

## **Local Plan Stage 4 Hearings Round-up session notes(29/06/2018)**

### **Policy SP16: Town Centre Strategy**

- RE Mr Perkins view that Sub regional transport links should be referred to/enhanced. It was noted that this not a soundness issues, but WHBC can include minor mod in relation to this if viewed appropriate
- Agreed to include minor modification regarding pedestrian and cycling links (Bullet point 3), as well as changes to figure 9 to include pedestrian links with particular reference to the railway bridge`

### **Policy SADM 19: Town Centre North Development Site**

- Look at wording of policy in reference to text in SPD. Mr Perkins concerned that underground parking may make it unviable. Double check that there is not anything in the that can make the site unviable
- Include minor modification regarding heritage assets. Speak to Historic England for consistent wording RE heritage issues throughout Plan (issue also applies to SADM 20).

### **Policy SADM 21: Housing allocations in Welwyn Garden City**

#### **Site HS2 Creswick**

- Already agreed some changes with GCE & Historic England
- Might need to reconsider the use of Electricity Pylons as a boundary, as they removed/relocated, depending on GB review

#### **HS6: Land at Gosling Park**

- Need to agree wording with Sports England regarding loss of sports facilities

#### **Site HS7: Land at Waterside**

- Issue is that incidental open space can be part of WGC principles and can play a role in the character. Also if there are other areas near it with similar issue(near underpass) or sites in wider town that don't contribute to previous factors, they all may need to be reviewed for meeting other development needs
- HS7 may not in isolation stand up to heavy scrutiny

#### **SP 17: Broadwater Road West**

- No concerns RE this policy, except for generation of employment. Bullet point 8 regarding X amount of floor space rather than housing, if housing needs are not being met elsewhere

### **SP18: North East of Welwyn Garden City**

- May need to consider some community/retail facilities depending upon what may be proposed to the N, to promote sustainable development. This will need to consider Moors Walk that may be currently experiencing issues relating to overuse that may be difficult to address
- Re-examine the GB boundary, depending on the review. Historic England evidence suggesting should be historic trees
- If the site is extended to the north then an appropriate GB boundary should be chosen in the vegetated area along or close to the Borough boundary. Some text can be included in policy/bullet point restricting northern parts of site for non-urban uses or for restricting character of boundary
- Need something in writing (e.g. via HCC) to confirm that mineral extraction is not viable and no interest from the site

### **SP20: Hatfield Town Centre Strategy**

- Look at wording for pedestrian and cycling provision

### **SADM 22: Within the Core Retail Zone**

- If WHBC view is correct, that retail is not viable on E end of Town centre. Then text should say retail is desirable and not essential

### **SADM 26: New Dwellings in Hatfield**

#### **Site HS9: Land at Onslow**

Agree wording with Sports England

### **SP22: North West Hatfield**

- Northern extent of boundary awaiting findings of GB review.
- Changes proposed to strategy diagram. The removal or relocation of the electricity pylons should be considered if the potential for built development is to be maximised
- Assess potential pedestrian/cycle links via A1 M underpass. There may be an existing PROW in this location
- It may be a cheaper option to deliver a new bridge rather than improve an existing one. Explore this with HCC
- CIL progress may stall, may be more effective to include specific text in policy in regards to infrastructure need/requirements, as developers intentions can change between examination and application.
- Include amendments regards G & T provisions
- HCC to reassess mineral extraction and may need to text in policy
- Historic England proposed changes RE old cottage

### **Future Local Plan Direction.**

- Report on OAHN produced
- Revised population projections produced showing a decline of 1500. Updated SNPP likely to be published in December
- Green Belt review taking longer than expected and will potentially be published in July
- WHBC to decide how findings of GB review will be used to ID and how the sustainability impacts (infrastructure) of a strategy/options will be tested or mitigated
- Generally if major modification proposed, another 6 week consultation may be required, otherwise risk is that valid issues/objections are not front loaded.
- May be easier if strategy is decided and what land is needed for addressing needs to avoid consulting twice
- WHBC suggesting that GB work needs to be completed and then a work programmes agreed with infrastructure provider.
- WHBC raised Issue that consultation prior next hearings is likely to increase delay, as regulations require 6 week consultation and then analysis of responses
- Inspector notes September/October and January/February would be suit his timetable
- WHBC to confirm timetable for future work

### **Birchall Garden Suburb**

- WHBC looking at impact of Green Corridor, noise/air quality issues
- GB work will inform corridor
- Contamination report is available on our website. GCE raised issue that original report is not available
- Inspector flagged up People over Wind ruling that WHBC may or not need to consider in HRA
- Wayne Beglan: Noted above is referred to in examination, but not required in all instances and inspectors not adopting a consistent approach for implications for Local Plan
- Inspector noted that above issue may potentially have implications for new sites
- Wayne Beglan: Procedural and substance issue which probably does not result in a different outcome
- WHBC noted that SA consultants are assessing implication of the above issue.