Welwyn Hatfield Local Plan

I am writing in response to your letter dated 16th February 2022. The Council notes your comments on the FOAHN and welcomes the opportunity you have given us to consider the option of a housing trajectory which meets the NPPF requirements for a supply of sites for a 10 year period.

In paragraph 16 of your letter you set out the requirements for this approach. This includes confirmation of the housing completions to 31st March 2022, confirmation of the residual requirement and the supply to meet the residual requirement for five and ten years. These all need to be incorporated into the Main Modifications.

This will require the monitoring of this years' housing completions and commencements to be completed. The survey is carried out over April by Hertfordshire County Council and the Council normally receives the provisional results in May. Members will therefore not be in a position to confirm the supply until this data has been confirmed. At this point Members will then be in a position to consider the options. There is a scheduled meeting of Cabinet Planning and Parking Panel on 23rd June and Full Council on 6th July. As you are aware the pre-election period starts later this month and it would not be possible to commence consultation on Main Modifications until after the local elections in May.

Your comments on the soundness of 3 sites which the Council has raised with you is noted. The Leader of the Council has received the attached letter from the Right Honourable Grant Shapps MP who has raised concerns about the interpretation of government policy and the extent to which exceptional circumstances can apply to land which would result in high harm to the Green Belt. You will see that he states this is not in accord with the White Paper or the intent of the NPPF and the Council would welcome your comments.

The Cabinet has written to the Minister for Housing seeking an urgent meeting on this matter. The letter is also attached for your information.

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Yours faithfully

Christopher Dale

Head of Planning