

EXAMINATION OF THE EAST HERTFORDSHIRE DISTRICT PLAN (2011 – 2033)

INSPECTOR'S POST HEARING NOTE

Next steps and Main Modifications

The note follows the hearing sessions for the Plan and sets out:

1. The way forward for OAN and housing land supply
2. Advice on the Main Modifications
3. A draft timetable for the submission and consultation of the Main Modifications

Please note that it does not cover Chapter 13 of the Plan relating to the allocation for the East of Welwyn Garden City where the hearing session is yet to be arranged.

Objectively Assessed Need (OAN) and housing supply.

Following the hearings and at my request, further information was submitted on the percentage uplift to be applied to reach East Hertfordshire's OAN. I have looked at that information and taken account of the background papers updating the housing numbers contained in the submitted plan. I consider that the Council has now set out a reasonable basis for OAN which should form a Main Modification. However, for ease of reference and to maximise the uplift, the Council should include a minor adjustment to make it 14%. This should be applied to the projection based estimate set out in figure 5 of the West Essex and East Hertfordshire Strategic Housing Market Assessment (document reference ED112) to reach the final OAN.

Following on from the modified OAN, there should be a Main Modification setting out the expected supply across the plan period and identifying a 5 year supply of housing land starting from 1 April 2017. For the benefit of future decision makers it is important that the plan clearly expresses the key assumptions which are relied on to calculate the 5 year housing land supply. These comprise the findings in relation to meeting the shortfall in delivery since the start of the plan period (to be met over the first 10 years), the annual delivery rate, the 20% buffer and updated sources of housing land supply including windfalls.

Regarding the land supply, the plan should set out the updated component sources of supply that will make up the overall housing requirement for the plan period. This can be done in a policy with the detail in an accompanying table.

Main Modifications

As discussed at the hearings, the Council's suggested Main Modifications should be initially submitted to me in draft. The modifications should be set out in a table, referenced with the modification number (MM1, MM2 etc), if possible one modification per policy, although an alternative, equally pragmatic approach to

numbering will be acceptable. The draft modified wording should be applied in the second column. The reason for the modification should be set out in the third column and the source of the modification in the final column (eg, in response to a representation/ as discussed at the hearing, etc.)

The draft Main Modifications should contain all those discussed at the hearings, which I will check on receipt of the document. Once I have assessed the list of modifications, a final list will be published and consulted upon.

A separate list containing Minor Modifications should also be submitted at the same time, these should include any changes to the Policies Map. However, minor/additional modifications are ultimately solely a matter for the Council.

Draft Timetable

This may be subject to change depending on circumstances

Draft Main Modifications - submitted to me by mid - December 2017

Consultation on Main Modifications - February - March 2018

Likely date of my report to the Council - end of April 2018