

Town and Country Planning Act 1990

Appeal by Bridge Road Welwyn 2 Ltd

73 Bridge Road East, Welwyn Garden City, AL7 1UT

Planning Application Reference 6/2020/2268/MAJ

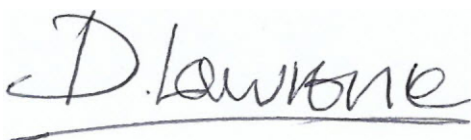
Agreed Statement of Common Ground

17th June 2022

Signed on behalf of the Appellant by Tim Waller, Director, Waller Planning



Signed on behalf of the Council by Derek Lawrence, Development Management Services Manager



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1 Introduction

- 1.1 This Statement of Common Ground has been prepared on behalf of Bridge Road Welwyn 2 Ltd (“the Appellant”), and by Welwyn Hatfield Council (the Council”). It relates to an appeal (“the Appeal”) pursuant to Section 78 of the Town and Country Planning Act 1990, in response to the decision by Welwyn Hatfield Borough Council (“the Council”) to refuse to grant planning permission in relation to planning application 06/2020/2269/MAJ (“the Application”).

The Proposed Development

- 1.2 The appeal seeks full planning permission for the following development (as set out on the Council’s decision notice, which contains a similar description to that on the application form):

“Erection of two new buildings comprising 111 residential apartments, access, car and cycle parking, landscaping and ancillary development involving demolition of existing building.”

Reasons for Refusal

- 1.3 The Council refused the planning application for the following reasons (see CD3.3):
1. *“The proposed development, by virtue of its height and scale, would have a poor relationship with the adjoining buildings and appear discordant from the streetscene. Consequently, the proposal would fail to respect and relate to the character of the area, contrary to Policies GBSP2, H2, D1 and D2 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance (Statement of Council Policy 2005), Policies SP9, SADM1 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework.*
 2. *The application site is designated as an Employment area within both District Plan 2005 and the Emerging Local Plan Proposed Submission 2016 where relevant policies seek to resist the loss of employment land. While it is noted that proposal includes evidence to justify the loss of the employment land in this case, it is not considered that the proposed loss of this employment land would be acceptable. Accordingly the proposed development is contrary to Policy EMP2 of the District Plan 2005, Policy SADM 10 of the Emerging Local Plan Proposed Submission 2016 and the National Planning Policy Framework.*
 3. *The proposed development would fail to provide satisfactory levels of parking, resulting in parking stress for its users. The proposal is therefore contrary to Policy M14 of the Welwyn Hatfield District Plan 2005, the Council’s Supplementary Planning Guidance - Parking Standards 2004, the Council’s Interim Policy for Car Parking Standards August 2014, Policy SADM2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and requirements of the National Planning Policy Framework.*
 4. *The proposed development fails to provide an appropriate mix of residential units because its proposed provision would not be in accordance with the Council’s Objectively Assessed Need paper 2019 (OAN). As a consequence the proposed development is not in accordance*

with the requirements of Policy SP7 of the Emerging Local Plan 2016 and National Planning Policy Framework.”

Scope of This Document

- 1.4 This document sets out matters on which the Appellant and the Council are agreed, and some areas of disagreement.

2 The Proposed Development

2.1 This appeal seeks full planning permission for the following development:

- 111 new residential apartments, comprising 42 x 1-bedroom and 69 x 2-bedroom apartments, in 2 blocks.
- 111 car parking spaces, 8 of which would be a suitable size for disabled use. Car parking would be accommodated at ground level, largely in undercroft areas below the proposed buildings.
- Car parking spaces would also be provided with passive provision for electric charging, allowing this to be installed at a later date, and some of the parking spaces would have this provision from the outset.
- The addition of timber bollards to the adjacent highway land on Swallowfields, to overcome the existing problems caused by people parking on the grass verge.
- 116 cycle parking spaces, also in undercroft areas under the buildings.
- New landscape planting throughout the site, and on the buildings, which would help to enhance the character of the area. Trees around the site's street frontages would be retained, whilst substantial additional planting is also proposed.
- A net gain in biodiversity, through the planting of trees, shrubs and flowers in native species, the provision of green roofs, and other measures such as bird and bat boxes. This would provide both habitats and foraging areas for local wildlife.
- Solar photovoltaic panels on the buildings' roofs, to meet some of the development's energy requirements.
- Drainage infrastructure which would greatly slow the rate at which surface water escapes the site, thus providing a substantial improvement over the current situation whereby runoff is not restricted; this would reduce the risk of flooding from surface water in the local area.

3 The Appeal Site and Surroundings

The Appeal Site

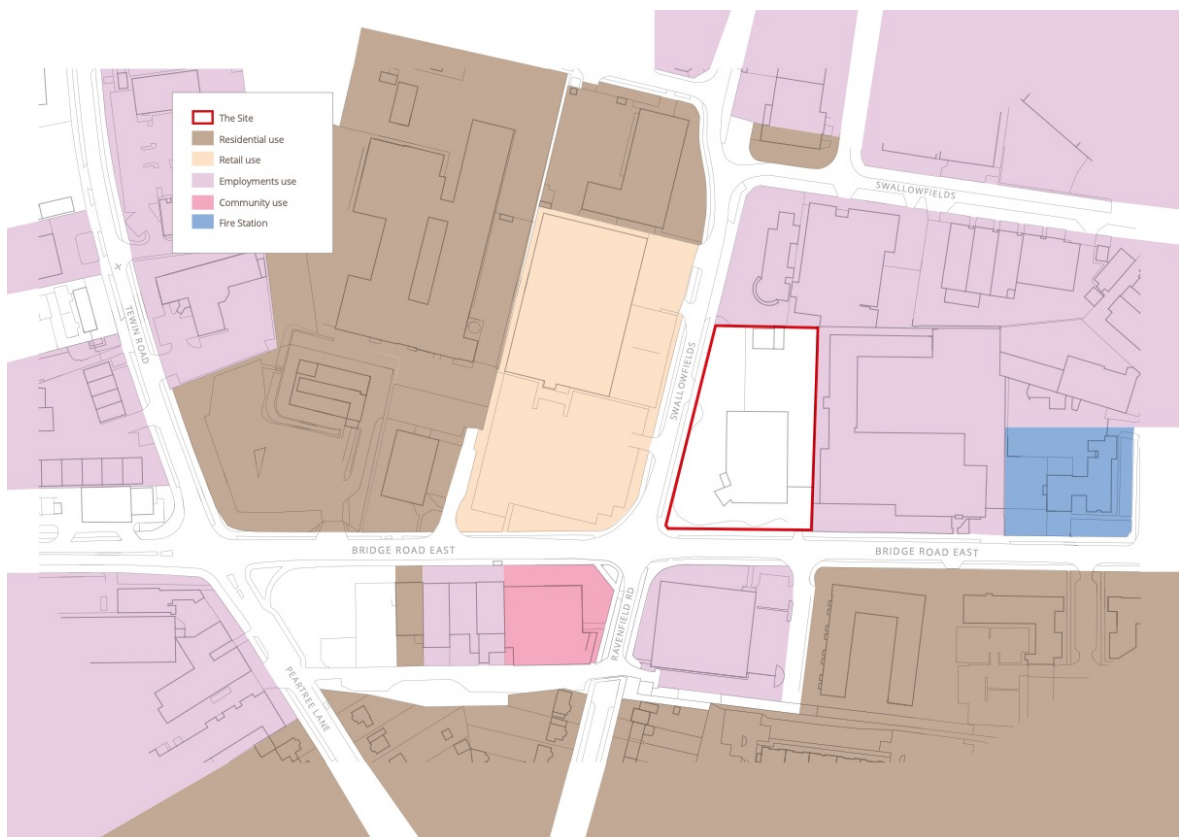
- 3.1 The appeal site is previously developed land, which is already occupied by a building and areas of tarmac relating to the site's most recent use, as a car dealership. The building contains a sales area at its frontage, and a workshop and servicing areas to the rear. The site was in use as a Land Rover dealership until December 2018, when the dealership relocated to a new purpose-built facility on Hatfield Business Park, close to a number of other car dealerships. The site has lain vacant since that time, other than through its occupation by a local charity, who help to keep the building safe and secure, whilst paying no rent; this does not represent a viable future use, or an efficient use of land.
- 3.2 The site has an established use as a car dealership, which is sui generis (it does not fall into any of the defined use classes). The site is also subject to an existing lease, of which 14 years remain, which is set at £263,000 per annum, whilst we understand that business rates for the site have historically been around £120,000 per annum. The lease also contains a restrictive clause, which only allows the property to be used as a car showroom.
- 3.3 The present building within the site has a clear commercial character, with large windows facing the street, flanked by projecting red brick piers, whilst its northern end is covered by painted metal cladding. It has a utilitarian commercial appearance, which is also influenced by a tall chimney relating to the adjacent food factory, which is visible above it in views from the west looking east.
- 3.4 The existing building sits close to the site's southern road frontage, with an open area to the west, which has been used for parking and displaying cars. When the site was in active use, it character was dominated by these cars.
- 3.5 The site is set behind avenues of mature trees, planted within the streets of both Swallowfields and Bridge Road East. These trees are within the verge of the public highway, and outside the application site. They are positive elements in the townscape and improve the travel experience for walkers and motorists travelling past the site. They filter views between the land uses either side of the road.
- 3.6 The site is almost entirely covered by buildings and tarmac parking areas. It contains little permeable ground, and only a few trees, which are mostly located along the site's western boundary, adjacent to Swallowfields.

The Surrounding Area

- 3.7 The appeal site is within an area which was originally designated for employment use, at the time of the construction of the original Garden City, in the mid-twentieth century. The character and form of development in this area is mixed. Currently the site is surrounded by a variety of commercial and residential development ranging in height and scale, with examples of flatted developments located in the vicinity (e.g., Groom Place and the Norton Building). It is

noted that Bridge Road East is generally characterised by buildings which are located relatively close to the street.

3.8 One of the principles behind the layout of the original plan for the Garden City was to zone separate residential and commercial areas. However, the situation today is not as clear-cut, as is shown on the plan overleaf; there are a number of residential uses within the original commercial area, which have been introduced in recent years in response to Government policies recognising the relatively higher need for residential accommodation over commercial premises. The change in Government policy and the approach to town planning principles has been profound, since the point in the mid-twentieth century when Welwyn Garden City was being planned and built. At that time it was considered desirable to provide quite separate areas within which homes and employment would be provided. This approach recognised that much employment then tended to be in large commercial buildings, such as office blocks and factories. There was also far more in the way of industrial development in the area at that time, which was considered a bad neighbour for residential development. Today the situation is very different, with a far higher proportion of jobs within service sectors of various types, such as professional services and retail, whilst the need for traditional employment premises has declined markedly over the course of several decades. This is clear on the ground in Welwyn Garden City today, where a number of commercial buildings have been converted to residential use, including close to the appeal site. This change in approach is also apparent in current Government policy, which highlights the acceptability and desirability of providing a mix of uses close together, and recognises the various benefits which this can provide (such as mixed communities and thriving places). It is within this changed context that the proposals must be considered.



Land uses in the area surrounding the appeal site

- 3.9 The residential uses to the north and west of the site have generally come about through prior approval applications, with changes of use to residential purposes allowed in relation to permitted development rights, relating to the conversion of offices. The area around the site has an increasingly residential character.
- 3.10 The site and the surrounding area to which it has a visual connection has a character which relates to its commercial history. This tends to relate to relatively large blocks, and existing and proposed residential development within this area has taken the form of apartments, rather than housing. These apartment blocks have either been conversions of pre-existing buildings, or new blocks which would replicate a similar form.
- 3.11 The residential area which lies around 100m to the south-west of the appeal site has a distinctly different character to the area within which the appeal site is situated. That area contains two-storey housing, in a quiet suburban setting. Intervening buildings and landscaping mean that the proposed development would not have any meaningful visual connection with that area.

Accessibility

- 3.12 The application site is within a highly sustainable location, only 13 minutes' walk from Welwyn Garden City railway and bus stations, and within 20 minutes' walk of the majority of the town centre. It is only around a 1 or 2 minute walk from a convenience shop on Bridge Road East, around 5 minutes' walk from an Aldi supermarket and 10 minutes' walk from Waitrose.
- 3.13 The railway station provides regular services to London, leaving 4 times per hour, and with a minimum journey time of 29 minutes, serving both King's Cross and Moorgate stations. Frequent services are also available to other towns, including Peterborough, Cambridge and Hatfield.
- 3.14 Bridge Road East is a busy corridor for busses. There are two sets of bus stops within around 200m of the application site, to the east and west, on Bridge Road East. These stops provide access to a number of frequent high quality bus services, including the Tigermoth 653 service, which provides connections to St Albans, Hatfield and Welwyn Garden City every 20 minutes, and the Arriva service 301 which provides connections to St Albans, Hatfield and Stevenage about every 30 minutes. Timetables for these and other services which call at the stops on Bridge Road East are enclosed at Appendix 2, along with the bus route map for Welwyn Garden City. As noted above, Welwyn Garden City bus station is also within a 15-minute walk of the site, and which provides access to a wide range of local and regional bus services.
- 3.15 The appeal site is in among the best connected and most sustainable locations within the Borough. It would offer people living and working within the site the genuine option of travelling by public transport, or walking to or from some destinations, including London and Cambridge. The combination of the excellent bus and rail services make it entirely realistic that people may travel to and from the site from various local towns as well as London. Journeys to and from many of these locations are arguably easier at peak times by public transport and / or walking than they would be by car.
- 3.16 There is also wide range of services and facilities, including medical services, primary and secondary schools, within walking and cycling distance of the appeal site. Further details are set out within the Design and Access Statement (CD1.3) and Transport Assessment (CD1.13) which accompany this appeal.

4 Relevant Policies and Guidance

Welwyn Hatfield District Plan (2005)

4.1 The following saved policies are considered to be of relevance to the determination of this appeal (listed in Plan order):

- SD1
- GBSP2
- EMP2
- R1
- R7
- R8
- R10
- R11
- M14
- D1
- D2
- IM2
- H2
- H7

National Planning Policy Framework (2021)

4.2 Paragraph 8 sets out the three aspects of sustainable development, which include economic, social and environmental objectives. The economic objective aims *“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth”*. The social objective includes a requirement *“to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations”*. The environmental objective includes a requirement to make *“effective use of land”*, and *“improving biodiversity”*. The NPPF does not require development to jointly and simultaneously achieve planning gain in each of the three considerations. It is sufficient for all three to be considered and for a balance between benefit and adverse effects to be achieved across those three areas.

4.3 Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking this means:

- c) *“approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole."*

- 4.4 Footnote 7 clarifies that the policies referred to in d(i) are only those in the NPPF, and not those in development plans. It also clarifies that these are policies relating to various matters, including Green Belt land, Local Green Space, Areas of Outstanding Natural Beauty, irreplaceable wildlife habitats, designated heritage assets and areas at risk of flooding. None of these policies are relevant to the current appeal.
- 4.5 Footnote 8 clarifies that relevant policies will be considered out of date where the local planning authority is unable to demonstrate a 5-year supply of deliverable housing sites, or where a Housing Delivery test is failed.
- 4.6 Paragraph 38 states that *"local planning authorities should approach decisions on proposed development in a positive and creative way",* and that they *'should seek to approve applications for sustainable development where possible"*.
- 4.7 Paragraph 47 notes that *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise"*.
- 4.8 Paragraph 60 identifies the government's objective of *"significantly boosting the supply of homes"*. In this context, paragraphs 68 and 74 require local planning authorities to identify a supply of *"specific deliverable sites"* for the immediate 5-year period, including a buffer brought forward from later in the plan period.
- 4.9 Paragraph 76 requires local planning authorities to monitor the delivery progress of sites with planning permission. It also introduces the Housing Delivery Test, and requires the preparation of an action plan where delivery falls below 95% of the required level. Footnote 8 also clarifies that where the Housing Delivery Test indicates that delivery has been below 75% of the level required over the previous three years, the presumption in favour of sustainable development will apply.
- 4.10 Paragraph 107 states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport, local car ownership levels and the need to ensure provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 4.11 Paragraph 119 requires planning policies and decisions to *"promote an effective use of land in meeting the need for homes and other uses"*. It also states that *"Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land"*.
- 4.12 Paragraph 120 requires planning policies and decisions to, amongst other things:

- c) *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”;*
- d) *“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...”*

4.13 Under the heading *“Achieving appropriate densities”*, paragraph 125 states the following:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

- a) *plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;*
- b) *the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and*
- c) *local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”*

4.14 With regard to whether policies are to be considered up to date, paragraph 219 states that *“Due weight should be given to them, according to their degree of consistency within this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”*.

Supplementary Planning Guidance

4.15 Policy M14 of the District Plan 2005 and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council have produced an Interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only. This means that higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case by case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings. Parking standards

should only be imposed where there is clear and compelling justification that they are necessary for managing the local road network.

- 4.16 The Council's Supplementary Design Guidance provides further guidance on the interpretation of District Plan Policies D1 and D2, and it is of relevance to a consideration of the design of the appeal proposals.

Emerging Welwyn Hatfield Local Plan

- 4.17 The present, proposed to be modified, draft Local Plan remains under examination. At this stage, its policies can only be afforded limited weight.
- 4.18 The Draft Local Plan Proposed Submission (August 2016) identifies the site as part of a designated employment site, the Welwyn Garden City Employment Area, under Policy SADM10. The policy sets out that such sites are for B class uses, and that proposals which would result in a loss of land from Class B uses would need to demonstrate *“through active, extensive and realistic marketing over a period of three years that the land or premises are no longer required to meet future employment land needs and that there is a lack of demand for the land or premises in that location”*. It also requires that any proposed use be compatible with neighbouring uses and would not prejudice the continued use of neighbouring land for employment.

5 Matters Agreed

Social Sustainability

- 5.1 It is agreed that there is an acute shortfall in the supply of deliverable housing land, that is substantially less than 5 years. The shortfall is considerable and significant, and is not a position upon which there would be any marked improvement in the short to medium-term. It is agreed that very substantial weight should be accorded to the provision of market housing from this development, which would make a positive contribution to the supply of market housing in the Borough.
- 5.2 The results of the Government’s Housing Delivery Test in the past three years have been as follows:

Year	Housing Required	Housing Delivered	% Requirement Delivered	Consequence
2018	1,701	1,493	88%	Action Plan
2019	2,034	1,448	71%	Buffer
2020	2,284	1,450	63%	Presumption

Housing Delivery Test Results for Welwyn Hatfield Borough

- 5.3 The proposed development would provide new homes, which would boost the supply of deliverable housing land within the Borough, and meet identified local needs. The proposed development could be completed within 5 years of the appeal being determined.
- 5.4 Since the site is not allocated as a Housing Site in the District Plan or the emerging Local Plan, it must therefore be considered as a windfall site. Policy H2 of the District Plan and Policy SADM1 of the Emerging Local Plan refer to windfall development and permit applications for such development subject to a number of criteria. The proposed development is considered to comply with the criteria in that it is accessible by means of transport other than the private car as there a bus route past the site. The site is within walking distance of the facilities in Welwyn Garden City, the capacity of existing infrastructure is sufficient to be able to accommodate the development, the development would not undermine the delivery of allocated sites as a consequence of its limited nature and there are no known physical or environmental constraints on the site.
- 5.5 The extent of affordable housing that will be provided, having regard to viability, is in accordance with District Plan Policy H7, emerging Local Plan Policy SP7, and national policy and guidance.

Economic Sustainability

- 5.6 The site has an established use as a car dealership, which is sui generis. The emerging Local Plan notes that while car showrooms contribute towards employment provision, they do not provide opportunities for more favourable Class B jobs and this needs to be taken into consideration when assessing planning applications. The loss of the employment unit would not result in the loss of a Class B use development within the employment area.

- 5.7 The site has been marketed since March 2018. Details of the marketing particulars, and the marketing Agent's summary of the responses to the marketing exercise, are set out at Appendix 4 of the Council's Statement of Case.
- 5.8 The proposed development would result in substantial investment in the town, through the creation of a significant number of construction jobs in the short-term, and it would also result in longer term benefits from increased expenditures from the additional occupiers.

Environmental Sustainability

- 5.9 The site is in a location which benefits from access to a range of public transport connections, and where residents would be expected to undertake journeys by sustainable modes. In addition, 11 electric vehicle charging points would be provided, with passive provision for all other parking spaces within the site.
- 5.10 An energy efficient approach would be taken both in terms of building fabric, and communal heating and hot water within the building, whilst further energy would be generated by solar photovoltaic panels on the roof.
- 5.11 The site is currently largely occupied by a hard-surfaced car park and buildings, with limited landscape planting. There would be a substantial increase in landscape planting within the site, with new planting proposed on the street frontages, within the internal courtyard, and on roof gardens. There is no objection to the proposal on landscape grounds subject to condition, in the event of an approval for arboricultural protection measures, a landscaping scheme and the implementation of the landscape proposals.
- 5.12 The site is within Flood Zone 1 on the Environment Agency's maps, indicating a low probability of flooding. It is however identified as being within an area with the potential for surface water flooding. The site is currently covered almost entirely with impermeable surfaces. The proposed development would use its car parking area as a flood compensation area, which would discharge into the surface water drainage network and into public water sewer beneath Swallowfields as per the existing situation. The development would incorporate green/blue roofs on roof and roof-top amenity terrace areas, lined permeable pavements beneath the access and open parking areas, and an underground cellular attenuation storage tank beneath the car park. It would both provide an additional volume of 155m³ storage for flood water within the site, and also reduce the rate at which water left the site from 141.7 litres per second, down to a greenfield runoff rate of 3.3 litres per second. The Lead Local Flood Authority have acknowledged that with such measures in place, there would be an improvement to the offsite flood risk compared to the existing situation.
- 5.13 The development would be located on a brownfield site within an urban area, currently dominated by the former car sales building and expansive areas of hard standing. The ecological report submitted as part of the application has found no evidence of protected species or priority habitats and did not recommend any further ecological surveys. Hertfordshire Ecology were consulted and they consider that the assessment provides appropriate mitigation measures for the impacts upon wildlife arising from the development and they raised no objection to the scheme, subject to a condition ensuring that the development complies with the submitted Ecological Impact Assessment. Furthermore, there were no concerns raised with regards to the proposed ecological enhancements however since no details have been provided on the location of the proposed nest boxes, it would be

reasonable and appropriate to secured this via condition. Subject to this condition, it is agreed that the proposed development would provide a net gain in biodiversity.

Heritage

- 5.14 It has been established through a Heritage Impact Assessment that there would not be any unacceptable impact on heritage assets, either designated or undesignated. It has also been judged by the County Council's Historic Environment Advisor that the proposed development is not considered likely to affect any heritage assets of archaeological interest.

Density

- 5.15 Policy H6 of the adopted District Plan states that in central areas and areas with good accessibility by modes of transport other than the car, residential development will be expected to be close to or exceed 50 dwellings per hectare provided that the development will not have an adverse impact on the character of the surrounding area and can satisfy the design policies of the Plan. A similar approach is continued by Policy SP 9 of the emerging Local Plan. The proposed development would result in a density of 168 dwellings per hectare, which would exceed the 50 dwellings per hectare figure specified in the policies. However, the sustainable location of the site is such that higher density development would be acceptable in principle in this location, and the provision of flats will also generally result in a higher density of development than when compared to houses. Furthermore an increased density will be required to ensure a variety and mix of uses and the viability of the development. The main consideration in determining the acceptability of the density of the proposed development, will be in relation to the size, scale and design of the proposed development.

Design

- 5.16 In terms of the scale of development proposed, although much of the surrounding commercial development is of a lower height, recent office to residential conversions (such as the Norton Building which spans 5-6 storeys) and new-build schemes around the town centre (for instance the former Shredded Wheat site with permission granted for buildings up to 9 storeys tall) are of similar height to the proposal. The proposed apartment buildings have been purposely broken up into two separate blocks to reduce the expanse of the building and its overall scale when viewed from public vantage points. The buildings will also have variations in their heights (from 4 storeys to 7 storeys) achieved by incorporating a gradual stepping of the storeys. Although the height of the building rises to 7 storeys at the key corner of the site facing the street, the topmost level of the building would be stepped in and clad in zinc to help reduce its visual impact. This part of the scheme would create a focal point within the street scene. The smaller of the two residential blocks is set further back into the site and is of a noticeably lower height (5 storeys), therefore it would be read as a secondary building.
- 5.17 In terms of design, the proposed buildings are of simple appearance with a prominent vertical emphasis to aid in breaking up the bulk and mass of the built form. The proposed blend of contrasting red/buff and grey brickwork and zinc panel detailing of the two buildings further assists in reducing the massing of the brick façade and creates a building with some visual interest. The mixture of contemporary and traditional design is considered to adequately reference the Garden City character, subject to a condition being imposed requiring further details of the proposed materials to be submitted and approved by the Council, to ensure that

the development would be in keeping with other developments found in the surrounding area.

- 5.18 The design and layout of car parking ensures the site is not dominated by parking areas and allows a suitable balance between hard and soft landscaping within the central courtyard. In addition, the proposal includes roof terraces that includes areas of soft landscaping which will further assist in softening the appearance of the built form.

Residential Amenity

- 5.19 The proposed apartments abutting the site boundary lines would be set back a sufficient distance from the nearest residential properties along Groom Place at over 30 metres away at the closest point and with the openings positioned at an oblique angle to them, thus preventing any detrimental overlooking. In addition to this, due to the proposed dwelling's siting and orientation, it would not result in adverse harm upon neighbouring occupier's amenity space by way of loss of sunlight or overshadowing. As such, the proposed development is considered to be acceptable with regards to the impact upon the amenities of neighbouring properties.
- 5.20 The floor area of the flats would comply with the Nationally Described Space Standard (NDSS). The habitable rooms of the property would be of adequate size and served with sufficient access to natural light, presenting quality accommodation for the future occupiers. The proposed flats and their individual rooms would be served by adequately sized windows to ensure that they would be sufficiently well lit and would not harm the amenities of the future occupiers of those rooms and flats.
- 5.21 In terms of amenity space, the SDG requires all new residential developments to provide adequate space for residents in a form that is functional and usable in its orientation, width, depth, and shape and an adequate size for the number of residents for whom the building is designed.
- 5.22 In this case, all of the proposed units would benefit from private amenity space in the form of balconies as well as roof terraces for the flats on the upper floors. Communal garden areas are also provided on the roof of the two buildings. The level of amenity space proposed to serve the development is considered to be acceptable.
- 5.23 With regards to noise impacts, a Noise Report was submitted as part of the application which considered the impact of noise from adjoining uses and the road network. The Council's Public Health and Protection team raise no objection to the proposal in terms of the noise levels which future occupants would experience subject to a condition being imposed for pre occupation testing to be carried out to ensure that the proposed mitigation is suitable to achieve the predicted noise levels.
- 5.24 Overall it is considered that the development would provide a suitable standard of residential amenity for intended occupants and would not cause harm to the living conditions of existing residents of the area.

Housing Mix

- 5.25 The Council's objection in relation to the proposed mix of accommodation relates solely to what the Council considers to be a failure to meet a requirement set by Policy SP7 of the

emerging Local Plan for all new development to reflect the housing mix set out in the accompanying test within Table 4. Other than this, it is agreed that the proposed development is generally in accord with Policy SP7.

- 5.26 The proposed development would meet the requirements of District Plan Policy H10, for a proportion of the apartments to meet Lifetime Homes standards. In addition, the development would fulfill the requirement within emerging Local Plan Policy SP7 for at least 20% of the apartments to meet building regulations Part M4(2) standards for accessible and adaptable dwellings. It is agreed that these matters can be controlled by planning conditions.

Previously Developed Land

- 5.27 The proposed development would make an efficient use of previously developed land, in accordance with District Plan Policies R1 and GBSP2, and national policy.

Highways

- 5.28 Neither the Highway Authority, nor Highways England (now National Highways), have objected to the proposed development. The proposed development would not cause any highway safety issues, and it would not have a severe impact on the operation of the local or strategic highway network.
- 5.29 Policy M14 of the District Plan 2005 and the Parking Standards Supplementary Planning Guidance (SPG) use maximum standards and are not consistent with the NPPF and are therefore afforded less weight. In light of the above, the Council have produced an Interim Policy for Car Parking Standards that states that parking provision will be assessed on a case by case basis and the existing maximum parking standards within the SPG should be taken as guidance only. Higher or lower car parking standards than those set out in the SPG can be proposed and determined on a case by case basis taking into account the relevant circumstances of the proposal, its size context and its wider surroundings. Parking standards should only be imposed where there is clear and compelling justification that they are necessary for managing the local road network.
- 5.30 The proposed level of cycle parking meets the minimum requirements set out within the Council's SPG, and is acceptable.

Policy Compliance

- 5.31 There is no suggestion that the proposed development would fail to accord with the policies of the development plan, other than those policies which are referred to in the reasons for refusal.

Presumption in Favour of Sustainable Development

- 5.32 The presumption in favour of sustainable development applies to the proposed development on the basis of the current shortfall in the supply of deliverable housing land, and due to the Housing Delivery Test result being below 75%.

6 Matters Not Agreed

- 6.1 The Council considers that the current supply of deliverable housing land amounts to 2.46 years' supply. The Appellant considers that the supply is below this level. It is agreed that as this is well below 5 years' supply, there is no need for the exact level of the shortfall to be considered by this appeal.
- 6.2 Whether the height and scale of the proposed buildings would be acceptable in its context.
- 6.3 Whether the proposed development would accord with policies relating to the protection of employment land.
- 6.4 Whether the proposed development would provide a sufficient amount of car parking, and accord with the relevant policies and guidance.
- 6.5 Whether the proposed mix of homes would be acceptable.

7 Planning Conditions

- 7.1 The appellant and the Council agree that the list of conditions set out in the report to the Planning Committee, for their meeting of 17/06/2021 (CD3.1), provide an appropriate starting point, should the appeal be allowed. The Applicant and the Council will work together to develop a full list of conditions and reasons for the Inspector's consideration.

A1 Appeal Core Documents

CD Ref	Name	Date
CD1 - Application Documents		
CD1.1	Application forms and certificates	28/08/2020
CD1.2	Covering letter	28/08/2020
CD1.3	Planning, Design and Access Statement	28/08/2020
CD1.4	Heritage Impact Assessment	28/08/2020
CD1.5	Noise Impact Assessment	28/08/2020
CD1.6	Phase 1 Ground Conditions Assessment	28/08/2020
CD1.7	Phase 2 Ground Conditions Assessment	28/08/2020
CD1.8	Air Quality Assessment	28/08/2020
CD1.9	Sustainability Statement	28/08/2020
CD1.10	Tree Survey Arboricultural Impact Assessment and Method Statement	28/08/2020
CD1.11	Ecological Assessment	28/08/2020
CD1.12	Utilities Report	28/08/2020
CD1.13	Transport Assessment (Revision A)	21/09/2020
CD1.14	Flood Risk Assessment (Revision A)	21/09/2020
CD1.15	Drainage Statement	21/09/2020
CD1.16	Residential Travel Plan	10/11/2020
CD1.17	Response to Lead Local Flood Authority letter of 30/10/20	25/11/2020
CD1.18	Letter from Thames Water re. agreed surface water runoff rate	04/12/2020
CD1.19	E-mail re. justification for education S106 contributions	10/12/2020
CD1.20	Response to Highways England	08/01/2021
CD1.21	Response to HCC re requested education s106 contributions	30/04/2021
CD1.22	Fire Statement	11/06/2021
CD1.23	Drawing 20_409_PL01 Location and Block Plan	28/08/2020
CD1.24	Drawing 20_409_PL02 Existing Site Plan	28/08/2020
CD1.25	Drawing 20_409_PL03 Existing Elevations 1	28/08/2020
CD1.26	Drawing 20_409_PL04 Existing Elevations 2	28/08/2020
CD1.27	Drawing 20_409_PL05 Existing Site View 1	28/08/2020
CD1.28	Drawing 20_409_PL06 Existing Site View 2	28/08/2020
CD1.29	Drawing 20_409_PL07 Existing Site View 3	28/08/2020
CD1.30	Drawing PL_409_PL09A Proposed Ground Floor Plan	28/08/2020
CD1.31	Drawing PL_409_PL10A Proposed Ground Floor Plan, Block 1	28/08/2020
CD1.32	Drawing PL_409_PL11 Proposed First Floor Plan, Block 1	28/08/2020

CD1.33	Drawing PL_409_PL12 Proposed Second and Third Floor Plans, Block 1	28/08/2020
CD1.34	Drawing PL_409_PL13 Proposed Fourth Floor Plan, Block 1	28/08/2020
CD1.35	Drawing PL_409_PL14 Proposed Fifth Floor Plan, Block 1	28/08/2020
CD1.36	Drawing PL_409_PL15 Proposed Sixth Floor Plan, Block 1	28/08/2020
CD1.37	Drawing PL_409_PL16A Proposed Ground Floor Plan, Block 2	28/08/2020
CD1.38	Drawing PL_409_PL17 Proposed First to Fourth Floor Plans, Block 2	28/08/2020
CD1.39	Drawing PL_409_PL18 Proposed Elevations 1, Block 1	28/08/2020
CD1.40	Drawing PL_409_PL19A Proposed Elevations 2, Block 1	28/08/2020
CD1.41	Drawing PL_409_PL20A Proposed Elevations, Block 2	28/08/2020
CD1.42	Drawing PL_409_PL21A Proposed Elevations, Blocks 1 and 2	28/08/2020
CD1.43	Drawing PL_409_PL22A Proposed 3D Views 1	28/08/2020
CD1.44	Drawing PL_409_PL23A Proposed 3D Views 2	28/08/2020
CD1.45	Drawing PL_409_PL25 Proposed 3D Views 3	28/08/2020
CD1.46	Drawing PL_409_PL26 Proposed 3D Views 4	28/08/2020
CD1.47	Drawing PL_409_PL27 Proposed 3D Views 5	28/08/2020
CD1.48	Drawing PL_409_PL28A Proposed 3D Views 6	28/08/2020
CD1.49	Drawing PL_409_PL30 Proposed 3D Views 7	28/08/2020
CD1.50	Drawing PL_409_PL31A Proposed 3D Views 8	28/08/2020
CD1.51	Drawing PL_409_PL32 Proposed 3D Views 9	28/08/2020
CD1.52	Drawing PL_409_PL33 Proposed 3D Views 10	28/08/2020
CD2 - Appellant Documents		
CD2.1	Housing Delivery Test Results 2018	28/11/2018
CD2.2	Housing Delivery Test Results 2019	13/02/2019
CD2.3	Housing Delivery Test Results 2020	20/01/2021
CD2.4	Council's Pre-Application Advice Letter	12/08/2020
CD2.5	Letter from the Local Plan Inspector to WHBC, " <i>Reconsideratiion of the Plan's Full Objectively Assessed Housing Need in the context of the 2018-based household projections</i> ".	June 2021
CD2.6	WHBC Letter to the Local Plan Inspector re. Pausing Local Plan Examination	15/10/2021
CD2.7	Local Plan Inspector's letter to WHBC re Progressing Local Plan	29/11/2021
CD2.8	WHBC Validation Checklist	2017
CD2.9	Welwyn Garden City Conservation Area Appraisal	September 2007
CD2.10	Peartree Conservation Area Character Appraisal and Management Plan	March 2019
CD2.11	Natural England's National Character Area Profile – 111 Northern Thames Basin	2013
CD2.12	Welwyn Hatfield Landscape Character Assessment	April 2005
CD2.13	Former Shredded What Factory Environmental Statement Vol. 1	June 2021

CD2.14	Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA 3)	2013
CD2.15	Assessing Landscape Value Outside National Designations (Landscape Institute Technical Guidance Note 02/21)	February 2021
CD2.16	Visual Representation of Development Proposals (Landscape Institute Technical Guidance Note 06/19)	September 2019
CD2.17	Letter from Spire Bricks and Mortar Ltd (land owner)	05/05/2022
CD2.18	Letter from Jardine Motor Group (lease holder)	05/05/2022
CD3 - Council Documents		
CD3.1	Planning Committee Report	10/06/2021
CD3.2	Transcript of Planning Committee Meeting	17/06/2021
CD3.3	Decision notice	18/06/2021
CD3.4	Welwyn Hatfield Technical OAN Paper: The Implications of the 2016-based SNPP and SNHP on the Welwyn Hatfield OAN	June 2019
CD3.5	Welwyn Hatfield Local Plan Examination Document ED273: Stage 9 Hearings – Inspector’s Observations on Site Discussions	June 2021
CD3.6	Written Ministerial Statement: Planning Update by Mr Eric Pickles MP, Secretary of State for Communities and Local Government	25/03/2015
CD3.7	Photographs of Bridge Road East	09/04/2022
CD4 - Local Policy		
CD4.1	Welwyn Hatfield District Plan 2005	2005
CD4.2	Welwyn Hatfield Supplementary Design Guidance	February 2005
CD4.3	Welwyn Hatfield District Plan Review Parking Standards SPG	January 2004
CD4.4	Welwyn Hatfield Interim Policy for Car Parking standards and Garage Sizes	August 2014
CD4.5	Submission Draft Welwyn Hatfield Local Plan	August 2016
CD4.6	Proposed Main Modifications to the emerging Welwyn Hatfield Local Plan	January 2021
CD4.7	Local Plan Inspector's letter to Council re FOAHN (EX241)	04/02/2021
CD4.8	Local Plan Inspector's Letter to Council re LP Examination (EX283)	16/02/2022
CD5 - National Policy		
CD5.1	National Planning Policy Framework	March 2012
CD5.2	National Planning Policy Framework	July 2018
CD5.3	National Planning Policy Framework	Feb. 2019
CD5.4	National Planning Policy Framework	July 2021
CD5.5	National Planning Practice Guidance	Link to PPG website

CD6 - Appeal Decisions		
CD6.1	APP/B1930/W/20/3265925, Roundhouse Farm, Colney Heath	14/06/2021
CD7 - Case Law		
CD7.1		

A2 Local Bus Routes and Timetables



Welwyn Garden City Town Centre
 terminating: 6.201.203.204.206.215
 230.242.314.315.324.401.404.405.601
 653.W4.W14
 calling: 301.302.366.403.724

Queen Elizabeth II Hospital
 calling: 230.242.301.366
 403.404.653.724

Welwyn Garden City

- 300** Buses run generally at least hourly between 0800 and 1800, Mondays to Fridays
- 215** Buses run less often than above
- 301** * Bus route terminus
- ← Direction of travel
- National Rail station
- Electronic Passenger Information Point

0 1 kilometre
 0 1/2 mile

PLEASE NOTE:
 Express and commuter coach services and bus services/journeys that operate solely on schooldays are not shown. Where known, forthcoming changes to bus services are included. For subsequent changes please visit www.watlink.org.uk or telephone [0871 200 2233](tel:08712002233) (Calls cost 12p per minute plus your phone company's access charge.)

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www.pindarcreative.co.uk

366

Luton to Hatfield

via Luton Parkway - Harpenden - Wheathampstead - Welwyn Garden City

Monday to Friday

Service No	366	366	366	366	366	366	366	366	366	366	366 Sch	366 SH	366
Luton, Interchange	0606	0710	.....	0922	1022	1122	1222	1322	1422	1502	1522	1725	
Luton, Church St	0609	0713	.....	0925	1025	1125	1225	1325	1425	1505	1525	1728	
Luton Airport Parkway	0613	0720	.....	0931	1031	1131	1231	1331	1431	1511	1531	1734	
New Mill End	0617	0725	.....	0936	1036	1136	1236	1336	1436	1516	1536	1739	
East Hyde	0619	0727	.....	0938	1038	1138	1238	1338	1438	1518	1538	1741	
Westfield Road, Red Cow	0622	0731	.....	0942	1042	1142	1242	1342	1442	1522	1542	1745	
Roundwood Park School	.....	.....	.....	.....	.....	.....	.....	.....	.....	1530	.....	.....
Harpenden, High Street	0627	0738	.....	0949	1049	1149	1249	1349	1449	1538	1549	1751	
Harpenden, Rail Station	0629	0740	.....	0951	1051	1151	1251	1351	1451	1541	1551	1753	
Batford, The Malta	0632	0745	.....	0955	1055	1155	1255	1355	1455	1546	1555	1757	
Marshalls Heath, Cherry Trees	0635	0749	.....	0959	1059	1159	1259	1359	1459	1550	1559	1801	
Wheathampstead, High Street	.....	0753	.....	1004	1104	1204	1304	1404	1504	1554	1604	1805	
Wheathampstead, Hilldyke Rd, Vale Co	.....	.....	.....	.....	.....	.....	.....	.....	.....	1558	.....	.....
Lemsford Village	0645	0801	.....	1011	1111	1211	1311	1411	1511	1609	1611	1813	
Valley Road	0647	0805	.....	1013	1113	1213	1313	1413	1513	1611	1613	1816	
Welwyn Garden City, Bus Station arr	0649	0810	.....	1017	1117	1217	1317	1417	1517	1614	1617	1820	
Welwyn Garden City, Bus Station dep	0650	0815	0920	1020	1120	1220	1320	1420	1520	1620	1620	.....
Heronswood Rd, Salisbury Rd	0654	0819	0924	1024	1124	1224	1324	1424	1524	1624	1624	.....
QEII Hospital, Howlands	0700	0825	0930	1030	1130	1230	1330	1430	1530	1630	1630	.....
Hatfield, Rail Station	0708	0838	0938	1038	1138	1238	1338	1438	1538	1638	1638	.....
Hatfield, Town Centre, Woods Ave	.....	0844	0941	1041	1141	1241	1341	1441	1541	1641	1641	.....
Oxlease, Travellers Ln, Oxlease Dr	.....	.....	0943	1043	1143	1243	1343	1443	1543	1643	1643	.....
South Hatfield, Bishops Rise, Garden Ave	.....	.....	0948	1048	1148	1248	1348	1448	1548	1648	1648	.....

Saturdays

Service No	366	366	366	366	366	366	366	366
Welwyn Garden City, Bus Station	0920	1020	1120	1320	1420	1520	1620	1720
Heronswood Rd, Salisbury Rd	0924	1024	1124	1324	1424	1524	1624	1724
QEII Hospital, Howlands	0930	1030	1130	1330	1430	1530	1630	1730
Hatfield, Rail Station	0938	1038	1138	1338	1438	1538	1638	1738
Hatfield, Town Centre, Woods Ave	0941	1041	1141	1341	1441	1541	1641	1741
Oxlease, Travellers Ln, Oxlease Dr	0943	1043	1143	1343	1443	1543	1643	1743
South Hatfield, Bishops Rise, Garden Ave	0948	1048	1148	1348	1448	1548	1648	1748

Notes: Sch - Schooldays only
SH - School holidays

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and Bank Holidays



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366

Hatfield to Luton

via Welwyn Garden City - Wheathampstead - Harpenden - Luton Parkway

Monday to Friday

Service No	366 Sch	366 SH	366	366	366	366	366	366	366	366	366	366	366
South Hatfield, Bishops Rise, Garden Ave	.....	.....	.....	.....	0948	1048	1148	1248	1348	1448	1548	1648	.....
Oxlease, Travellers Ln, Woods Ave	.....	.....	.....	.....	0952	1052	1152	1252	1352	1452	1552	1652	.....
Hatfield, Town Centre, Market Place	.....	.....	0851	.....	0956	1056	1156	1256	1356	1456	1556	1656	.....
Hatfield, Rail Station	0710	0724	0854	.....	0959	1059	1159	1259	1359	1459	1559	1700	.....
QEII Hospital, Howlands	0717	0731	0901	.....	1006	1106	1206	1306	1406	1506	1606	1710	.....
Heronswood Rd, Salisbury Rd	0723	0737	0907	.....	1012	1112	1212	1312	1412	1512	1612	1716	.....
Welwyn Garden City, Bus Station arr	0727	0742	0912	.....	1017	1117	1217	1317	1417	1517	1617	1721	.....
Welwyn Garden City, Bus Station dep	0728	0749	.....	0921	1021	1121	1221	1321	1421	.....	1621	1727	1825
Valley Road	0730	0751	.....	0923	1023	1123	1223	1323	1423	.....	1623	1730	1827
Lemsford Village	0733	0755	.....	0927	1027	1127	1227	1327	1427	.....	1627	1733	1830
Wheathampstead, Hilldyke Rd, Vale Co	0743	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Wheathampstead, High Street	0750	0804	.....	0934	1034	1134	1234	1334	1434	.....	1634	1743	1836
Marshalls Heath, Cherry Trees	0759	0811	.....	0938	1038	1138	1238	1338	1438	.....	1638	1747	1839
Batford, The Malta	0804	0816	.....	0942	1042	1142	1242	1342	1442	.....	1642	1751	1843
Harpenden, Rail Station	0809	0821	.....	0946	1046	1146	1246	1346	1446	.....	1646	1755	1846
Harpenden, High Street	0811	0823	.....	0948	1048	1148	1248	1348	1448	.....	1649	1758	1848
Roundwood Park School	0820	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Westfield Road, Red Cow	0828	0828	.....	0953	1053	1153	1253	1353	1453	.....	1655	1803	1852
East Hyde	0832	0832	.....	0958	1058	1158	1258	1358	1458	.....	1700	1808	1855
New Mill End	0834	0834	.....	1000	1100	1200	1300	1400	1500	.....	1702	1810	1857
Luton Airport Parkway	0839	0839	.....	1004	1104	1204	1304	1404	1504	.....	1708	1815	1901
Luton, Church St	0848	0848	.....	1011	1111	1211	1311	1411	1511	.....	1716	1822	1908
Luton, Interchange	0853	0853	.....	1015	1115	1215	1315	1415	1515	.....	1720	1825	1911

Saturdays

Service No	366	366	366	366	366	366	366	366
South Hatfield, Bishops Rise, Garden Ave	0843	0948	1048	1148	1348	1448	1548	1648
Oxlease, Travellers Ln, Woods Ave	0847	0952	1052	1152	1352	1452	1552	1652
Hatfield, Town Centre, Market Place	0851	0956	1056	1156	1356	1456	1556	1656
Hatfield, Rail Station	0854	0959	1059	1159	1359	1459	1559	1659
QEII Hospital, Howlands	0901	1006	1106	1206	1406	1506	1606	1706
Heronswood Rd, Salisbury Rd	0907	1012	1112	1212	1412	1512	1612	1712
Welwyn Garden City, Bus Station	0912	1017	1117	1217	1417	1517	1617	1717

Notes: Sch - Schooldays only
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Mondays to Fridays except public holidays

New Greens Cavan Drive		0552	0625	0650	0709	0729	0749	0812	0839	0858	0908	0932	0955	1019	1036	1055
New Greens High Oaks arrive		0553	0626	0651	0710	0731	0751	0814	0841	0900	0910	0934	0957	1021	1038	1057
New Greens High Oaks depart		0555	0628	0653	0712	0736	0802	0816	0842	0902	0922	0942	1002	1022	1042	1102
Batchwood Drive opp Batchwood Hall		0558	0631	0656	0717	0741	0807	0821	0847	0907	0927	0947	1007	1027	1047	1107
St Albans City Hospital stop A	H	0559	0632	0657	0718	0742	0808	0822	0848	0908	0928	0948	1008	1028	1048	1108
St Albans St Peter's Street stop 1 arrive		0604	0637	0702	0723	0747	0813	0827	0853	0913	0933	0953	1013	1033	1053	1113
St Albans St Peter's Street stop 1 depart		0605	0640	0705	0725	0750	0815	0829	0855	0915	0935	0955	1015	1035	1055	1115
St Albans City rail station stop A	⊖	0610	0646	0711	0733	0758	0822	0837	0902	0922	0942	1002	1022	1042	1102	1122
Fleetville opp Morrisons		0613	0650	0715	0738	0803	0827	0842	0907	0927	0947	1007	1027	1047	1107	1127
Marshalswick The Quadrant		0616	0654	0719	0742	0808	0831	0846	0911	0931	0951	1011	1031	1051	1111	1131
Marshalswick Chiltern Road		0619	0658	0723	0746	0812	0835	0850	0915	0935	0955	1015	1035	1055	1115	1135
Jersey Farm opp Blackberry Jack		0621	0702	0726	0749	0815	0838	0853	0918	0938	0958	1018	1038	1058	1118	1138
Jersey Farm opp Newgate Close		0624	0705	0729	0753	0819	0842	0857	0922	0942	1002	1022	1042	1102	1122	1142
Hatfield UH de Havilland Campus stop N arr		0629	0711	0735	0801	0825	0848	0903	0928	0948	1008	1028	1048	1108	1128	1148
Hatfield UH de Havilland Campus stop N dep		0548	0613	0630	0645	0712	0736	0802	0827	0849	0905	0929	0949	1009	1029	1049
Hatfield The Galleria stop D		0551	0616	0633	0648	0715	0740	0806	0831	0853	0909	0933	0953	1013	1033	1053
Sth Hatfield Bishops Rise, St Peter's Church		0553	0618	0636	0650	0717	0742	0808	0833	0855	0911	0935	0955	1015	1035	1055
Sth Hatfield UH Student Estate stop 8		0554	0619	0637	0651	0719	0744	0809	0834	0856	0912	0936	0956	1016	1036	1056
Sth Hatfield Bishops Rise, Garden Avenue		0556	0621	0639	0653	0722	0747	0813	0837	0859	0915	0939	0959	1019	1039	1059
Hatfield UH The Forum stop 6 arr		0559	0624	0643	0657	0725	0750	0816	0840	0902	0918	0942	1002	1022	1042	1102
Hatfield UH The Forum stop 6 dep		0600	0625	0644	0658	0727	0753	0818	0842	0904	0920	0944	1004	1024	1044	1104
Hatfield town centre stop V		0604	0629	0648	0702	0732	0758	0824	0848	0910	0926	0950	1010	1030	1050	1110
Hatfield rail station stop 6	⊖	0608	0633	0652	0705	0737	0804	0830	0854	0915	0932	0955	1015	1035	1055	1115
The New QEII Hospital stop B	H	0615	0640	0659	0714	0747	0815	0839	0903	0923	0939	1003	1022	1042	1102	1122
WGC Heronswood Road, Salisbury Road		0619	0644	0703	0718	0752	0820	0845	0910	0929	0945	1009	1028	1048	1108	1128
Welwyn Garden City bus station	⊖	0624	0649	0707	0722	0758	0826	0850	0915	0934	0950	1014	1033	1053	1113	1133

New Greens Cavan Drive	1115	then every 20 mins at	35	55	15	1315	1335	1355	sch hol	1415	1435	sch	1435	1455	sch hol	1455	1516	sch	1516	1536	sch	1536	
New Greens High Oaks arrive	1117		37	57	17	1317	1337	1357	1417	1417	1437	1437	1457	1457	1518	1518	1538	1538	1558	1558	1618	1618	1638
New Greens High Oaks depart	1122		42	02	22	1322	1342	1402	1420	1422	1440	1442	1500	1502	1522	1522	1542	1542	1602	1602	1662	1662	1682
Batchwood Drive opp Batchwood Hall	1127		47	07	27	1327	1347	1407	1425	1427	1445	1447	1505	1507	1527	1527	1547	1547	1607	1607	1667	1667	1687
St Albans City Hospital stop A	1128		48	08	28	1328	1348	1408	1426	1428	1446	1448	1506	1508	1528	1528	1548	1548	1608	1608	1668	1668	1688
St Albans St Peter's Street stop 1 arrive	1133		53	13	33	1333	1353	1413	1431	1433	1451	1453	1511	1513	1533	1533	1553	1553	1613	1613	1673	1673	1693
St Albans St Peter's Street stop 1 depart	1135		55	15	35	1335	1355	1415	1433	1435	1453	1455	1513	1515	1535	1535	1555	1555	1615	1615	1675	1675	1695
St Albans City rail station stop A	1142		02	22	42	1342	1402	1422	1440	1442	1500	1502	1520	1522	1542	1542	1602	1602	1662	1662	1722	1722	1742
Fleetville opp Morrisons	1147		07	27	47	1347	1407	1427	1445	1447	1505	1507	1525	1528	1548	1548	1608	1608	1668	1668	1728	1728	1748
Marshalswick The Quadrant	1151		11	31	51	1351	1411	1431	1449	1451	1509	1511	1529	1533	1553	1553	1613	1613	1673	1673	1733	1733	1753
Marshalswick Chiltern Road	1155		15	35	55	1355	1415	1435	1453	1455	1513	1515	1533	1537	1557	1557	1617	1617	1677	1677	1737	1737	1757
Jersey Farm opp Blackberry Jack	1158		18	38	58	1358	1418	1438	1456	1458	1517	1518	1536	1541	1600	1600	1660	1660	1720	1720	1780	1780	1800
Jersey Farm opp Newgate Close	1202		22	42	02	1402	1422	1442	1500	1502	1521	1522	1540	1545	1604	1604	1664	1664	1724	1724	1784	1784	1804
Hatfield UH de Havilland Campus stop N arr	1208		28	48	08	1408	1428	1448	1506	1508	1527	1528	1546	1551	1610	1610	1670	1670	1730	1730	1790	1790	1810
Hatfield UH de Havilland Campus stop N dep	1209		29	49	09	1409	1429	1449	1507	1509	1528	1529	1547	1552	1611	1611	1671	1671	1731	1731	1791	1791	1811
Hatfield The Galleria stop D	1213		33	53	13	1413	1433	1453	1511	1513	1532	1533	1551	1556	1615	1615	1675	1675	1735	1735	1795	1795	1815
Sth Hatfield Bishops Rise, St Peter's Church	1215		35	55	15	1415	1435	1455	1513	1515	1534	1535	1553	1558	1617	1617	1677	1677	1737	1737	1797	1797	1817
Sth Hatfield UH Student Estate stop 8	1216		36	56	16	1416	1436	1456	1514	1516	1535	1536	1554	1559	1618	1618	1678	1678	1738	1738	1798	1798	1818
Sth Hatfield Bishops Rise, Garden Avenue	1219		39	59	19	1419	1439	1459	1517	1519	1538	1539	1557	1602	1621	1621	1681	1681	1741	1741	1801	1801	1821
Hatfield UH The Forum stop 6 arr	1222		42	02	22	1422	1442	1502	1520	1522	1541	1542	1600	1605	1624	1624	1684	1684	1744	1744	1804	1804	1824
Hatfield UH The Forum stop 6 dep	1224		44	04	24	1424	1444	1504	1522	1524	1543	1544	1602	1607	1626	1626	1686	1686	1746	1746	1806	1806	1826
Hatfield town centre stop V	1230		50	10	30	1430	1450	1510	1528	1532	1550	1550	1608	1613	1632	1632	1692	1692	1752	1752	1812	1812	1832
Hatfield rail station stop 6	1235		55	15	35	1435	1455	1515	1533	1539	1555	1555	1613	1618	1637	1637	1697	1697	1757	1757	1817	1817	1837
The New QEII Hospital stop B	1242		02	22	42	1442	1503	1523	1541	1548	1605	1603	1621	1626	1645	1645	1705	1705	1765	1765	1825	1825	1845
WGC Heronswood Road, Salisbury Road	1248	08	28	48	1448	1509	1529	1547	1554	1611	1609	1627	1632	1651	1651	1711	1711	1771	1771	1831	1831	1851	
Welwyn Garden City bus station	1253	13	33	53	1453	1514	1534	1552	1559	1616	1614	1632	1637	1656	1656	1716	1716	1776	1776	1836	1836	1856	

New Greens Cavan Drive	sch hol	1556	1556	1617	1637	1658	1720	1744	1804	1824	1859	1920	1936	2003	2032	2145
New Greens High Oaks arrive	sch	1558	1558	1619	1639	1700	1722	1746	1806	1826	1901	1922	1938	2004	2033	2146
New Greens High Oaks depart	sch	1602	1600	1622	1642	1702	1727	1747	1809	1828	1903	1927	1940	2006	2040	2150
Batchwood Drive opp Batchwood Hall	sch hol	1607	1607	1627	1647	1707	1732	1752	1814	1833	1908	1932	1945	2009	2043	2153
St Albans City Hospital stop A	sch	1608	1608	1628	1648	1708	1733	1753	1815	1834	1909	1933	1946	2010	2044	2154
St Albans St Peter's Street stop 1 arrive	sch	1613	1615	1633	1653	1713	1738	1758	1820	1839	1914	1938	1951	2015	2049	2159
St Albans St Peter's Street stop 1 depart	sch	1615	1620	1635	1655	1715	1740	1801	1822	1841	1916	1940	1953	2017	2050	2200
St Albans City rail station stop A	sch	1622	1630	1645	1705	1726	1750	1809	1830	1849	1923	1946	2001	2023	2056	2206
Fleetville opp Morrisons	sch	1627	1641	1650	1710	1732	1755	1814	1835	1854	1929	1950	2006	2027	2100	2210
Marshalswick The Quadrant	sch	1631	1646	1655	1715	1738	1800	1819	1839	1858	1933	1954	2010	2030	2103	2213
Marshalswick Chiltern Road	sch	1635	1650	1659	1719	1743	1804	1823	1843	1901	1936	1957	2013	2033	2106	2216
Jersey Farm opp Blackberry Jack	sch	1638	1653	1702	1722	1747	1807	1826	1846	1904	1939	2000	2016	2035	2108	2218
Jersey Farm opp Newgate Close	sch	1642	1657	1706	1726	1752	1811	1830	1849	1907	1942	2003	2019	2037	2110	2220
Hatfield UH de Havilland Campus stop N arr	sch	1648	1703	1712	1732	1758	1817	1836	1855	1913	1947	2008	2025	2042	2115	2225
Hatfield UH de Havilland Campus stop N dep	sch	1649	1705	1715	1735	1800	1819	1838	1856	1913	1947	2010	2025	2043	2116	2225
Hatfield The Galleria stop D	sch	1653	1710	1720	1740	1805	1823	1841	1859	1916	1950	2013	2028	2046	2119	2228
Sth Hatfield Bishops Rise, St Peter's Church	sch	1655	1712	1722</												

Mondays to Fridays except public holidays

🚶 Welwyn Garden City bus station stop F						0626	0632	0701	0716	0725	0740	0810	0839	0900	0920	0940	then every 20 mins at	until	1320		
WGC Heronswood Road, opp Salisbury Rd						0630	0636	0705	0721	0730	0745	0815	0844	0905	0925	0945			00 20 40	1325	
H The New QEII Hospital stop A						0635	0642	0711	0727	0736	0751	0821	0850	0911	0931	0951			05 25 45	1331	
🚶 Hatfield rail station stop 2 arrive						0641	0648	0718	0735	0746	0803	0836	0900	0919	0938	0958			11 31 51	1338	
Hatfield rail station stop 2 depart						0622	0642	0650	0720	0737	0748	0807	0839	0903	0920	0939			0959	18 38 58	1339
Hatfield town centre stop U						0626	0646	0654	0724	0742	0753	0812	0844	0908	0925	0944			1004	19 39 59	1344
Hatfield UH The Forum stop 2 arrive						0631	0651	0659	0729	0748	0759	0818	0850	0914	0931	0950			1010	24 44 04	1344
Hatfield UH The Forum stop 2 depart						0632	0652	0700	0731	0749	0801	0820	0851	0915	0932	0951			1011	30 50 10	1350
Sth Hatfield Bishops Rise, opp Garden Ave						0635	0655	0704	0734	0752	0804	0823	0854	0918	0935	0954			1014	31 51 11	1351
Sth Hatfield UH Student Estate stop 7						0637	0657	0707	0736	0754	0806	0826	0856	0920	0937	0956			1016	34 54 14	1354
Sth Hatfield Bishops Rise, opp St Peter's Church						0639	0658	0708	0738	0755	0807	0827	0857	0921	0938	0957			1017	36 56 16	1356
Hatfield The Galleria stop A						0641	0700	0711	0740	0757	0809	0829	0859	0923	0940	0959			1019	37 57 17	1357
Hatfield UH de Havilland Campus stop Q arr						0644	0703	0714	0743	0800	0812	0832	0902	0926	0943	1002			1022	39 59 19	1359
Hatfield UH de Havilland Campus stop Q dep						0645	0703	0716	0745	0802	0815	0835	0904	0928	0945	1004			1024	42 02 22	1402
Jersey Farm Newgate Close	0549	0614	0634	0651	0709	0724	0752	0809	0822	0842	0911	0935	0952	1011	1031	44 04 24	1404				
Jersey Farm Blackberry Jack	0553	0618	0638	0655	0713	0728	0756	0813	0826	0846	0915	0939	0956	1015	1035	51 11 31	1411				
Marshalswick Quantock Close	0556	0621	0641	0658	0716	0732	0759	0816	0829	0849	0918	0942	0959	1018	1038	55 15 35	1415				
Marshalswick opp The Quadrant	0559	0624	0644	0701	0720	0736	0803	0820	0833	0854	0922	0946	1003	1022	1042	58 18 38	1418				
Fleetville Morrisons	0603	0628	0648	0705	0725	0741	0809	0826	0839	0900	0927	0951	1008	1027	1047	02 22 42	1422				
🚶 St Albans City rail station stop D	0607	0632	0652	0709	0730	0747	0815	0831	0844	0905	0931	0955	1012	1031	1051	07 27 47	1427				
St Albans St Peter's Street stop 11 arr	0612	0637	0657	0715	0735	0757	0825	0841	0852	0914	0939	1003	1020	1039	1059	11 31 51	1431				
St Albans St Peter's Street stop 11 dep	0612	0637	0657	0717	0737	0800	0827	0845	0856	0919	0943	1007	1024	1043	1103	19 39 59	1439				
H St Albans City Hospital stop B	0617	0642	0702	0722	0742	0805	0832	0850	0901	0924	0948	1012	1029	1048	1108	23 43 03	1443				
Batchwood Drive Batchwood Hall	0618	0643	0703	0723	0743	0806	0833	0852	0902	0925	0949	1013	1030	1049	1109	28 48 08	1448				
New Greens Cavan Drive	0624	0649	0709	0729	0749	0812	0839	0858	0908	0931	0955	1019	1036	1055	1115	29 49 09	1449				
																	35 55 15	1455			

🚶 Welwyn Garden City bus station stop F	1340	1400	1420	1440	1500	1520	1542	1602	1623	1646	1711	1740	1805	1820	1840	1911	1930	
WGC Heronswood Road, opp Salisbury Rd	1345	1405	1425	1445	1505	1525	1547	1607	1628	1651	1716	1745	1809	1824	1844	1915	1934	
H The New QEII Hospital stop A	1351	1411	1431	1451	1511	1531	1553	1613	1634	1657	1722	1751	1815	1830	1850	1921	1940	
🚶 Hatfield rail station stop 2 arrive	1358	1418	1438	1459	1519	1539	1601	1625	1643	1707	1732	1801	1824	1839	1857	1928	1947	
Hatfield rail station stop 2 depart	1359	1419	1439	1500	1520	1540	1602	1626	1644	1708	1734	1803	1825	1840	1858	1930	1950	2050
Hatfield town centre stop U	1404	1424	1444	1505	1525	1545	1607	1631	1649	1713	1739	1808	1829	1844	1902	1934	1954	2054
Hatfield UH The Forum stop 2 arrive	1410	1430	1450	1511	1531	1551	1613	1637	1655	1719	1745	1814	1834	1849	1907	1939	1959	2059
Hatfield UH The Forum stop 2 depart	1411	1431	1451	1512	1532	1552	1614	1638	1656	1720	1747	1816	1835	1850	1909	1940	2001	2100
Sth Hatfield Bishops Rise, opp Garden Ave	1414	1434	1454	1515	1535	1555	1617	1641	1659	1723	1750	1819	1838	1853	1912	1943	2004	2103
Sth Hatfield UH Student Estate stop 7	1416	1436	1456	1517	1537	1557	1619	1643	1701	1725	1752	1821	1840	1855	1914	1945	2006	2105
Sth Hatfield Bishops Rise, opp St Peter's Church	1417	1437	1457	1518	1538	1558	1620	1644	1702	1726	1754	1822	1841	1856	1915	1946	2007	2106
Hatfield The Galleria stop A	1419	1439	1459	1520	1540	1600	1622	1646	1704	1728	1756	1824	1843	1858	1917	1949	2009	2108
Hatfield UH de Havilland Campus stop Q arr	1422	1442	1502	1523	1543	1603	1625	1649	1708	1731	1759	1827	1846	1901	1920	1952	2012	2111
Hatfield UH de Havilland Campus stop Q dep	1424	1444	1504	1525	1545	1605	1627	1651	1711	1733	1802	1828	1847	1902	1922	1953	2014	2111
Jersey Farm Newgate Close	1431	1451	1511	1532	1552	1612	1634	1658	1718	1740	1809	1835	1854	1909	1928	2000	2019	2116
Jersey Farm Blackberry Jack	1435	1455	1515	1536	1556	1616	1638	1702	1722	1744	1814	1840	1857	1912	1931	2002	2021	2118
Marshalswick Quantock Close	1438	1458	1518	1539	1559	1619	1641	1705	1725	1747	1818	1844	1900	1915	1934	2004	2023	2120
Marshalswick opp The Quadrant	1442	1502	1522	1543	1603	1623	1645	1709	1729	1751	1822	1848	1904	1919	1937	2007	2026	2123
Fleetville Morrisons	1447	1507	1527	1548	1608	1628	1650	1714	1734	1756	1828	1853	1909	1924	1941	2010	2030	2126
🚶 St Albans City rail station stop D	1451	1511	1531	1552	1612	1632	1654	1718	1738	1800	1833	1857	1913	1928	1945	2014	2033	2129
St Albans St Peter's Street stop 11 arr	1500	1520	1540	1601	1621	1642	1704	1728	1748	1808	1841	1904	1920	1935	1950	2019	2037	2133
St Albans St Peter's Street stop 11 dep	1504	1524	1544	1605	1625	1646	1708	1732	1752	1812	1846	1908	1924	1952	2021	2039	2134	
H St Albans City Hospital stop B	1509	1529	1549	1610	1630	1651	1713	1737	1757	1817	1852	1913	1929	1956	2025	2043	2138	
Batchwood Drive Batchwood Hall	1510	1530	1550	1611	1631	1652	1714	1738	1758	1818	1853	1914	1930	1957	2026	2044	2139	
New Greens Cavan Drive	1516	1536	1556	1617	1637	1658	1720	1744	1804	1824	1859	1920	1936	2003	2032	2050	2145	

this timetable valid from
8 March 2021

Saturdays

New Greens Cavan Drive	0604	0725	0752	0820	0836	0907	0939	1017	1049	then every 30 mins at	until	1549	1619	1649	1719		
New Greens High Oaks arrive	0605	0726	0753	0821	0837	0908	0940	1018	1050			19 49	20 50	1550	1620	1650	1720
New Greens High Oaks depart	0608	0732	0757	0827	0857	0927	0957	1027	1057			27 57	28 08	1557	1627	1657	1727
Batchwood Drive opp Batchwood Hall	0611	0735	0759	0832	0902	0932	1002	1032	1102			32 02	33 03	1602	1631	1701	1731
H St Albans City Hospital stop A	0612	0736	0800	0833	0903	0933	1003	1033	1103			33 03	38 08	1603	1632	1702	1732
St Albans St Peter's Street stop 1 arrive	0617	0741	0805	0838	0908	0938	1008	1038	1108			38 08	40 10	1608	1637	1707	1737
St Albans St Peter's Street stop 1 depart	0617	0743	0806	0840	0910	0940	1010	1040	1110			40 10	47 17	1610	1639	1709	1739
⊖ St Albans City rail station stop A	0621	0747	0811	0845	0917	0947	1017	1047	1117			47 17	52 22	1617	1646	1715	1746
Fleetville opp Morrisons	0624	0750	0815	0849	0922	0952	1022	1052	1122			52 22	56 26	1622	1651	1720	1751
Marshalswick The Quadrant	0627	0753	0819	0853	0927	0956	1026	1056	1126			56 26	00 30	1626	1656	1724	1756
Marshalswick Chiltern Road	0630	0756	0822	0856	0930	1000	1030	1100	1130			00 30	03 33	1630	1659	1727	1759
Jersey Farm opp Blackberry Jack	0632	0759	0825	0859	0933	1003	1033	1103	1133			03 33	07 37	1633	1701	1729	1801
Jersey Farm opp Newgate Close	0635	0802	0828	0902	0937	1007	1037	1107	1137			07 37	13 43	1637	1705	1733	1805
Hatfield UH de Havilland Campus stop N arr	0640	0808	0834	0908	0943	1013	1043	1113	1143			13 43	15 45	1643	1710	1738	1810
Hatfield UH de Havilland Campus stop N dep	0640	0737	0808	0835	0910	0945	1015	1045	1115			15 45	18 48	1645	1712	1740	1811
Hatfield The Galleria stop D	0643	0740	0811	0838	0913	0948	1018	1048	1118	18 48	20 50	1648	1715	1743	1814		
Sth Hatfield Bishops Rise, St Peter's Church	0645	0742	0813	0840	0915	0950	1020	1050	1120	20 50	21 51	1650	1717	1745	1817		
Sth Hatfield UH Student Estate stop 8	0646	0743	0814	0841	0916	0951	1021	1051	1121	21 51	24 54	1651	1718	1746	1818		
Sth Hatfield Bishops Rise, Garden Avenue	0648	0745	0816	0843	0919	0954	1024	1054	1124	24 54	27 57	1654	1721	1749	1821		
Hatfield UH The Forum stop 6 arr	0651	0748	0819	0846	0922	0957	1027	1057	1127	27 57	28 58	1657	1724	1752	1824		
Hatfield UH The Forum stop 6 dep	0651	0748	0819	0846	0923	0958	1028	1058	1128	28 58	34 04	1658	1725	1753	1825		
Hatfield town centre stop V	0655	0752	0824	0851	0929	1004	1034	1104	1134	34 04	39 09	1704	1730	1758	1830		
⊖ Hatfield rail station stop 6	0658	0755	0828	0855	0934	1009	1039	1109	1139	39 09	47 17	1709	1735	1803	1835		
H The New QEII Hospital stop B	0705	0802	0835	0902	0942	1017	1047	1117	1147	47 17	53 23	1717	1742	1810	1842		
WGC Heronswood Road, Salisbury Road	0709	0806	0840	0908	0948	1023	1053	1123	1153	53 23	58 28	1723	1747	1815	1847		
⊖ Welwyn Garden City bus station	0713	0810	0845	0913	0953	1028	1058	1128	1158	58 28		1728	1752	1820	1852		

New Greens Cavan Drive	1749	1812	1842	1935	2045	2145										
New Greens High Oaks arrive	1750	1814	1843	1936	2046	2146										
New Greens High Oaks depart	1757	1827	1850	1950	2050	2150										
Batchwood Drive opp Batchwood Hall	1801	1831	1854	1953	2053	2153										
H St Albans City Hospital stop A	1802	1832	1855	1954	2054	2154										
St Albans St Peter's Street stop 1 arrive	1807	1837	1900	1959	2059	2159										
St Albans St Peter's Street stop 1 depart	1809	1839	1902	2000	2100	2200										
⊖ St Albans City rail station stop A	1816	1846	1909	2006	2106	2206										
Fleetville opp Morrisons	1821	1850	1914	2010	2110	2210										
Marshalswick The Quadrant	1826	1855	1919	2013	2113	2213										
Marshalswick Chiltern Road	1829	1859	1922	2016	2116	2216										
Jersey Farm opp Blackberry Jack	1831	1902	1924	2018	2118	2218										
Jersey Farm opp Newgate Close	1835	1906	1928	2020	2120	2220										
Hatfield UH de Havilland Campus stop N arr	1840	1911	1933	2025	2125	2225										
Hatfield UH de Havilland Campus stop N dep	1841	1911	1933	2025	2125	2225										
Hatfield The Galleria stop D	1844	1914	1936	2028	2128	2228										
Sth Hatfield Bishops Rise, St Peter's Church	1846	1915	1939	2030	2130	2230										
Sth Hatfield UH Student Estate stop 8	1847	1916	1940	2031	2131	2231										
Sth Hatfield Bishops Rise, Garden Avenue	1850	1918	1943	2033	2133	2233										
Hatfield UH The Forum stop 6 arr	1853	1921	1946	2036	2136	2236										
Hatfield UH The Forum stop 6 dep	1854	1921	1946	2036	2136	2236										
Hatfield town centre stop V	1859	1926	1951	2040	2140	2240										
⊖ Hatfield rail station stop 6	1904	1931	1956	2044	2144	2244										
H The New QEII Hospital stop B	1911		2003													
WGC Heronswood Road, Salisbury Road	1916		2008													
⊖ Welwyn Garden City bus station	1921		2013													

Sundays and public holidays

New Greens Cavan Drive	0856	0946	1046	1146	1246	1346	1446	1546	1646	1746	1846					
New Greens High Oaks arrive	0857	0947	1047	1147	1247	1347	1447	1547	1647	1747	1847					
New Greens High Oaks depart	0906	0956	1056	1156	1256	1356	1456	1556	1656	1756	1854					
Batchwood Drive opp Batchwood Hall	0908	1001	1101	1201	1301	1401	1501	1601	1701	1801	1859					
H St Albans City Hospital stop A	0909	1002	1102	1202	1302	1402	1502	1602	1702	1802	1900					
St Albans St Peter's Street stop 1 arrive	0914	1007	1107	1207	1307	1407	1507	1607	1707	1807	1905					
St Albans St Peter's Street stop 1 depart	0915	1009	1109	1209	1309	1409	1509	1609	1709	1809	1907					
⊖ St Albans City rail station stop A	0920	1016	1116	1216	1316	1416	1516	1616	1716	1816	1914					
Fleetville opp Morrisons	0924	1021	1121	1221	1321	1421	1521	1621	1721	1821	1919					
Marshalswick The Quadrant	0928	1025	1125	1225	1325	1425	1525	1625	1725	1825	1923					
Marshalswick Chiltern Road	0931	1029	1129	1229	1329	1429	1529	1629	1729	1829	1927					
Jersey Farm opp Blackberry Jack	0934	1032	1132	1232	1332	1432	1532	1632	1732	1832	1930					
Jersey Farm opp Newgate Close	0937	1036	1136	1236	1336	1436	1536	1636	1736	1836	1934					
Hatfield UH de Havilland Campus stop N	0729	0944	1044	1144	1244	1344	1444	1544	1644	1744	1844	1940				
Hatfield The Galleria stop D	0732	0947	1047	1147	1247	1347	1447	1547	1647	1747	1847					
Sth Hatfield Bishops Rise, St Peter's Church	0734	0949	1049	1149	1249	1349	1449	1549	1649	1749	1849					
Sth Hatfield UH Student Estate stop 8	0735	0950	1050	1150	1250	1350	1450	1550	1650	1750	1850					
Sth Hatfield Bishops Rise, Garden Avenue	0737	0952	1053	1153	1253	1353	1453	1553	1653	1753	1853					
Hatfield UH The Forum stop 6 arr	0740	0955	1056	1156	1256	1356	1456	1556	1656	1756	1856					
Hatfield UH The Forum stop 6 dep	0740	0956	1057	1157	1257	1357	1457	1557	1657	1757	1857					
Hatfield town centre stop V	0744	1001	1103	1203	1303	1403	1503	1603	1703	1803	1903					
⊖ Hatfield rail station stop 6	0747	1005	1108	1208	1308	1408	1508	1608	1708	1808	1908					
H The New QEII Hospital stop B	0754	1012	1115	1215	1315	1415	1515	1615	1715	1815	1915					
WGC Heronswood Road, Salisbury Road	0758	1018	1121	1221	1321	1421	1521	1621	1721	1821	1921					
⊖ Welwyn Garden City bus station	0802	1023	1126	1226	1326	1426	1526	1626	1726	1826	1926					

this timetable valid from
8 March 2021

Saturdays

Welwyn Garden City bus station stop F	0715	0745	0815	0845	0915	0945	then every 30 mins at	15 45	until	1615	1645	1715			
WGC Heronswood Road, opp Salisbury Rd	0719	0749	0819	0849	0920	0950		20 50		1620	1650	1720			
The New QEII Hospital stop A	0724	0754	0824	0854	0926	0956		26 56		1626	1656	1726			
Hatfield rail station stop 2 arrive	0731	0801	0831	0901	0933	1003		33 03		1633	1703	1733			
Hatfield rail station stop 2 depart	0718	0731	0801	0831	0902	0934		1004		34 04	1634	1704	1734		
Hatfield town centre stop U	0722	0735	0805	0835	0906	0939		1009		39 09	1639	1709	1738		
Hatfield UH The Forum stop 2 arrive	0726	0739	0809	0839	0910	0945		1015		45 15	1645	1715	1743		
Hatfield UH The Forum stop 2 depart	0658	0726	0739	0809	0839	0912		0946		1016	46 16	1646	1716	1744	
Sth Hatfield Bishops Rise, opp Garden Ave	0701	0729	0742	0812	0842	0915		0949		1019	49 19	1649	1719	1747	
Sth Hatfield UH Student Estate stop 7	0703	0731	0744	0814	0844	0918		0951		1021	51 21	1651	1721	1749	
Sth Hatfield Bishops Rise, opp St Peter's Church	0704	0732	0745	0815	0845	0919		0952		1022	52 22	1652	1722	1750	
Hatfield The Galleria stop A	0706	0734	0747	0817	0847	0922		0954		1024	54 24	1654	1724	1752	
Hatfield UH de Havilland Campus stop Q arr	0709	0737	0750	0820	0850	0925		0957		1027	57 27	1657	1727	1755	
Hatfield UH de Havilland Campus stop Q dep	0709	0737	0750	0820	0852	0927		0959		1029	59 29	1659	1729	1757	
Jersey Farm Newgate Close	0649	0715	0743	0755	0825	0857		0934		1006	1036	06 36	1706	1735	1803
Jersey Farm Blackberry Jack	0653	0719	0747	0759	0829	0901		0938		1010	1040	10 40	1710	1739	1807
Marshalswick Quantock Close	0656	0722	0750	0802	0832	0904		0941		1013	1043	13 43	1713	1742	1810
Marshalswick opp The Quadrant	0700	0726	0754	0806	0836	0908		0945		1017	1047	17 47	1717	1746	1814
Fleetville Morrisons	0705	0731	0759	0810	0840	0912		0950		1022	1052	22 52	1722	1750	1818
St Albans City rail station stop D	0710	0736	0804	0815	0845	0917		0954		1026	1056	26 56	1726	1754	1823
St Albans St Peter's Street stop 11 arr	0715	0742	0810	0821	0851	0923		1001		1033	1103	33 03	1733	1759	1829
St Albans St Peter's Street stop 11 dep	0715	0742	0810	0825	0855	0927		1005		1037	1107	37 07	1737	1801	1831
St Albans City Hospital stop B	0719	0746	0814	0830	0900	0932		1010		1042	1112	42 12	1742	1806	1836
Batchwood Drive Batchwood Hall	0720	0747	0815	0832	0901	0933		1011		1043	1113	43 13	1743	1807	1837
New Greens Cavan Drive	0725	0752	0820	0836	0907	0939		1017		1049	1119	49 19	1749	1812	1842

Welwyn Garden City bus station stop F	1745	1815	1905		
WGC Heronswood Road, opp Salisbury Rd	1749	1819	1909		
The New QEII Hospital stop A	1755	1825	1915		
Hatfield rail station stop 2 arrive	1802	1832	1922		
Hatfield rail station stop 2 depart	1802	1832	1922	1950	2050
Hatfield town centre stop U	1806	1836	1926	1954	2054
Hatfield UH The Forum stop 2 arrive	1810	1840	1930	1959	2059
Hatfield UH The Forum stop 2 depart	1810	1840	1930	2000	2100
Sth Hatfield Bishops Rise, opp Garden Ave	1813	1843	1933	2003	2103
Sth Hatfield UH Student Estate stop 7	1815	1844	1934	2005	2105
Sth Hatfield Bishops Rise, opp St Peter's Church	1816	1845	1935	2006	2106
Hatfield The Galleria stop A	1818	1848	1938	2008	2108
Hatfield UH de Havilland Campus stop Q arr	1821	1851	1941	2011	2111
Hatfield UH de Havilland Campus stop Q dep	1822	1852	1941	2011	2111
Jersey Farm Newgate Close	1828	1858	1946	2016	2116
Jersey Farm Blackberry Jack	1832	1902	1950	2018	2118
Marshalswick Quantock Close	1835	1905	1952	2020	2120
Marshalswick opp The Quadrant	1839	1909	1955	2023	2123
Fleetville Morrisons	1843	1913	1958	2026	2126
St Albans City rail station stop D	1848	1918	2001	2029	2129
St Albans St Peter's Street stop 11 arr	1854	1925	2006	2033	2133
St Albans St Peter's Street stop 11 dep	1854	1925	2006	2034	2134
St Albans City Hospital stop B	1859	1930	2008	2038	2138
Batchwood Drive Batchwood Hall	1900	1931	2009	2039	2139
New Greens Cavan Drive	1904	1935	2015	2045	2145

Sundays and public holidays

Welwyn Garden City bus station stop F	0720	0810	1010	1110	1210	1310	1410	1510	1610	1710	1810	1910	
WGC Heronswood Road, opp Salisbury Rd	0725	0815	1015	1115	1215	1315	1415	1515	1615	1715	1815	1915	
The New QEII Hospital stop A	0731	0821	1021	1121	1221	1321	1421	1521	1621	1721	1821	1921	
Hatfield rail station stop 2	0739	0829	0929	1029	1129	1229	1329	1429	1529	1629	1729	1829	1929
Hatfield town centre stop U	0744	0834	0934	1034	1134	1234	1334	1434	1534	1634	1734	1834	1934
Hatfield UH The Forum stop 2 arrive	0750	0840	0940	1040	1140	1240	1340	1440	1540	1640	1740	1840	1940
Hatfield UH The Forum stop 2 depart	0751	0841	0941	1041	1141	1241	1341	1441	1541	1641	1741	1841	1941
Sth Hatfield Bishops Rise, opp Garden Ave	0754	0844	0944	1044	1144	1244	1344	1444	1544	1644	1744	1844	1944
Sth Hatfield UH Student Estate stop 7	0756	0846	0946	1046	1146	1246	1346	1446	1546	1646	1746	1846	1946
Sth Hatfield Bishops Rise, opp St Peter's Church	0757	0847	0947	1047	1147	1247	1347	1447	1547	1647	1747	1847	1947
Hatfield The Galleria stop A	0759	0849	0949	1049	1149	1249	1349	1449	1549	1649	1749	1849	1949
Hatfield UH de Havilland Campus stop Q	0804	0854	0954	1054	1154	1254	1354	1454	1554	1654	1754	1854	1952
Jersey Farm Newgate Close	0811	0901	1001	1101	1201	1301	1401	1501	1601	1701	1801	1901	
Jersey Farm Blackberry Jack	0815	0905	1005	1105	1205	1305	1405	1505	1605	1705	1805	1905	
Marshalswick Quantock Close	0818	0908	1008	1108	1208	1308	1408	1508	1608	1708	1808	1908	
Marshalswick opp The Quadrant	0822	0912	1012	1112	1212	1312	1412	1512	1612	1712	1812	1912	
Fleetville Morrisons	0827	0917	1017	1117	1217	1317	1417	1517	1617	1717	1817	1917	
St Albans City rail station stop D	0831	0921	1021	1121	1221	1321	1421	1521	1621	1721	1821	1921	
St Albans St Peter's Street stop 11 arr	0838	0928	1028	1128	1228	1328	1428	1528	1628	1728	1828	1928	
St Albans St Peter's Street stop 11 dep	0842	0932	1032	1132	1232	1332	1432	1532	1632	1732	1832	1932	
St Albans City Hospital stop B	0847	0937	1037	1137	1237	1337	1437	1537	1637	1737	1837	1937	
Batchwood Drive Batchwood Hall	0848	0938	1038	1138	1238	1338	1438	1538	1638	1738	1838	1938	
New Greens Cavan Drive	0854	0944	1044	1144	1244	1344	1444	1544	1644	1744	1844	1944	

Monday to Friday - St Albans St Peter's Street

	301	301	301	301	301	301	301	301 ¹	301 ²	301 ¹	301 ²	301 ¹	301 ²	301 ¹	301 ²	301 ¹	301 ²	301 ¹	301 ²	301
Corey's Mill Lister Hospital	--	--	--	--	--	--	--	--	--	0700	0700	0720	0720	--	--	0758	0758	--	--	0833
Stevenage Old Town The Mulberry Tree	--	--	--	--	--	--	--	--	--	0706	0706	0726	0726	--	--	0803	0803	--	--	0837
Stevenage Bus Station	--	0520	0540	0610	0630	0645	0700	0700	0715	0715	0732	0735	0750	0755	0810	0810	0823	0823	0844	0844
Knebworth Station Road	--	0526	0546	0616	0636	0651	0707	0707	0723	0723	0740	0743	0759	0803	0819	0819	0832	0832	0853	0853
Woolmer Green Red Lion PH	--	0529	0549	0619	0639	0654	0711	0711	0727	0727	0744	0747	0803	0807	0823	0823	0836	0836	0857	0857
Mardley Hill The North Star PH	--	0532	0552	0622	0642	0657	0714	0714	0730	0730	0747	0750	0806	0810	0826	0826	0839	0839	0900	0900
Welwyn St Mary's Church	--	0536	0556	0626	0646	0701	0718	0718	0734	0734	0751	0754	0811	0814	0831	0831	0844	0844	0904	0904
Digswell Park Monks Walk School	--	0542	0602	0632	0653	0708	0726	0726	0744	0742	0801	0804	0823	0824	0841	0841	0854	0854	0912	0912
Welwyn Garden City Bus Station	--	--	--	--	--	0716	--	--	0752	0750	--	--	0833	0832	--	--	0905	0902	--	--
Welwyn Garden City Bus Station	0535	0550	0610	0640	0705	--	0737	0737	--	--	0816	0816	--	--	0852	0852	--	--	0922	0922
Welwyn Garden City Salisbury Road	0540	0555	0616	0646	0711	--	0743	0743	--	--	0823	0823	--	--	0859	0859	--	--	0929	0929
Welwyn Garden City New QEII Hospital	0546	0601	0622	0652	0718	--	0750	0750	--	--	0830	0830	--	--	0905	0905	--	--	0935	0935
Hatfield Railway Station	0553	0608	0630	0701	0728	--	0805	0805	--	--	0842	0842	--	--	0914	0914	--	--	0944	0944
Hatfield Town Centre	0557	0612	0636	0710	0736	--	0812	0814	--	--	0849	0849	--	--	0920	0920	--	--	0950	0950
Hatfield The Galleria	0600	0615	0639	0713	0739	--	0816	0818	--	--	0852	0852	--	--	0923	0923	--	--	0953	0953
Oaklands Colney Heath Lane	0606	0622	0648	0722	0749	--	0828	0828	--	--	0902	0902	--	--	0932	0932	--	--	1002	1002
Fleetville Morrisons	0612	0626	0653	0727	0754	--	0833	0833	--	--	0907	0907	--	--	0937	0937	--	--	1007	1007
St Albans City Railway Station	0614	0630	0658	0732	0800	--	0839	0839	--	--	0912	0912	--	--	0942	0942	--	--	1012	1012
St Albans St Peter's Street	0618	0634	0703	0739	0810	--	0849	0849	--	--	0919	0919	--	--	0949	0949	--	--	1019	1019

	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301 ¹	301 ²			
Corey's Mill Lister Hospital	--	03	--	33	--	1033	--	1103	--	1133	--	1203	--	1230	--	1300	--	1328	--	1358	--	1428	--	--		
Stevenage Old Town The Mulberry Tree	--	07	--	37	--	1037	--	1107	--	1137	--	1207	--	1234	--	1304	--	1332	--	1402	--	1432	--	--		
Stevenage Bus Station	0859	14	29	44	59	1044	1059	1114	1129	1144	1159	1214	1229	1240	1255	1310	1325	1340	1355	1410	1425	1439	1456	1456		
Knebworth Station Road	0908	23	38	53	08	1053	1108	1123	1138	1153	1208	1223	1238	1249	1304	1319	1334	1349	1404	1419	1434	1449	1504	1504		
Woolmer Green Red Lion PH	0912	27	42	57	12	1057	1112	1127	1142	1157	1212	1227	1242	1253	1308	1323	1338	1353	1408	1423	1438	1452	1508	1508		
Mardley Hill The North Star PH	0915	30	45	00	15	1100	1115	1130	1145	1202	1215	1230	1245	1256	1311	1326	1341	1356	1411	1426	1441	1455	1511	1511		
Welwyn St Mary's Church	0919	34	49	04	19	1104	1119	1134	1149	1204	1219	1234	1249	1300	1315	1330	1345	1400	1415	1430	1445	1459	1515	1515		
Digswell Park Monks Walk School	0927	42	57	12	27	1112	1127	1142	1157	1212	1227	1242	1257	1308	1323	1338	1353	1408	1423	1438	1453	1507	1525	1523		
Welwyn Garden City Bus Station	0935	Then at these mins	--	05	--	35	past each hour until	--	1135	--	1205	--	1235	--	1305	--	1331	--	1401	--	1431	--	1501	--	1535	1531
Welwyn Garden City Bus Station	--	53	--	23	--	1123	--	1153	--	1223	--	1253	--	1320	--	1350	--	1419	--	1448	--	1517	--	--	--	
Welwyn Garden City Salisbury Road	--	59	--	29	--	1129	--	1159	--	1229	--	1259	--	1326	--	1356	--	1425	--	1454	--	1523	--	--	--	
Welwyn Garden City New QEII Hospital	--	05	--	35	--	1135	--	1205	--	1235	--	1305	--	1332	--	1402	--	1431	--	1500	--	1535	--	--	--	
Hatfield Railway Station	--	14	--	44	--	1144	--	1214	--	1244	--	1314	--	1341	--	1411	--	1440	--	1509	--	1539	--	--	--	
Hatfield Town Centre	--	20	--	50	--	1150	--	1220	--	1250	--	1320	--	1346	--	1416	--	1446	--	1515	--	1545	--	--	--	
Hatfield The Galleria	--	23	--	53	--	1153	--	1223	--	1253	--	1323	--	1349	--	1419	--	1449	--	1518	--	1548	--	--	--	
Oaklands Colney Heath Lane	--	32	--	02	--	1202	--	1232	--	1302	--	1332	--	1358	--	1428	--	1458	--	1527	--	1557	--	--	--	
Fleetville Morrisons	--	37	--	07	--	1207	--	1237	--	1307	--	1337	--	1403	--	1433	--	1503	--	1532	--	1602	--	--	--	
St Albans City Railway Station	--	42	--	12	--	1212	--	1242	--	1312	--	1342	--	1408	--	1438	--	1508	--	1537	--	1607	--	--	--	
St Albans St Peter's Street	--	49	--	19	--	1219	--	1249	--	1319	--	1349	--	1415	--	1445	--	1515	--	1544	--	1614	--	--	--	

	301 ¹	301 ²	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301
Corey's Mill Lister Hospital	1453	1453	--	1523	--	1558	--	1632	--	1702	--	1733	1755	1825	1903	2005	2105	2205	2305	2305
Stevenage Old Town The Mulberry Tree	1457	1457	--	1530	--	1604	--	1638	--	1707	--	1737	1759	1829	1907	2009	2109	2209	2309	2309
Stevenage Bus Station	1505	1510	1528	1539	1554	1610	1625	1644	1655	1714	1729	1745	1805	1835	1913	2013	2113	2213	2313	2313
Knebworth Station Road	1514	1519	1537	1549	1603	1619	1634	1653	1704	1723	1738	1754	1813	1843	1921	2021	2121	2221	2321	2321
Woolmer Green Red Lion PH	1519	1524	1541	1552	1607	1623	1638	1657	1708	1727	1742	1758	1817	1847	1925	2024	2124	2224	2324	2324
Mardley Hill The North Star PH	1521	1526	1544	1555	1610	1626	1641	1700	1711	1730	1745	1801	1820	1850	1928	2027	2127	2227	2327	2327
Welwyn St Mary's Church	1525	1530	1548	1559	1614	1630	1645	1704	1715	1734	1749	1805	1824	1854	1932	2031	2131	2231	2331	2331
Digswell Park Monks Walk School	1534	1538	1556	1608	1622	1639	1654	1713	1723	1743	1757	1812	1832	1902	1940	2038	2138	2238	2338	2338
Welwyn Garden City Bus Station	--	--	1604	--	1630	--	1703	--	1731	--	1805	--	1840	--	--	--	--	--	--	2345
Welwyn Garden City Bus Station	1550	1550	--	1620	--	1650	--	1725	--	1755	--	1825	--	1912	1948	2045	2145	2245	--	--
Welwyn Garden City Salisbury Road	1556	1556	--	1626	--	1656	--	1731	--	1801	--	1830	--	1917	1953	2050	2150	2250	--	--
Welwyn Garden City New QEII Hospital	1603	1603	--	1633	--	1703	--	1738	--	1807	--	1836	--	1922	1958	2055	2155	2255	--	--
Hatfield Railway Station	1612	1612	--	1642	--	1713	--	1748	--	1816	--	1845	--	1930	2005	2102	2202	2302	--	--
Hatfield Town Centre	1620	1620	--	1650	--	1720	--	1755	--	1825	--	1855	--	1936	2008	2106	2206	2306	--	--
Hatfield The Galleria	1623	1623	--	1653	--	1723	--	1758	--	1828	--	1858	--	1939	2011	2109	2209	2309	--	--
Oaklands Colney Heath Lane	1635	1633	--	1705	--	1734	--	1807	--	1837	--	1907	--	1947	2018	2116	2216	2316	--	--
Fleetville Morrisons	1640	1638	--	1710	--	1739	--	1812	--	1842	--	1912	--	1951	2022	2120	2220	2320	--	--
St Albans City Railway Station	1645	1643	--	1715	--	1744	--	1817	--	1847	--	1917	--	1956	2026	2124	2224	2324	--	--

Sunday - St Albans St Peter's Street

	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301	301
Corey's Mill Lister Hospital	--	--	0850	0950	1050	1150	1250	1350	1450	1550	1653	1805	1905	2005	2105	2205			
Stevenage Old Town The Mulberry Tree	--	--	0854	0954	1054	1154	1254	1354	1454	1554	1657	1809	1909	2009	2109	2209			
Stevenage Bus Station	--	--	0900	1000	1100	1200	1300	1400	1500	1600	1703	1815	1913	2013	2113	2213			
Knebworth Station Road	--	--	0908	1008	1108	1208	1308	1408	1508	1608	1711	1823	1921	2021	2121	2221			
Woolmer Green Red Lion PH	--	--	0911	1011	1111	1211	1311	1411	1511	1611	1714	1826	1924	2024	2124	2224			
Mardley Hill The North Star PH	--	--	0914	1014	1114	1214	1314	1414	1514	1614	1717	1829	1927	2027	2127	2227			
Welwyn St Mary's Church	--	--	0918	1018	1118	1218	1318	1418	1518	1618	1721	1833	1931	2031	2131	2231			
Digswell Park Monks Walk School	--	--	0926	1026	1126	1226	1326	1426	1526	1626	1729	1841	1939	2038	2138	2238			
Welwyn Garden City Bus Station	--	0836	0935	1035	1135	1235	1335	1435	1535	1635	1738	1848	1946	2045	2145	2245			
Welwyn Garden City Salisbury Road	--	0841	0940	1040	1140	1240	1340	1440	1540	1640	1743	1853	1951	2050	2150	2250			
Welwyn Garden City New QEII Hospital	--	0848	0947	1047	1147	1247	1347	1447	1547	1647	1750	1859	1956	2055	2155	2255			
Hatfield Railway Station	0759	0856	0955	1055	1155	1255	1355	1455	1555	1655	1758	1907	2003	2102	2202	2302			
Hatfield Town Centre	0804	0901	1000	1100	1200	1300	1400	1500	1600	1700	1803	1911	2007	2106	2206	2306			
Hatfield The Galleria	0807	0904	1003	1103	1203	1303	1403	1503	1603	1703	1806	1914	2010	2109	2209	2309			
Oaklands Colney Heath Lane	0814	0912	1012	1112	1212	1312	1412	1512	1612	1712	1814	1922	2017	2116	2216	2316			
Fleetville Morrisons	0818	0916	1016	1116	1216	1316	1416	1516	1616	1716	1818	1926	2021	2120	2220	2320			
St Albans City Railway Station	0822	0921	1021	1121	1221	1321	1421	1521	1621	1721	1822	1931	2024	2124	2224	2324			
St Albans St Peter's Street	0826	0926	1026	1126	1226	1326	1426	1526	1626	1726	1826	1935	2028	2128	2228	2328			

324 Hertford to Welwyn Garden City

via Sele Farm and Panshanger - Valid from Sunday, May 30, 2021 to Sunday, January 2, 2022

Monday to Friday - Welwyn Garden City Bus Station

	324	324	324	324	324	324	324	324	324	324	324	324	324
Ware Railway Station	--	0705	--	--	--	--	--	--	--	--	1605	--	--
Ware Hertford Regional College	0551	0708	--	--	--	--	--	--	--	--	1608	--	--
Hertford Bus Station	0600	0720	0840	0942	1042	1142	1242	1355	1500	1620	1720	1820	
Hertford North Railway Station	0605	0725	0846	0947	1047	1147	1247	1400	1505	1626	1727	1826	
Panshanger Morrisons	0615	0739	0857	0957	1057	1157	1257	1410	1515	1638	1739	1836	
Welwyn Garden City Bus Station	0622	0749	0904	1004	1104	1204	1304	1417	1522	1646	1747	1843	

Monday to Friday - Ware Railway Station

	324	324	324	324	324	324	324	324	324	324	324	324	324
Welwyn Garden City Bus Station	0627	0754	0912	1012	1112	1212	1312	1422	1527	1652	1752	1900	
Panshanger Morrisons	0634	0804	0919	1019	1119	1219	1319	1429	1534	1659	1759	1907	
Hertford Golden Griffin PH	0641	0814	0926	1026	1126	1226	1326	1436	1541	1706	1806	1914	
Hertford North Railway Station	0644	0819	0929	1029	1129	1229	1329	1439	1544	1709	1809	1917	
Hertford Bus Station	--	0826	0934	1034	1134	1234	1334	1444	--	1714	1814	--	
Hertford Bus Station	0651	--	--	--	--	--	--	--	1549	--	--	1922	
Ware Hertford Regional College	0659	--	--	--	--	--	--	--	1558	--	--	1930	
Ware Railway Station	0702	--	--	--	--	--	--	--	1600	--	--	--	

Saturday - Welwyn Garden City Bus Station

	324	324	324	324	324	324	324	324	324	324	324	324
Ware Hertford Regional College	0732	--	--	--	--	--	--	--	--	--	--	--
Hertford Bus Station	0742	0842	0942	1042	1158	1258	1358	1458	1558	1730	1830	
Hertford North Railway Station	0747	0847	0947	1047	1203	1303	1403	1503	1603	1735	1835	
Panshanger Morrisons	0757	0857	0957	1057	1213	1313	1413	1513	1613	1745	1845	
Welwyn Garden City Bus Station	0804	0904	1004	1104	1220	1320	1420	1520	1620	1752	1852	

Saturday - Hertford Bus Station

	324	324	324	324	324	324	324	324	324	324	324	324
Welwyn Garden City Bus Station	0810	0910	1010	1110	1225	1325	1425	1525	1625	1800	1900	
Panshanger Morrisons	0817	0917	1017	1117	1232	1332	1432	1532	1632	1807	1907	
Hertford Golden Griffin PH	0824	0924	1024	1124	1239	1339	1439	1539	1639	1814	1914	
Hertford North Railway Station	0827	0927	1027	1127	1242	1342	1442	1542	1642	1817	1917	
Hertford Bus Station	--	--	--	--	--	--	--	--	--	--	1922	
Ware Hertford Regional College	--	--	--	--	--	--	--	--	--	--	1930	
Hertford Bus Station	0832	0932	1032	1132	1247	1347	1447	1547	1647	1822	--	

Sunday - Welwyn Garden City Bus Station

	324	324	324	324	324
Ware Hertford Regional College	0832	--	--	--	--
Hertford Bus Station	0842	0942	Then at these mins	42	past each hour until
Hertford North Railway Station	0847	0947		47	
Panshanger Morrisons	0857	0957		57	
Welwyn Garden City Bus Station	0904	1004		04	1704 1804

Sunday - Hertford Bus Station

	324	324	324	324	324
Welwyn Garden City Bus Station	0912	1012		12	1712 1812
Panshanger Morrisons	0919	1019		19	1719 1819
Hertford Golden Griffin PH	0926	1026	Then at these mins	26	past each hour until
Hertford North Railway Station	0929	1029		29	
Hertford Bus Station	--	--		--	1834
Ware Hertford Regional College	--	--		--	1842
Hertford Bus Station	0934	1034		34	1734 --