

New Windfall Consultation (EX221)

1. The windfall methodology put forward by the Council in document EX221 is a more reasoned approach than was advocated by the Cabinet, Planning and Parking Panel, however, the assumptions used relating to future delivery are still questionable and not necessarily reflective of a future situation where circumstances change dependent on the local and national policy.
2. With a local plan in place (and hopefully a sound 5-year land supply position), there will be greater control of what takes place and so development outside of what is in the plan will not be so prevalent. For an authority which is not pro-development, it would seem unrealistic to include figures of over 100 dwellings / year.
3. Welwyn Hatfield is a constrained area and so moving forward the opportunity for more, “unplanned” development sites is likely to decrease, especially with the article 4 directions implemented on the authority’s designated employment areas.
4. The Council’s own AMR identifies that appeal success is well below the national average, hence going forward, one would assume that this figure will increase and the amount of housing coming forward through windfalls will be reduced with a local plan in place. Therefore, across the board, it is our view that assumptions of delivery from all forms of development (residential, employment, agriculture and other) should decrease as it simply provides additional numbers that the local authority do not have to provide for.