

Report on the examination of the Welwyn Hatfield Local Plan (2016)

Appendix

Text which must be added to the plan as a consequence of main modifications is shown in **bold**. Text which must be removed from the plan as a consequence of these main modifications is shown ~~struck through~~. Directions for main modifications that must be made are shown in ***bold italics***.

Ref.	Page	Policy / Paragraph	Modification
			INTRODUCTION
		CHAPTER 1	INTRODUCTION
MM1	9	Para 1.2	The last District Plan was adopted in 2005 and covered the period up to 2011. This Local Plan covers the period 2013-2032 2016-2036 . It starts by identifying a number of challenges that the borough will face over the coming years and responds by setting out a vision and policies to address them and to help create the type of place the community would like the borough to be. Once adopted, the policies in the Local Plan will replace the saved policies of the District Plan.
			THE OVERARCHING STRATEGY
		CHAPTER 3	VISION AND BOROUGH WIDE OBJECTIVES
MM2	29	Spatial Vision Para 3	42,000 15,200 new homes will be built on a range of sites, about two thirds of which will be within and adjoining Welwyn Garden City and Hatfield. A new village settlement of around 1,100-1,500 dwellings will have been created as an exemplar of sustainable best practice whilst more limited development will take place within and around the villages. New employment opportunities will be provided both within our existing employment areas and in a new life science park at Marshmoor, Welham Green. Partnerships with service providers, Government bodies, the Local Enterprise Partnership, developers, other local authorities and other key bodies will ensure the timely delivery of the necessary supporting infrastructure.
FMM1 / MM2	29	Spatial Vision Para 4	Opportunities for development within settlement boundaries will be maximised but a planned release of a limited amount of land from the Green Belt will take place to meet the need for 6,200 4,734 dwellings up to year 10 which cannot be provided for within the existing towns and villages. Around 1,800 additional dwellings will be required to meet the remaining need for the full plan period to 2036, which may require further Green Belt release.
FMM1 / MM2	30	Strategic Objective 1	To provide for the borough's development needs over the plan period, in a form which maintains the existing settlement patterns, protects areas of highest environmental value, prevents coalescence of our towns and villages and releases a limited amount of land from the Green Belt. to ensure that its boundaries will not need reviewing before 2032. ensure that its boundaries will not need reviewing before 2032.
MM2	30	Strategic objective 2	...where it can be supported by the timely delivery of the appropriate infrastructure.
		CHAPTER 4	SUSTAINABLE DEVELOPMENT
FMM2	33	Para 4.4	The Council estimates that between the start of the plan period and 2016/17, around 85% of the borough's new homes will be built on previously developed land. This is estimated to fall to around 60% between 2017/18 and 2021/22, and 25% between 2022/23 and 2031/32. Over the 19 year period from 2013-2032, this would would mean that around 45% of new homes would be built on previously developed land. It is estimated that the comparable figure for the plan period for new employment floorspace will be around 60%. The Council estimates that between the start of the plan period in 2016/17 and 2022/23, around 95% of the borough's new homes will have been built on previously developed land. This is estimated to fall to around 38% between 2023/24 and 2035/36, based on sites and supply currently identified

Ref.	Page	Policy / Paragraph	Modification
			in this plan. Over the plan period this would mean that around 55% would be built on previously developed land. It is estimated that the comparable figure for the plan period for new employment floorspace will be around 60%
		CHAPTER 5	HOW MUCH GROWTH
FMM3 / MM3	35	SP2; First bullet point	294.1 hectares of employment land have been identified to maintain a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace to be provided between 2013 and 2032, allowing for flexibility in the face of economic changes. Provision will be made for at least 116,400sqm of net additional new floorspace for industry, offices and warehousing over the plan period from designated employment areas and mixed use sites including the strategic development site at Marshmoor, Welham Green as set out on the Policies Map. Land which makes a valuable contribution to the local economy is designated as Employment Areas, as shown on the Policies Map. Over the plan period, provision will be made for a net increase of at least 55,000 sq.m of new floorspace for industry, offices and warehousing. This will allow for a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace over the plan period, allowing for flexibility in the face of economic changes. Employment floorspace provision will include the strategic development sites at Marshmoor, Welham Green, and North West Hatfield, as set out on the Policies Map.
FMM3 / MM3	35	SP2; Second bullet point	<p>Opportunities have been identified in and around the towns and excluded villages to facilitate the delivery of a borough-wide housing target of around 12,000 dwellings between 2013 and 2032, as set out in the Settlement Strategy. The overall target will be phased over the plan period at the following rates: 2013/14 to 2021/22: 4,485 dwellings (an average of 498 dwellings per annum); Page 35 SP2; Second bullet point 2022/23 to 2031/32: 7,515 dwellings (an average of 752 dwellings per annum)</p> <p>The examination has identified a Full Objectively Assessed Housing Need (FOAHN) for the borough of 15,200 dwellings between 2016 and 2036 (an average of 760 dwellings per annum). Between 1st April 2016 and 31st March 2023, 3,218 dwellings have already been delivered. This plan has identified opportunities on specific sites in and around the towns and excluded villages to facilitate the delivery of 9,343 dwellings between 2023/24 and 2032/33 and 13,400 dwellings over the plan period 2016-36. Opportunities to meet the remaining need will be the subject of an early review of the plan.</p> <p>The Council will undertake a review of the Local Plan, which will commence no later than one year after the adoption of the plan. An updated or replacement plan will be submitted for examination no later than three years after the date of adoption of the plan.</p> <p>The review would be undertaken in the context of housing need, national policy, and other relevant circumstances at the time. The review will determine additional sites to be allocated to meet the requirement in future years and provides an opportunity to examine the plan's performance to that date.</p>
FMM3 / MM3	35	SP2; Third bullet point	Through the provision of a net increase of around 330 200 bed-spaces for specialist (Use Class C2) residential or nursing care between 2016 and 2036.
MM3	35	SP2; Fifth bullet	Opportunities have been identified to facilitate the provision of 12,500 square metres new retail floorspace to meet predicted expenditure growth in the borough to 2026 as set out in Table 1 through the allocation of sites within existing centres and new

Ref.	Page	Policy / Paragraph	Modification
		point	centres in some of the Strategic Development Sites and through existing permissions Given the increasing shift towards online shopping, which was likely accelerated by the Covid-19 pandemic, the future of retail remains somewhat uncertain. The Council will therefore keep policies relating to town centres and retail under review, and may bring forward revised policies if necessary.
MM3	35	Para 5.4	The Council's original evidence base considered three different scenarios for job growth from 2013 to 2032. The scenario based on Experian employment projections forecast an increase of 15,960 total jobs. The East of England Forecasting Model (EEFM)-based scenario forecast an increase of 17,900 total jobs. So this suggests the need to plan for a range of 15,960 to 17,900 total jobs from 2013 to 2032. There were significant differences in the structural make-up of the jobs growth figures for each of these scenarios with the Experian-based scenario predicting a substantially higher proportion of the growth would be in Class B8 (storage and distribution) than the EEFM-based scenario. Because it was difficult to predict which of these two scenarios would provide a more accurate projection of future
FMM3 / MM3	36/37	Para 5.5	The hybrid scenario would require an increase in floorspace for offices, industry and warehousing of 138,000 square metres. Since 2013, substantial amounts of Class B floorspace have been allowed through the permitted development right enabling offices to be converted to residential without planning permission, with losses likely to continue. Although there is some new supply, it is only possible to plan for about 116,400 square metres of additional Class B floorspace from 2013 to 2032, assuming that the borough's best resources of existing office space have been protected, by the use of Article 4 Directions, from conversion to residential uses. This figure takes into account vacant sites that have been allocated but do not have planning permission, planning permissions, capacity at new development sites and losses resulting from prior approvals and planning permissions, as well as an estimate for further windfall losses as a result of office to residential prior approvals. Theoretically, this would constrain total jobs growth to 14,500 over the plan period. However, it is notable that provisional government estimates (15) indicate that the number of jobs in Welwyn Hatfield increased by 2,600 from 2013 to 2014. Adding the likely total number of jobs that could be accommodated in the supply of employment floorspace to the number of jobs that have already been created since 2013 gives a total jobs growth of about 17,100, which is very similar to the 16,900 total jobs figure recommended in the Economy Study Update. Since submitting the Local Plan, it has become clear that extensive losses of floorspace through permitted development rights would make it difficult to deliver significant net additional floorspace. Furthermore, whilst the evidence base suggested that the Council should plan for significant employment growth, such an approach could result in an increase in the current level of in-commuting into the borough, which would be inherently unsustainable. Following extensive consideration, the Council decided that the most appropriate approach would be to make some provision for the expected growth in the working age population of the borough. This would ensure that there was provision for an appropriate number of jobs whilst not increasing commuting into the borough. This approach used the East of England Forecasting Model to forecast a distribution of these jobs across different use classes, which allowed the floorspace requirement to be calculated for B and E(g) classes. As a result, the Council forecasts that it would need to make provision for a net additional 85,268 square metres of B or E(g) class floorspace to the end of the plan period. However, due to constraints and losses of existing floorspace, this will not be possible and the Council estimates that there will be a shortfall of around 30,000 square metres of floorspace over the plan period. However, without releases of land from the green belt, identified in this

Ref.	Page	Policy / Paragraph	Modification
			plan, this shortfall would be far more significant at 85,000 square metres. The vast majority of this additional floorspace will be provided within the designated employment sites or new mixed use sites.
FMM3 / MM3	37 / 38	Para 5.8 and 5.9	<p>A housing target of around 12,000 over a 19-year period from 2013 to 2032 represents an uplift of around 10% above the official baseline demographic 'starting point'(16) and includes a positive allowance to help improve household formation rates among younger people. The target of 12,000 equates to an Page 37/38 Paragraph 5.8 and 5.9 average of 637 dwellings a year between 2013 and 2032. However, the target is staged at a rate of 498 dwellings per year between 2013/14 and 2021/22 (4,485 over 9 years), and 752 dwellings per year between 2022/23 and 2031/32 (7,515 over 10 years). This reflects infrastructure and other constraints identified for many of the sites which may affect lead-in times and completion rates in the early years of the plan period, and the fact that the large Strategic Sites are likely to take a number of years to develop alongside associated infrastructure. 8 – Main Modifications 2022 8 – Main Modifications 2022 5 How Much Growth EX295 Policy/Para No. Proposed Main Mod Reason Whilst the housing target falls short of the full Objectively Assessed Need range(17), it does represent a significant step change, with an increase of around 55% in annual delivery rates relative to the historical rate of development in the borough completed between 2001 and 2015(18). Clearly the relationship between jobs and dwellings has been considered but inevitably, forecasting employment growth and labour-force behaviour carries a degree of uncertainty, with forecasts using different assumptions. The housing target is higher than the modelled dwelling outputs for economic forecasts derived from the Experian scenario (people based), which(19) includes an uplift for household formation rates amongst younger households.</p> <p>Housing completions prior to the plan's adoption to 2022/23 total 3,218 dwellings. Opportunities have been identified on specific developable sites in and around the towns and excluded villages to facilitate the delivery of 9,343 dwellings over the first ten years of the plan, following adoption anticipated in 2023/24. A further 839 dwellings have been identified for years 11-13 (2033/34 to 35/36).</p> <p>Whilst this falls short of the Full Objectively Assessed Housing Need (FOAHN) of 15,200 dwellings over the full plan period 2016-36, an early review will consider additional sites to be allocated to meet the remaining requirement from year 11, and will provide an opportunity to examine the plan's performance to that date. The review will be undertaken in the context of housing need and national policy at that time.</p>
MM3	38	Para 5.13	<p>...vitality of our villages. Though the Covid-19 pandemic has had a significant impact on retail and town centres, as well as the wider economy, the Council still believes that town and village centres are at the heart of our communities and should be the focal point for retail, leisure, services and other facilities. Focussing investment...</p>
MM3	38	Para 5.14	<p>...Growth figures to 2026 2033 are being used for this plan.</p> <p>...The Council's evidence on retail capacity forecasting, and the long term impacts on retail and town centres from the covid-19 pandemic and subsequent economic recovery will be kept under regular review throughout the plan period.</p>

Ref.	Page	Policy / Paragraph	Modification		
MM3	39	Table 1	Retail capacity type	2026	2032-33
			Convenience goods capacity - Option 1 - foodstore	2,060	3,311
			Convenience goods capacity - Option 2 - local supermarket/deep discounter	4,206	6,760
			Comparison goods capacity	40,453	19,793
MM3	40	Para 5.21	<p>Retail Development: Town Centre boundaries and sites for new retail development have been identified on the Policies Map, which together with planning permissions will deliver sufficient floorspace to meet the previously forecasted need to 2026 2033. As noted elsewhere, this Local Plan and the evidence base underpinning it were prepared before the Covid-19 pandemic and the consequent impact on retail and town centres, as well as on the economy more generally. It also pre-dates changes to the Use Classes Order 2020 which gave greater flexibility for changes to and from retail uses through Class E. It is currently unclear what impact these, and the subsequent economic recovery will have on town centres and retail in the long term. At this moment in time, it would seem likely that this level of additional floorspace need will be sufficient for later in the plan period than originally forecast. However, it is important to make sufficient provision to meet future demand for town centre uses. As a result, the Council will keep this area under review and if in the meantime, the Council's evidence indicates that there have been significant long lasting changes in the economy, or changes in the way in which retailing is carried out, meaning that the amount of retail floorspace needed has changed, shopping floorspace targets will be updated through an early review of the Local Plan.</p>		
		CHAPTER 6	SETTLEMENT STRATEGY AND GREEN BELT BOUNDARIES		
MM4	41	SP3	<p>In order to meet the need for housing and employment land this plan has identified land which has been released from the Green Belt. Green Belt boundaries have been defined as shown on the Policies Map. Planting and landscape buffers are proposed, as appropriate, to define newly established Green Belt boundaries, as indicated in the Local Plan and on the Policies Map. Green Belt boundaries will be maintained throughout the plan period and will only be reviewed through a review of this plan.</p> <p>Consistent with the settlement ...</p> <p>The secondary focus for development will be in and around the excluded villages at a more limited scale, compatible with the more limited range of job opportunities, shops, services and other facilities available in these locations. A location for a new village at Symondshyde to the north-west of Hatfield has been identified on the Policies Map.</p>		
MM4	43	Para 6.5	<p>The settlement strategy and hierarchy direct growth to the most sustainable locations, appropriate to the levels of existing infrastructure, services and facilities, and assisting regeneration where needed. A new village at Symondshyde has the same place within the hierarchy as the existing small excluded villages reflecting the level of services and facilities likely to be delivered alongside new homes.</p>		

Ref.	Page	Policy / Paragraph	Modification				
FMM4 / MM4	44	Table 2 Distribution of housing growth MM4					
			Sub-area	Completions 2013-2016	Capacity within urban areas and from planning permissions 2016-2032	Capacity from Green Belt/Area of Special of Restraint release 2016-2032	Total Capacity 2013-2032
			Welwyn Garden City	359	2,424	2,140	4,923
			Hatfield	481	685	1,770	2,936
			Woolmer Green	0	4	150	154
			Oaklands & Mardley Heath	9	16	31	56
			Welwyn	133	153	67	353
			Digswell	3	12	0	15
			Welham Green	23	6	92	121
			Brookmans Park	6	53	274	333
			Little Heath	1	5	135	141
			Cuffley	32	98	286	416
			Rural Areas	10	28	1,144	1,182
			Sub-total	1,057	3,484	6,089	10,630
			Allowance for applications awaiting determination	Planning applications currently awaiting determination which are estimated to deliver dwellings by 2020			79
			Allowance for windfall	Average of 110 dwellings p.a from 2020-2032 (12 yrs)			1,315
			Deduction for non-implementation	A non-implementation rate of 2.5% (the historic average level of dwellings permitted but not built			-20
Total				12,004			
			Completions 1 Apr 2016 - 31 Mar 2023	Commitments (1st Apr 2023)	Capacity from Allocations to 2036	Total 2016-36	

Ref.	Page	Policy / Paragraph	Modification				
			Welwyn Garden City	1,682	336	4,040	6,058
			Hatfield	1,028	193	2,485	3,706
			Woolmer Green	76	0	184	260
			Oaklands & Mardley Heath	27	7	31	65
			Welwyn	185	11	76	272
			Digswell	12	21	0	33
			Lemsford	0	0	0	0
			Stanborough	17	2	0	19
			Rural North	6	29	0	35
			Welham Green	12	9	316	337
			Brookmans Park	63	12	452	527
			Little Heath	6	0	98	104
			Cuffley	55	14	335	404
			Rural South	49	121	4	174
			Sub- total	3,218	755	8,021	11,994
			Small Sites				16
			Windfall				1,390
			Total				13,400
FMM4	44	SP3; Small excluded villages and settlement	Small Excluded villages and settlement	Woolmer Green, Oaklands & Mardley Heath, Digswell, Little Heath, Symondshyde	Villages excluded from (not in) the Green Belt, plus Little Heath which forms a northern extension of the town of Potters Bar in Hertsmere. These have a more limited range of employment opportunities and services than the large excluded villages. One village is directly served by rail services, with the others served by good bus services. Accessibility to the main road network is good. A secondary focus for a limited amount of new development where this is compatible with the scale and character of the village, and the maintenance of Green Belt boundaries. Symondshyde will be a new small village excluded from the Green Belt which will deliver a small service centre and a limited range of local employment opportunities, services and facilities.		

Ref.	Page	Policy / Paragraph	Modification
FMM5 / MM5	46	Fig 6 (Key Diagram) MM5	<p>Figure 6 Welwyn Hatfield Key Diagram</p> <p>Figure 6 Welwyn Hatfield Key Diagram</p>
			TOPIC SPECIFIC POLICIES
		CHAPTER 7	MOVEMENT
MM6	51	SADM2; sub paragraph i	There would be no unacceptable impacts on the local and/or strategic transport network. There would be no severe residual cumulative impacts on the local and/or strategic transport network once any cost-effective and achievable mitigation measures have been taken into account.
MM6	51	SADM2; sub paragraph iii	They are designed to allow safe and suitable means of access and site operation to and from the site for all users; and
MM6	51	SADM2; sub paragraph iv	They provide satisfactory and suitable levels of parking, in accordance with the criteria set out in SADM12 and the Council's parking standards, and taking into account the opportunities for public transport, cycling and walking.
		CHAPTER 8	CENTRES, SERVICES AND FACILITIES
MM7	53	SP5	...to meet forecast expenditure growth to 2026 at least 2033 in the defined retail centre...

Ref.	Page	Policy / Paragraph	Modification
MM7	54	SP5	Individual Small Convenience Stores: A number of small convenience shops (below 280sq.m gross floorspace) provide for...
MM7	55	SP5	<p>Additionally, the Council will require:</p> <p>Small neighbourhood shopping centres including convenience retail floorspace, which would form part of the retail hierarchy, to be provided in the new neighbourhood of North West Hatfield (SDS5,/Hat1), at Symondshyde (SDS6/Hat15)...</p> <p>...Sites for new development within existing and new centres have been allocated in this plan to meet the need for additional retail floorspace to meet the need to 2026 at least 2033.</p>
FMM6 / MM8	54	Para 8.13	...the assessment of significance will relate to the impact that the loss of any A4 Class E floorspace would have on the vitality or viability of the town centre.
MM7	56	Para 8.7	<p>There is considerable uncertainty in retail forecasting beyond ten years, partly for...</p> <p>...trends in retailing will play out in the future particularly given the impact on retail and town centres from the Covid-19 pandemic. It is for this reason that the Council's strategy for quantity of retail development is focused on 2026 at least 2033. The Council will keep its retail evidence base under review.</p>
MM8	57	SADM 4; Town Centre Frontages	At least 70% of the defined Primary Frontage (by length) within which the unit is located will remain in those categories of class E A4 retail uses considered appropriate in town centres [footnote to be added: As set out in the definition of "Main Town Centre Uses" in the National Planning Policy Framework]
MM8	58	SADM 4 ; Small Neighbourhood or Small Village centres; Bullet point (i)	...within the wider neighbourhood or village whose centre the premise shop is within
MM9	59	SADM 5; Bullet point (i)	"...there is a lack of demand for an A4 a shop in that location..."
MM9	60	Paragraph 8.22	The Council has identified sufficient sites to meet the floorspace likely to be generated by expenditure growth to 2026 2033 .
		CHAPTER 9	HOUSING
MM10	66	SP7; Second paragraph	Proposals for 44 10 or more new dwellings should demonstrate ...

Ref.	Page	Policy / Paragraph	Modification																		
MM10	66	SP7; Second paragraph	...or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites has had regard to will reflect the Council's latest evidence of housing need...																		
MM11	66	SP7; in the last row of the affordable housing table	...in sustainable accessible locations compatible with Green Belt policy.																		
FMM7 / MM10	66	Policy SP7 Affordable Housing	<table border="1"> <thead> <tr> <th>Location</th> <th>On-site delivery target</th> <th>Site threshold (27)</th> </tr> </thead> <tbody> <tr> <td>Hatfield (including SDS5/Hat1)</td> <td>25%</td> <td>44 10 new dwellings or a site of 0.5ha or more</td> </tr> <tr> <td>Welwyn Garden City (including SDS1/WGC4, SDS2/WGC5, SDS3/Pea02b and SDS4/Pea02c)</td> <td>30%</td> <td>44 10 new dwellings or a site of 0.5ha or more</td> </tr> <tr> <td>Excluded villages</td> <td>35%</td> <td>44 10 new dwellings or a site of 0.5ha or more</td> </tr> <tr> <td>Symondshyde – new village (SDS6/Hat15)</td> <td>30%</td> <td>N/A</td> </tr> <tr> <td>Re-development or re-use of Major Developed Sites or other previously developed sites in accessible locations compatible with Green Belt policy</td> <td>30%</td> <td>44 10 new dwellings or a site of 0.5ha or more</td> </tr> </tbody> </table>	Location	On-site delivery target	Site threshold (27)	Hatfield (including SDS5/Hat1)	25%	44 10 new dwellings or a site of 0.5ha or more	Welwyn Garden City (including SDS1/WGC4, SDS2/WGC5, SDS3/Pea02b and SDS4/Pea02c)	30%	44 10 new dwellings or a site of 0.5ha or more	Excluded villages	35%	44 10 new dwellings or a site of 0.5ha or more	Symondshyde – new village (SDS6/Hat15)	30%	N/A	Re-development or re-use of Major Developed Sites or other previously developed sites in accessible locations compatible with Green Belt policy	30%	44 10 new dwellings or a site of 0.5ha or more
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FMM8	67	Policy SP 7, Self-build and Custom Housebuilding	On sites of 100 or more non-flatted dwellings, 2% of serviced dwelling plots should be provided of land to contribute towards...																		
MM13	67	SP7; Housing for older people	As part of the overall housing target, a net increase of around 715 620 dwellings will be supported to help meet the varied housing needs of an aging population, through the provision of a range of housing types and options such as...																		
MM13	69	Paragraph 9.7; Housing for older people - second	In 2011, around 15% of the borough's population was aged 65 and over. Forecasts indicate that there will be around 4,500 3,650 additional older people (aged 75+) living in the borough by the end of the plan period and evidence suggests that between 2012 -2020 there will be a 13% to 14% increase in people aged 65 and over in Welwyn Hatfield who are unable to																		

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		sentence onwards	manage at least one self-care activity or a domestic task on their own....This plan supports the provision of around 715 620 dwellings to help meet the varied housing needs of an ageing population as part of the overall housing target
MM14	67	SP7; Specialist Housing	In addition to the overall housing target, a net increase of around 330 200 bed-spaces to help meet the accommodation needs of those who need specialist (Use Class C2) residential or nursing care will be supported in the borough's towns and excluded villages.
MM16	68	SP7; twelfth paragraph of policy (subsection on purpose built student accommodation	<p>Purpose built on-campus student accommodation to meet the demonstrated needs of higher education providers in the borough will be supported where:</p> <p>On campus provision: this is in accordance with a master plan that has been approved by the Council.</p> <p>Off site campus provision: purpose built student accommodation will be supported where it is highly accessible to a main university or college campus within the borough by walking, cycling and public transport and provides sufficient on-site car parking, where required</p>
MM17	68	SP7; twelfth paragraph of policy (subsection on purpose built student accommodation) New final sentence	<p>Development should not on its own, or cumulatively with other similar developments in the area, have a significant adverse impact on the amenity of residents and local communities, or on the character of the area.</p> <p>Applications should be accompanied by details setting out proposals for the organisation and management of the accommodation to demonstrate that the proposal will meet the specific need for student accommodation. Where necessary, the Council will use conditions to ensure that such accommodation remains specifically for students.</p>
MM14	69	Page 69 Paragraph 9.8; Specialist housing	...In addition to the overall housing target, this plan supports a net increase of around 330 200 C2 bed-spaces, primarily to help meet the accommodation needs of older people who need to live in an environment which provides residential or nursing care.
FMM8	72	Para 9.21 Self-build and Custom Housebuilding	<p>Self-build and custom housebuilding: The Council has a Self-Build and Custom Housebuilding Register which commenced on 1 April 2016 and as such it is too soon to draw conclusions on the evidenced demand for serviced plots in Welwyn Hatfield over the plan period. However, it is already apparent from the limited number of applicants who have registered their interest Register that the demand for plots is often directed at multiple search locations and not solely for plots of land within Welwyn Hatfield and the demand for serviced plots will be monitored to inform the implementation of this policy at strategic Development Sites and on other allocated or windfall sites. Measures will be put in place, either through the use of planning conditions or planning obligations to secure serviced self-build or custom housebuilding plots on relevant sites. The requirement to provide plots will be reviewed and waived only where it can be robustly demonstrated that plots have been made available and actively, continuously and extensively marketed at a realistic market value for at least 12 months. The Council recognises that there may be certain high density developments where all, or a very high proportion of, dwellings are proposed to be flats. In such circumstances,</p>

Ref.	Page	Policy / Paragraph	Modification																				
			the policy requirement will be considered on a site-by-site basis in light of other relevant local plan policies and objectives for the site, together with any robust evidence presented by the applicant on the feasibility of including self-build or custom housebuilding plots as part of the overall design and layout of the site.																				
FMM9	67	Policy SP 7 Accessible and Adaptable Dwellings	Deletion of MM12 with the section on relating to Part M4(3) reverting back requirements as within the submitted draft Local Plan. Accessible and Adaptable dwellings: At least 20% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or as subsequently amended) the delivery of which should be distributed across market and affordable tenures. This proportion may be varied where dwellings are proposed to meet Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended).																				
FMM9	67	Paragraph 9.9 Accessible and adaptable dwellings	Around 14% of the borough's population have a long-term health problem or disability that affects their day to day activities ¹ and just under 29% of households contain either one person or two or more persons with a long-term health problem or disability ² .																				
MM18	71	Table 4 – Estimated size and type of all new housing required	<table border="1"> <thead> <tr> <th>studio/small 1 bed flat</th> <th>2 bed flat/small house</th> <th>2 bed or small 3 bed family house</th> <th>3 bed or small 4 bed family house</th> <th>Larger 4 bed + family house</th> </tr> </thead> <tbody> <tr> <td>41%</td> <td>26%</td> <td>30%</td> <td>14%</td> <td>20%</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>1 Bed property</th> <th>2 bed flat</th> <th>2 bed house</th> <th>3 bed property</th> <th>4 bed + house</th> </tr> </thead> <tbody> <tr> <td>14.5%</td> <td>9.5%</td> <td>13.7%</td> <td>40.9%</td> <td>21.4%</td> </tr> </tbody> </table>	studio/small 1 bed flat	2 bed flat/small house	2 bed or small 3 bed family house	3 bed or small 4 bed family house	Larger 4 bed + family house	41%	26%	30%	14%	20%	1 Bed property	2 bed flat	2 bed house	3 bed property	4 bed + house	14.5%	9.5%	13.7%	40.9%	21.4%
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MM19	73	Para 9.25	The Council recognises that the latest needs assessment...a number of sites. Table 6 below indicates that the delivery of 61 pitches is anticipated across 7 sites, to potentially include an element of transit provision. The size of any new site should generally not exceed 15 pitches, and in most cases be smaller. Allocations associated with Strategic Development Sites are proportionate to the overall number of dwellings estimated to be delivered at these locations and provision is either made within Strategic Development Sites or on suitable alternative sites nearby																				

¹ Census 2011 ONS Neighbourhood Statistics QS303EW

² Table DC1301EW (Census 2011)

Ref.	Page	Policy / Paragraph	Modification																																																																																										
FMM10 / MM19	73	Table 6 Gypsy and Traveller Sites and pitch provision	<p>Revised Table 6 - Gypsy and Traveller Sites and pitch provision</p> <table border="1"> <thead> <tr> <th rowspan="2">Site</th> <th rowspan="2">Site Ref</th> <th colspan="3">Number of pitches provided</th> <th rowspan="2">Total</th> </tr> <tr> <th>By 2022</th> <th>2017-2027</th> <th>2027-2032</th> </tr> </thead> <tbody> <tr> <td>Foxes Lane, Welham Green (extension to existing site)</td> <td>HS35 (GTLAA01)</td> <td>12</td> <td>-</td> <td>-</td> <td>12</td> </tr> <tr> <td>Marshmoor Lane, Welham Green</td> <td>GTLAA03</td> <td>1</td> <td>-</td> <td>-</td> <td>1</td> </tr> <tr> <td>Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)</td> <td>HS32 (GTLAA04)</td> <td>6</td> <td>-</td> <td>-</td> <td>6</td> </tr> <tr> <td>North West Hatfield</td> <td>SDS5 (Hat1)</td> <td>0</td> <td>8</td> <td>7</td> <td>145</td> </tr> <tr> <td>Barbaraville, Mill Green (extension to existing site, <i>in-part to meet need from this site and in-part an off-site contribution for SDS6(Hat15)</i>)</td> <td>HS33 (GTLAA08)</td> <td>0</td> <td>4</td> <td>0</td> <td>4</td> </tr> <tr> <td>Goopers Green Lane (off-site contribution for site SDS6 (Hat15))</td> <td>HS34 (GTLAA09)</td> <td>0</td> <td>6</td> <td>4</td> <td>10</td> </tr> <tr> <td>North East Welwyn Garden City</td> <td>SDS1 (WGC4)</td> <td>-</td> <td>3,6</td> <td>3,6</td> <td>6,12</td> </tr> <tr> <td>South East Welwyn Garden City</td> <td>SDS2 (WGC5)</td> <td>-</td> <td>6</td> <td>5</td> <td>11</td> </tr> <tr> <td></td> <td></td> <td>19</td> <td>29,24</td> <td>19,18</td> <td>61</td> </tr> </tbody> </table> <p>Table 6 – Gypsy & Traveller Sites and Pitch Provision</p> <table border="1"> <thead> <tr> <th rowspan="2">Site</th> <th rowspan="2">Site Ref</th> <th colspan="2">Number of pitches provided</th> <th rowspan="2">Total</th> </tr> <tr> <th>2022-2027</th> <th>2027-2032</th> </tr> </thead> <tbody> <tr> <td>Foxes Lane, Welham Green (extension to existing site)</td> <td>HS35 (GTLAA01)</td> <td>12</td> <td></td> <td>12</td> </tr> <tr> <td>Marshmoor Lane, Welham Green</td> <td>GTLAA03</td> <td></td> <td>1</td> <td>1</td> </tr> <tr> <td>Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)</td> <td>HS32 (GTLAA04)</td> <td>6</td> <td></td> <td>6</td> </tr> <tr> <td>North West Hatfield</td> <td>SDS5 (Hat1)</td> <td>8</td> <td>7</td> <td>15</td> </tr> </tbody> </table>	Site	Site Ref	Number of pitches provided			Total	By 2022	2017-2027	2027-2032	Foxes Lane, Welham Green (extension to existing site)	HS35 (GTLAA01)	12	-	-	12	Marshmoor Lane, Welham Green	GTLAA03	1	-	-	1	Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)	HS32 (GTLAA04)	6	-	-	6	North West Hatfield	SDS5 (Hat1)	0	8	7	14 5	Barbaraville, Mill Green (extension to existing site, <i>in-part to meet need from this site and in-part an off-site contribution for SDS6(Hat15)</i>)	HS33 (GTLAA08)	0	4	0	4	Goopers Green Lane (off-site contribution for site SDS6 (Hat15))	HS34 (GTLAA09)	0	6	4	10	North East Welwyn Garden City	SDS1 (WGC4)	-	3,6	3,6	6,12	South East Welwyn Garden City	SDS2 (WGC5)	-	6	5	11			19	29,24	19,18	61	Site	Site Ref	Number of pitches provided		Total	2022-2027	2027-2032	Foxes Lane, Welham Green (extension to existing site)	HS35 (GTLAA01)	12		12	Marshmoor Lane, Welham Green	GTLAA03		1	1	Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)	HS32 (GTLAA04)	6		6	North West Hatfield	SDS5 (Hat1)	8	7	15
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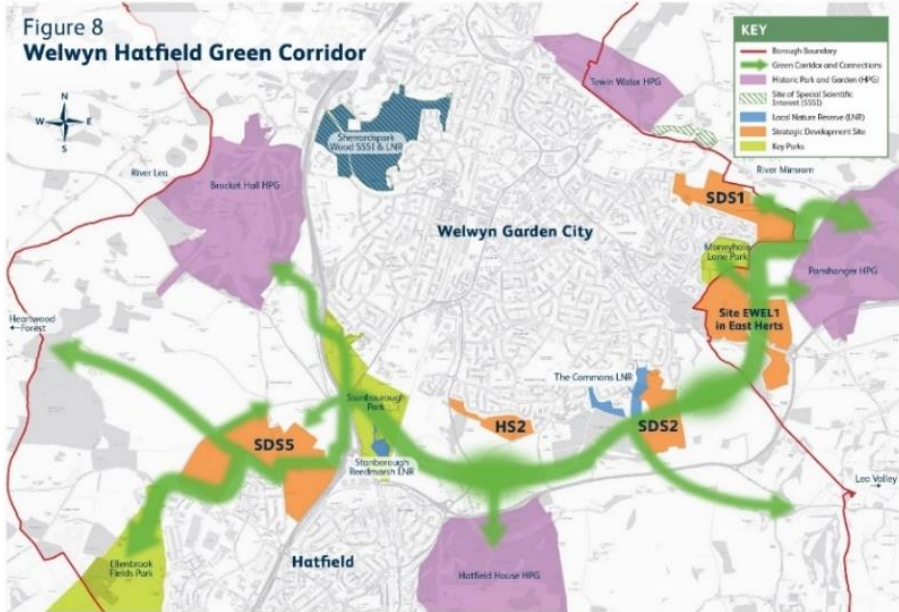
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MM17	74	Para 9.27	<p>Student accommodation: Masterplans may be brought forward for the delivery of on-campus purpose built student accommodation but the Council recognises that not all students will be accommodated on campus. Whilst a number of students may reside with family if local enough to commute, many will move into the borough for the period of their studies. The demand for off-site campus accommodation is mainly satisfied through the private rented market, for example in shared houses or in purpose built student accommodation. The provision of such accommodation will primarily be driven by market demand but In Hatfield planning permission is required to convert a single family dwelling into shared accommodation. Off campus purpose built provision will need to demonstrate that it is meeting a specific need for such accommodation. Supporting information could include a nomination agreement with one or more educational institution in the borough. Off campus provision will also need to be in accessible locations. However, care will need to be taken to ensure that existing residents and communities are not adversely affected by the scale or concentration of such uses in any one area. In accordance with national planning guidance, the provision of student accommodation may be counted towards the number of completed dwellings based on the amount of accommodation that it releases into the housing market. For monitoring purposes, this is calculated using a cautious 5:1 ratio between student bedrooms and dwelling equivalents based on an average of 4.5 bedrooms per house in multiple occupation, which has received planning permission in the borough in recent years.</p>																				
		CHAPTER 10	ECONOMY																				
MM20	76	SP8	<p>First bullet point: Resisting the loss of land from industrial, storage, office and research uses Class B uses;</p> <p>Final bullet point: Recognising the important role played by non-Class B land uses other employment generating uses (including retail) in providing employment and contributing to the local economy.</p> <p>Final sentence: The Council will also support the provision of other uses that are ancillary to, but supportive of, Class B or Class E(g) uses in designated employment areas.</p>																				
MM20	77	Para 10.3	<p>...(known as Class B uses and Class E(g) uses). The Council's evidence shows that, to meet predicted growth in employment, loss of land from Class B and Class E(g) uses should be minimised as far as possible. Since 2013, substantial amounts of Class B and Class E(g) employment floorspace have been lost through the permitted development</p>																				

Ref.	Page	Policy / Paragraph	Modification
			right enabling offices to be converted to residential without planning permission. and it is likely there will be continued losses throughout the plan period. Whilst this may continue to some degree, the Council has introduced an Article 4 Direction which removes this permitted development right on some key employment areas. This should help restrict further losses through the plan period and may introduce further directions if necessary.
MM20	78	Para 10.7	<p>For the reasons set out in paragraphs 5.3 X and 5.4 X, Chapter 5, the Council is planning for the number of total jobs in the borough to increase by about 16,900 from 2013 to 2026. sought to make provision for the growth in the working age population over the plan period.</p> <p>Notwithstanding the gains in floorspace that will accrue from the mixed use designation (including Class B4-E(g) employment) at Marshmoor and Broadwater Road West, losses of office Class B4(a) floorspace that have taken place since 2013 2016 and the losses that are likely to occur in the future mean that the supply of Class B and Class E(g) floorspace the Council is planning for is about 26,479 22,000 square metres short of the 138,000 square metres square metres short of the 85,268 square metres identified recommended in the most recent analysis Economy Study Update, 2015, though this is subject to some uncertainty. It is clear that the Council cannot meet its full requirement for employment floorspace without having to designate further sites in the Green Belt and without this the shortfall would increase by a further 54,400 square metres to 80,879 square metres. National policies have also restricted the ability of the Council to retain existing employment land. For this reason, it is important that existing reserves of employment land are, as far as possible, retained in Class B and Class E(g) uses and measures are implemented to ensure that this happens.</p>
MM20	78	Para 10.12	The Council will consider putting has put in place two Article 4 Directions to prevent the loss of important employment space to redevelopment change of use of important office blocks for residential, once that provision of the Housing and Planning Act 2016 has been put in place on several key sites and will consider further such directions if necessary. To further protect employment areas and to ensure that they contain the most appropriate uses, on new planning permissions the Council may use conditions or planning obligations to restrict changes to different uses falling within the same Use Class or to restrict the use of permitted development rights.
FMM11	77	Para 10.4	EA10 London Road, Woolmer Green provides a substantial area of employment in a relatively rural setting, including an area currently undeveloped which may enable future expansion or a new business to locate
FMM11	77	Para 10.4	At Broadwater Road West (SDS3), at least 5,800 square metres of Class E(g) employment floorspace will be provided in addition to that which was already provided on the site as at 1st April 2016.
FMM11 / MM20	78	Paragraph 10.7	<p>For the reasons set out in paragraphs 5.3 X and 5.4 X, Chapter 5, the Council is planning for the number of total jobs in the borough to increase by about 16,900 from 2013 to 2026. sought to make provision for the growth in the working age population over the plan period.</p> <p>Notwithstanding the gains in floorspace that will accrue from the mixed use designation (including Class B4-E(g) employment) at Marshmoor and Broadwater Road West, losses of office Class B4(a) floorspace that have taken place since 2013 2016 and the losses that are likely to occur in the future mean that the supply of Class B and Class E(g) floorspace the Council is planning for is about 30,000 22,000 square metres short of the 138,000 square metres square metres short of the 85,000 square metres identified recommended in the most recent analysis, Economy Study</p>

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MM21	79	SADM 10	All references to use class B1 in tables to be replaced with E(g)
MM21	79	SADM 10; EA2	Site Area: 12.0ha
MM21	79	SADM 10; EA10	Site Area: 4.4 1.3ha
MM21	80	Bullet point ii	<p>Additional text in bullet point (ii): Any retail elements of the development would clearly be ancillary to the main business use and the extent controlled by condition or planning obligation accordingly.</p> <p>After bullet point (ii): Where necessary, conditions will be used to restrict changes between different uses falling within the same Use Class</p> <p>New industrial, storage, office and research buildings (currently Use Classes B and E(g)) will be subject to conditions or planning obligations to restrict changes to different uses falling within the same use class and/or allowed under permitted development rights. On existing sites, the Council will consider the use of Article 4 Directions to remove permitted development rights where necessary.</p>
MM21	80	Bullet point v	... they provide facilities which are supportive of Class B or Class E(g) uses
MM21	80	Paragraph 10.14	...sufficient employment floorspace to meet forecast job requirements to 2032 2036 .
		CHAPTER 11	QUALITY OF NEW DEVELOPMENT
FMM12 / MM22	82	SP9; new section at the end of the policy	<p>Masterplans will be required in the following circumstances.</p> <ul style="list-style-type: none"> • Proposals for 500 or more dwellings; or • Large scale ⁽¹⁾ mixed use proposals; or • Proposals related to major development (as defined by the NPPF) in the Green Belt; or • Sites where there are potentially complex or sensitive issues such as listed buildings, conservation areas or heritage assets, including those with archaeological interest; or • Sites in multiple land ownership, where coordination between parties will be required to ensure the delivery of a high quality, coherent development; or • Mixed-use sites where consideration needs to be given to their integration into the surrounding area. <p><small>(1) Mixed use proposals comprising of at least 500 dwellings and/or at least 10,000m² of employment floorspace</small></p>

Ref.	Page	Policy / Paragraph	Modification
MM22	82	SP9; second bullet point in the Safe and secure subsection	Building entrances and public spaces are appropriately sited, designed and lit in order to maximise natural surveillance and a sense of safety. Proportionate steps may need to be taken to reduce vulnerability and increase resilience in locations where large numbers of people may be expected to congregate ⁽²⁾
MM22	82	SP9; insert after Safe and Secure section	<p>Healthy and Active</p> <ul style="list-style-type: none"> • Open space should be multi functional, attractive and accessible public spaces, which facilitate sport and physical activity. • The internal and external layout, use and design of buildings should promote opportunities for physical activity.
MM22	82	SP9; Taller buildings subsection; third and fourth bullet point	<ul style="list-style-type: none"> • Impact on skyline, townscape, the historic environment and landscape. • Shadowing and overlooking.
MM22	83	New subsection after paragraph 11.4	<p>Taller Buildings</p> <p>A taller building is defined as one that is significantly taller than its surroundings resulting in a prominent feature on the skyline. Welwyn Hatfield is not generally characterised by taller buildings but there are emerging pressures for this type of development and the National Planning Policy Framework 2021 encourages higher density development in accessible locations.</p> <p>Applicants will be expected to demonstrate a good understanding of an area’s character and context in order to identify if a proposal is considered tall and if it is likely to be appropriate. Tall buildings can have a visual and environmental impact and it is important that these issues are addressed. The views of these buildings, at different distances, need to be considered. The zones of visual influence of a proposal should be defined and used to understand the character of the areas that may be affected.</p> <p>Buildings should have a positive relationship with their location. Drawings and models should be used to demonstrate how proposals will deliver a high quality scheme and pre-application consultation is encouraged.</p>
FMM12	83	Para 11.4 an additional sentence to be added before the final sentence	SP 9 together with SADM 11 and SADM 12 will help achieve these aims by focusing upon those design elements which are integral to the function and aesthetic of buildings and places. Buildings should have a positive relationship with relevant heritage assets and their setting and the historic character that contributes to the area’s distinctiveness. Together these policies will contribute to the delivery of strategic objectives 3, 4, 5, 6, 8 and 9.

Ref.	Page	Policy / Paragraph	Modification
FMM13	88	SADM12; criterion iii	Appropriate provision should also be made within new residential, employment and leisure related development. The Council will bring forward more detailed policy on electric vehicle charging provision requirements in developments at an early opportunity.
MM23	85	SADM11; point b	Dwellings are dual aspect, wherever feasible, in order to enable passive ventilation and avoid the need for mechanical ventilation, subject to any noise and air pollution mitigation.
MM24	88	SADM12; criterion ii	The siting, layout and design of vehicle and cycle parking, including detached garage blocks, within development proposals will be required to ensure that an attractive and coherent street scene is maintained, not prejudice the wider functionality of public and private space, and create an effective functional link and relationship to the buildings and areas they will serve that the main purpose of any adjacent open space is protected, and that parking spaces are appropriately related to the part of the development that they serve.
MM24	88	SADM12; criterion iii	An appropriate level and type of vehicle charging infrastructure Electric vehicle charging points will be incorporated into town centre parking areas and at for new or regenerated neighbourhood centres where the opportunity arises. and the necessary infrastructure provided for major schemes Appropriate provision should also be made within new residential, employment and leisure related development.
CHAPTER 12			ENVIRONMENTAL ASSETS
MM25	103	SP12	Strategic Green Infrastructure
MM25 / FMM14	105	Figure 8	<p>Figure 8 Welwyn Hatfield Green Corridor</p> <p>The map illustrates the Welwyn Hatfield Green Corridor, a network of green spaces and connections. Key features include:</p> <ul style="list-style-type: none"> Green Corridor and Connections: A central green line connecting various parks and green spaces. Parks and Gardens: Broomfield Park, Hatfield Park, Panshanger Park, and others. Rivers: River Lea, River Mimram. Strategic Development Sites (SDS): SDS1, SDS2, SDS5, SDS6. Local Nature Reserves (LNR): The Commons LNR, Starborough Reed Marsh LNR. Other Sites: Heartwood Forest, Eikenbrook Fields, Land promoted in East Herts. <p>KEY:</p> <ul style="list-style-type: none"> Borough Boundaries Green Corridor and Connections Local Park and Garden Site of Special Scientific Interest (SSSI) Local Nature Reserve (LNR) Strategic Development Site

Ref.	Page	Policy / Paragraph	Modification
			
MM25	104	SP12; Third paragraph	New development should have regard to meet the standards for the provision of open space... meet the standards for the provision of open space...
FMM14	104		To ensure beneficial results for biodiversity and habitat creation, Hertfordshire's Ecological Networks Mapping should be used (where appropriate) and, once available, the Local Nature Recovery Strategy , to inform the location and nature of green infrastructure provision.
FMM14	106	New Paragraph after 12.32	Hertfordshire Ecological Network Mapping uses habitat inventory and other data to generate potential habitat network maps, identifying how habitats are spatially related to each other and where the highest priorities are for expanding them and linking them together. They can also act as an alert to where the greatest sensitivities are likely to be in relation to the protection and enhancement of ecological networks, and where there is greatest potential for biodiversity gains from development. Local Nature Recovery Strategies are a new system of spatial strategies for nature and environmental improvement required by law, which must agree priorities for nature's recovery, map the most valuable existing areas for nature, and map specific proposals for creating or improving habitat for nature and wider environmental goals.
MM26	108	SADM15; sixth bullet point	Recording appropriately the fabric or features that are to be lost or compromised takes place and making provision for archive deposition of the analysis and records of the site investigation. is deposited into the Historic Environment Record

Ref.	Page	Policy / Paragraph	Modification
MM26	108	SADM15; second paragraph	A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment will be required if the scale and/or nature of the proposal are likely to have an impact on the significance of all or part of the asset. An assessment may be required in locations which are not designated but where the potential to contain heritage assets exists or further understanding of the significance of known heritage assets is needed.
MM26	108	SADM15; third paragraph	Permission for proposals that result in substantial harm to the significance of a designated heritage asset including a Conservation Area, and to its setting , will be exceptional or wholly exceptional in accordance with national policy and guidance.
MM26	108	SADM15; fourth paragraph	Proposals that result in less than substantial harm to the significance of a designated heritage asset will be weighed against the possible will also be refused unless the need for, and the public benefits of the development in that location and whether or not these significantly outweigh that harm and the desirability of preserving the asset...
FMM15	112	SADM 16, criterion i	Proposals will be expected to maintain, protect, conserve and enhance biodiversity, the structure and function of ecological networks and the ecological status of water bodies. All developments¹ that are not otherwise exempt² will be required to deliver a measurable biodiversity net gain of at least 10%. <i>New footnotes to be added:</i> 1 As set out in Environment Act 2021 2 development impacting on habitat of an area below a ‘de minimis’ threshold of 25 metres squared, or 5m for linear habitats such as hedgerows, householder applications, biodiversity gain sites (where habitats are being enhanced for wildlife) – Gov UK Feb 2023”
MM27	113	SADM17; new criterion iv	..or iv. Be educational development associated with the delivery of school facilities required to meet the evidenced need for additional school places where it can be demonstrated that the impact on the Urban Open Land has been reduced to the minimum possible and where the provisions of criterion iii of the policy have been met.
FMM15	113	New paragraphs after 12.32	<i>Insert new paragraphs after 12.32:</i> Consistent with the National Planning Policy Framework, plans should identify and pursue opportunities for securing measurable net gains for biodiversity. Opportunities to improve biodiversity should be integrated as part of the design of proposals, especially where this can secure measurable net gains for biodiversity. The policy requirement for biodiversity net gain of at least 10% reflects the mandatory requirement set out in legislation, and will be applied to development within scope, with reference to legislation and guidance on this matter. The net gain shall be calculated using the most up to date Biodiversity Metric (or where appropriate, the Small Sites Metric), as hosted by Natural England. The BNG policy requirement will apply to Small Sites from April 2024. For residential development, this means where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare, or where the number of dwellings to be provided is not known, a site area of less than 0.5 hectares. For non-residential development, this means where the floor space to be created is less than 1,000 square metres, or where the site area is less than one hectare.

Ref.	Page	Policy / Paragraph	Modification
MM28	115	SADM18; noise and vibration point iii	iii. Intrusive and would have an adverse effect on human health the quality of life or the natural environment will be resisted unless the need for, and benefits of, the development outweigh the harm and all feasible solutions to avoid reduce to a minimum and mitigate that harm have been fully implemented, including the use of planning conditions.
		CHAPTER 13	INFRASTRUCTURE
MM29	120	SP13; fourth paragraph	The Council will use grant funding the adopted Planning Obligations SPD, Section 106 agreements, unilateral undertakings, planning conditions, and when adopted, the Council's CIL Charging Schedule, to secure this. The adopted Planning Obligations SPD sets out guidance in relation to the negotiation of Section 106 contributions and will be updated in due course to reflect the Council's approach to planning obligations once the Community Infrastructure Levy has been implemented.
MM30	122 - 123	Paragraph 13.20	These sewage treatment works also serve other parts of Hertfordshire, and it will therefore be necessary to work with neighbouring local authorities to take forward significant upgrades to these waste water treatment works where required, in order to support the planned levels of housing and employment growth. Further to this, where specific upgrades to waste water treatment works are required to deliver certain sites, it will be important for the land owner/ developer to work with Thames Water to ensure that deliver the necessary infrastructure can be delivered at an appropriate stage in the development process. and to ensure that the funding is in place to secure this.
MM30	122 - 123	New paragraph after 13.20	The Council will seek to ensure that there is adequate surface water, foul drainage and sewage treatment capacity to serve all new developments. Developers are encouraged to discuss their proposals with Thames Water ahead of the submission of any application to help ensure that any network reinforcement works are delivered in tandem with development. Where necessary phasing conditions will be used to ensure that any relevant phase of development is not occupied until any necessary network upgrades have been completed or it has been confirmed that sufficient capacity exists within the existing network.
MM31	127	SP14; point i	The Council's housing target for the plan period leads to a requirement for additional secondary education capacity equivalent to three new secondary schools for the borough. Locations for two new secondary schools are identified within proposed strategic housing sites ; one within SDS5 (Hat1) at North West Hatfield and the other at Birchall Garden Suburb, east of Welwyn Garden City within the administrative area of East Hertfordshire District. A site for the third new secondary school is identified at New Barnfield in southern Hatfield, which is previously developed land within the Green Belt. The site of the former school buildings is also a Major Developed Site as defined in Policy SADM34 and shown on the Policies Map. If available evidence indicates that a site for a third secondary school to serve the borough is required, the identification of this site should follow a sequential approach; sites within the urban area should be investigated first. If there are no suitable sites within the urban area, sites within the Green Belt will be considered if a case for very special circumstances can be demonstrated. Previously developed sites within the Green Belt should be considered before greenfield sites. The additional school capacity should be provided in a location well-related to the communities it is intended to serve.
MM31	128	SP14; point ii	The Council's housing target for the plan period also leads to a requirement for new primary education capacity. In the case of the new neighbourhoods at SDS1 (WGC4), SDS2 (WGC5) and SDS5 (Hat1), the new village at SDS6 (Hat15) and the site east of Welwyn Garden City within the administrative area of East Hertfordshire District,; locations for new primary

Ref.	Page	Policy / Paragraph	Modification
			schools are identified within the proposed new developments. New primary school sites are also identified within housing sites HS11 (Hat11) south of Hatfield and HS22 (BrP4) at Brookmans Park. Other Additional identified housing growth, however, may lead to the requirement for a further new primary school at Welwyn Garden City further primary education capacity. If available evidence indicates that this is the case, the identification of a site for this school location for this capacity should follow a sequential approach as set out in i. above
MM31	128	Paragraph 13.56	To accord with the strategic objectives 1, 2 and 5 of the Local Plan, new schools should be located close to the populations they are intended to serve in order to reduce the need to travel and help foster community identity. New development of this type should preferably be located within the existing urban area or the proposed strategic housing allocations to be sustainable and to avoid unnecessary additional impacts on the openness of the Green Belt. Where this is not possible, previously developed sites within the Green Belt should be considered before greenfield sites.
			SETTLEMENTS POLICIES
		CHAPTER 14	WELWYN GARDEN CITY
MM32	131	Following paragraph 14.6	<p>Garden City Principles for masterplanning strategic developments</p> <ol style="list-style-type: none"> 1. Strong vision, leadership and community engagement will be exercised by the Council in co-ordinating the masterplanning of the strategic development sites. 2. Land value capture and long term stewardship of high quality green infrastructure, biodiversity, open spaces, allotments and landscaping will be achieved through planning obligations. 3. Mixed tenure homes and housing types that are genuinely affordable for everyone – genuinely mixed, as occurred in the older parts of Welwyn Garden City. 4. A wide range of local jobs in the Garden City within easy commuting distance – with scope to work from home facilitated by future-proofed broadband services. 5. Beautifully and imaginatively designed homes set in gardens and attractive green spaces will be achieved through the masterplanning process at a range of densities to suit 21st century living, combining the best of town and country to create healthy and vibrant communities. 6. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero-carbon and energy-positive technology and adaptation measures to ensure climate resilience. 7. Strong cultural, recreational and shopping facilities will be incorporated into walkable, vibrant, sociable, healthy neighbourhoods with a clear sense of place and a clustered, identifiable hub. 8. Integrated and accessible transport systems should be integrated into the design of new neighbourhoods from the outset, ensuring that walking, cycling and public transport are attractive, to encourage healthy lifestyles, and that car parking is adequate but not dominant in the design. 9. A strategic approach – the Local Plan will deliver a series of well-designed, integrated strategic developments to meet the needs of the borough to 2032. <p>Garden City Principles for master-planning strategic development</p> <p>a. Clear identity – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.</p>

Ref.	Page	Policy / Paragraph	Modification
			<p>b. Sustainable scale – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.</p> <p>c. Well-designed places – with vibrant mixed use communities that support an attractive range of housing type and tenure, local employment types and premises, retail opportunities, recreational, cultural and community facilities designed in accordance with the principles set out in Policies SP9 and 10.</p> <p>d. Strong local vision and engagement– designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.</p> <p>e. Transport – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking and cycling, so that settlements are easy to navigate, and facilitating simple and sustainable access to jobs, education, and services.</p> <p>f. Healthy places – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.</p> <p>g. Green space – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity new gain and enhancements to natural capital.</p> <p>h. Legacy and stewardship arrangements– should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.</p> <p>i. Future proofed – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy.</p>
MM33	133	SP15; first paragraph	Proposals for new development should protect conserve and where appropriate enhance heritage assets and their settings.

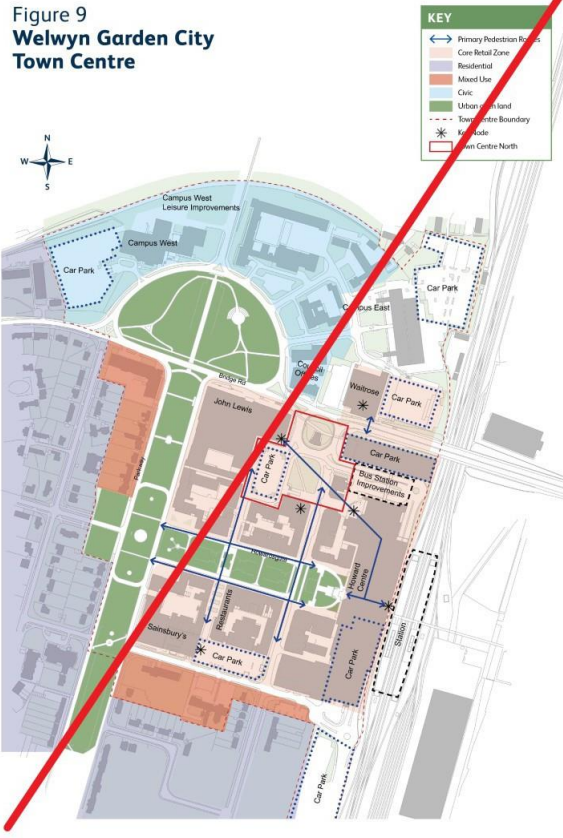
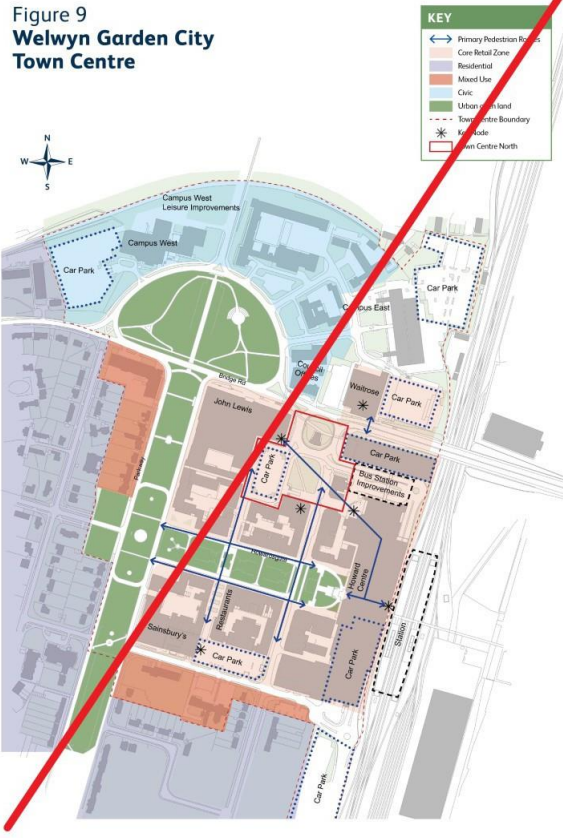
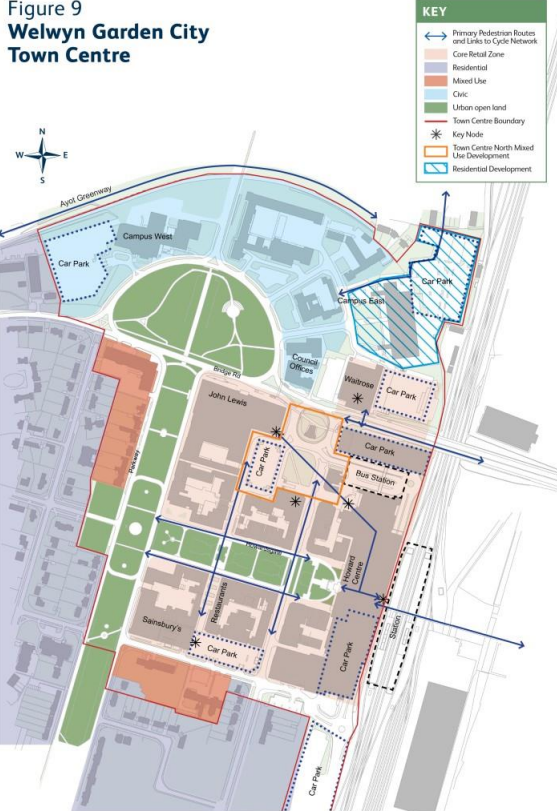
MM34	136	Figure 9	<p data-bbox="622 177 837 248">Figure 9 Welwyn Garden City Town Centre</p>  <p data-bbox="1041 183 1169 336">KEY ↔ Primary Pedestrian Routes Core Retail Zone Residential Mixed Use Civic Unborn Land Town Centre Boundary * Kiosk Town Centre North</p>
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Figure 9
Welwyn Garden City
Town Centre



Ref.	Page	Policy / Paragraph	Modification										
			<p data-bbox="622 164 831 231">Figure 9 Welwyn Garden City Town Centre</p> 										
MM35	140	SADM20; bullet point ii	Preserve and or enhance the character or appearance of the Conservation Area and its setting...										
MM35	140	SADM20; fifth paragraph	On the western side of Parkway and the south side of Church Road, proposals for new or replacement buildings, and any significant alterations or extensions to the redevelopment of existing buildings, in these areas will not be permitted unless it can be demonstrated that the new building development proposed would enhance the character of the conservation area.										
MM36	141	SADM21	<p data-bbox="622 1150 797 1177">Strategic Sites</p> <table border="1" data-bbox="622 1222 2069 1374"> <thead> <tr> <th data-bbox="622 1222 801 1374">Sites</th> <th data-bbox="801 1222 1046 1374">Location</th> <th data-bbox="1046 1222 1283 1374">Use</th> <th data-bbox="1283 1222 1489 1374">Dwelling Capacity</th> <th data-bbox="1489 1222 2069 1374">Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Sites	Location	Use	Dwelling Capacity	Delivery within plan period					
Sites	Location	Use	Dwelling Capacity	Delivery within plan period									

Ref.	Page	Policy / Paragraph	Modification				
			SDS1 (WGC4 and WGC4a)	North east of Welwyn Garden City	Residential-led mixed use	725 872	6-10 years 0-10 Years
			SDS2 (WGC5)	South east of Welwyn Garden City	Residential-led mixed use	1,200 600	0-10 Years
			SDS3 (Pea 102, Pea02b, Pea02c)	Broadwater Road West SPD site and Bio Park	Residential-led mixed use	850 1,863	0-15 Years
			SDS4 (Pea02e)	Broadwater Road West SPD site (West)	Mixed-use employment and residential	171	11-15 years
Other key sites							
			Sites	Location	Use	Dwelling Capacity	Delivery within plan period
			HS1 (Pan01b)	Land at Bericot Way and Waterbeach	Residential	28	0-5 years
			HS2 (WGC1)	Creswick	Residential	290 340	0-10 Years
			HS3 (Pea08)	80 Bridge Road East	Residential	32	40-10 Years
			HS5 (Hol19)	Hyde Valley House, Hyde Valley	Residential	13 ^c	0-10 years
			MUS1 HS7 (Han40)	Town Centre North Development Site	Retail-led mixed use	98 100	6-10 years


Ref.	Page	Policy / Paragraph	Modification										
			HS6 (Han91)	Land at Gosling Sports Park, Stanborough Road	Residential	250 100	6-15 years						
			HS7 (Hal02)	Land at Waterside	Residential	20	11-15 years						
			HS12 (Han40a)	Town Centre North – Campus East	Residential	250	0-5 Years						
			HS31 (Pea104)	YMCA, 90 Peartree Lane	Residential	29	0-5 Years						
			HS34 (Hol23)	Neighbourhood Centre, Hollybush Lane	Residential	16	6-10 years						
MM35	142	Table 9	<table border="1"> <thead> <tr> <th>Site</th> <th>Site Specific Considerations</th> </tr> </thead> <tbody> <tr> <td>HS2 (WGC1)</td> <td> <ul style="list-style-type: none"> • Easement of Retain public rights of way and enhance public access to areas of recreation. • A substantial tree planting screen within the Green Belt along the site's southern boundary, and additional green infrastructure supporting the delivery of the green corridor in order to provide a strong Green Belt boundary, protect the Green Belt's open character and mitigate any heritage impacts. </td> </tr> <tr> <td>HS6 (Han91)</td> <td> <ul style="list-style-type: none"> • Development will need to preserve or enhance the character or appearance of the conservation area and its setting • Any potential loss of sports facilities will need to be justified in accordance with Policy SADM7. • A masterplan will be required to support the planning application, setting out how the development will support the delivery of enhancements to the remainder of Gosling Sports Park and help sustain it for future use by the community. • A positive relationship will be achieved between existing/new sports facilities and new residential uses having particular regard to potential noise and lighting issues. </td> </tr> </tbody> </table>					Site	Site Specific Considerations	HS2 (WGC1)	<ul style="list-style-type: none"> • Easement of Retain public rights of way and enhance public access to areas of recreation. • A substantial tree planting screen within the Green Belt along the site's southern boundary, and additional green infrastructure supporting the delivery of the green corridor in order to provide a strong Green Belt boundary, protect the Green Belt's open character and mitigate any heritage impacts. 	HS6 (Han91)	<ul style="list-style-type: none"> • Development will need to preserve or enhance the character or appearance of the conservation area and its setting • Any potential loss of sports facilities will need to be justified in accordance with Policy SADM7. • A masterplan will be required to support the planning application, setting out how the development will support the delivery of enhancements to the remainder of Gosling Sports Park and help sustain it for future use by the community. • A positive relationship will be achieved between existing/new sports facilities and new residential uses having particular regard to potential noise and lighting issues.
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Ref.	Page	Policy / Paragraph	Modification
			<p>HS12 (Han40a)</p> <ul style="list-style-type: none"> • Air quality/noise survey and report will be required at planning application stage due to proximity to railway. • Railway land asset protection measures • Heritage impact assessment will be required (WGC Conservation Area)
			<p>HS34 (Hol23)</p> <ul style="list-style-type: none"> • Southern part of the site is within outer groundwater source protection zone. • Electricity sub-station and gas governor located on the site may impact on layout
			<p>HS31 (Pea104)</p> <ul style="list-style-type: none"> • A noise survey and report may be required at planning stage • Electricity cables in the north east of the site could have design/layout implications
MM37	143	SP17; title	Mixed use development site at Broadwater Road West (SDS3 - Pea02b, Pea02c and Pea102)
MM37	143	SP17	Land at Broadwater Road West is allocated for development to accommodate approximately 1,020 1,863 new homes over the plan period.
MM37	143	SP17; ii	To establish strong connections between the east side of town, the site and through to the town centre by the provision of footpath and cycleway links;
FMM16 / MM37	144	SP17; viii	At least 47,650 5,800 square metres of Class B1 E(g) employment floorspace will be provided in addition to that which was already provided on the site as at 1 st April 2016. Within this total, SDS3 should provide a minimum of 6,400 square metres of Class B1 employment floorspace. The BioPark site will be retained in Class B1b use unless it can be demonstrated that it is no longer suitable for use as a research facility or it is reprovided elsewhere in Welwyn Hatfield.
MM37	144	SP17; new bullet point	Building heights should be lower in the southern part of the site;
MM37	144	SP17; new bullet point	The setting of, and longer views to and from, heritage assets, including Hatfield House, should be preserved.
MM37	144	SP17	Once constructed, all new class B E(g) development on this site will be afforded the same policy protection as that accorded by Policy SADM9 SADM10 of this plan.
MM37	144	Para 14.28 additional text at end of paragraph.	It is envisaged that 1,863 new homes will be delivered across the area as a whole spread across the sites Pea102 (289 dwellings), Pea02b (1403 dwellings) and Pea02c (171 dwellings).
MM37	145	Figure 10	

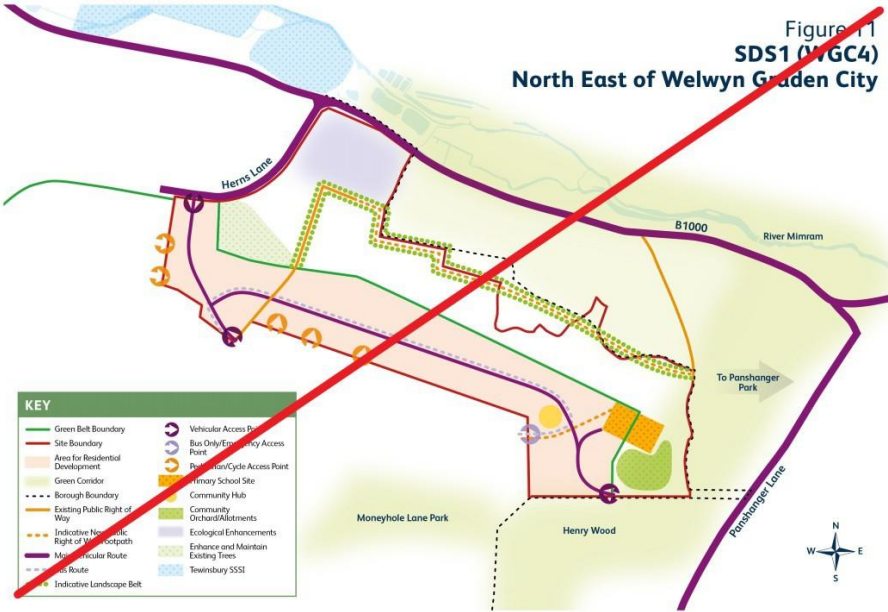
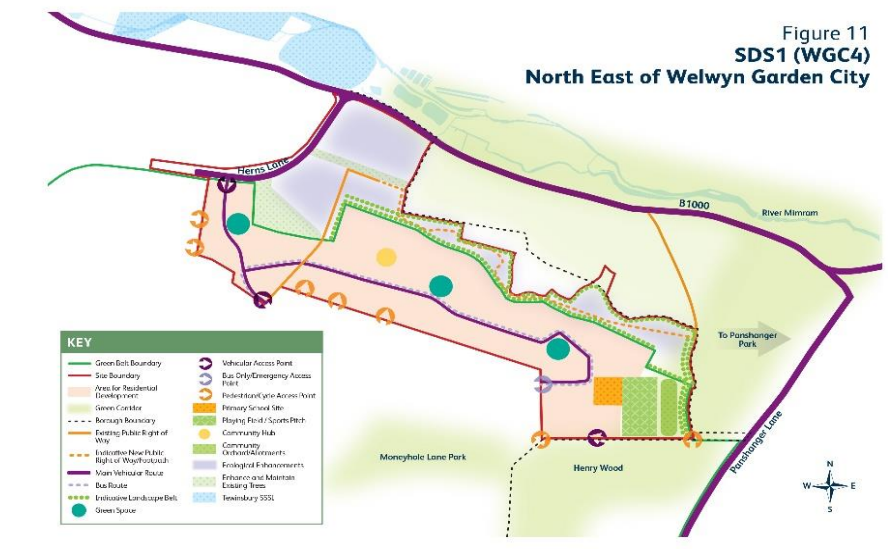
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Figure 10
SDS3 (Pea02B) & SDS4 (Pea02C)
Broadwater Road West




Ref.	Page	Policy / Paragraph	Modification
			<p>Figure 10 SDS3 (Pea02B), SDS4 (Pea02C) and Pea102 Broadwater Road West</p>  <p>The site plan shows a rectangular development area bounded by Bridge Road to the north, A1000 Broadwater Road to the east, and a Railway Line to the west. A central yellow circle represents a 'Mixed Use Hub'. A red square indicates a 'Landmark / Feature Building'. The plan is divided into several zones: 'Area of Residential Development' (orange), 'Area of Mixed Use Development' (grey), and 'Existing Development' (blue). Infrastructure includes a 'Footbridge to Town Centre' and a 'Landscape Buffer' along the railway line. A north-south compass rose is located in the upper right quadrant.</p>
MM38	146	SP18	...accommodate approximately 650 870 new homes over the plan period.
MM38	146	SP18	<p>A masterplan, to be prepared by the site promoter working with the Council and other stakeholders, and subject to public consultation and confirmation by the local planning authority, will set out the quantum and distribution of land uses, access and sustainable design and layout principles prepared by Council, working with the landowner and other key stakeholders. The Strategy Diagram in Figure 11 below will inform the Masterplan, which will form an element of the planning obligation for the site and form the basis of a Supplementary Planning Document to provide further guidance on site specific matters. Any application for development should be preceded by, and consistent with, the Masterplan. The site will be planned comprehensively, in order to create a new extension to the neighbourhood of Panshanger, incorporating Garden City principles. These principles will be enshrined in a Design Code to be adopted as part of the planning permission (outline or equivalent) and implemented through the consideration of details.</p>
MM38	146	SP18; second bullet point	Gypsy and Traveller provision sufficient to accommodate a total of 6 12 pitches;

Ref.	Page	Policy / Paragraph	Modification
MM38	146	SP18; third bullet point	A new small convenience shop in an accessible location to meet the day-to-day convenience shopping needs of new residents and to include community facilities including a community hall. and to This will augment the existing neighbourhood centre at Moors Walk;
MM38	146	SP18; new bullet point	New community facilities including a community hall.
MM38	146	SP18; fifth bullet point	Sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives within the site and linking to adjoining streets, footpaths and cycleways;
MM38	147	SP18; eighth bullet point	The conservation and, where appropriate, Protection and enhancement of heritage assets and their settings , both on-site and in the wider area, through careful masterplanning and appropriate mitigation measures, having regard to the findings of the heritage impact assessment.
MM38	147	SP18; tenth bullet point	An area of ecological enhancements in the north and east west of the site;
MM38	147	SP18; first paragraph following bullet points	In addition, the Masterplan will allow the opportunity for a realigned grass runway on land to the north of the Green Belt boundary.
MM38	147	Paragraph 14.32	On balance, the Council consider that the need for housing is of greater importance than the need to retain a former airfield facility as a potential SASP for future sport provision. Consequently, so it is appropriate that to release the site be released for development now. However, development at the site will be configured in such a way that the opportunity remains for the relocation of the grass runway to be provided on Green Belt land to the north of SDS1 in a manner that would be consistent with the protection of heritage assets.
MM38	147	New paragraph prior to 14.34	A large part of the site has outline planning permission, which is subject to a number of agreements and conditions relating to the delivery of ecological enhancements, infrastructure and an illustrative masterplan. The expansion of the site during the preparation of the local plan from 650 to about 872 dwellings means that some enhancements to those requirements may be appropriate to deal with the additional population. Therefore, a new masterplan for the expanded site will need to be prepared by the site promoters and incorporated into a new planning consent. It would also be highly desirable to adopt a design code for the site to deliver the high quality design in accordance with garden city principles which the Council requires.
MM38	149	Paragraph 14.34	To guide the development of this neighbourhood extension, the Council will seek to adopt an agreed masterplan of the site as a supplementary planning document. The site has been purchased by Homes England, the government's housing delivery agency. They are committed to working with the Council to ensure delivery of a high quality urban extension at pace. They plan to deliver the spine road and then to act as master-developer for the remainder of the site.


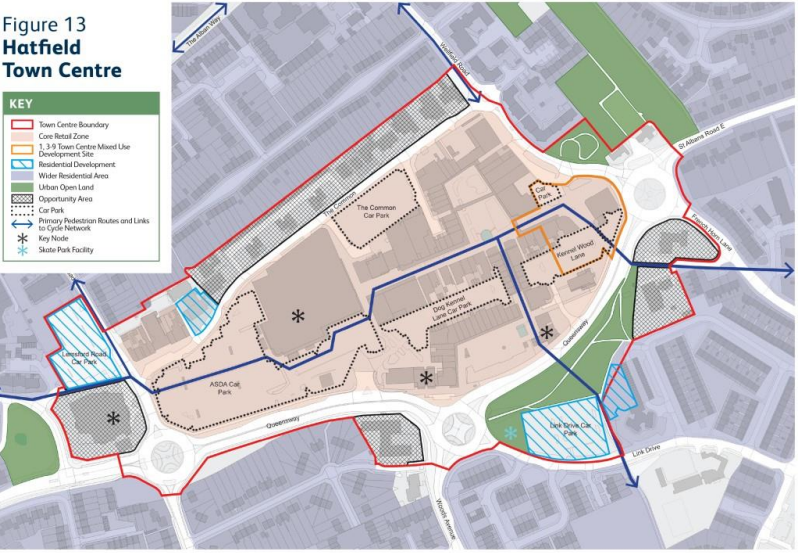
Ref.	Page	Policy / Paragraph	Modification
FMM17 / MM38	149	Figure 11	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="text-align: right; margin-bottom: 20px;"> <p>Figure 11 SDS1 (WGC4) North East of Welwyn Garden City</p> </div>  <div style="text-align: right; margin-bottom: 20px;"> <p>Figure 11 SDS1 (WGC4) North East of Welwyn Garden City</p> </div>  </div>

Ref.	Page	Policy / Paragraph	Modification
MM39	149	SP19	Land at Birchall Garden Suburb is allocated for development in both the Welwyn Hatfield Local Plan (SDS2) and the East Herts District Plan (EWEL1), to accommodate approximately 1,950 2,550 new homes over the plan period, of which 4,200 600 will be in Welwyn Hatfield Borough and 1,350 in East Herts District
MM39	150	SP19; third paragraph	A joint masterplan setting out the quantum and distribution of land uses, key views to protect heritage assets , access, sustainable design.... The Masterplan, which will be informed by the Strategy Diagram shown in Figure 12 below, will inform the basis of a Supplementary Planning Document, which will provide further guidance on site specific matters. The SPD will provide additional detail with regard to design and layout principles (including any design code), the approach to character areas and site density, treatment of ecological and heritage assets, the approach to remediation, access and sustainable transport measures, the location of a Gypsy and Traveller site provision, phasing and delivery of infrastructure, mineral extraction and built development. Any application for development should be preceded by, and be consistent with, the Masterplan.
MM39	150	SP19; fourth paragraph	The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles. Land adjacent to the existing edge of Welwyn Garden City will be formal in layout reflecting the character of the Garden City and Garden City principles. Further from the town, lower density development of a more semi-rural character that responds to the locale and landscape will be more appropriate.
MM39	150	SP19; fifth paragraph	The developer must demonstrate the extent of the any mineral that may be present and the potential for likelihood of prior extraction...within the plan period should be provided.
MM39	150	SP19; new paragraph following fifth paragraph	The developer will submit a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife. Following remediation, the developer will submit sufficient information to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990
FMM18 / MM39/	150	SP19; second bullet point	In accordance with the relevant Local/District Plan policies the site will provide: b) A Gypsy and Traveller serviced- provision (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities
MM39	150	SP19; third bullet point	c) A neighbourhood centre in the East Herts part of the development and a small neighbourhood centre in the Welwyn Hatfield part of the development, each in an accessible location and of a size and scale to meet the day-to-day retail needs of new residents;
MM39	150	SP19; fifth bullet point SP19; sixth bullet point	f) Education facilities, including land for a two one-2 form entry primary school with Early Years Provision in Welwyn Hatfield, Also and land for an all through school in East Herts to include comprising a 2 form entry a primary school of up to three forms of entry with Early Years Provision and a secondary school of up to 8 eight forms of entry. All Schools schools should provide for the dual use of facilities for community purposes;
MM39	150	SP19; seventh bullet point	g) Sustainable transport measures that prioritise and encourage walking, cycling and the use of new and existing passenger transport networks. A sustainable transport strategy should support the application, which will set out the location of new routes and improved connections and will detail what measures will be in place to encourage

Ref.	Page	Policy / Paragraph	Modification
			patronage of passenger transport services from the outset of occupation; including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives
MM39	151	SP19; tenth bullet point	j) The conservation and, where appropriate, protection and enhancement of heritage assets and their settings, including Panshanger Registered Park and Garden, Hatfield House, Hatfield Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse, both on site and in the wider area through careful masterplanning and appropriate mitigation measures, having regard to the findings of the Heritage Impact Assessment, A buffer of open land will be required adjacent to Panshanger Park, Birchall Farm and Holwell Hyde Farmhouse;
MM39	151	SP19; eleventh bullet point	k) Landscape and planting In order to complement the wider green corridor and ecological network objectives, the site, will protect and enhance areas of ecological importance through a landscape-led green infrastructure strategy. This strategy will create a network of linked habitats across the site which will provide links to green infrastructure outside the site, facilitate the migration and movement of species, create buffers alongside existing ecological features, provide for recreational access in a way that protects sensitive habitats, and contributes to achieving net gains to biodiversity across the site. A multifunctional green corridor with a width of about 100m or greater will be provided to link Howell Park Wood with The Commons Local Nature Reserve. An appropriate land management strategy will also be required;
MM39	151	SP19; new bullet point	l) A landscaped green infrastructure buffer adjacent to the A414 and Burnside will be required to provide visual screening, and to ensure that homes and other land uses are not adversely affected by the impacts of noise and air pollution. The buffer will comprise appropriate design features to provide noise and air quality mitigation, flood attenuation, the creation of new habitats and public rights of way. This buffer will also provide visual screening of development from the A414 and mitigate the harm to heritage assets. Appropriate evidence will be required to inform the design of this buffer;
MM39	153	Para 14.36	...residential scheme for about 2,550 1,950 dwellings..
MM39	153	Para 14.37	SDS2 will need to have vehicular access from Cole Green Lane. and the A414 (probably in the vicinity of the Holwell roundabout).

Ref.	Page	Policy / Paragraph	Modification
MM39	152	Figure 12	<p data-bbox="638 223 963 247">Figure 12 Birchall Garden Suburb</p>  <p data-bbox="638 263 907 462">KEY</p> <ul data-bbox="638 263 907 462" style="list-style-type: none"> Borough Boundary Site Boundary Existing Road/Access Route New Main Vehicular Access Route Existing Public Right of Way New Non-Motorised Access Route (footpath/cycle path/bridleway) Vehicular Access Point Non-Vehicular Access Point Upgrade Highway Junction Upgrade Underpass Primary School Secondary School Neighbourhood Centre Green Corridor Green Buffer Existing Wildlife/Landscape Feature The Commons Local Nature Reserve Heritage Asset Buffer Zone Existing water body/course Area for Residential Development Area for Employment Development Protect Setting of Listed Building Existing Waste Management Facility <p data-bbox="1075 478 1187 558">EWEL1 East of Welwyn Garden City (East Herts District Plan)</p> <p data-bbox="985 965 1142 1037">SDS2 (WGCS) South East of Welwyn Garden City (Welwyn Hatfield Local Plan)</p>

Ref.	Page	Policy / Paragraph	Modification
			<p>Figure 12 Birchall Garden Suburb</p>
		CHAPTER 15	HATFIELD
MM40	158	Vision for Hatfield Town Centre	To secure the regeneration of Hatfield Town Centre and create a vibrant and successful centre which meets the community's needs for retail, leisure and community service provision not only serves but is a proud asset of its local community.

Ref.	Page	Policy / Paragraph	Modification
MM41	160	Policy / Paragraph Figure 13	<p data-bbox="633 180 763 248">Figure 13 Hatfield Town Centre</p>  <p data-bbox="633 261 786 440">KEY</p> <ul data-bbox="633 284 786 440" style="list-style-type: none"> Town Centre Boundary Core Retail Zone 1, 3-9 Town Centre Development Site Wider Residential Area Urban Open Land Opportunity Area Car Park Primary Pedestrian Routes Key Node Skate Park Facility
MM42	162	SADM22	<p data-bbox="633 802 763 871">Figure 13 Hatfield Town Centre</p>  <p data-bbox="633 884 786 1062">KEY</p> <ul data-bbox="633 906 786 1062" style="list-style-type: none"> Town Centre Boundary Core Retail Zone 1, 3-9 Town Centre Mixed Use Development Site Residential Development Wider Residential Area Urban Open Land Opportunity Area Car Park Primary Pedestrian Routes and Links Key Node Skate Park Facility <p data-bbox="633 1358 2089 1452">Land at 1 Town Centre and 3-9 Town Centre as shown on the Policies Map (Site MUS2/HC100b) is allocated for high density, mixed use development comprising approximately 1200 square metres retail E(a) and / or E(b) uses and including 66 dwellings to meet the requirement for retail floorspace in the town centre identified in the plan.</p>

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			<p>Applications for land at 1 Town Centre and 3-9 Town Centre will be required to address the following design and land use principles:</p> <p>j. Uses located on the ground floor will be in a retail E(a) and / or E(b) use</p>																									
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MM44	168	SADM26	<p>Strategic sites:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Use</th> <th>Dwelling Capacity</th> <th>Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td>SDS5 (Hat1 inc Hat13)</td> <td>North West Hatfield</td> <td>Residential mixed use</td> <td>1,650 1,750</td> <td>0-15 years</td> </tr> </tbody> </table> <p>Other key sites:</p> <table border="1"> <thead> <tr> <th>Sites</th> <th>Location</th> <th>Use</th> <th>Dwelling Capacity</th> <th>Delivery within plan period</th> </tr> </thead> <tbody> <tr> <td>MUS2 HS36 (HC100b)</td> <td>1-9 Town Centre</td> <td>Retail-led mixed use</td> <td>66 71</td> <td>0-5 years</td> </tr> <tr> <td>MUS3 HS37 (HW100)</td> <td>High View</td> <td>Residential-led mixed use</td> <td>87 net 140</td> <td>0-5 years</td> </tr> </tbody> </table>	Site	Location	Use	Dwelling Capacity	Delivery within plan period	SDS5 (Hat1 inc Hat13)	North West Hatfield	Residential mixed use	1,650 1,750	0-15 years	Sites	Location	Use	Dwelling Capacity	Delivery within plan period	MUS2 HS36 (HC100b)	1-9 Town Centre	Retail-led mixed use	66 71	0-5 years	MUS3 HS37 (HW100)	High View	Residential-led mixed use	87 net 140	0-5 years
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			HS9 (HE80)	Land at Onslow St Audreys School, Howe Dell	Residential	64 net 86 net	0-5 years
			HS10 (HS31)	Garages at Hollyfield	Residential	44 8	0-5 years
			HS11 (Hat11)	Land at South Way	Residential	120 (+ 2FE Primary School)	0-10 years
			HS13 (HS91)	Land to the rear of Filbert Close	Residential	39	0 - 5 years
			HS14 (HE23)	L.Kahn Manufacturing site, Wellfield Road	Residential	62	6-10 years
			HS38 (HC11)	Meridian House	Residential	11	0-5 Years
			HS42 (HSW94)	College Lane (North)	Residential	115	6-10 Years
			HS41 (HSW92)	Minster Close	Residential	91	0-5 Years
			HS39 (HE17)	Link Drive	Residential	80	0-5 Years
			HS40 (HC08)	Lemsford Road (Site H)	Residential	32	0 - 5 years
MM44	169	Table 10					

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MM45	170	SP22	Land at north west Hatfield is allocated for development in this Local Plan to accommodate approximately 4,650 1,750 new homes over the plan period.								
MM45	170	SP22 - delete existing sixth bullet point and replace with two new bullet points	<ul style="list-style-type: none"> • Education facilities, including provision for a new secondary school and associated playing field facilities east of Green Lanes, also provision for four forms of entry at primary school level, in the form of new schools within SDS5 and/or linked to the secondary school as a 'through school' and/or in the form of an expansion of Green Lanes primary school. The primary school provision should include a nursery and a children's centre. Schools should provide for the dual use of facilities for community purposes; • A new secondary school site of up to 8 forms of entry (with expansion potential to 10 FE) and associated playing facilities east of Green Lanes. The site will be made available early in the build period. • Provision of 3 forms of entry at primary school level, in the form of new schools within SDS5 (Hat1) and /or linked to the secondary school as an 'all through school' and/or in the form of an expansion of Green Lanes primary school. All schools should provide for the dual use of facilities for community purposes. 								

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FMM19 / MM45	171	SP22 Eight bullet point	Suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including to address impact on Coopers Green Lane, Green Lanes, the A1001 and locations at or around Junction 4 of the A1(m). Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge or underpass facilities above or below the A1(M).										
MM45	171	SP22 – tenth bullet point	Conservation and, where appropriate, protection and enhancement of heritage assets and their settings , in particular the setting of old cottage, which is a grade ii listed building through careful masterplanning and appropriate mitigation measures, having regard to the findings of the heritage impact assessment;										
		CHAPTER 16	WOOLMER GREEN										
MM46	174	SADM27	<table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Use</th> <th>Dwellings</th> <th>Delivery in Plan Period</th> </tr> </thead> <tbody> <tr> <td>HS43 (WE100)</td> <td>51 - 53 London Road</td> <td>Residential</td> <td>34</td> <td>6-10 years</td> </tr> </tbody> </table>	Site	Location	Use	Dwellings	Delivery in Plan Period	HS43 (WE100)	51 - 53 London Road	Residential	34	6-10 years
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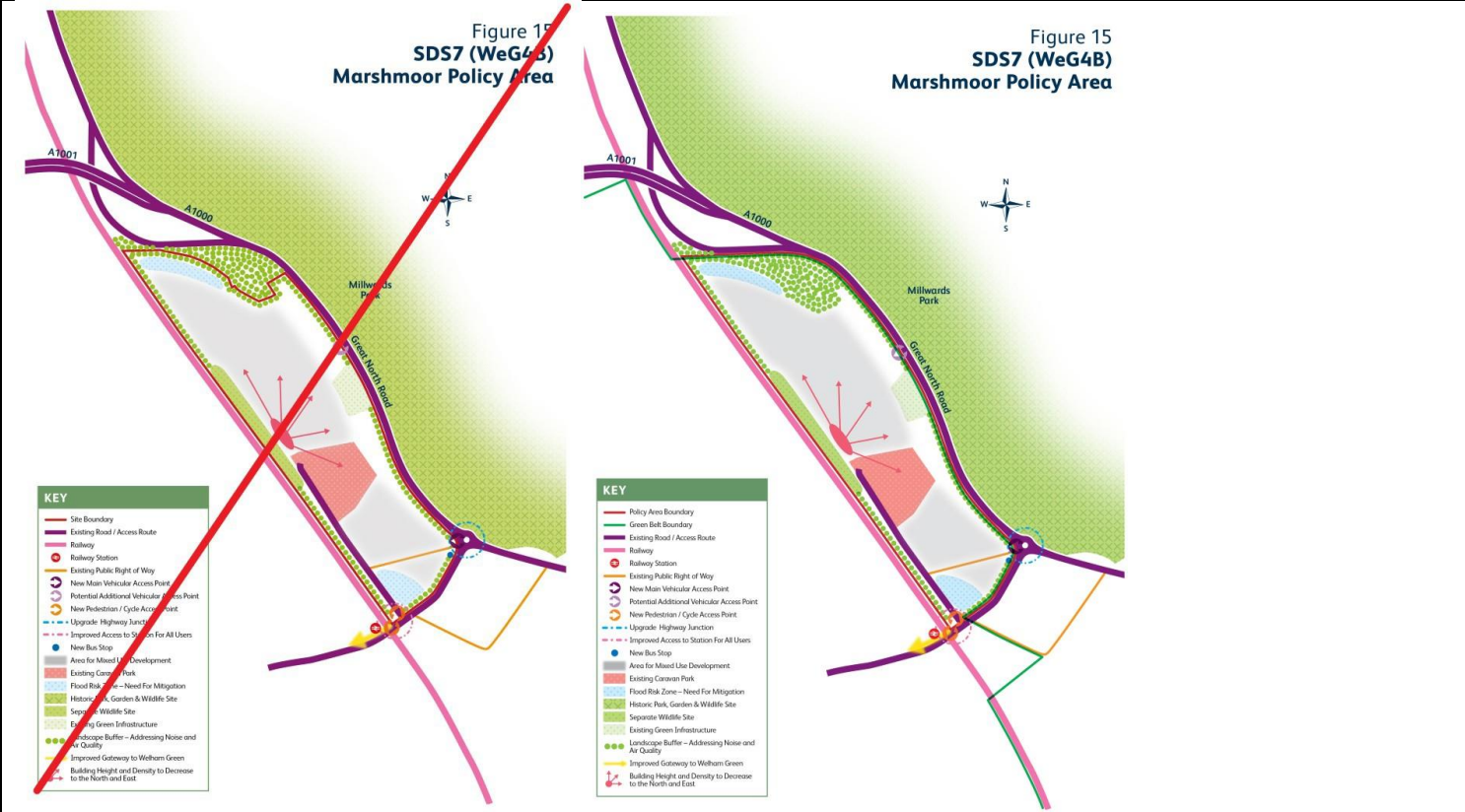
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Ref.	Page	Policy / Paragraph	Modification								
MM49	183	Table 14	<table border="1"> <thead> <tr> <th>Site</th> <th>Site-specific considerations</th> </tr> </thead> <tbody> <tr> <td>HS35 (GTLAA01)</td> <td> <ul style="list-style-type: none"> • Provide planting along and within the southern boundary of the site to create a robust and defensible Green Belt boundary. </td> </tr> <tr> <td>HS44/HS45 (WeG1 / WeG3a)</td> <td> <ul style="list-style-type: none"> • Both sites should be brought forward together as a comprehensive development • Primary access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor. • Heritage Statement/Impact Assessment is required (proximity of Listed Building) • Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents • Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt. • Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage. </td> </tr> <tr> <td>HS46 (WeG10)</td> <td> <ul style="list-style-type: none"> • Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage. • Provision of planting within the western and northern boundaries of the site to create a robust and defensible green belt boundary and to create a landscaped buffer to the adjoining wildlife site. </td> </tr> </tbody> </table>	Site	Site-specific considerations	HS35 (GTLAA01)	<ul style="list-style-type: none"> • Provide planting along and within the southern boundary of the site to create a robust and defensible Green Belt boundary. 	HS44/HS45 (WeG1 / WeG3a)	<ul style="list-style-type: none"> • Both sites should be brought forward together as a comprehensive development • Primary access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor. • Heritage Statement/Impact Assessment is required (proximity of Listed Building) • Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents • Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt. • Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage. 	HS46 (WeG10)	<ul style="list-style-type: none"> • Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage. • Provision of planting within the western and northern boundaries of the site to create a robust and defensible green belt boundary and to create a landscaped buffer to the adjoining wildlife site.
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MM50	183	SP23	First paragraph: Once completed, all new Class B1 development on SDS7 will be afforded the same policy protection as that provided by Policy SADM9.								
MM50	184	SP23	<p><i>New second paragraph to be inserted:</i></p> <p>Site SDS7 is allocated for a mixed use development comprising 40,500sqm of Class E(g) employment floorspace and 100 no dwellings (Class C3) providing affordable accommodation for those employed on the site. This will be secured through a planning condition or a legal agreement. Once completed, all new Class E(g) development on SDS7 will be afforded the same policy protection as that provided by Policy SADM10.</p> <p><i>Original second paragraph to become the third paragraph.</i></p>								

Ref.	Page	Policy / Paragraph	Modification
MM50	184	SP23 Bullet point (iii)	Proportionate provision or contribution towards improvement, in line with the Welwyn Hatfield Infrastructure Delivery Plan , must be made for:
MM50	185	Paragraph 20.10	SDS7 (WeG4b) will deliver a mixed use development comprising 4.1 hectares of employment uses(Class B4E(g))together with a limited amount of residential development. The Council's preference is for B4(b)E(g)(ii) employment development related to life sciences and research. Proposals for other uses within Class B4E(g) , in particular B4(e)E(g)(iii) , would....
FMM20 / MM50	183	SP23	Site SDS7 is allocated for a mixed use development comprising 40,500sqm of Class E(g) employment floorspace and 100 no dwellings (Class C3) providing affordable accommodation for those employed on the site. It is intended that this site will primarily be for employment and that the accommodation will form part of the offer of the site to business users, helping them to attract skilled employees and thereby assisting in bringing jobs to this site at an early date. To ensure that this link is retained, the accommodation requirement will be secured through a planning condition or a legal agreement. Once completed, all new Class E(g) development on SDS7 will be afforded the same policy protection as that provided by Policy SADM10.

Ref.	Page	Policy / Paragraph	Modification
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MM50	186	Figure 15	
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CHAPTER 21 BROOKMANS PARK

MM51	188	SADM31	
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Site	Location	Use	Dwellings	Delivery in Plan Period
HS22 (BrP4)	Land west of Brookmans Park Railway Station	Residential	250 428 (+2FE Primary School)	0-10 years

MM51 / FMM21	189	Table 15	
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Site	Site-specific considerations

Ref.	Page	Policy / Paragraph	Modification															
			<table border="1"> <tr> <td>HS21 (BrP13)</td> <td> <ul style="list-style-type: none"> Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction. </td> </tr> <tr> <td>HS22 (BrP4)</td> <td> <ul style="list-style-type: none"> A landscaped screening bund to the north of the southern boundary to screen the site from Hawkshead Road and the public footpaths to its north. Provision of land for a new 2FE Primary School site and playing field. Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge over the railway line. </td> </tr> <tr> <td>HS23 (BrP14)</td> <td> <ul style="list-style-type: none"> Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction. Enhance the hedge along the northern boundary of the site to provide a robust and defensible Green Belt boundary </td> </tr> </table>	HS21 (BrP13)	<ul style="list-style-type: none"> Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction. 	HS22 (BrP4)	<ul style="list-style-type: none"> A landscaped screening bund to the north of the southern boundary to screen the site from Hawkshead Road and the public footpaths to its north. Provision of land for a new 2FE Primary School site and playing field. Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge over the railway line. 	HS23 (BrP14)	<ul style="list-style-type: none"> Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction. Enhance the hedge along the northern boundary of the site to provide a robust and defensible Green Belt boundary 									
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MM51	189	Para 21.4 New Site Specific Considerations	In line with advice from the Highway and Fire and Rescue Authorities, there will be a single point of access for site HS22 (BrP4). A secondary access using Bradmore Lane will be resisted as it would need to be widened and upgraded which would change its rural character. The estimated dwelling capacity of HS22 has been limited to around 250 dwellings to reflect the limited opportunity for expanding the existing primary school by 0.5FE from 1.5FE to 2FE.															
		CHAPTER 22	LITTLE HEATH															
MM52	190	SADM32	<table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Use</th> <th>Dwellings</th> <th>Delivery in Plan Period</th> </tr> </thead> <tbody> <tr> <td>HS47(LHe4/5)</td> <td>Videne and Studlands, Hawkshead Road</td> <td>Residential</td> <td>63</td> <td>0-5 Years</td> </tr> <tr> <td>Hs24 (BrP7)</td> <td>Land south of Hawkshead Road</td> <td>Residential</td> <td>400</td> <td>0-10 Years</td> </tr> </tbody> </table>	Site	Location	Use	Dwellings	Delivery in Plan Period	HS47(LHe4/5)	Videne and Studlands, Hawkshead Road	Residential	63	0-5 Years	Hs24 (BrP7)	Land south of Hawkshead Road	Residential	400	0-10 Years
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Ref.	Page	Policy / Paragraph	Modification	
			HS24 (BrP7)	<ul style="list-style-type: none"> • Green buffer to help mitigate heritage impacts on Gobions Historic Park and Garden and the Grade II* Listed Folly. • SuDs should be used to suitably manage surface water flood risk to, within and from the site. • Green buffer and retention of existing trees to help mitigate impact on local ecology. Retain the existing pond, or compensate for its loss. • Stage 1 Habitat Survey required at planning application stage • Avoid and mitigate any potential impact on Northaw Great Wood SSSI
			HS25 (LHe1)	<ul style="list-style-type: none"> • Provide a substantial tree buffer along the northern boundary of the site to provide a robust and defensible long term Green Belt boundary.
			HS47(LHe4/5)	<ul style="list-style-type: none"> • Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis. • A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osbourne House) • Mitigate any harm to the setting of Osborne House. • A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation). • A noise survey will be required at planning application stage. • Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust green belt boundary, and to minimise the impact on the openness of the Green Belt.
		CHAPTER 23	CUFFLEY	

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MM53	192	SADM33	<table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Use</th> <th>Dwellings</th> <th>Delivery in Plan Period</th> </tr> </thead> <tbody> <tr> <td>HS26 (No02)</td> <td>36 The Ridgeway and land to the rear</td> <td>Urban</td> <td>8-6</td> <td>0-5 Years</td> </tr> <tr> <td>HS27 (Cuf1)</td> <td>Land at the Meadway</td> <td>Green Belt</td> <td>30-60</td> <td>0-5 Years</td> </tr> <tr> <td>HS28 (Cuf6)</td> <td>Land south of Northaw Road East</td> <td>Green Belt</td> <td>408-121</td> <td>0-10 0-5 Years</td> </tr> <tr> <td>HS29 (Cuf12)</td> <td>Land north of Northaw Road East</td> <td>Residential</td> <td>73</td> <td>0-10 0-5 Years</td> </tr> <tr> <td>HS30 (Cuf7)</td> <td>Wells Farm, Northaw Road East</td> <td>Green Belt</td> <td>75</td> <td>0-10 0-5 Years</td> </tr> <tr> <td>HS34 No10</td> <td>Land west of St Martin de Porres Catholic Church</td> <td>Urban</td> <td>5</td> <td>11-15 years</td> </tr> </tbody> </table>	Site	Location	Use	Dwellings	Delivery in Plan Period	HS26 (No02)	36 The Ridgeway and land to the rear	Urban	8 -6	0-5 Years	HS27 (Cuf1)	Land at the Meadway	Green Belt	30 -60	0-5 Years	HS28 (Cuf6)	Land south of Northaw Road East	Green Belt	408 -121	0-10 0-5 Years	HS29 (Cuf12)	Land north of Northaw Road East	Residential	73	0-10 0-5 Years	HS30 (Cuf7)	Wells Farm, Northaw Road East	Green Belt	75	0-10 0-5 Years	HS34 No10	Land west of St Martin de Porres Catholic Church	Urban	5	11-15 years
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			<p>HS31 (No10)</p> <p>Capacity limited to 5 dwellings in the interests of highway safety</p> <p>A contaminated land survey and report would be required, and if necessary suitable remediation carried out</p> <p>Mitigate potential noise pollution from adjacent community uses</p> <p>Given the presence of a number of trees around the site caution for nesting birds is required, with possible compensatory measures provided</p>															
		CHAPTER 24	RURAL AREAS															
MM54	195 – 198	SP 24; Figure 16; Justification; Implementation	<i>Original Chapter 24 (New Village at Symondshyde - SDS6 (Hat15)) to be deleted.</i>															
MM55	204	SADM35	<table border="1"> <thead> <tr> <th>Site</th> <th>Location</th> <th>Use</th> <th>Dwellings</th> <th>Delivery in Plan Period</th> </tr> </thead> <tbody> <tr> <td>SDS6 (HAT15)</td> <td>Symondshyde – new village</td> <td>Residential led mixed use</td> <td>1,130</td> <td>6-15 years</td> </tr> <tr> <td>HS34 (GTLAA09)</td> <td>Coopers Green Lane, Hatfield</td> <td>Gypsy and Traveller site</td> <td>40</td> <td>0-15 years</td> </tr> </tbody> </table>	Site	Location	Use	Dwellings	Delivery in Plan Period	SDS6 (HAT15)	Symondshyde – new village	Residential led mixed use	1,130	6-15 years	HS34 (GTLAA09)	Coopers Green Lane, Hatfield	Gypsy and Traveller site	40	0-15 years
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Ref.	Page	Policy / Paragraph	Modification
			<p>HS34 (GTLAA09)</p> <ul style="list-style-type: none"> • Extraction of minerals in advance of allocated development • Provision of suitable access and visibility splays to Coopers Green Lane Noise and air quality report at planning application stage given proximity to Coopers Green Lane. • Caution for nesting birds in hedgerow – compensatory provision if access removes part of hedgerow. • The allocation is for 10 pitches as an offsite contribution for site SDS6 (Hat15)
		CHAPTER 25 (Previously chapter 26 in submitted plan)	NEIGHBOURHOOD PLANNING
MM56	206	SP26	<p>Neighbourhood Plans should:</p> <ul style="list-style-type: none"> • Demonstrate how they have had regard to information on local need for new homes, jobs and facilities for their plan area, and the proportionate distribution of growth, as set out in Policy SP3.
		CHAPTER 26 (Previously chapter 27 in submitted plan)	IMPLEMENTATION AND MONITORING
FMM23	209	Para 27.10	<p>The Planning Obligations SPD (2012) sets out the Council's approach in seeking and entering into planning obligations for a range of purposes, and the level of contributions sought towards mitigating the environmental and social impacts of new development. The document recognises that a review of the Council's approach will be necessary to reflect the impact of the pooling restrictions contained in the Community Infrastructure Levy (CIL) Regulations (2010) on planning obligation payments. The Council's Preliminary Draft Charging Schedule was published in spring 2017 and was consulted upon in May - June 2017. The consultation informed the production of the Draft Charging Schedule (DCS), which was subject to an eight week public consultation running from September - November 2020. Although Welwyn Hatfield's CIL has not progressed as originally envisaged, the Council still intends to move to an adopted charging schedule as soon as possible. Once CIL has been adopted the Planning Obligations SPD will be updated.</p>
FMM23	213	Para 27.33	<p>...during its lifetime to 2032-2036, making monitoring a crucial part of the plan's implementation.</p>
FMM23	214	Table 19/SP1 Delivering Sustainable Development – HO3	<p>The Plan contains some 63 policies – 26 Strategic Policies (SPs) as well as and 37 Site Allocation and Development Management (SADM) Policies. The AMR will monitor how frequently each of these policies is used when determining planning applications, and when the Council's decisions on planning applications are appealed (Indicators LP1 and LP2).</p>
FMM23	214	Table 19/SP1 Delivering	<p>After Before adoption: 60% 95% of new homes (gross) on previously developed land</p>

Ref.	Page	Policy / Paragraph	Modification
		Sustainable Development – HO3	After adoption: 25% 38% of new homes (gross) on previously developed land Whole plan period: 45% 55% of new homes (gross) on previously developed land
FMM23	214	Table 19/SP2 Targets for Growth– CS1	2016/17 to 2025/26: 12,500sqm (net of new retail floorspace) 2016/17 to 2025/26: 15-20% of new town centre comparison floorspace to be in class A3 to A5 uses This will be kept under review, reflecting long term uncertainties of the impact of the COVID-19 pandemic on retail and town centres.
FMM23	214	Targets for Growth– HO1	2013/14 to 2021/22: Delivery of 498 new homes (net) per annum 2022/23 to 2031/32: Delivery 752 new homes (net) per annum Whole plan period: Delivery of 12,000 15,200 new homes (net)
FMM23	214	Table 19/SP2 Targets for Growth– EC1	Whole plan period: 116,400sqm 55,000sqm (net) of new employment floorspace
FMM23	214	Table 19/SADM1 Windfall Development – HO2	2020/21 to 2026/27: Delivery of at least 70 new homes (net) as windfall per annum. 2027/28 to 2031/32: Delivery of at least 140 new homes (net) as windfall per annum. Whole Plan period: Delivery of at least 125 new homes (net) as windfall within Hatfield Town Centre Whole Plan period: Delivery of at least 1,315 new homes (net) as windfall. 2026/27 – 2035/36: Delivery of at least 139 new homes (net) as windfall per annum Whole Plan Period: Delivery of 1,390 new homes (net) as windfall
FMM23	215	19/SADM5 Development outside	SADM4 SADM5 Ongoing: Retention of at least 70% of Class E retail uses considered appropriate in town centres A1 frontage (by length) within town centre primary frontages Ongoing: Retention of at least 30% of Class E retail uses considered appropriate in town centres A1 frontage (by length) within town centre secondary frontages Ongoing: Retention of at least 50% of Class E retail uses considered appropriate in town centres A1 frontage (by number of units) within neighbourhood and village centres
FMM23	215	Table 19/SP7 Type and mix of housing – HO9	Whole plan period: Delivery of at least 330 new care home bedrooms Whole plan period: Delivery of at least 200 new care home bedrooms.
FMM23	217	Table 19/SP17 Mixed-Use Development	SDS3/4 SDS3 (Pea102, Pea02b and Pea02c)

Ref.	Page	Policy / Paragraph	Modification
		Site at Broadwater Road West	<p>Whole plan period: Delivery of development in accordance with the principles in the Broadwater Road West SPD but now to incorporate:</p> <ul style="list-style-type: none"> • At least 1,230 1,863 new homes across Pea102, Pea02b and Pea02c • At least 5,800sqm(net) 17,650sqm (net) new Class B4 E(g) employment floorspace • No more than 600sqm new A1 convenience retail floorspace • A new hotel • A new GP surgery • New community use floorspace • 0.8ha of new urban space per 1,000 estimated residents • No significant loss to any of the heritage assets on the site, nor harm to their character and setting • Generation of at least 10% of the site's energy need through renewable sources • Improvements to public realm and traffic calming along Broadwater Road • Improvements to bus services serving the site • Improvements to the footbridge between the site and the town centre • Delivery of additional off-site primary school capacity to support development <p>*209 of these have already been delivered on a part of the site</p>
FMM23	217	Table 19/SP18 North East of Welwyn Garden City – SDS1	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> • At least 650 870 new homes • A proportion of new homes being self-build plots • 6 12 new serviced Gypsy and Traveller pitches <p>A new small convenience shop at an accessible location within the site</p>
FMM23	218	Table 19/SP19 South East of Welwyn Garden City SDS2	<p>After Adoption: Delivery of development which within the wider boundary of Welwyn Hatfield* incorporates:</p> <ul style="list-style-type: none"> • At least 1,200 600 new homes
FMM23	218	Table 19/SADM22 Development within Hatfield Town Centre Core Retail Zone	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> • 1,200sqm (net) new retail E(a) and/or E(b) floorspace • At least 66 71 (net) new homes
FMM23	218	Table 19/SADM25 – High View Neighbourhood Centre MUS3	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> • The re-provision of at least an equivalent amount of retail floorspace to that which currently exists within the centre • At least 87 140 (net) new homes

Ref.	Page	Policy / Paragraph	Modification
FMM23	219	Table 19 /SP22 North West Hatfield SDS5	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> • At least 1,650 1,750 new homes • A proportion of new homes being self-build plots • 15 new Gypsy and Traveller pitches with 4(net) being delivered off-site at HS33 (GTLAA08) • At least 14,000sqm of new B-use employment floorspace An employment area in an accessible location • A new small Neighbourhood Centre at an accessible location within the site • A new secondary school and playing fields for dual use by the community <p>Provision for four three forms of entry at primary school level, including provision of a nursery and childrens centre</p>
FMM23	219	Table 19/SP23 Marshmoor Policy Area SDS7	<p>After adoption: Delivery of development in accordance with a Supplementary Planning Document which will be prepared for the Marshmoor area. This will incorporate:</p> <ul style="list-style-type: none"> • The delivery of a major new employment area for Class B1 uses (currently envisaged to be 40,000sqm new floorspace) class E(g) uses (currently envisaged to be 40,500sqm of new employment floorspace). <p>The delivery of a limited amount of new housing development (currently envisaged to be 80 new homes). The delivery of 100 new class C3 dwellings.</p>
FMM23	220	Table 19/SP24 – New Village – Symondshyde SDS6	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> • At least 1,130 new homes • A proportion of new homes being self build plots • 10 new Gypsy and Traveller pitches, delivered off-site at site HS34 (GTLAA09) • A new Small Village Centre at an accessible location within the site • A new two form entry primary school and playing fields for dual use by the community • A new community centre • The provision of infrastructure for and contributions towards the introduction of bus services to serve the new settlement • New pedestrian links and cycle paths to connect the new SP 24 settlement to the surrounding area Symondshyde • Highway mitigation measures to support development, specifically along Hammonds Lane/Symondshyde Lane, Coopers Green Lane, around Stanborough, and around J4 of the A1(M) • Necessary utilities improvements to support development • New formal and informal open space including play areas, sports pitches, allotments, community gardens and rights of way as part of the proposed Green Corridor • Habitat mitigation, protection and enhancement as part of the proposed Green Corridor <p>A design which protects and enhances nearby heritage assets, in particular the Grade II listed Symondshyde Farm House</p>
FMM23	225	Table 20/Chapter 9: Site Specific Monitoring	<p>SDS6 Delivery of a new village at Symondshyde Local Plan SP 24 None specific</p>

APPENDICES

Appendix A

Housing and employment floorspace trajectories

FMM24

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Figure 17 –
Housing
Trajectory

Supply Source	Plan period actual/estimated housing delivery by year													Plan period total						
	Pre-Adoption			1-5 years					6-10 years						11-15 years					
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Completions to date	295	554	408																	1,657
Sites with planning permission				556	463	75	192	132	78		4			-2	18					1,518
Planning applications awaiting determination						79														79
Suitable NEAA sites below allocation threshold							-1	10				9						8		25
Local Plan Site Allocations																				
S001 (W5C4) - North East Welwyn Garden City											130	130	130	130						690
S003 (W5C5) - South East Welwyn Garden City											100	100	100	100	100	100				1,400
S005 (W5C6) - Broadwater Road West EN, WSG					150	150	150	150	150											850
S004 (W5C3) - Broadwater Road West EN, WSG														57	57					114
S006 (W5C5) - Summerfield New Village											300	300	300	300	300	300	300	300	300	3,300
S007 (W5C6) - Marshmore, Welwyn Green														40						80
M0.5.1 (W5C4) - Welwyn Garden City, Open Centre North															14	14				28
M0.5.2 (W5C4) - 1-2 Town Centre, Hatfield																				66
M0.5.3 (W5C4) - High View, Hatfield																				87
H01 (W5C7) - Land at Berout Way EN, WSG																				28
H01 (W5C7) - 1 - Crossway, WSG																				200
H01 (W5C7) - 2 - Crossway, WSG																				82
H01 (W5C7) - 3 - Crossway, WSG																				119
H01 (W5C7) - 4 - Crossway, WSG																				17
H04 (W5C1) - Land at Gooding Sports Park, WSG																				230
H07 (W5C2) - Land at Waterloes, WSG																				29
H08 (W5C2) - 10 Melrose Way, Hatfield Road, WSG																				20
H09 (W5C2) - Land at Osney St Andrew School, Hatfield																				61
H10 (W5C3) - Garage on Hollyfields, Hatfield																				14
H11 (W5C3) - Land at Gooding, Hatfield																				30
H11 (W5C3) - Land south of Friar's Close, Hatfield																				37
H14 (W5C3) - 1, Kato Factory Site, Welwyn Rd, Hatfield																				62
H15 (W5C3) - Land east of London Rd, Welwyn Green																				148
H16 (W5C3) - 2 Great North Road, OWM																				5
H17 (W5C3) - Bear of 2-32 Great North Road, OWM																				29
H18 (W5C3) - The Vineyard, Welwyn																				30
H19 (W5C3) - Sarsby, The Barges, Welwyn																				7
H20 (W5C3) - Land at School Lane, Welwyn																				7
H21 (W5C3) - Land west of Golf Club Rd, Brookmans Park																				218
H22 (W5C3) - Land west of Brookmans Park Railway Stn																				250
H23 (W5C3) - Land east of Golf Club Rd, Brookmans Park																				10
H24 (W5C3) - Land north of Haulbush Road, Little Heath																				25
H25 (W5C3) - Land north of Haulbush Road, Little Heath																				150
H26 (W5C3) - 34 The Ridgeway and land to rear, Cuffley																				8
H27 (W5C3) - Land north of The Meadows, Cuffley																				20
H28 (W5C3) - Land south of Northway Road East, Cuffley																				118
H29 (W5C3) - Land north of Northway Road East, Cuffley																				79
H30 (W5C3) - Wells Farm, Northway Road East, Cuffley																				75
H31 (W5C3) - Land west of St Martin's Church, Cuffley																				5
H32 (G1A404) - Your Oaks, Great North Road, OWM																				6
H33 (G1A406) - Badminton, Hatfield Rd, Mill Gr																				4
H34 (G1A405) - Land at Colson, Green Lane																				10
H35 (G1A401) - Green Lane, Welwyn Green																				12
Local Plan Site Allocations Total							140	320	596	804	935	858	721	771	774	583	542	410	382	6,629
Windfall																				
Green allowance																				88
Additional allowance																				850
Hatfield Town Centre allowance																				125
Windfall Total																				1,225
Non-implementation allowance																				-20
Overall total by year	295	354	408	596	804	935	1,017	940	816	858	856	674	734	563	543	383				12,004
Estimated performance against housing target by year*																				
Housing target by year				808																792
Performance against target within individual year	293	-44	-30	38	-38	38	219	-25	188	64	101	104	-78	-18	-189	-209				159
Relative housing target from start of plan period	486	596	1,004	1,292	2,100	3,038	4,055	5,072	6,089	7,106	8,123	9,140	10,157	11,174	12,191	13,208				13,007
Performance against plan period target	-303	-347	-437	-379	-434	-404	-352	-363	-328	-281	-234	-187	-140	-93	-46	1				23

Figure 17 – Housing Trajectory

Supply Source	Plan period actual/estimated housing delivery by year															Total plan period
	Pre-adoption		Years 1-5					Years 6-10					Years 11-13			
	2016/17 - 2021/22	2022/23	1 2023/24	2 2024/25	3 2025/26	4 2026/27	5 2027/28	6 2028/29	7 2029/30	8 2030/31	9 2031/32	10 2032/33	11 2033/34	12 2034/35	13 2035/36	
Completions (16/17-21/22)	2,731															2,731
Commitments		112	113	353	288			1								867
Windfall						139	139	139	139	139	139	139	139	139	139	1,390
Small Sites			3	5							8					16
WGC4/4a (SDS1) - North east of WGC				150	150	162	150	140	120							872
WGC5 (SDS2) - South east of WGC					100	150	150	100	100							600
Pea02b (SDS3) - Broadwater Road West (N), WGC		208		100	226	226	235	138	135	135						1,403
Pea02c (SDS3) - Broadwater Road West (SW) - Pall Mall, WGC											95	76				171
Pea102 (SDS3) - Bio Park, Broadwater Rd, WGC					144	145										289
WGC1 (HS2) - Creswick, WGC				70	90	90	90									340
Pea08 (HS3) - 80 Bridge Road East, WGC								16	16							32
Hal03 (HS4) - Ratcliff Tail Lift Site, WGC		47	11													58
Hol19 (HS5) - Hyde Valley House, Hyde Valley, WGC			13													13
Han91 (HS6) - Land at Gosling Sports Park, WGC									50	50						100
Han40 (HS7) - WGC Town Centre North, WGC								33	34	33						100
Pea24 (HS8) - St Michaels House, Holwell Road, WGC													11	11		22
Han40a (HS12) - Town Centre North- Campus East, WGC				50	100	100										250
Pea104 (HS31) - YMCA, 90 Peartree Lane, WGC			29													29
Hol23 (HS34) - Neighbourhood Centre, Hollybush Lane, WGC											16					16
Hat1 (SDS5) - North West Hatfield, Hatfield					100	150	150	200	200	200	200	150	150	150	100	1,750
HC100b (HS36) - 1-9 Town Centre, Hatfield			71													71
HW100 (HS37) - High view (Hilltop) SPD Site, Hatfield		120	20													140
HE80 (HS9) - Land at Onslow St Audrey's School, Hatfield			43	43												86
HS31 (HS10) - Garages at Hollyfield, Hatfield			8													8
Hat11 (HS11) - Land at Southway, Hatfield				40	40	40										120
HS91 (HS13) - Land S of Filbert Close, Hatfield			39													39
HE23 (HS14) - L Kahn Manufacturing, Wellfield Road, Hatfield											31	31				62
HC11 (HS38) - Meridian House, The Common, Hatfield					11											11
HE17 (HS39) - Link Drive (Site F), Hatfield				80												80
HC08 (HS40) - Lemsford Road (Site H) , Hatfield						16	16									32
HSW92 (HS41) - Minster Close, Hatfield			91													91
HSW94 (HS42) - College Lane, Hatfield								30	40	45						115

Continued on the next page.

Supply Source	Plan period actual/estimated housing delivery by year															Total plan period
	Pre-adoption		Years 1-5					Years 6-10					Years 11-13			
	2016/17 - 2021/22	2022/23	1 2023/24	2 2024/25	3 2025/26	4 2026/27	5 2027/28	6 2028/29	7 2029/30	8 2030/31	9 2031/32	10 2032/33	11 2033/34	12 2034/35	13 2035/36	
WGr1 (HS15) - Land east of London Road, Woolmer Gr					30	60	60									150
WE100 (HS43) - 51-53 London Road, Woolmer Gr								34								34
OMH8 (HS16) - 2 Great North Road, O&MH								5								5
OMH5 (HS17) - Land rear of 2a-12 Great North Road, O&MH								20								20
GTLAA04 (HS32) - Four Oaks, Gt North Rd, O&MH			6													6
Wel11 (HS18) - The Vineyards, Welwyn					30											30
Wel4 (HS19) - Sandyhurst, The Bypass, Welwyn				37												37
Wel3 (HS20) - School Lane, Welwyn					9											9
WeG4b (SDS7) - Marshmoor, Wel Green						50	50									100
GTLAA01 (HS35) - Foxes Lane, Dixons Hill Rd, Wel Green			12													12
WeG1 (HS44) - 51 Welham Manor, Wel Green				16												16
WeG3a (HS45) - Land South of Wel Manor, Wel Green				24	44											68
WeG10 (HS46) - Dixons Hill Road, Wel Green								60	60							120
BrP13 (HS21) - Land west of Golf Club Rd, Brookmans Park					14											14
BrP14 (HS23) - Land east of Golf Club Road, Brookmans Park				10												10
BrP4/4a (HS22) - Land West of Brookmans Park Station								85	86	86	86	85				428
LHe1 (HS24) - Land N of Hawkshead Rd, Little Heath				17	18											35
LHe4/5 (HS47) - Part of Studlands/Videne, Little Heath				16	47											63
No02 (HS26) - 36 The Ridgeway and land to the rear, Cuffley			6													6
Cuf1 (HS27) - Land at The Meadway, Cuffley					20	40										60
Cuf6 (HS28) - Land south of Northaw Road East, Cuffley			35	46	40											121
Cuf12 (HS29) - Land North of Northaw Road East					18	55										73
Cuf7 (HS30) - Wells Farm, Northaw Road East				14	61											75
GTLAA08 (HS33) - Barbraville, Hertford Road nr. Mill Green					4											4
Total Supply	2,731	487	500	1,071	1,584	1,423	1,060	981	980	688	575	481	300	300	239	13,400
	2,731	487	5,638					3,705					839			13,400
Cumulative Supply	2,731	3,218	3,718	4,789	6,373	7,796	8,856	9,837	10,817	11,505	12,080	12,561	12,861	13,161	13,400	
Target by Year	760															
Cumulative Requirement	4,560	5,320	6,080	6,840	7,600	8,360	9,120	9,880	10,640	11,400	12,160	12,920	13,680	14,440	15,200	
Performance against plan period requirement	-1,829	-2,102	-2,362	-2,051	-1,227	-564	-264	-43	177	105	-80	-359	-819	-1,279	-1,800	

FMM24	226	Figure 18- Employment Trajectory	Figure 18 – Employment Floorspace Trajectory
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Supply Source		Plan period actual/estimated employment floorspace delivery (m ²)				Plan period total
		Pre adoption: 2013/14 - 2016/17	1-5 years: 2017/18 - 2021/22	6-10 years: 2022/23 - 2026/27	11-15 years: 2027/28 - 2031/32	
Completions to 31/03/2016	Gains	34,200				34,200
	Loss	-30,000				-30,000
	Net	4,200				4,200
Small sites with planning permission (less than 5,000m ² floorspace change)	Gains	200	7,400			7,600
	Loss	-7,250	-5,400			-12,650
	Net	-7,050	2,000			-5,050
Large sites with planning permission	Hatfield Business Park plots 4100/5000/5600		49,700			49,700
	Former Argos Distribution Site, Bessemer Road, WGC		9,900			9,900
	The Holdings, Cole Green Lane, WGC		5,800			5,800
	Kerbe Campus, Bessemer Road, WGC	-5,800	-13,900			-19,350
Vacant sites	Land north of Chequersfield, WGC				22,600	22,600
	Land at Falcon Way, Shire Park, WGC		7,300			7,300
Local Plan Site Allocations	SDS3 - Broadwater Road West (N), WGC		6,400			6,400
	SDS4 - Broadwater Road West (S), WGC				11,250	11,250
	SDS5 - North West Hatfield			6,950	6,950	13,900
	SDS7 - Marshmoor, Wellens Green			40,500		40,500
Loss from windfall office-to-residential conversions			-3,620	-9,050	-18,100	-30,770
Overall total by year		-8,300	63,580	38,400	22,700	116,380

Figure 18 – Employment Floorspace Trajectory

Plan period estimated employment floorspace delivery (m ²)		
Supply source		Plan period Net Total
Total Net Completions 2016-23		9,866
Small sites with planning permission (less than 5,000 m ² floorspace change) at 1 April 2023		-245
Large sites with planning permission at 1 Apr 2023	SDS3/Pea02b - Broadwater Road West (North)	5,600
	Hatfield Business Park - Plots 5600	4,662
	Tewin Road Gasholders	6,000
Vacant Sites	EMP10 expansion	520
Local Plan Allocations - Urban (without permission)	SDS3/Pea02c - Broadwater Road West (South West)	1,750
	HS4 - Ratcliff Tail Lift Site, Bessemer Road (loss included in completions)	0
	HS14 - L Kahn Manufacturing	-4,410
	SDS3/Pea 102 - Bio Park, Broadwater Road	-11,071
Local Plan Allocations - Green Belt	SDS5 - North West Hatfield	13,900
	SDS7 - Marshmoor	40,500
Estimated office-to-resi loss (Windfall) 2026/27 - 2035/36		-12,600

			Total Supply 2016/17- 2035/36	54,472
FMM24	226	Employment Floorspace Trajectory	<p>Notes on Employment Floorspace Trajectory: The development of new Class B floorspace is more vulnerable to changing economic cycles, and is now rarely undertaken speculatively in Welwyn Hatfield. This makes its delivery more difficult to estimate than housing, therefore the trajectory does not break down delivery by plan period or year. and the trajectory therefore only breaks delivery down into four periods. The phasing assumptions are best estimates and are derived from both the information on availability and deliverability provided by landowners, and the conclusions on development constraints reached in the Council's HELAA.</p> <p>Figures for the loss of employment floorspace from windfall office-to-residential conversions are derived from the estimated gain of 21 dwellings per annum from 2026/27 from this use. This is multiplied by 60m² per new dwelling to give a total floorspace loss figure. 27 dwellings per annum (increasing to 54 per annum for 2027/28 to 2031/32) for this land use. This is multiplied by an estimated 67m² per new dwelling to give a total floorspace loss figure – paragraphs 3.4.14 to 3.4.16 of the HELAA provide further information on how this is calculated.</p>	