



# WELWYN HATFIELD

Please note that by law this meeting can be filmed, audio-recorded, photographed or reported electronically by the use of social media by anyone attending. This does not apply to any part of the meeting that is held in private session.

Please ask for:  
Marie Lowe

**\*PLEASE NOTE DATE**

3 June 2016

Dear Councillor

You are requested to attend a meeting of the WELWYN HATFIELD BOROUGH COUNCIL CABINET HOUSING AND PLANNING PANEL to be held on **Monday**, 13th June, 2016 at 7.30 pm in the Cypress Room, Salvation House, 2 Sterling Court, Mundells, Welwyn Garden City, Herts, AL7 1FT

**PLEASE NOTE THAT SHOULD THIS MEETING NOT BE ABLE TO COMPLETE ALL OF ITS BUSINESS ON THIS DATE, THE MEETING WILL BE ADJOURNED AND RECONVENED ON WEDNESDAY, 15 JUNE 2016 AT 7.30 PM IN THE SAME VENUE**

Yours faithfully

Director (Governance)

## AGENDA PART 1

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

The Special Cabinet at their meeting on 13 June 2016 appointed Councillors Stephen Boulton and Mandy Perkins as Chairman and Vice-Chairman of the Panel respectively for the 2016/17 municipal year.

2. SUBSTITUTIONS

To note any substitution of Members made in accordance with Council Procedure Rules 19-22.

3. APOLOGIES

To note apologies.

4. MINUTES

To confirm as a correct record the Minutes of the meeting held on 21 April 2016 (previously circulated).

5. NOTIFICATION OF URGENT BUSINESS TO BE CONSIDERED UNDER ITEM 10

6. DECLARATIONS OF INTEREST BY MEMBERS

To note declarations of Members' disclosable pecuniary interests, non-disclosable pecuniary interests and non-pecuniary interests in respect of items on the Agenda.

7. PUBLIC QUESTION TIME AND PETITIONS

Up to fifteen minutes will be made available for questions from members of the public on issues relating to the work of the Panel and to receive any petitions.

8. WELWYN HATFIELD RETAIL AND TOWN CENTRE NEEDS ASSESSMENT UPDATE, MAY 2016 (Pages 1 - 6)

Report of the Director (Governance) providing information that as part of the evidence for the Local Plan the Council needs to have an up to date assessment of the need for additional retail floorspace over the plan period. The Welwyn Hatfield Retail and Town Centre Needs Assessment Update has updated previous information on the market shares of the borough's centres and carried out health checks of those centres. It applies assessments of future spending trends to the borough's centres to arrive at retail capacity forecasts for food and non-food shopping taking into account the growing influence of internet shopping. It also assesses likely commercial leisure requirements. As such, it is an important part of the evidence base to be used to inform the strategies and policies contained in the Local Plan.

9. LOCAL PLAN: SELECTION OF SITES AND HOUSING TARGET (Pages 7 - 20)

Report of the Director (Governance) bringing Members the results of the Housing and Employment Land Availability Assessment (HELAA), to consider any policy implications associated with sites which are considered to be technically 'suitable' coming forward and the cumulative impact associated with combinations of sites and to consider which sites should be included in the Local Plan.

(a) Employment Site Selection  
Background Paper 2016 (Pages 21 - 56)

(b) Employment Sites Selection – Background Paper 2016  
Appendices A-D (Pages 57 - 76)

(c) Housing Sites Selection  
Background Paper 2016 (Pages 77 - 126)

(d) Housing Sites Selection – Background Paper 2016  
Appendices A-K (Pages 127 - 226)

10. SUCH OTHER BUSINESS AS, IN THE OPINION OF THE CHAIRMAN, IS OF SUCH URGENCY TO WARRANT IMMEDIATE CONSIDERATION:

11. EXCLUSION OF PRESS AND PUBLIC

The Panel is asked to resolve:

That under Section 100(A)(2) and (4) of the Local Government Act 1972, the press and public be now excluded from the meeting for Item 11 on the grounds that it involves the likely disclosure of confidential or exempt information as defined in Section 100(A)(3) and Paragraph 3 (private financial or business information) of Part 1 of Schedule 12A of the said Act (as amended).

In resolving to exclude the public in respect of the exempt information, it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

|                     |             |                      |            |
|---------------------|-------------|----------------------|------------|
| <u>Circulation:</u> | Councillors | S Boulton (Chairman) | G Hayes    |
|                     |             | D Bell               | M Holloway |
|                     |             | D Bennett            | M Perkins  |
|                     |             | H Bromley            | P Shah     |
|                     |             | M Cowan              | M Spinks   |

Executive Board  
Press and Public (except Part II Items)

**If you require any further information about this Agenda please contact Marie Lowe, Governance Services Unit on 01707 357443, fax 01707 357257 or email – [m.lowe@welhat.gov.uk](mailto:m.lowe@welhat.gov.uk)**