



Colin Haigh
Head of Planning

Reply to: address as below
Date: 24 August 2020

Melvyn Middleton
Planning Inspectorate
c/o Programme Officer
[REDACTED]

Dear Sir

Welwyn Hatfield Local Plan

The Council writes in response to your letter of 13 July 2020, and further to the Council's letter of 23rd July.

The Council's consultants Turley have now completed their analysis of the implications for the OAN of the 2018 Household projections for both the 2013-32 submitted plan period and the revised plan period 2016-36.

Turley has analysed the different population and household scenarios produced by the Office of National Statistics which is informed by updated modelling produced by Edge Analytics. Their conclusions are set out in the Executive Summary and discussed in more detail in their report.

Turley conclude that the alternative internal migration variant projections are more appropriate to use. This results in a higher starting point than the principle or main 2018 projection but that even when applying the 2014 household formation rates results in a lower dwelling per annum than previous projections as a result of natural change factors rather than suppressed housing supply. These changes become more pronounced for the later plan period. Turley conclude that the following adjustment be made to the OAN

- **715 - 800 dwellings per annum for the plan period 2013-2032**
- **715 dwellings per annum for the period 2016-36**

Yours sincerely

Sue Tiley
Planning Policy and Implementation Manager

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