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Our Survey Says...?

If you've always wanted to help us, but were not sure how, now is your chance. We need to gather evidence about how Symondshyde is used, so we have produced a very short survey. We'd be very grateful if you could spare 2/3 minutes to complete it. The [survey is here](#). We'd like as many people as possible to complete the survey, so feel free to share the link with friends and family.



Housing Need

In our [last newsletter](#), we mentioned that Welwyn Hatfield Council had employed consultants to update their housing predictions. The Inspector had asked them to take into account the latest (2018) household projections produced by the Office for National Statistics to calculate the number of additional homes required (this is known as the Objectively Assessed Need, OAN).

We were disappointed to note that their consultants (Turley) had arrived at a figure of 14,300 additional homes for the plan period, despite the reduced ONS figures. The Local Plan as submitted in 2017 was based on an OAN of 12,000 homes.

We consider that a series of errors, misinterpretations and misleading conclusions have been made by Turley and on the basis of the new evidence provided by the

latest projections, the OAN for Welwyn Hatfield should actually be 7,740 for the Plan period. This is a massive change, being less than half the number currently being contemplated and would allow many Green Belt sites to be saved from allocation, including the 1,130 houses at Symondshyde.

You can read a [summary of our calculations here](#).

Next Steps

You may recall, from our last newsletter, that the Inspector has asked for comments on a number of key documents. We would like as many supporters as possible to comment on these, but we are still awaiting clarification from the Inspector's Office about who can respond and how. We will let you how you can help as soon as we receive details.

Challenge to a Legal Opinion

One of the consultation documents is legal Advice from the Council's Barrister, claiming that the Council do not need to use the 'sequential approach' in deciding which sites to allocate for development. This would allow them to keep Symondshyde in the Plan, even if other more suitable sites were available. We cannot allow this to go unchallenged. We have therefore commissioned our own legal advice on this matter from a planning barrister with one of the leading Chambers in London.

As you can imagine, this level of advice comes at a significant cost. We would therefore be very grateful for any financial contributions to help with this.

Keep well and thank you again for your support!

Best wishes,

John and the Save Symondshyde team

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