

Minutes of the Meeting Held at County Hall for Duty to Co-Operate
Meeting with Welwyn Hatfield and HCC
4 November 2014

1. Attendance

The meeting was attended by:

- Sue Tiley, Welwyn Hatfield Borough Council
- Anne Day, Welwyn Hatfield Borough Council
- Julie Greaves, Hertfordshire County Council
- Gemma Nicholson, Hertfordshire County Council

2. Progress of LDF/Local Plan:

WelHat have taken the decision to take more time at committee stages for sites before going out to consultation. ST stated that they are still awaiting completion of transport modelling work and viability work around site.

The next consultation will be around favourable and finely balanced sites, with papers going to committee on 11 December 2014 hopefully consultation mid Jan 2015, but this is currently dependant on completion of other work.

3. Housing numbers – SHLAA progress/Site Allocations:

The Objective Assessment of Need gives a figure of 12,500 dwellings for the plan period 2031, Sites have been categorised into 3 groups – more favourable, finely balanced and less favourable. The more favourable and finely balanced sites would provide 12,500 dwellings, but there is uncertainty over some of these sites

There was general discussion about proposed sites in Welwyn Hatfield with regards to mineral extraction and housing delivery within the Local Plan time frame. HCC has provided site specific comments and at this stage has no objection in principle that sites could come forward for housing with mineral extraction within the plan period. However, cumulative impact and the timing of these sites is still an issue. Discussions between the county and WelHat should continue in order to cover any issues arising for mineral sterilisation and delivery of housing, particularly when detailed proposals come forward. Mineral extraction will be subject to planning permission from the county with detailed supporting documents supporting the application. HCC has not received any Pre Apps for any mineral applications.

4. Green Belt Review

The Green Belt review has been completed and published.

ST states that Green Belt boundaries in relation to waste sites will not be reviewed for New Barnfield, Roehyde or Birchall Lane as it is not clear at this stage until proposals are received, where the development will take place.

WelHat are not keen to take the whole site, particularly those that cross boundaries with other districts out of the Green Belt.

The next Green Belt review will not be until the next review of the Local Plan.

JG stated that HCC will make a formal response to the consultation regarding waste sites and the Green Belt in line with the Inspectors report for the Waste Site Allocations.

5. Are any major developments due to commence?

No

6. Employment land study progress:

WelHat are looking at employment land areas to consider their viability, and any of the employment land should be released? Currently there is not the need for any more employment land, however if considerable employment land was released (i.e. increase in change of use) there may be the need for more employment land to replace losses to existing.

7. NPPF Issues:
(Including NPPG)

Issues around Green Belt and changing Government positions

8. Waste Local Plan:
o **Core Strategy, Waste Site Allocations and ELAS SPD**

The Waste Site Allocations document was adopted in July 2014 and the legal challenge period has passed.

ELAS SPD consultation will go to members in Feb 2015 with public consultation following this in May 2015.

HCC will be making formal responses to consultation regarding taking allocated sites out of the green belt following the Inspectors report.

9. Minerals Local Plan (MLP):

Minerals and Waste Development Scheme (MWDS) and proposed way ahead went to Community Safety and Planning Panel on 3rd November 2014. MWDS will be taken to Cabinet and County Council later this month for adoption. Following this, the Scheme will be placed on the website. There will be a site selection study produced in the middle of next year looking at Preferred Areas and other sites for Minerals.

The proposed way ahead detailed the 15 year plan period plus 7 year buffer zone making the total plan period 22 years with 1.39 million tonnes per annum apportionment. The MLP will need a minimum of 7 year landbank for sand

and gravel and 25 year permitted reserves for clay – safeguarding will also be used for clay. The review will include re-looking at preferred areas.

10. Any other business:

“The Guide to Districts” document was sent out by Martin Wells for informal consultation. The document has been written to help districts apply HCC policies at a local level. Martin has not received comments on the document and has asked that if WelHat have any comments could they be provided.

11. Follow up action:

- GN to circulate meetings minutes for comments
- AD to send over copy of the committee reports
- HCC to be involved in Masterplanning for East of Welwyn Garden City area with Welwyn Hatfield and East Herts
- JG to speak to Waste Disposal Authority (WDA) about the sites East of Welwyn Garden City

Additional Duty to cooperate meetings: 6 months