

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 21 JULY 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – CHAPTER 11 – EAST OF WELWYN GARDEN CITY: RESPONSE TO ISSUES RAISED DURING PREFERRED OPTIONS CONSULTATION

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To bring to Members' attention the issues raised through the Preferred Options consultation in connection with Chapter 11 (East of Welwyn Garden City) of the Draft District Plan Preferred Options version, together with Officer responses to those issues.

RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	the issues raised in respect of Chapter 11 (East of Welwyn Garden City) of the Draft District Plan Preferred Options, as detailed at Essential Reference Paper 'B' to this report, be received and considered; and
(B)	the Officer response to the issues referred to in (A) above, as detailed in Essential Reference Paper 'B' to this report, be agreed.

1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27th February and 22nd May 2014. Several thousand comments were received through the consultation exercise from over a thousand stakeholders including statutory consultees and members of the public.

- 1.2 In order to manage these comments, the Council's agreed approach, as set out in its Statement of Community Involvement (October 2013), is to summarise the issues raised through the consultation and record how these issues have been used to inform the next draft of the District Plan.
- 1.3 This report presents the Issue Report for East of Welwyn Garden City at **Essential Reference Paper 'B'**.
- 2.0 Report
- 2.1 The Issue Report summarises the issues raised through the Preferred Options Consultation and the issues are grouped according to the section of the Draft Plan they relate to. The table presents an officer response to each issue and sets out whether or not it is proposed that any subsequent proposed amendments to the text or policies of the draft Plan be made as a result.
- 2.2 As there have been significant advances in the technical evidence available to support the development strategy, and changes in local and wider circumstance since the publication of the Preferred Options version of the Draft Plan, it is considered appropriate that each of the settlement chapters be rewritten to take these factors into account rather than presenting a 'track change' iteration of the previous version. Therefore, unlike the approach taken for the Topic Chapters, the Issue Report for this Settlement Chapter does not specify a form of wording that any proposed amendment should take.
- 2.3 In consequence, it is likewise not proposed that amendments are shown in the form of 'track changes' for the settlement chapters. Instead, a revised chapter, which incorporates any proposed necessary amendments to the Plan identified in the Issue Report, will be brought before Members for consideration at the District Planning Executive Panel meeting on 25th August, along with the relevant Settlement Appraisal.
- 2.4 In response to the issues raised during the consultation, together with advice received during a meeting with a Planning Inspector in January 2016, it is the view of Officers, that the previously identified Broad Location should be identified as an allocation in the District Plan for the delivery of 1,350 homes within the first ten years of the Plan. As such, the Green Belt boundary will need to be amended in this location.

- 2.5 It is important to note that this site traverses the local authority boundary between East Herts District and Welwyn Hatfield Borough. As such, the site will be allocated in both local plans and will be supported by a jointly prepared policy. It is the intention that a masterplan and subsequent Supplementary Planning Document (SPD) will be prepared in collaboration with Welwyn Hatfield Borough Council, the site promoter Tarmac, Hertfordshire County Council (Minerals and Waste, Education and Highways) and other stakeholders including the Hertingfordbury Neighbourhood Plan team.
- 2.6 Members will be aware that the site promoter, Tarmac, has already carried out extensive preliminary site planning including Environmental Impact Scoping and public engagement exercises. However, Officers consider that it is important that the local authorities lead the masterplanning process to ensure a collaborative approach which takes account of all issues.
- 2.7 Members are therefore invited to agree the Issue Report, as detailed in Essential Reference Paper 'B', as a basis for informing a redrafted chapter on East of Welwyn Garden City in the final draft District Plan.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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