

Examination of the Welwyn Hatfield Local Plan 2013-2032

Inspector: Melvyn Middleton BA(Econ) DipTP DipMgmt MRTPI

Programme Officer: Mrs Louise St John Howe

16 October 2020

Ms. Sue Tiley,
Planning Policy & Implementation Manager,
Welwyn Hatfield Borough Council

By email only

Dear Ms Tiley

Welwyn/Hatfield Local Plan. Revised Housing Need Forecasts

Thank you for your letter of 24 August 2020, which summarises an analysis of the implications of the 2018 national household projections, for the assessment of Full Objectively Assessed Housing Need (FOAHN), in Welwyn/Hatfield Borough, prepared on your behalf by Turleys. The conclusion is that the FOAHN for Welwyn/Hatfield should now fall within a range between 715 and 800 dwellings per annum for the period up to 2032 and 715 thereafter.

In the report Turleys discuss some of the factors that have influenced the revised starting population and households estimated to be in Welwyn/Hatfield Borough in 2018. One of these, under delivery of housing in recent years leading to reduced levels of inward migration and therefore lower levels of estimated population and households is referenced in paragraph 4 of the Executive Summary and considered further in paragraph 4.8. Because the implications of this and other considerations are a matter of judgement, Turleys have not provided an annual figure for the period 2013 to 2032 but instead have provided a range.

Nevertheless the Examination will at some point need to come to a conclusion on a precise figure that can be used as a basis for the policies that address housing provision during the plan period. In that context I would ask you to consider and explore the ramifications of the factors influencing estimated population and household numbers and growth as discussed by Turleys and let me know what your considered opinion is as to what the annual rate of objectively assessed housing need in the Borough should be.

Additionally, to assist my appraisal of the revised forecasts it would be helpful if you could ask your consultants to prepare a forecast of required dwellings per annum for a plan period from 2011 to 2036.

Yours Sincerely

M Middleton

Melvyn Middleton

INSPECTOR