

Welwyn Hatfield Local Plan

Pre-submission Regulation 19

September 2026

WELWYN HATFIELD

Our Local Plan.

COLLABORATIVE OPEN CORE RESPONSIBLE EXCELLENT

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Preface

Regulation 19 Consultation

Welwyn Hatfield Borough Council is publishing its Proposed Submission Local Plan under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan sets out the Council's proposed strategy for managing growth and development across the borough to 2043, including the provision of homes, jobs, infrastructure and environmental protection.

This consultation is an opportunity to make representations on the Proposed Submission Local Plan before it is submitted to the Secretary of State for independent examination.

What is Regulation 19?

Regulation 19 is the final stage of public consultation before the Local Plan is submitted for examination.

At this stage, the Council has considered the evidence base and representations received during earlier consultation stages and has prepared its proposed Local Plan for submission.

The purpose of this consultation is not to seek views on alternative options. Instead, representations should focus on whether the Plan:

- **has been prepared in accordance with legal and procedural requirements; and**
- **is "sound" as defined by national planning policy.**

What is Soundness?

The Planning Inspector will assess whether the Local Plan is:

Positively Prepared

Provides a strategy that seeks to meet identified development and infrastructure requirements.

Justified

Based on appropriate evidence and represents the most appropriate strategy when considered against reasonable alternatives.

Effective

Deliverable over the plan period and based on effective joint working on cross-boundary matters.

Consistent with National Policy

Enables sustainable development in accordance with national planning policy.

How to make a representation

Representations should clearly identify:

- **The part of the Plan being commented upon.**
- **Whether the representation relates to legal compliance or soundness.**
- **The reasons for the representation.**
- **Any changes sought, where applicable.**

Representations can be submitted:

- **Through the Council's consultation portal.**
- **By email.**
- **By post.**

Details of how to submit a representation are available on the Council's website.

What happens next?

The Local Plan will proceed through the following stages:

1. **Regulation 19 consultation.**
2. **Submission to the Secretary of State.**
3. **Independent Examination.**
4. **Consultation on any Main Modifications, if required.**
5. **Inspector's Report.**
6. **Adoption of the Local Plan.**

Examination in public

Following submission, an independent Planning Inspector appointed by the Secretary of State will examine the Plan and all duly made representations.

The Inspector will determine whether the Local Plan is legally compliant and sound and may recommend modifications where necessary.



SECTION 1

Introduction



What is a Local Plan?

The Local Plan is the statutory framework that guides how land is used and developed across Welwyn Hatfield Borough. It sets out the strategy, policies and proposals for delivering homes, jobs, infrastructure, and environmental protection over the plan period to 2043. The Local Plan ensures that development takes place in the right locations, supports sustainable communities, and responds to the needs of current and future residents.

The Local Plan forms the basis for determining planning applications and directing investment. It must be consistent with national planning policy, including the National Planning Policy Framework (NPPF), and is shaped by public consultation, engagement with stakeholders, and a robust evidence base. The Plan must also meet the legal requirements for plan-making, including the Duty to Cooperate with neighbouring authorities and prescribed bodies.

The Local Plan is subject to Sustainability Appraisal (incorporating Strategic Environmental Assessment), which assesses the social, economic and environmental effects of the Plan and its reasonable alternatives. This helps ensure that the Plan promotes sustainable development and minimises adverse impacts.

The Local Plan must be kept up to date and reviewed at least every five years. Upon adoption the polices and allocations in this Local Plan would replace those within the adopted Welwyn Hatfield Local Plan (2016-2036) in their entirety.

What is the Development Plan?

The Development Plan is a collection of planning documents that together form the legal basis for determining planning applications. In Welwyn Hatfield, this includes:

- **the Local Plan (prepared by Welwyn Hatfield Borough Council)**
- **Neighbourhood Plans (prepared by Parish Councils, or local community groups, where applicable)**
- **The Hertfordshire Waste Local Plan (prepared by Hertfordshire County Council)**
- **The Hertfordshire Minerals Local Plan (prepared by Hertfordshire County Council)**

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Neighbourhood Plans

Neighbourhood Plans are prepared by parish or town councils and designated community groups. Once adopted, they form part of the Development Plan and carry statutory weight in decision-making. Neighbourhood Plans can set out local policies on the use and development of land, including identifying sites for housing, protecting local green spaces, and supporting community facilities.

In Welwyn Hatfield, designated neighbourhood planning areas include Northaw and Cuffley and Welwyn. The Local Plan provides the strategic framework within which Neighbourhood Plans must operate.

Waste and Minerals Local Plan

Hertfordshire County Council is responsible for planning for waste and minerals. The Hertfordshire Waste Local Plan and Hertfordshire Minerals Local Plan set out policies for managing waste, safeguarding mineral resources, and identifying suitable locations for related development. The Local Plan for Welwyn Hatfield must be consistent with these plans, and planning decisions must take their policies into account where relevant.

How to Navigate this Plan

This Local Plan is structured into three main sections:

Section 1 – Introduction, Vision and Strategic Objectives

This section explains what the Local Plan is, how it is prepared, alongside the Vision for the Borough to 2043 and the strategic objectives that will guide the Plan.

Section 2 – Strategic and Development Management Policies

This section contains the policies to guide growth and development across the Borough. These cover a wide range of topics including housing, employment, town centres, climate change, transport, infrastructure, heritage, and the natural environment. These policies are supported by a comprehensive evidence base published alongside the Plan.

Section 3 – Site Allocations

This section identifies the sites the Council considers suitable for new development to meet housing and employment needs to 2043

Regulation 19

This Proposed Submission Local Plan is published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Representations should focus on whether the Plan is legally compliant and whether it is sound.

Stages of Local Plan Preparation

When the Local Plan is being prepared, it goes through several stages from its inception, pulling together evidence to support decision-making, through to the adoption of the Local Plan, at which point the policies can be applied to manage change effectively **(Fig. 1.1)**.

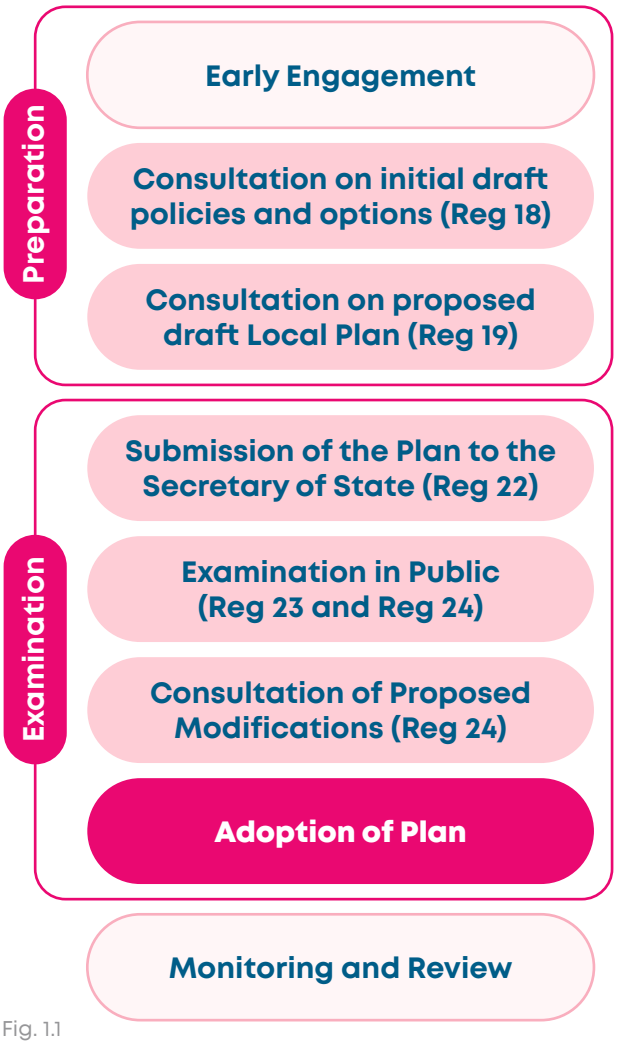


Fig. 1.1

A Local Plan must be kept up to date and reviewed at least every five years.

Picture of the Borough

Brief picture of Welwyn Hatfield

Welwyn Hatfield is located centrally within Hertfordshire and covers an area of approximately 130 square kilometres. The borough is bordered by Hertsmere to the south, St Albans to the west, North Hertfordshire to the north, and East Hertfordshire and Broxbourne to the east. The borough also has a short border with the London Borough of Enfield to the south. Around three-quarters of the borough is designated as part of the Metropolitan Green Belt.

The borough has two main towns — Welwyn Garden City and Hatfield — as well as a number of large and small villages providing a mix of urban, suburban and rural areas. Both towns have a wide range of retail and services serving both the towns themselves and the wider local area, as well as employment areas with some large businesses and national headquarters. Hatfield is also home to the two main campuses of the University of Hertfordshire, giving the town a notable student population and character. The main campus of the Royal Veterinary Collage is also located within the borough, south of Brookmans Park and Oaklands College has a campus in Welwyn Garden City.

The population of Welwyn Hatfield at the 2021 Census was 119,900 persons and there are approximately 48,600 homes in the borough[1]. House prices are 10.9 times median annual earnings[2] which is above both the national and regional averages and means that home ownership is unreachable for many households.

The borough's location on radial routes out of London means that it is highly accessible by rail and road. The East Coast Main Line has stations at Welwyn North (in Digswell), Welwyn Garden City, Hatfield, Welham Green and Brookmans Park, with services south into London and north towards Stevenage, Peterborough and Cambridge. Cuffley, in the east of the borough, is served by trains south into London and north towards Hertford.

The A1(M) passes north-south through the borough, linking London to Peterborough, the East Midlands and beyond, as well as connecting with the M25 just south of the borough boundary. In addition, the A414 passes east-west through Welwyn Hatfield and is a key cross county route connecting with other districts within Hertfordshire.

Despite having a strong local economy, the borough's good transport links mean that there are high levels of both inward and outward commuting and Welwyn Hatfield is a key workplace destination for residents of neighbouring districts (notably Stevenage, St Albans, East Herts, North Herts, Luton and Central Bedfordshire). This results in strong economic market and housing market linkages with neighbouring districts and means that the borough is an attractive place in which to live.

The borough's physical geography is defined by a number of watercourses, predominantly running across the borough from north-west to south-east. The River Lea and River Mimram are the most significant, running towards the Thames in East London. With the exceptionvof Welwyn, most settlements in the borough are on higher ground. The Cuffley Brook and its tributaries form another relatively deep valley between Cuffley and Goffs Oak within Broxbourne to the east, and meet the Lea in Enfield. The Mimmshall Brook and River Colne drain the south-west corner of the borough and run south west through Watford to Staines-upon-Thames in Surrey.

Welwyn Hatfield has a diverse range of green infrastructure and environmental assets including Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Wildlife Sites, protected trees and woodlands, extensive areas of agricultural land, minerals reserves, rivers, floodplains, and a comprehensive network of open space.

Both Hatfield and Welwyn Garden City are of historical importance as New Towns and Welwyn Garden City is also historically

important as the world's second Garden City. The borough has a number of historical assets, including listed buildings, conservation areas, ancient monuments and registered parks & gardens, and areas of archaeological interest.

[1] 2021 Census, Office for National Statistics (ONS).
[2] Ratio of median house price to median gross annual workplace-based earnings, five year average 2020-2024, Office for National Statistics (ONS).

Welwyn Hatfield Borough





SECTION 1

Challenges and Opportunities

Key Challenges and Opportunities for Welwyn Hatfield

Our Local Plan looks ahead over a 18 year period to 2043 (15 from anticipated adoption by 2028), during which Welwyn Hatfield will experience significant change. While there are challenges to address, there are also important opportunities arising from new development, investment, and the transition towards Net Zero. The following themes highlight the key considerations that will shape the Borough's future.

Living

- Welwyn Hatfield's population has risen in recent decades with growth outpacing most other areas within Hertfordshire. This growth is expected to continue over the plan period with the population projected to reach just under 139,800 persons by 2043, an increase of 9.7% from the start of the plan in 2025[3]. This will place increasing pressure on housing, services and infrastructure.
- House prices are well above national and regional averages and housing affordability is a continuing issue. With house prices 10.9 times median annual earnings[4] home ownership is inaccessible for many households and there is a need for more affordable housing.
- Housing delivery will need to meet the recognised needs of all groups in the community and ensure that the right types of homes are provided in the right locations. With the 75+ age groups expected to grow the fastest, sufficient provision of suitable homes and care facilities will be needed. Sufficient family sized housing to meet the identified need will also need to be planned for, with one and two bed flats having accounted for the majority of new homes built in recent years.
- New homes and neighbourhoods must be of high quality, minimise environmental impact, and be designed to adapt to climate change, including extreme weather, overheating, and flood risk.
- Improving physical and mental health is a key element of quality of life. The most deprived communities are more likely to experience poorer health than those in more affluent areas. Promoting active and healthy lifestyles and providing access to the natural environment and green spaces for all the community will help improve health and well-being.
- Cultural and community facilities play a vital role in supporting healthy, inclusive and connected communities. Libraries, community centres, youth facilities, sports venues, arts and cultural spaces all contribute to wellbeing, social cohesion and local identity. As the population grows, there will be a need to protect, enhance and, where necessary, expand these facilities to ensure that all residents have access to the services and opportunities they need. New development should contribute to the provision of community infrastructure and help create places where people can meet, participate and thrive.

Working

- Encouraging inward investment will be important to support growth in the local economy and jobs for an increasing population. Ensuring that employment land is available, attractive and fit for modern business needs will be a key challenge.
- Welwyn Hatfield is home to several major employers and national headquarters, as well as higher education institutions including the University of Hertfordshire. Strengthening collaboration between education providers and employers can help develop a skilled workforce, support innovation, and retain graduates within the Borough.
- Welwyn Hatfield has high levels of both in and out commuting, though overall there is a net inflow of workers[5] and the borough is a key workplace destination for residents of neighbouring districts (notably Stevenage, St Albans, East Herts, North Herts, Luton and Central Bedfordshire). This creates opportunities for economic growth but also places pressure on transport networks and local services.

[3] 2022-based subnational population projections, Office for National Statistics (ONS).

[4] Ratio of median house price to median gross annual workplace-based earnings, five-year average 2020-2024, Office for National Statistics (ONS).

[5] 2021 Census, ONS via NOMIS, Origin-destination Workplace data.

- The Borough has significant potential to support innovation and high value economic growth. The presence of the University of Hertfordshire, major employers and research intensive sectors provides a strong foundation for developing knowledge based industries, supporting start ups and fostering collaboration between academia and business. There is an opportunity to strengthen the Borough's role as a centre for research, innovation and advanced technologies, helping to raise productivity, attract investment and create high skilled jobs. Ensuring that employment land, digital infrastructure and transport connections support these sectors will be critical to realising this potential.

- Whilst below the national average, retail vacancy in Welwyn Garden City and Hatfield town centres has increased in recent years and the role of the town centres is changing - with an increasing shift towards leisure and recreation. Supporting diversification, improving the public realm, and encouraging mixed-use development will be important to ensure that town centres remain vibrant and resilient.

Environment

- The Council's Transition to Net Zero Strategy sets out a pathway to reduce emissions. New development will need to support this transition by integrating renewable and low carbon energy solutions, reducing energy demand, and being resilient to the impacts of climate change.

- Whilst the Green Belt contributes to the open countryside and supports the quality of life of local communities, the Borough's towns and villages are tightly constrained by the Green Belt, and opportunities for development within existing urban areas are limited. Meeting identified housing and employment needs will require careful consideration of sustainable locations with good access to services, facilities and public transport, helping to reduce the need to travel and supporting the move towards Net Zero.

- Welwyn Hatfield is within an area of serious water stress[6] (with demand for water exceeding the amount available). Where water resources are being or are likely to be exploited to a degree which may result in pressure on the environment or water supplies both now and in future this will need to be managed through water efficiency, infrastructure investment and partnership working with water companies and the Environment Agency.

- Managing flood risk is a growing challenge as the impacts of climate change become more pronounced. Parts of the Borough are vulnerable to surface water flooding, river flooding and sewer capacity constraints. New development will need to incorporate sustainable drainage systems, avoid areas at highest risk, and contribute to wider flood resilience measures.

- Water quality is also a key consideration. Growth will increase pressure on wastewater treatment infrastructure and could affect sensitive river catchments. The design of Sustainable Drainage Systems is also key to ensure water quality is managed effectively.

- Protecting and enhancing biodiversity is a key priority. The Borough contains a rich network of habitats, including Sites of Special Scientific Interest, Local Nature Reserves, Wildlife Sites, woodlands, rivers and open spaces. The Council manages over 30,000 trees as well as allotments, micro orchards and other green assets. New development should contribute to biodiversity net gain and strengthen ecological networks.

- Protect and enhance green spaces as vital resources for mental and physical health and wellbeing.

Movement and Infrastructure

- Growth will need to be supported by timely and coordinated investment in infrastructure, including education, healthcare, utilities, transport, digital connectivity and green infrastructure. The Council works closely with infrastructure providers to ensure that new development is supported by the facilities and services it requires. Developers will be expected to contribute to the provision and enhancement of infrastructure arising from their proposal.

[6] Water Stressed Areas – 2021 Classification, Environment Agency.

- Transport is the largest source of emissions in Welwyn Hatfield[7]. Reducing car dependency and encouraging a shift towards public transport, walking and cycling will be essential to support Net Zero ambitions, reduce congestion and improve air quality. The Local Cycling and Walking Infrastructure Plan identifies opportunities to improve safety, accessibility and connectivity for active travel.

- High quality digital infrastructure is increasingly essential for economic growth, education, and everyday life. The Borough's businesses, institutions and residents rely on fast, reliable broadband and mobile connectivity to support home working, online services, digital learning and modern business operations. Ensuring that new development is supported by high speed broadband and 5G coverage will be important to maintain competitiveness, attract investment and enable flexible working patterns. Improving digital connectivity in rural areas and smaller settlements will also help reduce inequalities and support inclusive growth.

Meeting the Borough's Housing Needs

A central role of the new Local Plan is to plan positively for the borough's future housing needs. Using the Government's standard method, the minimum housing need for the area is calculated as 840 homes per year. Across the proposed plan period (1 April 2024 to 31 March 2043), this equates to a requirement for 15,618 new homes.Existing planning permissions and unbuilt allocations are expected to deliver around 10,000 of these homes.

A Ten Year Approach to Allocations

National policy requires Local Plans to set out a strategy for meeting development needs over at least 15 years. However, it does not require councils to allocate specific sites for the entire period where this cannot be justified or shown to be deliverable. The National Planning Policy Framework (NPPF) instead expects plans to identify:

- **specific, deliverable sites for years 1–5**
- **developable sites or broad locations for years 6–10**
- **and, where possible, for years 11–15**

Reflecting this guidance, the Draft Local Plan proposes to allocate sites for the first 10 years of the plan period, supported by broad indications of how longer term needs could be met. This approach is shaped by several key considerations.

Ensuring Deliverability and Soundness

Focusing allocations on the first ten years allows the plan to be grounded in robust, up to date evidence. It ensures that only sites which are genuinely deliverable or developable – taking account of viability, infrastructure capacity, environmental constraints and landowner intentions—are relied upon. This avoids dependence on speculative long term sites.

Responding to Governance Changes

The Government has indicated its intention to create a new unitary authority in Hertfordshire by April 2028. This would bring strategic planning responsibilities together across a wider geography. National Local Government Association guidance confirms that new unitary authorities are expected to prepare a Local Plan covering their whole area. In parallel, the North East and Central Hertfordshire Growth Study provides a shared strategic evidence base that will inform future cross boundary planning.

Planning for Longer Term Growth

In light of these anticipated governance changes, it is appropriate for strategic growth beyond year ten of the plan period to be considered at the scale of the future unitary authority. This will enable long term development to be planned in a coordinated way, aligned with infrastructure delivery, environmental considerations and wider regional priorities.

[7] UK Local Authority and Greenhouse Gas Emissions, 2022, DESNZ.



SECTION 1

Visions and Objectives



Vision for Welwyn Hatfield to 2043

Our draft vision sets out the Council's aspirations for how Welwyn Hatfield will grow and change between now and 2043. It responds to the outcomes of early community engagement, key local challenges, opportunities, and national planning policy.

A strong local economy

To achieve a thriving, prosperous borough and promote wellbeing, we will support job creation and protect and enhance employment areas, attracting new investment opportunities, including in innovation and green industries. We will support local living by strengthening links between housing, jobs and skills. Growth will be complimented by digital, social, physical infrastructure that reduces inequalities and creates opportunities for all.

Distinctive and vibrant centres

Welwyn Garden City will continue to evolve as a modern garden city, offering a diversified retail and cultural experience, while Hatfield will grow as a dynamic university town and innovation hub, with a vibrant community feel. These centres will drive economic vitality and opportunity, supporting the borough's ambition to be thriving and inclusive.

Climate resilience and environmental stewardship

We will lead the transition to a net zero borough by 2050, delivering energy-efficient development, renewable energy, and nature-recovery. Our growth will be climate-resilient, with investment in green and blue infrastructure, sustainable transport, and flood mitigation. We will protect and enhance our chalk streams, woodlands and valued biodiversity.

Sustainable and well-designed growth

Neighbourhoods will be green, walkable, and well-connected, promoting active lifestyles and social interaction. High-quality homes, community facilities, and access to nature, culture and services will underpin health and wellbeing, ensuring that every resident benefits from inclusive growth.

Healthy, walkable and connected neighbourhoods

New development will be carefully managed to provide affordable homes, exemplifying sustainable place making and making best use of brownfield land whilst protecting the Green belt from inappropriate development. New development will be well designed and respect and respond to the distinctive character of our towns and villages. Places will be created with an identity which reflects healthy living, inclusivity, cohesion, and resilience.

By 2043, Welwyn Hatfield will be a thriving, inclusive and climate resilient Borough – delivering placemaking that puts the health, happiness and wellbeing of our residents at its heart.





Strategic objectives

Our strategic objectives set out how we will deliver the vision for Welwyn Hatfield to 2043. They guide the direction of the Local Plan, ensuring that development is sustainable, inclusive, and supported by the right infrastructure at the right time. These objectives respond to the council's Corporate Plan priorities, delivering homes to be proud of, enabling an economy that works for all, taking action on climate change, and creating opportunities for our diverse communities.

People and places

Homes for all

AIM: To meet the borough's housing needs through a balanced mix of high-quality, affordable and sustainable homes. To do this we will:

- **Deliver a range of housing types and tenures, including affordable, social, specialist and student housing.**
- **Support self- and custom-build opportunities and innovative, well designed housing models to meet demand.**
- **Ensure all homes are well-designed, energy-efficient, and adaptable to changing needs.**
- **Focus housing delivery in well-connected, sustainable locations, including brownfield and strategic sites.**

These objectives help deliver on our **Homes to be proud of** priority by delivering high-quality, affordable and adaptable housing, and will ensure the right mix of homes to meet local needs Community engagement highlighted the need for a wide range of housing, from first-time buyer homes and student accommodation to family housing and homes for older people. There was strong support for affordable and council housing, with high standards of design and energy efficiency. These objectives reflect the NPPF's core aim of delivering a sufficient supply of homes.

Distribution of growth and the Green Belt

AIM: To make efficient use of land whilst safeguarding the borough's Green Belt from inappropriate development, ensuring growth is directed to the most sustainable locations. To achieve this, we will:

- **Direct development in order of priority to:**
  - **Previously developed land in urban and accessible locations.**
  - **Previously developed Grey Belt land in sustainable locations that no longer serves Green Belt purposes.**
  - **Sustainable locations at the edge of existing settlements identified as Grey Belt land that no longer serves Green Belt purposes.**
  - **Other sustainable locations within the Green Belt where exception circumstances have been demonstrated.**
- **Optimise site capacity through good design and appropriate density.**
- **Enhance the Green Belt through biodiversity, landscape and recreational improvements.**

These objectives focus on balancing growth whilst also protecting our Green Belt. Growth will be carefully managed, directed first to brownfield land and sustainable locations. They respond to the challenges raised during engagement, including protecting the Green Belt, reusing brownfield land, and conserving the borough's distinctive character. They also respond directly to the NPPF's requirement to promote sustainable patterns of development and protect the Green Belt, where it is not identified as Grey Belt.

Healthy, liveable places

AIM: To create inclusive, well-designed neighbourhoods that support health, wellbeing and community life. To do this we will:

- **Deliver new communities that exemplify placemaking and sustainable living including walkable access to shops, services and green space.**
- **Promote higher-density development in appropriate locations to support local services and sustainable transport.**
- **Protect and enhance the valued character of towns, villages and designated historic assets.**
- **Design places that are well connected, inclusive and safe to use for all, designing out crime, and that support mental and physical wellbeing.**
- **Support an increase in access to green space, recreation, sport and leisure opportunities.**
- **Improve air quality and reduce pollution across the borough.**

These objectives are about creating places where communities can flourish, and will realise well-designed, safe and inclusive neighbourhoods that support healthier lives, Community engagement emphasised the value of safe, inclusive neighbourhoods that promote health and wellbeing, access to green spaces, good air quality, and reduced pollution. The objectives also respond to the NPPF's aim of delivering well-designed, beautiful and safe places and promoting healthy and inclusive communities. Taken together, they place people and placemaking at the heart of sustainable growth.





Economy and infrastructure

Infrastructure that keeps pace with growth

AIM: To ensure timely delivery of infrastructure to support new and existing communities. To do this we will:

- **Work with providers to deliver new and improved transport, education, healthcare and utilities.**
- **Plan for long-term investment in physical, digital and social infrastructure across the borough.**
- **Deliver green and blue infrastructure that supports climate resilience, health and biodiversity.**
- **Support renewable energy generation in appropriate locations.**

These objectives will ensure that essential infrastructure, schools, healthcare, utilities and transport keep pace with growth and helps deliver on our **Run an effective council** priority by planning and investing wisely in infrastructure. Community engagement highlighted the importance of ensuring that infrastructure is in place before new housing is delivered, including medical facilities, schools, transport and utilities. These objectives also deliver on NPPF requirements to ensure the timely provision of infrastructure.

Strong local economy

AIM: To support sustainable economic growth, job creation and lifelong learning. To do this we will:

- **Protect and enhance key employment areas and attract new investment, including in the green economy.**
- **Provide space for innovation, enterprise and key sectors such as life sciences, logistics and creative industries.**
- **Strengthen links between housing, jobs and skills to support local living and opportunities for all.**
- **Expand education, training and skills opportunities in partnership with providers and employers.**

These objectives will help us build a thriving economy, and by enabling investment in jobs, skills and infrastructure, we are delivering on our **Enable an economy that delivers for everyone** priority by supporting local businesses, jobs and skill creation. Community engagement highlighted support for sustaining and promoting employment opportunities by protecting key employment areas, supporting local businesses and start-ups, and linking employers with education providers to build skills and create opportunities for all. These objectives deliver on NPPF requirements to build a strong, competitive economy.

Better connections

AIM: To improve sustainable transport and digital access. To do this we will:

- **Provide inclusive travel choices through walking, cycling and public transport.**
- **Connect new and existing neighbourhoods to jobs, services and town centres.**
- **Support sustainable freight and logistics solutions.**
- **Expand digital infrastructure for business, education and community use, including in rural areas.**

These objectives focus on ensuring we improve digital and transport connections, and will aid in our **Action on Climate Change** priority by promoting sustainable transport and renewable energy. Community engagement highlighted a need for better transport connections, prioritising public transport and active travel to reduce congestion and car dependency, alongside safe parking and movement. These objectives also deliver on NPPF requirements to support high-quality communication infrastructure and sustainable transport modes, ensuring new development is supported by effective connections and services. This approach helps to create the conditions for long-term prosperity and resilience in Welwyn Hatfield.



Environment and climate

Climate and environment

AIM: To conserve and enhance Welwyn Hatfield's environment and work towards achieving net zero by 2050. To achieve this we will:

- **Deliver low-carbon, energy-efficient development and support renewable energy generation.**
- **Strengthen and expand green and blue infrastructure, including delivering nature recovery.**
- **Protect and improve rivers and chalk streams, and promote sustainable water use.**
- **Enable infrastructure for EV charging, sustainable drainage and climate adaptation.**
- **Promote active and sustainable transport to reduce car dependency.**
- **Design resilient places that adapt to climate impacts, prioritising nature based solutions.**
- **Support circular economy principles, resource efficiency, retrofitting and waste reduction.**

These objectives will help protect and enhance our countryside and natural environment, while tackling climate change and planning for a net zero future. This supports our **Action on Climate Change** priority by committing to reduce emissions and adapt to climate impacts, and our **Together** priority by safeguarding and enhancing the environment for current and future communities. Community engagement told us about the importance of protecting wildlife and supporting nature recovery, enhancing biodiversity, greening the urban environment, and improving access to the natural environment. Addressing climate change was seen as essential, with support for sustainable homes including adaptation to overheating, renewable energy, and flood resilience. These local views reinforce the borough's commitment to sustainability and resilience.

They also reflect national policy to conserve and enhance the natural environment, heritage and biodiversity and to support the transition to a low-carbon future. Together, they ensure that growth in Welwyn Hatfield is planned in line with the national commitment to sustainable development and climate resilience.



Our Local Plan.

SECTION 2

Spatial Strategy, Settlement Hierarchy and the Green Belt

Chapter 1: Sustainable Development, Spatial Strategy and Neighbourhood Planning

Sustainable Development

The planning system plays a central role in shaping places that are socially, economically and environmentally sustainable. National Policy and Guidance establish a clear presumption in favour of sustainable development, recognising it as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Embedding this principle within the Local Plan is essential to ensuring that growth in Welwyn Hatfield is well designed, inclusive, resilient and aligned with the long term interests of the borough and its communities.

The purpose of this policy is to ensure that sustainable development is fully integrated into both the strategic direction of the Local Plan and the future determination of planning applications. It provides a framework through which proposals can demonstrate how they contribute positively to the Local Plan vision, the strategic objectives for good growth, and the wider priorities that support a thriving, healthy and environmentally responsible borough. By applying this policy, the Council will take a proactive and constructive approach to decision making, enabling development that delivers high quality homes, supports economic vitality, enhances the natural and historic environment, and responds effectively to the challenges of climate change.

SP 1: Sustainable Development

A. The Council will take a positive approach to the determination of planning applications that help deliver on the Welwyn Hatfield Local Plan vision and objectives and reflect the presumption in favour of sustainable development contained in National Policy and Guidance.

Welwyn Hatfield Objectives for good growth:

- **People and Places:** To make efficient use of land to create inclusive, healthy, well-designed neighbourhoods, whilst safeguarding the borough's Green Belt from inappropriate development, ensuring growth is directed to the most sustainable locations.
- **Economy and Infrastructure:** To revitalise our town centres and local shopping hubs, for retail, culture and leisure; enable job creation and opportunities for businesses to grow; and provide the necessary supporting infrastructure for growth.
- **Environment and Climate:** To conserve and enhance Welwyn Hatfield's historic and natural environment and work towards achieving net zero.

B. Development proposals should demonstrate through their Planning Statement how they help contribute to the delivery of the objectives for good growth and the following relevant priorities to deliver on the Local Plan vision and objectives:

a) Deliver high quality and sustainable homes to meet the needs of all our communities, that are affordable, safe and well designed.

b) Create environments that support healthy, active and inclusive lifestyles.

c) Improve accessibility across the borough and beyond, reducing car dependency and supporting digital inclusion.

d) Revitalise Welwyn Garden City and Hatfield as thriving, mixed-use centres, and support the vitality of neighbourhood and village centres.

e) Support sustainable economic growth, job creation and lifelong learning.

f) Ensure the timely delivery of infrastructure needed for new and existing communities.

g) Contribute towards achieving net zero and ensure development is resilient to the impacts of climate change.

h) Protect and enhance the borough's valued landscapes, biodiversity and historic environment.

c. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account:

- **a)** The strategic objectives and priorities for good growth of this plan,
- **b)** Whether there are specific policies in National Policy and Guidance that protect areas or assets of particular importance[1], which provide a strong reason for refusing the development proposed; or
- **c)** Whether there are any adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy and Guidance when taken as a whole.

Supporting Text

Sustainable development is the guiding principle of the planning system and underpins the approach taken throughout the Welwyn Hatfield Local Plan. National Policy and Guidance require local planning authorities to apply a presumption in favour of sustainable development, ensuring that decisions proactively support growth that is socially inclusive, environmentally responsible and economically productive. This policy provides the mechanism through which that presumption is applied locally, ensuring that development proposals contribute positively to the borough's long term vision.

Welwyn Hatfield faces a number of strategic challenges, including the need to deliver high quality homes, support a diverse and resilient economy, enhance the borough's natural and historic environment, and respond effectively to the climate emergency. The Local Plan sets out clear objectives for good growth that reflect these challenges and articulate the outcomes the Council seeks to achieve. Embedding these objectives within the decision making process ensures that development proposals are assessed not only on their individual merits but also on their contribution to the wider spatial strategy.

This policy therefore requires applicants to demonstrate, through their Planning Statement, how their proposals support the delivery of the Local Plan vision and the objectives for good growth. This includes showing how development will make efficient use of land, promote healthy and inclusive communities, improve accessibility and connectivity, support economic vitality, and contribute to the borough's transition to net zero. By doing so, the policy ensures that growth is directed to the most sustainable locations, that the character and quality of the borough's environment is protected and enhanced, and that new development is resilient to the impacts of climate change.

The policy also clarifies how decisions will be made where relevant policies are absent or out of date. In such circumstances, the Council will apply the presumption in favour of sustainable development, granting permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or where specific national policies indicate that development should be restricted. This approach provides clarity and consistency for applicants while ensuring that development continues to support the borough's strategic objectives.

Spatial Strategy and Settlement Hierarchy

The spatial strategy seeks to promote a sustainable pattern of development, meeting the housing, economic and other development needs of the borough by directing growth and investment towards the borough's most sustainable locations, enabling people to live and work in locations where they have good opportunities to access local job opportunities, shops, healthcare, sport and leisure activities, and other services and facilities, by a genuine choice of travel modes.
The settlement hierarchy places all the boroughs settlements into tiers, reflecting their relative levels of sustainability and propensity to accommodate future growth.

The Council is seeking views on this approach as part of the Regulation 18 consultation.

[1] As specified in the NPPF.

SP2: Spatial Strategy and Settlement Hierarchy

A. The main focus for future housing and economic growth and key service provision will be channelled towards the most sustainable locations in the borough which are considered to be Tier 1, Tier 2 and Tier 3 settlements, or where locations can be made sustainable, limiting the need to travel by providing good accessibility to a range of homes, job opportunities, key services and facilities, by a genuine choice of travel modes including by walking, cycling, and public transport.

B. Consistent with the settlement hierarchy:

Tier One – Urban Areas

- Welwyn Garden City and Hatfield will be the primary focus for housing, economic growth and service provision in the borough, reinforcing their roles as the borough's main centres for economic activity, encouraging investment and regeneration, especially in town centre locations that are well served by passenger transport and where active travel is most likely to occur.

Tier Two – Urban Areas

- The large villages of Brookmans Park, Cuffley, Welham Green and Welwyn plus Little Heath will be the secondary focus for housing, economic growth and service provision in the borough, reinforcing their roles as mainly residential areas with more limited economic activity, good access to day-to-day local services and facilities, and a choice of travel modes.

Tier Three – Urban Areas

- For Digswell, Oaklands and Mardley Heath, and Woolmer Green, levels of growth should be compatible with the more limited range of job opportunities, local shops, services and other facilities, and choice of travel modes in these locations.

Tier Four – Green Belt

- Within the borough's Green Belt villages of Essendon, Lemsford, Newgate Street and Northaw limited levels of growth will take place where this is compatible with Green Belt policy. Any new minor housing or economic development[2] should help maintain or enhance the vitality of these rural communities, especially where this will support local services and facilities and be located within the existing built-up area of the relevant village.

Tier Five – Green Belt

- Settlements and other rural areas which are all located within the Green Belt, are not generally considered to be sustainable locations, and only minor housing or economic development[2] will take place where this is compatible with Green Belt policy.

C. Provision will be made for at least 15,618 homes new homes by 2043 through a mix of site allocations, commitments, windfall sites, and supporting other residential led schemes in accordance with the settlement hierarchy. The focus will be on providing the right mix of homes to meet the needs of the population, with a strategic aim of between 25-50% affordable homes.

D. The site allocations identified in this Plan are integral to the delivery of the Spatial Strategy. Allocations that are necessary to deliver the planned distribution of growth, meet identified housing or employment needs, release land from the Green Belt, secure strategic infrastructure, or otherwise address the strategic priorities of the borough are identified as strategic policies. Development proposals that would prejudice the effective delivery of an allocated site, or undermine its contribution to the Spatial Strategy, will not be supported.

[2] Minor housing or economic development, as defined in the Glossary.

E. Existing and new infrastructure will be optimised by taking opportunities to cluster services locally, providing flexible space, and improving inclusive access and use to better meet the needs of the population

F. Welwyn Hatfield urban open land and valuable natural habitats will be safeguarded and enhanced, optimising their inclusive use and enjoyment for all.

G. The strategic demand for employment uses will be met through the safeguarding, intensification and renewal of designated industrial and employment land, and the allocation of additional sites for employment uses.

H. The Council will monitor the implementation of the Spatial Strategy through its Authority Monitoring Report and will review the strategy if delivery falls significantly below expectations or if new evidence indicates a need for change.

Settlement Hierarchy

Tier One – Urban Areas:
Welwyn Garden City, Hatfield

Description and role:
Towns with large populations. Both have town centres, a network of neighbourhood centres, and other retail destinations. The borough's primary locations for housing, business units, large supermarkets and comparison retailing, secondary, further / higher education, healthcare, sport and leisure, entertainment and other facilities. As well as serving the populations of each town, they act as service centres for other smaller settlements. Both towns have good accessibility to the primary route network and are served by regular rail and bus services.

Tier Two – Urban Areas:
Brookmans Park, Cuffley, Welham Green, Welwyn, Little Heath

Description and role: Large villages with significantly smaller populations than the towns. Secondary locations for housing and business units in the borough. Each has a village centre catering for the day-to-day convenience needs of local communities. Each has at least primary school provision and is served by a range of local services and facilities. These villages have good accessibility to the road network and are served by rail and/ or regular bus services.

Tier Three – Urban Areas:
Digswell, Oaklands and Mardley Heath, Woolmer Green

Description and role: Smaller villages with (generally) smaller populations and less business units than the tier two villages. Each village has a primary school, but local communities are served by a more limited range of services and facilities than the tier two villages. Digswell is served by a rail station, and the other three villages have regular bus services.

Tier Four – Green Belt:
Essendon, Lemsford, Newgate Street and Northaw

Description and role: These small Green Belt villages are typically residential in character, with small populations. Each is served by a primary school, but otherwise, local communities are served by a very limited range of local services and facilities. None are directly served by rail services. Bus services are generally infrequent with most journeys being car-based.

Tier Five – Green Belt:
Ayot St Lawrence, Ayot St Peter, Ayot Green, Bell Bar, Burnham Green (part of), Bullens Green, Mill Green, Stanborough, Swanley Bar, Water End, Wild Hill, Woodside.

Description and role: These small settlements are located within the Green Belt. No or limited services and facilities within the settlements. Local populations look towards larger settlements for their day-to-day and wider service needs. Some are located closer to other villages or towns than others. None are directly served by rail services. Bus services are generally either non-existent or infrequent with most journeys being car-based.

Supporting Text

The Spatial Strategy sets out how growth will be planned and managed across Welwyn Hatfield over the plan period, ensuring that development is delivered in a coordinated, sustainable and locally responsive way. A key component of the strategy is meeting the borough's identified housing need. Provision will be made for at least 14,785 new homes by 2043 through a balanced mix of site allocations, existing commitments, windfall development, and a positive plan led approach to permitting residential led schemes that accord with the settlement hierarchy. This approach ensures that growth is directed to the most sustainable locations while maintaining flexibility to respond to changing circumstances. The strategy places strong emphasis on delivering the right mix of homes to meet the needs of current and future residents, including a strategic aim of securing between 25–50% affordable housing across the plan period.

The emerging spatial strategy aims to:

- Direct growth to locations with the greatest access to jobs, services, public transport and active travel networks.
- Reduce the need to travel and support a shift towards sustainable modes of transport.
- Strengthen the role of existing centres by focusing development where it can support local shops, services and community facilities.
- Make best use of existing infrastructure and planned investment.
- Protect the borough's rural character and Green Belt by ensuring development is proportionate to the role and function of each settlement.

This approach reflects national planning policy, which encourages sustainable patterns of development and the efficient use of land.

New homes and commercial development must be supported by the timely and coordinated delivery of the infrastructure required to create healthy, well-connected and resilient communities. This includes physical infrastructure such as transport and utilities, social infrastructure such as schools and healthcare, green infrastructure including open spaces and nature networks, and digital infrastructure that supports modern living and working. The strategy promotes an integrated approach to infrastructure planning to ensure that growth is properly supported and that impacts are managed effectively.

To make best use of existing assets, the strategy encourages the optimisation of both new and existing infrastructure. This includes taking opportunities to cluster services locally, designing flexible and adaptable spaces, and improving inclusive access so that facilities can be used effectively by all parts of the community. This approach supports more efficient service delivery, reduces the need to travel, and helps create vibrant, accessible neighbourhoods.

The Spatial Strategy is delivered through a combination of existing commitments, windfall development, infrastructure investment and site allocations. Site allocations perform a central role because they identify the specific locations where planned growth is expected to take place and provide the basis for coordinating homes, jobs, infrastructure, services, green infrastructure and sustainable transport improvements. Each allocation therefore contributes to the overall strategy and should not be considered in isolation. Failure to deliver allocated sites, or proposals that would compromise their comprehensive delivery, could undermine the ability of the Plan to meet identified needs and achieve its spatial objectives.

Welwyn Hatfield's urban open land, green spaces and valuable natural habitats form an essential part of the borough's character and environmental quality. The Spatial Strategy safeguards these assets and seeks opportunities for enhancement, ensuring they continue to provide ecological, recreational and health benefits. The inclusive use and enjoyment of these spaces is a key priority, supporting wellbeing and contributing to the borough's wider green and blue infrastructure network.

Meeting the borough's economic needs is also central to the Spatial Strategy. Strategic demand for employment uses will be met through the safeguarding, intensification and renewal of designated industrial and employment land, alongside the allocation of additional sites where required. This ensures that Welwyn Hatfield can continue to support a diverse and resilient economy, provide high quality jobs, and respond to changing business needs over the plan period.

The Settlement Hierarchy

The settlement hierarchy categorises settlements according to their size, accessibility, and the range of services and facilities they provide. It forms the basis for determining the most appropriate scale and distribution of future development.

The hierarchy is structured into five tiers, with Tier One representing the most sustainable locations for growth and Tier Five representing the least sustainable.

Tier One: Urban Areas – Welwyn Garden City and Hatfield

Welwyn Garden City and Hatfield are the borough's largest and most accessible settlements. They contain the widest range of employment opportunities, retail destinations, education and health facilities, and leisure provision. Both towns benefit from strong public transport connections, including rail services to London and north to Letchworth and Stevenage, and have good access to the strategic road network.

At this stage, the Council considers that these towns should continue to be the primary focus for future housing, economic development and service provision. Concentrating growth here can:

- Support town centre regeneration.
- Enable higher density development in accessible locations.
- Reduce reliance on the private car.
- Strengthen their role as service centres for surrounding communities.

The Council welcomes views on the scale and form of growth appropriate for these locations.

Tier Two: Urban Areas – Large Villages

Brookmans Park, Cuffley, Welham Green, Welwyn and Little Heath function as secondary service centres. They provide a good range of day-to-day services, including primary schools, local shops, community facilities and public transport connections. These towns and villages are predominantly residential but have the capacity to support modest levels of growth that reinforce their vitality.

The Council is proposing to reclassify Little Heath from a Tier Three to a Tier Two settlement, reflecting its functional relationship with Potters Bar and its accessibility to a wider range of services and facilities.

Growth in Tier Two settlements is expected to:

- Support the viability of local centres.
- Provide a mix of housing to meet local needs.
- Maintain and enhance sustainable travel opportunities.

The Council is seeking feedback on the proposed reclassification and the level of growth appropriate for these villages.

Tier Three: Urban Areas – Smaller Villages

Digswell, Oaklands and Mardley Heath, and Woolmer Green have more limited services and facilities than Tier Two villages. While they can accommodate some development, this should be proportionate to their smaller size and more constrained accessibility.

Development in these locations should:

- Support local facilities where appropriate.
- Reflect their more limited employment and service base.
- Avoid generating unsustainable travel patterns.
- Respect the character and setting of the villages.

The Council invites comments on the scale of development that may be suitable in these settlements.

Tier Four: Green Belt Villages

Essendon, Lemsford, Newgate Street and Northaw are small rural villages washed over by the Green Belt. They have very limited services and facilities and are not well served by public transport. Development opportunities are therefore tightly constrained.

Only limited infill or small scale development compatible with Green Belt policy is likely to be appropriate, particularly where it:

- Helps maintain the vitality of the rural community.
- Supports local services such as primary schools or village halls.
- Is located within the existing built up area.

The Council is seeking views on how best to support the long term sustainability of these rural communities.

Tier Five: Small Green Belt Settlements

The smallest settlements—such as Ayot St Lawrence, Ayot St Peter, Bell Bar, Mill Green, Water End and others—have little or no local services and are heavily dependent on larger settlements for day-to-day needs. Public transport provision is minimal or absent, and most journeys are car based.

These locations are not considered sustainable for significant growth. Only minor development consistent with Green Belt policy is likely to be appropriate, typically relating to:

- Rural enterprise.
- Re use of existing buildings.
- Very small scale infill where appropriate.

The Council welcomes views on the role of these settlements and how best to manage change within them.

Welwyn Hatfield Green Corridor

Green Infrastructure is vital for nature recovery, environmental resilience and delivery of access and recreational opportunities to support the health and wellbeing of communities. The creation of a 'Green Corridor' running east to west across the borough will help deliver the Plan's spatial vision by helping to sustainably enable the amount of development proposed within the Plan. It will help delivery of the Hertfordshire Local Nature Recovery Strategy (LNRS), improve access to green space and recreation in line with national standards[3] and help maintain a sense of separation between urban locations.

SP 3: Welwyn Hatfield Green Corridor

A. The Council will work with partners, developers, and adjoining authorities to deliver a strategic Green Corridor running east–west across the borough between Welwyn Garden City and Hatfield **(see Map 1 on the following page)** that:

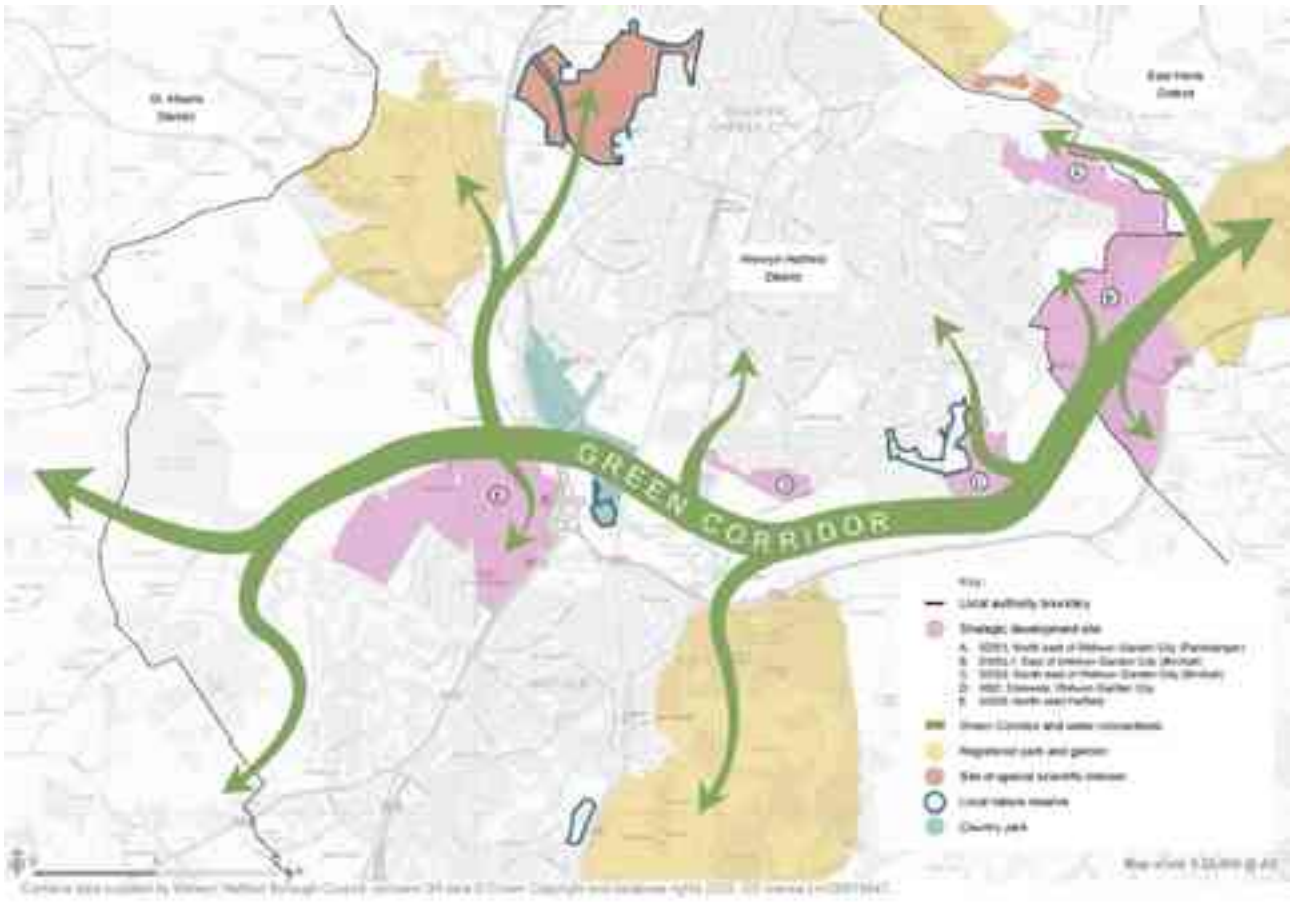
- **a)** Connects and enhances existing green infrastructure, ecological assets, and all public rights of way to create a multifunctional community resource;
- **b)** Maintains a sense of separation between Welwyn Garden City and Hatfield, consistent with the Green Belt's purpose of preventing coalescence;
- **c)** Improves access to open space and green/blue infrastructure in line with national standards and contributes to health and wellbeing;
- **d)** Provides new and enhanced green spaces, wildlife habitats, circular leisure routes, play and sport facilities, and off-road active travel connections linked to existing routes to facilitate utility trips;
- **e)** Secures and provides restoration and enhancement of mineral extraction sites for biodiversity and recreation following extraction;
- **f)** Supports biodiversity net gain, climate resilience, nature-based solutions to improve water management and help deliver the Hertfordshire Local Nature Recovery Strategy (LNRS) or any successor strategy; and
- **g)** Protects and enhances the landscape character and cultural heritage of the area.

B. Proposals for the development and delivery of the Green Corridor are outlined in the Green Corridor Study and will be detailed in the emerging Green Corridor Supplementary Planning Document and should be incorporated into the masterplanning of strategic sites. Development within or adjacent to the Green Corridor must:

- **a)** Enhance connectivity and avoid harm to existing ecological assets, green or blue infrastructure, and public rights of way;
- **b)** Facilitate and support the delivery of opportunities and projects identified in the Green Corridor SPD;
- **c)** Ensure the long-term management and maintenance of green/blue infrastructure and other projects delivered within the Green Corridor;

C. Development that would jeopardise the delivery of the Green Corridor will not be permitted.

[3] Natural England Green Infrastructure Standards for England 2023 and Natural England's Accessible Green Space Standard 2024 Accessible Greenspace Standard – https://designatedsites.naturalengland.org.uk/GreenInfrastructure/AccessibleGreenspaceStandard.aspx – or any subsequent standards.



Map 1 Welwyn Hatfield Green Corridor

Supporting Text

In line with the proposals detailed in map 1 the Green Corridor will provide new strategic connections to Ellenbrook Country Park, Symondshyde Great Wood and Heartwood Forest in the West, through Stanborough Park, the Commons Wood Nature Reserve, and Moneyhole Lane Park, and connect to Panshanger Park, the River Mimram and Lea Valley in the east.

Part of the Green Corridor is subject to an application for minerals extraction. Subject to the granting of planning permission, the Council will work with Hertfordshire County Council (as mineral planning authority), St Albans District Council, and the Ellenbrook Trust to maintain safe public access to Ellenbrook Country Park during any mineral extraction and to secure its restoration and enhancement for biodiversity and recreation following any extraction.

A Supplementary Planning Document (SPD) will be produced to guide delivery of the Green Corridor, which all applications for development within or adjoining the Corridor must have regard to.

Neighbourhood Plans

Neighbourhood planning is a distinct tier of the planning system designed to empower communities to influence the development and growth of their local areas. Under the Localism Act 2011, local parish and town councils have been given the authority to lead neighbourhood planning initiatives within their communities. In areas where no parish or town council exists, a neighbourhood forum may be established to take on this role. Additionally, in predominantly commercial areas, neighbourhood planning can be led by a business neighbourhood forum, enabling local businesses to shape the future of their environment.

SP 4: Neighbourhood Plans

A. The Council will support Neighbourhood Plans where they demonstrate that they:

- **a)** Contribute positively to the delivery of the Local Plan's Vision, Objectives, and Spatial Strategy; and
- **b)** Are in general conformity with the Strategic Policies of this Plan.

B. Neighbourhood Plans must be underpinned by proportionate, robust, and locally relevant evidence. Qualifying bodies are encouraged to use existing evidence prepared by the Council and other relevant sources. The Council will support neighbourhood planning groups by sharing relevant data and technical information.

C. Neighbourhood Plans should reflect the aspirations of the local community and promote high-quality, locally distinctive development. Plans should demonstrate inclusive engagement and respond to the character, heritage, and environmental assets of the area.

D. The Council will support qualifying bodies throughout the neighbourhood planning process, including:

- **a)** Providing guidance on policy conformity and evidence requirements;
- **b)** Sharing relevant data and mapping resources;
- **c)** Facilitating engagement with statutory consultees;
- **d)** Supporting plan preparation, examination, and referendum stages.

Supporting Text

Neighbourhood plans are not intended to prevent development; rather, they provide a proactive framework for shaping the future of an area. These plans must be in general conformity with the strategic policies of the Local Plan, be consistent with the National Planning Policy Framework (NPPF), and be underpinned by robust evidence. They must demonstrate how they contribute to sustainable development. The preparation of a Sustainability Appraisal can support this by illustrating how the plan promotes environmental, social, and economic sustainability. In certain cases—depending on the scale and nature of the proposals—a Strategic Environmental Assessment (SEA) may also be required.

Before a neighbourhood plan can be formally "made," it must undergo independent examination and be approved through a local referendum, ensuring it reflects the aspirations of the wider community.

A neighbourhood plan can establish a vision for an area, include general planning policies for the development and use of land in a neighbourhood, and allocate sites for development. Neighbourhood Plans should focus on local rather than strategic planning matters.

Once "made", Neighbourhood Plans form part of the development plan and are used in determining planning applications.

Chapter 2: The Green Belt

Introduction

Welwyn Hatfield is located within the Metropolitan Green Belt. The borough's two towns of Welwyn Garden City and Hatfield, and the eight smaller urban settlements of Brookmans Park, Cuffley, Welham Green, Welwyn, Digswell, Little Heath, Oaklands and Mardley Heath, and Woolmer Green are all 'inset' within (excluded from) the Green Belt. The inner boundaries of the Green Belt around these settlements are defined on the Policies Map. Located within the Green Belt are a number of smaller villages and settlements, as well as large areas of countryside.

SP 5: The Green Belt

A. The borough's Green Belt boundaries are defined on the Policies Map and will only be altered where exceptional circumstances are fully evidenced and justified through the review and update of the Local Plan having regard to their intended permanence in the long term and the need to promote sustainable patterns of development.

B. Opportunities to enhance the beneficial use of land in the Green Belt to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land will be supported in principle, where proposals are otherwise consistent with Green Belt policy.

Supporting Text

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The five purposes of Green Belt policy are to:

a) check the unrestricted sprawl of large built-up areas;

b) prevent neighbouring towns merging into one another;

c) assist in safeguarding the countryside from encroachment;

d) preserve the setting and special character of historic towns; and

e) assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once established, Green Belt boundaries will only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of the plan.

The Government attaches great importance to the protection of the Green Belt. Within the Green Belt inappropriate development will only be permitted in 'very special circumstances' where the substantial harm to the Green Belt and its openness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

There are a number of exceptions to inappropriate development set out in national planning policy[4], including development of some 'grey belt' land where it meets the relevant definition and criteria.

DMP 1: Development in the Green Belt

A. Planning applications for development within the Green Belt as defined on the Policies Map, will be determined in line with prevailing national planning policy and guidance.

B. Development in the Green Belt is inappropriate unless the proposal:

a) Falls within one of exceptions listed in national planning policy to inappropriate development;

b) Demonstrates that it meets the definition of grey belt and the

[4] The National Planning Policy Framework.

associated criteria set out in national planning policy and guidance, including the golden rules; or

c) Demonstrates that very special circumstances exist and the harm to the Green Belt is clearly outweighed by other considerations.

Openness

C. Where an assessment of the impact on the openness of the Green Belt is required, the following factors will be taken into account (but are not limited to):

a) The visual impact of the proposal, including views into and out of the site;

b) The spatial impact of the proposal (volume, height, footprint);

c) The duration of the development and its remediability; and

d) The degree of activity likely to be generated, such as traffic generation.

Purposes

D. Where an assessment of the impact on the purposes of the Green Belt is required, the following factors will be taken into account:

a) Whether the site lies within a parcel of land which makes a strong, moderate or weak/no contribution to one or more purposes of the Green Belt; and

b) Whether the scale, form or use of development or activity would compromise that/those purpose(s).

Grey Belt

E. Where land is identified as grey belt land, proposals will be determined in accordance with national planning policy and guidance on grey belt, including:

a) If the site is previously developed and/or does not strongly contribute to purposes (a), (b), or (d) of the Green Belt;

b) If the development would not fundamentally undermine the purposes of the remaining Green Belt;

c) There is a demonstrable unmet need for the proposed development.

d) The site is in a sustainable location; and

e) The proposal meets the Golden Rules, including enhanced affordable housing, green space and infrastructure provision.

DMP 2: Exceptions to Inappropriate Development in the Green Belt

A. Where a proposal is being considered as an exception to inappropriate development in the Green Belt as defined by national planning policy and guidance, the following considerations will apply.

Extensions or Alterations to Buildings

1. To demonstrate that an extension or alteration is not a disproportionate addition over and above the size of the original building, applicants must provide:

a) A quantitative assessment including (but not limited to) the increase in the footprint, floorspace, volume and/or above ground external dimensions (height/width); and

b) A qualitative assessment of the design elements including (but not limited to) the scale, bulk, height and massing with regards to the relationship to the original building and the elevation to which it relates.

- The original building is as defined in the Glossary of this Plan[5].
- The cumulative impact of any existing or approved additions will be included in the above assessment.
- The volume and footprint of any existing authorised buildings to be demolished within the site may be offset against increases in volume and footprint taking into account their size, permanence, design and proximity to the building to be extended.

Replacement Buildings

2. To demonstrate that a building (in the same use) is not materially larger than the one it replaces, applicants must provide:

a) A quantitative assessment including (but not limited to) the footprint, floorspace, volume and/or above ground external dimensions (height/width) of the existing and proposed buildings;

b) A qualitative assessment of the design elements including (but not limited to) the scale, bulk, height and massing; and

c) The siting of the replacement building.

- Conditions to remove permitted development rights[6] may be imposed where it is considered necessary to protect the openness of the Green Belt.

Limited infilling in villages

3. Limited infill development, will be permitted in villages within the Green Belt provided:

a) It does not extend the existing 'built up' area of the village into the open countryside; and

b) It is minor development[7].

- Limited infilling in villages does not include the extension or alteration of buildings.

Re-use of buildings and material changes in the use of land

4. In assessing the re-use of buildings in the Green Belt:

a) A full structural survey will be required to demonstrate that buildings are capable of conversion without major alterations or rebuilding.

- Any new curtilages resulting from the re-use of buildings or material changes in the use of the land should be clearly defined and limited in size to preserve the openness of the Green Belt.
- Conditions to remove permitted development rights[8] may be imposed where it is considered necessary to protect the openness of the Green Belt.

Supporting Text

DMP1: Development in the Green Belt outlines the general approach to development within the Green Belt. DMP2: Exceptions to Inappropriate Development in the Green Belt sets out supplementary criteria for considering the exceptions to inappropriate development in the Green Belt.

When reviewing remediability, any provisions to return land to its original state or to an equivalent (or improved) state of openness will be taken into account.

[5] A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

[6] Set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

[7] As defined in the Glossary of this Plan, minor development is the provision of dwellinghouses where (a) the number of dwellinghouses to be provided is less than 10; or (b) the development is to be carried out on a site having an area of less than 0.5 hectares and it is not known whether the development falls within (a). The provision of a building or buildings where the floor space to be created by the development is less than 1,000 square metres, or development carried out on a site having an area of less than 1 hectare.

[8] Set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In determining what would constitute a disproportionate extension to a building, a quantitative and qualitative assessment will be undertaken. In quantitative terms, proposals that would result in an increase in excess of 50% of the original building will generally be refused. However, each case will be assessed on its own merits as there may be circumstances in which a particular proposal for an extension in excess of 50% may be proportionate and acceptable. Conversely circumstances may dictate that an extension would need to be significantly less than 50% greater than the original dwelling in order to be considered proportionate and acceptable in planning terms.

The National Planning Policy Framework and national Planning Practice Guidance on the Green Belt (or any relevant successors) will be a material consideration in decision making.



Our Local Plan.

SECTION 2

Climate Change and Flood Risk

Chapter 3: Climate Change and Flood Risk

Introduction

Human activity of burning fossil fuels is the main cause of climate change, and it is the unprecedented speed of change that is most alarming. The speed of change is increased due to positive feedback loops, which amplify the effects of climate change. For instance, permafrost is melting at faster rates due to the rising global temperature, which is releasing large stores of methane (an even more potent greenhouse gas than carbon dioxide) into the atmosphere which further exacerbates global temperature rise.

To slow down this speed of change, we need to reduce emissions to limit the amount of carbon dioxide in the atmosphere and enhance the natural environment (to capture and store carbon dioxide). The planning system plays an important role in reducing carbon emissions, delivering sustainable communities and helping ensure that communities are as ready as possible for the impacts of climate change.

We also need to start adapting to the changing climate, because firstly, at a more local level we are already experiencing impacts of climate change in the form of wildfires, flooding, heatwaves and droughts and secondly, because the effects of climate change will be experienced for many years to come due to the time lag between what we do and when we feel it and the long lifespan of greenhouse gases. Building resilience and adapting to the impacts of climate change will play a crucial role in planning decisions, to ensure a sustainable future for our community.

SP 6: Mitigating and Adapting to Climate Change

A. In line with the Council's aim to be a net zero borough by 2050, the policies in this chapter recognise and contribute to the importance of mitigating and adapting to climate change, and seek to reduce carbon emissions as far as possible. Proposals that incorporate climate change reduction, mitigation and adaptation principles in their design and proposed implementation will be supported (subject to all other policies of the plan), most notably through the following:

Mitigating the effects of climate change

a) Prioritising the location of new development on previously developed land;

b) Locating development in areas which minimises the need to travel and maximises the ability to make journeys by sustainable modes of transport;

c) Minimising greenhouse gas and particulate emissions throughout the lifetime of the development, including construction, embodied and operational emissions;

d) Improving on Target Emission Rates to reduce CO2 emissions;

e) Maximising opportunities from energy and heat generation from low and zero carbon technologies;

f) Designing buildings to encourage positive passive solar gain, cooling and ventilation whilst mitigating overheating to reduce energy demand; and

g) Supporting retrofitting schemes to existing building stock to improve energy and water efficiency

Adapting to the impacts of climate change

h) Recognising the plan area's changing climate over the plan period and ensuring new development has considered, and can adapt to, climate change;

i) Utilising green and blue infrastructure to tackle urban heat island effects, reduce overheating and flood risk, and improve air quality;

j) Assessing flood risk appropriately by taking into account the effects of a changing climate; and

k) Utilising water efficiency, capture and recycling measures to reduce the potential for drought and water shortages.

Sustainability Statement

B. To demonstrate how development proposals have incorporated the above principles, all planning applications for major development will be required to submit a Sustainability Statement. Applications will also be required to demonstrate how they have conformed with Development Management policies relating to Climate Change and Sustainability.

Supporting Text

Consistent with national planning policy and guidance, this plan takes a proactive approach to mitigating and adapting to climate change by supporting appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts.

In July 2019, Welwyn Hatfield Borough Council declared a climate emergency and set itself the target of being net zero by 2030[9]. The Council has also committed to supporting, encouraging and engaging with residents, communities, businesses and other partners to reduce carbon emissions with the aim to be Net Zero as a borough by 2050. In 2024, Welwyn Hatfield Borough Council also adopted a Sustainability Supplementary Planning Document (SPD) which sought to encourage developers to produce more sustainable and lower carbon developments. This Local Plan puts those measures onto an even stronger footing and requires development to do more to mitigate the threat of climate change.

DMP 3: Energy Efficiency and Net Zero Design

A. All development proposals are expected to reduce energy demand and carbon emissions through their design by implementing the following energy hierarchy:

- **a)** Using less energy by considering the building fabric and design, site orientation and layout, soft landscaping and energy efficient lighting;
- **b)** Supplying and using energy efficiently by maximising energy efficient ventilation and heating systems, and using local energy resources (including secondary heat) where appropriate; and
- **c)** Using renewable and low carbon energy.

B. Development proposals should plan for the following passive design measures demonstrate how energy demand and carbon emissions have been minimised as far as possible:

- **a)** The layout and orientation of the site;
- **b)** The massing of buildings and structures;
- **c)** The location of surrounding buildings and objects, including the planting of trees and vegetation for shading;
- **d)** The use of materials;
- **e)** The location and design of fenestration;
- **f)** Internal room layout;
- **g)** Roof/eaves overhang; and
- **h)** The use of internal and external shutters

C. Development involving the creation of new dwellings and/or commercial

[9] one.welhat.gov.uk/environment/climate-change/2

floorspace should improve on the relevant Target Emission Rate (TER) for the building's proposed use(s) in terms of a percentage uplift.

D. Proposals that involve the reuse of existing buildings should seek to reduce energy demand and carbon emissions. Improvements made to the existing building in an energy efficiency context should be done in accordance with the energy hierarchy, and should be demonstrated by providing an improvement on a pre-retrofit baseline.

E. All non-residential development with a floorspace of 1,000 square metres or more will be required to meet at least BREEAM 'Excellent' unless it is demonstrated that it is not technically feasible or viable to do so, in which case such proposals will be required to demonstrate a 'Very Good' rating.

Supporting Text

Consistent with national planning policy, the need to mitigate and adapt to climate change should be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.

Significant weight will be given in decision-taking to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic, and to the benefits associated with renewable and low carbon energy generation and a proposal's contribution to a net zero future.

This will be achieved by seeking to reduce the energy consumption and emissions of a building from an early stage of design, taking into account a new and/or existing building's construction and design, heating systems, energy generation systems, passive design principles.

DMP 4: Construction Waste and Whole Life Cycle

Construction Waste

A. To help minimise the impact of new development on the environment, the Council will seek to ensure that development reduces waste through the construction process and reduce embodied carbon emissions throughout the whole life cycle of a development.

B. Major development proposals will be expected to submit a site waste management plan in order to demonstrate how they reduce construction waste through the re-use and recycling of materials, and how any practices utilised reflect the national waste hierarchy:

- Prevention
- Preparing for re-use
- Recycling
- Recovery
- Disposal

C. As part of an application, applicants should also set out how their proposals are in accordance with the adopted Hertfordshire Waste Local Plan (or any successor development plan document).

Whole Life Cycle

D. Major development proposals and proposals involving the demolition of an existing building(s) of 100sqm or more will be required to submit a whole life cycle carbon assessment, submitted as part of the Sustainability Statement, using an industry recognised whole life carbon assessment methodology. The assessment should also demonstrate actions taken to reduce whole life cycle carbon.

E. Proposals which demonstrate the use of low embodied carbon materials will be supported where it is appropriate and consistent with national and local planning policies.

F. Major development proposals should achieve the following embodied carbon targets for building life cycle stages A1-A5:

- **a)** Major residential proposals – 500kgCO_2e/m^2
- **b)** Major non-residential proposals – 600kgCO_2e/m^2

G. Where it is not viable to meet these embodied carbon targets, proposals will be required to provide justification within the Sustainability Statement.

Supporting Text

The issue of climate change has meant that the built environment industry has sought to further reduce operational emissions through design and construction. Ministry of Housing, Communities and Local Government have implemented higher standards for energy efficiency and emissions through Building Regulations, with further improved energy efficiency standards to be introduced in the future. Other voluntary standards also exist in the built environment to recognise and promote sustainability, which has a high focus on reducing operational emissions.

However, it is important to recognise that whilst reducing operational emissions in the built environment is vital, there is a significant amount of emissions associated through the whole lifespan of a building. Crucially, there are also practices and standards which allows the built environment to assess and reduce the amount of whole life cycle emissions.

There are also emissions associated with construction waste and 'beyond the life' stages of a building. The construction industry is notorious for sending waste to landfill and not reusing or reutilising materials well, and in some cases building materials going straight to waste without ever being used.

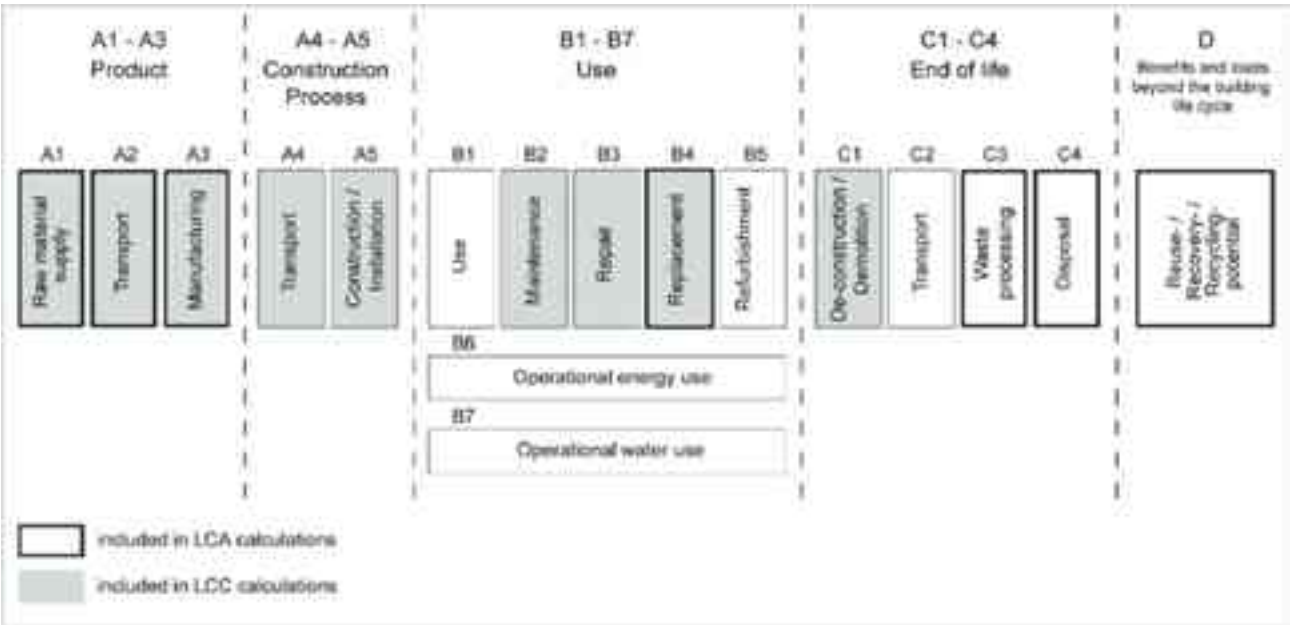
This policy is focused solely on the waste produced by construction and the emissions produced by the whole life cycle of development.

There is no standard definition of "embodied carbon" in planning legislation or national planning policy. However, it is generally understood to mean the carbon emissions associated with constructing a building, as opposed to the operational carbon associated with using the building which is the carbon emissions associated with a development during use. The embodied carbon and operational carbon together form part of the building's whole of life carbon emissions. Depending on the scope of the assessment, emissions can also be considered for emissions associated with taking a building down at the end of its life.

Embodied Carbon Targets

The embodied carbon targets mentioned in the draft policy are derived from the LETI Embodied Carbon Primer document. The targets are listed as a '2020 target', which is a 40% reduction over baseline. The baseline is derived from the RICS professional statement 'whole life carbon assessment for the built environment', which details the baseline specifications of embodied carbon for materials used in construction and for what purpose they are used in construction.

A1-A5 comes from BS EN 15978:2011, which states life cycle stages in construction. A1-A5 relates to the product and construction processes, in this context meaning the carbon emitted from every aspect of these processes.



DMP 5: Water Efficiency in New Developments

Water Consumption

A. All newly constructed dwellings are required to achieve an estimated water consumption not exceeding 110 litres per person per day (p/p/p/d). This requirement will be secured through the use of a planning condition.

B. Positive weight will be given to proposals that demonstrate an estimated water consumption of lower than 110 litres p/p/p/d.

C. Non-residential development with a floorspace of 1,000 square metres that incorporate water conservation measures to help meet the DMP target of BREEAM 'Excellent' will be supported, where they comply with the other policies in this plan.

D. Proposals for major development will be required to set out the estimated water consumption in the Sustainability Statement.

Water Capture and Reuse

E. Positive weight will also be given to proposals that incorporate rainwater harvesting and water reuse through greywater harvesting for non-potable uses to reduce demand on mains water supply. The inclusion of such measures within proposals should be set out in the Sustainability Statement.

Supporting Text

The Environment Agency undertakes a water stress assessment for each water company area, having regard to current and future water usage and climate change scenarios[10]. Areas of serious water stress are where water resources are being, or are likely to be, exploited to a degree which may result in pressure on the environment or water supplies both now and in future. Welwyn Hatfield is located within a water company area of serious water stress.

The policy requirement not to exceed 110 litres per person per day is equivalent to the Building Regulations Part G optional requirement, which must be secured by a planning condition in order to be complied with through the Building Regulations.

[10] Environment Agency - Water stressed areas – final classification 2021 (1 July 2021)

DMP 6: Managing Air Quality

A. Prevailing air quality, including any Air Quality Management Areas, and potential impacts upon air quality arising from airborne emissions, dust and odour associated with the construction and operation of a proposal (including vehicular traffic) will be considered when determining planning applications.

B. Proposals that would result in or be subject to unacceptable risk to human health and the natural environment from air pollution, or would prejudice compliance with national air quality objectives, will be refused.

C. An Air Quality Assessment that demonstrates how prevailing air quality and potential impacts have been considered and how air quality will be kept to an acceptable standard through avoidance and mitigation will be required for any development proposals which are:

- **a)** Likely, due to the nature of the proposal, to give rise to significant air pollution,
- **b)** Within an Air Quality Management Area,
- **c)** Within 50 metres of a major road or heavily trafficked route;
- **d)** Within proximity to a source of air pollution which could present a significant risk to human health, and/or
- **e)** Particularly sensitive to air pollution due to their nature, such as schools, health care establishments or housing for older people.

D. The potential impact of proposals upon odour levels, or their sensitivity to prevailing sources and levels of odour, should be considered and addressed. Where appropriate, the Council will require an Odour Impact Assessment to be provided, including an Odour Management Plan where necessary.

Supporting Text

National policy requires that development should not contribute to, or be put at unacceptable risk from, pollution in its various forms, and that it should where possible help to improve local environmental conditions. In addition, national policy requires that planning should help to achieve healthy places. As such it is important that potential environmental impacts, both from proposed development and to future occupiers, are properly considered as part of the planning process to ensure that future development provides as healthy and safe an environment as possible.

Issues to be considered include air quality, pollution from light and noise, contaminated land and land instability, including the effects of historic chalk mining in some areas of the borough.

DMP 7: Renewable and Low Carbon Energy

Renewable and Low Carbon Energy

A. In order to reduce carbon emissions, applicants will be expected to consider and maximise opportunities for the use of renewable and low carbon technologies. Through the submission of the Sustainability Statement, major development proposals should demonstrate how the following matters have been addressed as part of their development proposals:

- **a)** Energy supply – how the proposal has sought to utilise on-site and/or local renewable and low carbon energy generation;
- **b)** Energy demand – how the proposal has sought to utilise on-site and/or local low carbon technologies for heating and, where applicable, ventilation; and
- **c)** Energy response – how the proposal has sought to relieve peak energy demand through energy supply, storage and management, including battery energy storage systems and smart meters

B. All new dwellings and major commercial development will be expected to have solar PV panels installed as a functional requirement on flat roofs and pitched roofs with a southerly, south-easterly, south-westerly, easterly or westerly aspect.

C. New construction dwellings are required to use no fossil fuels onsite for the dwelling's space heating and hot water demands. All heating and hot water demand is expected to be provided by low carbon alternatives such as heat pumps or direct electric heating.

Renewable Energy and Energy Storage Developments

D. Proposals for renewable energy sites and associated infrastructure including battery energy storage systems (BESS) will be supported where the impact is, or can be made, acceptable. Proposals will be assessed against the following factors, and local & national planning policy, to determine whether they are suitable and whether any impacts can be mitigated and sufficiently outweighed by the benefits associated with the proposed development:

- **a)** Current grid capacity;
- **b)** Proximity to existing grid connections (for proposals connecting to existing grid infrastructure)
- **c)** Proximity to end users (for localised energy proposals)

E. Ground-mounted solar farms utilising previously developed land will be encouraged, especially if it can be demonstrated that the subject land is unsuitable for uses where there is an identified need for in the plan area.

F. Planning conditions will be used to ensure that installations at ground-mounted solar farms are removed when no longer in use to ensure the land is restored to its previous use.

Supporting Text

Renewable energy – at any scale – is seen as a positive way of contributing towards meeting energy demands, whilst ensuring energy is also produced cleanly compared to traditional methods of energy generation using fossil fuels, therefore reducing greenhouse gas emissions and slowing down climate change. The cost of many renewable energy technologies has also fallen in recent years, promoting their attractiveness and viability.

The scale of renewable energy varies greatly. There are options to install solar panels domestically (either on existing buildings or standalone) and commercially, such as on larger commercial buildings which have larger areas to mount renewable energy technology. Larger scale renewable energy projects – such as solar farms – are also increasing in popularity, and can make significant contributions to energy production in their location (depending on size).

Whilst Local Plans are not required to deliver a quota of renewable energy development, Local Planning Authorities are responsible for renewable and low carbon energy development of 50 megawatts or less installed capacity. National Planning Policy and Guidance also states that to help increase the use and supply of renewable energy, plans should provide a positive strategy for these energy sources that maximises potential suitable development while addressing adverse impacts.

The policy aims to guide development proposals for both on existing buildings and solar farms, contributing to renewable energy generation in the borough throughout the plan period and therefore helping to tackle climate change. The second part of this policy is not to designate specific areas within the plan area for renewable energy development, but instead list criteria to be adhered to which promotes renewable energy development in appropriate locations, taking into account the requirements of the technology and cumulative impacts.

The Future Homes Standard, due to come into effect in 2027, has previously been consulted on by the government in 2019 and 2020, with a consultation on detailed specification in late 2023/early 2024. The latter consultation sought views on whether to require solar panels for new homes. The new 2024 government stated in

October 2024 that they want solar panels on as many new homes as possible[11]. Additionally, one expected result of the Future Homes Standard is for all new homes built with no fossil fuel boilers.

To achieve the Strategic Policy of this Chapter and the Council's ambition to be net-zero carbon by 2050, and to align with the likelihood of solar panels being required in new homes in the future, this DM Policy expects newly built dwellings to have solar photovoltaic panels installed as a functional requirement. The expected future requirement for new homes to be fossil fuel free will also result in the vast majority of dwellings will be utilising electricity for space heating and hot water rather than gas, which means that producing electricity on-site will reduce the dependency on grid electricity which may be exacerbated by all-electricity fuelled dwellings.

It is widely acknowledged that the azimuth (orientation) and tilt of the PV panel have a direct impact on the level of energy generation a solar PV panel creates. The energy generation also varies more due to these factors depending on the time of year; a north facing solar PV panel (180 azimuth) are around 55% as efficient as south facing ones (0 azimuth), however they can be even less efficient in winter months. Therefore, solar PV panels should be installed within a west-south-east orientation to improve electricity generation.

DMP 8: Managing the Impacts of Development

A. Development proposals must be designed to protect the amenity of occupiers, both current and those in the future including in new developments. In line with "agent of change" principles, new development should not curtail or limit the activities of legitimate and established users in the area.

Noise and Vibration

B. A Noise and Vibration Impact Assessment will be required for proposals with the potential to cause disturbance to people or the natural environment due to noise and/or vibration or for proposals that are considered to be sensitive to, or may be subject to, noise and/or vibration. Proposals that would result in or be subject to noise pollution and/or vibration will be assessed against the following:

- **a)** Noise that results in a significant adverse impact on human health or the natural environment will not be permitted.
- **b)** Noise that results in an adverse impact on human health or the natural environment will be refused unless the need for, and benefits of, the development significantly outweigh the harm and all feasible solutions to avoid and mitigate that harm have been fully implemented.
- **c)** Noise that is intrusive and would have an adverse effect on the quality of life or the natural environment will be resisted unless all feasible solutions to reduce to a minimum and mitigate that harm have been fully implemented including the use of planning conditions, and the benefits of the development outweigh the harm.
- **d)** Good acoustic design principles should be integrated into all developments where noise is a factor. Façade noise mitigation should not be solely relied upon.
- **e)** The requirement of specific noise mitigation is likely to require verification testing via condition prior to first occupation or first commercial use.
- **f)** Developments subjected to noise from commercial operations that are already established, and that are likely to give rise to adverse noise impacts, should not solely rely upon closed windows and façade noise mitigation.

[11] https://mhclgmedia.blog.gov.uk/2024/10/24/reporting-on-the-future-homes-standard-and-solar-panels/

Light Polution

C. Proposals that include external lighting schemes, including floodlighting, will be approved where it can be demonstrated through a Lighting Assessment that all of the following criteria can be satisfied:

- **a)** The lighting scheme is the minimum required for security and operational purposes;
- **b)** Glare and light spillage are minimised;
- **c)** The amenity of residential areas is not adversely affected;
- **d)** Assessment will require the submission of vertical and horizontal lux diagrams to show light spill and coverage.
- **e)** The visual character of historic buildings and conservation areas are not adversely affected;
- **f)** There would be no dazzling or distraction of drivers or other highway users using the highway network including the active travel network;
- **g)** There would be no unacceptable adverse impact on the character or openness of the countryside and the green belt; and
- **h)** There would be no unacceptable adverse effects on species, habitats or the wider natural environment.

D. Proposals for developments which may be affected by existing light installations will need to demonstrate that the proposed development will not be unacceptably affected by the existing installations. When this scenario occurs, mitigation verification will be required prior to development occupation via use of planning conditions. If any such impacts cannot be mitigated to an appropriate level, the proposal should be refused.

Contaminated Land

E. Planning applications for proposals on land formerly used for industrial, commercial or utilities purposes, or land which is considered to be contaminated or potentially contaminated, must be accompanied by a preliminary Contaminated Land Risk Assessment. Proposals which, by their nature, risk contributing to soil and water pollution will be required to demonstrate how this risk will be avoided or mitigated to an acceptable level.

Land Instability

F. Planning applications for proposals on land which may be subject to, or at risk of, land instability must be accompanied by an appropriate assessment and any risks must be minimised or mitigated to an acceptable level. A site risk assessment and site investigation will be required which include the following:

- **a)** A preliminary risk assessment and desktop study to establish all previous site uses and potential contamination risks.
- **b)** A site investigation and appraisal assessing risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
- **c)** A remediation strategy detailing all options and measures that will be taken to remediate the site.
- **d)** Once remediation is implemented, a verification report to demonstrate the effectiveness of the remediation measures and works undertaken prior to first occupation.

Overhead Power Cables

G. Any proposals for built development underneath or immediately adjacent to such cables must provide an appropriate buffer, though some uses such as landscaping may be appropriate in these locations. For any development within 50m of such cables, or 200m in the case of wind turbines, blasting, tunnelling or minerals extraction, the infrastructure provider should be consulted.

Supporting Text

National policy requires that development should not contribute to, or be put at unacceptable risk from, pollution in its various forms, and that it should where possible help to improve local environmental conditions. In addition, national policy requires that planning should help to achieve healthy places. As such it is important that potential environmental impacts, both from proposed development and to future occupiers, are properly considered as part of the planning process to ensure that future development provides as healthy and safe an environment as possible.

Where there is potential for development to cause, or be affected by, particular impacts, these should be properly assessed through the planning process and mitigated where necessary. As a result, developers and applicants should be fully aware of potential risks from or to their proposed developments

Issues to be considered include air quality, pollution from light and noise, contaminated land and land instability, including the effects of historic chalk mining in some areas of the borough. The presence of overhead power cables can present an impact on amenity of a local area and a safety risk to users in their vicinity. Appropriate buffer zones must be maintained.

DMP 9: Heat Risk and Urban Cooling

A. In order to minimise the risk of adverse health impacts and achieve thermal comfort, proposals should reduce the risk of excessive heat generation / overheating, as far as possible by:

- **a)** minimising internal heat generation through energy efficient design;
- **b)** reducing the amount of unwanted heat and solar gain entering a building through orientation, shading, fenestration, insulation and green roofs and walls;
- **c)** considering the layout and aspect to ensure heat sensitive rooms (e.g. bedrooms, offices) are located in cooler parts of the building and heat generating rooms are appropriately managed to reduce overheating;
- **d)** selecting appropriate external materials with a high thermal mass materials to reduce heat transfer entering the building and promote cooling where possible; and
- **e)** appropriate natural ventilation, minimising the need for mechanical ventilation for cooling purposes where possible.

B. Development will be expected contribute to borough-wide urban cooling and should ensure that adequate shade in the public realm and outdoor spaces is secured. Proposals should:

- **a)** incorporate appropriate shading, surface materials (including ground surfaces) and an urban form that supports heat dissipation in external amenity areas;
- **b)** include tree planting, green roofs and walls, and other measures that provide shade and encourage evapotranspiration; and
- **c)** utilise blue infrastructure (including SuDS) in appropriate areas to reduce heat retention.

C. Proposals that capture and reuse waste heat from development, existing buildings or transport infrastructure will be supported

D. Major development proposals will be expected to demonstrate how heat risk and overheating has been taken into account via the Sustainability Statement.

Supporting Text

Climate Change and the rising temperatures present a risk of excessive heat and over-heating. Very high temperatures can result in a range of health impacts, not just affecting more vulnerable people or those with existing health conditions, including heat related illnesses, hospital admissions or even death. Whilst air conditioning can create cooler and more comfortable environments, it further contributes to energy demand and emissions.

The internal layout of a house can have a significant impact on the likelihood of heat gains causing a drop in thermal comfort. Rooms should be located around a building to minimise the effect of heat gains on the

occupants. For example, locating bedrooms in cooler parts of the property such as the north and east sides of a house where over-shading tends to be greatest offer the best locations for achieving minimum solar gains. In addition, rooms which typically produce more heat due to their usage i.e. kitchens should be considered, as these rooms often have long periods of occupancy and heat generating appliances. The ground floor also tends to be cooler than upper floors as ground temperatures underneath are more stable than air temperature, heat naturally rising, and upper floors tend to be less shaded by other buildings and trees.

It is important that this risk is properly considered at the design stage of a development project, and that design and mitigation measures are used to minimise and mitigate this issue as far as possible. This policy takes a proactive approach consistent with the aims of national planning policy.

DMP 10: Carbon Offsetting

A. Major development proposals will be expected to offset the increased carbon production if they do not meet the policy requirements for Target Emissions Rates, solar panels on new dwellings and embodied carbon targets. This should be done in the following order:

- **a)** By delivering measures that achieve or reduce the residual requirement elsewhere on-site or off-site in close proximity to the development and within the borough;
- **b)** If the energy efficiency and carbon reduction requirements cannot be met by on-site and/or off-site, a contribution to the Council's Carbon Offset Fund will be required to be made.

B. Any carbon offsets will be secured by legal agreements.

Supporting Text

Carbon offsetting contribution is often expressed as a price of carbon multiplied by the carbon gap (in this case, the carbon gap is the expected $kgCO_2/m^2$ minus the provided) multiplied by a predefined period of time.

It is easier to understand and set targets for DER/BER in policy as the TER is already set in terms of $kgCO_2/m^2$ per year. Embodied carbon figures are similarly expressed as $kgCO_2e/m^2$, meaning a target can be understood and set. However, the solar PV requirement is not expressed as $kgCO_2/m^2$ but rather a requirement to provide such technology.

Solar PV generation is also considered in the Standard Assessment Procedure (SAP) calculations to determine the Dwelling Emissions Rate or Building Emissions Rate i.e. any electricity generation is set as an offset of energy used/fuel cost/CO_2 emissions due to the electricity generated rather than used.

Therefore, to better understand the carbon gap between policy requirement and what is proposed to be delivered on development schemes, the carbon offsetting policy considers the policy requirements for Target Emissions Rates and embodied carbon targets.

Whilst energy efficiency standards are typically governed by Building Regulations, the Plan's Climate Change policies set requirements which seek to further reduce carbon emissions across the lifetime of the development and better mitigate and adapt to the effects of climate change. However, there may be circumstances where these requirements cannot be met. In these instances, a development will be required to provide compensation to offset the expected carbon emission reductions that are not met on-site.

The carbon offsetting contributions will be based on a monetary value per tonne of carbon dioxide emitted.

DMP 11: Flood Risk and Mitigation

A. Flood Risk Assessments will be required in line with national policy and guidance and should be prepared in accordance with the requirements and advice set out in the Council's Strategic Flood Risk Assessment. In addition, proposals that require a site-specific Flood Risk Assessment will be required to:

- **a)** Protect and enhance the flood risk management function of existing overland flow routes, watercourses and flood plains/storage areas to

ensure there is no net loss of flood storage, flows are not impeded, and opportunities to make space for water are taken.

b) Maintain an appropriate development free corridor along watercourses and take opportunities to naturalise watercourses to improve their ecological status, biodiversity and habitat connectivity.

B. All major development proposals, proposals involving the creation of new dwellings and all proposals in areas identified as being at risk of surface water flooding, will be required to manage surface water runoff and surface water flood risk via the use of Sustainable Drainage Systems that:

a) Have been incorporated into the layout and design of proposals at the earliest stage of scheme design;

b) Are designed in accordance with the national non-statutory technical standards (or their successor) as well as guidance and advice provided by the relevant flood risk management bodies;

c) Wherever feasible improve upon peak greenfield runoff rates, particularly in locations identified as experiencing surface water flooding problems, in order to help reduce overall flood risk in the wider area;

d) Use management and control measures that aid multi-functionality of space, enhance visual amenity, support biodiversity and allow for safe interaction with the water environment, as opposed to hard engineered and/or sub-surface features which will be resisted;

e) Protect water quality by using an appropriate number of treatment stages before discharging to the ground or a surface water body;

f) Avoid discharging to a combined sewer particularly in locations where the existing sewer network is identified as having constrained capacity; and

g) Enable maintenance of individual measures and the system as a whole to be undertaken in a financially sustainable way and without significant disruption to occupiers and users of development.

C. Sustainable Drainage Systems that include measures for managing surface water runoff beyond the individual building or plot-level will be required to demonstrate how the long term maintenance of the system will be secured.

D. All development proposals should seek to incorporate suitable source control measures at the building and plot-level. The loss of permeable surfaces and other features which help reduce and manage surface water flood risk without suitable compensatory provision will be resisted.

Supporting Text

National policy (the NPPF) requires local planning authorities to ensure that development is directed away from areas at highest flood risk and that it does not increase flood risk elsewhere. Climate change projections indicate rising peak river flows, more intense rainfall events, and increased surface water flooding. Local Plans must therefore adopt a proactive, precautionary approach to managing flood risk.

The Council's Strategic Flood Risk Assessment (SFRA) identifies areas vulnerable to fluvial, surface water, groundwater, and sewer flooding. It also highlights the importance of safeguarding natural floodplains, overland flow routes, and watercourses as critical infrastructure for managing flood risk. Policy DMP10 translates these findings into development management requirements.

Requiring Flood Risk Assessments (FRAs) ensures that development proposals fully understand site specific risks and incorporate appropriate mitigation. This aligns with the NPPF, which mandates FRAs for development in Flood Zones 2 and 3, sites over 1 hectare, and locations with critical drainage problems.

Natural floodplains and flow paths provide essential flood storage and conveyance. Their loss or obstruction can increase flood risk both on site and downstream. The SFRA identifies several areas where historic development has constricted flow routes, exacerbating flood

events. Maintaining and enhancing these features ensures no net loss of flood storage, supports natural flood management, and reduces reliance on engineered solutions.

Surface water flooding is a major risk identified in the SFRA, particularly due to impermeable surfaces and intense rainfall. SuDS function best when integrated into site layout from the outset, allowing multifunctional spaces such as swales, basins, and green corridors to be incorporated efficiently. The national non-statutory technical standards ensure SuDS are designed to manage peak flows, volumes, and water quality effectively. Aligning with these standards ensures consistency and technical robustness.

Where feasible, reducing runoff below greenfield rates helps alleviate cumulative downstream flooding, especially in areas already experiencing surface water issues.

Multiple treatment stages (e.g., filter strips, wetlands, permeable paving) reduce pollutants entering watercourses or groundwater, supporting Water Framework Directive objectives.

Combined sewer systems are often at or near capacity. Reducing inflows helps prevent sewer flooding and pollution incidents.

Where SuDS extend beyond individual plots – such as communal basins, swales, or green corridors — clear arrangements for long term maintenance are essential. Without this, systems can degrade, leading to increased flood risk and costly remediation. Requiring developers to demonstrate maintenance arrangements ensures resilience and reduces future burdens on the Council or residents.

Source control measures (e.g., rain gardens, water butts, permeable paving) reduce runoff at the point of rainfall, lowering pressure on downstream drainage systems. The cumulative loss of permeable surfaces across urban areas is a major contributor to surface water flooding. Resisting their removal without compensatory measures helps maintain local flood resilience.



SECTION 2

A Healthy Community

Chapter 4: A Healthy Community

Introduction

Health can be defined as 'a state of complete physical, mental, and social well-being and not merely the absence of disease or infirmity'[12]. The environment and conditions in which we are born, grow, live, work and age can act as a wider determinant of health, playing a part in influencing our health and wellbeing, as shown in the diagram below[13]. This influence can have either a positive or negative impact on health, and can sometimes result in health inequalities, which are 'avoidable, unfair and systematic differences in health between different groups of people'[14].



The Council will ensure that all development contributes to creating healthy, inclusive, safe and sustainable environments. Development proposals must demonstrate how they support improved health outcomes, reduce health inequalities, and embed the Healthy Placemaking Principles set out in the Hertfordshire Healthy and Safe Places Framework.

SP 7: Healthy Environments

A. Development will be supported where it can demonstrate that it:

- **a)** Prioritises walking, wheeling and cycling through safe, direct, attractive and accessible routes.
- **b)** Integrates effectively with public transport networks and reduces reliance on private vehicles.
- **c)** Creates well designed, distinctive and connected neighbourhoods where everyday needs are within walking distance.
- **d)** Provides inclusive, welcoming and safe public spaces that encourage social interaction and community cohesion.
- **e)** Ensures timely and equitable access to health, education, cultural, social care and community facilities proportionate to the scale and type of development.
- **f)** Delivers high quality, multifunctional green and blue infrastructure that promotes physical activity, mental wellbeing, biodiversity and climate resilience.
- **g)** Maximises urban greening, tree canopy cover and nature based solutions.
- **h)** Provides homes that are safe, secure, well ventilated, energy efficient, adaptable, and designed to minimise risks from noise, pollution, damp, cold and overheating or other environmental hazards.
- **i)** Supports access to good quality employment, training and skills development opportunities.
- **j)** Incorporates Secured by Design principles to reduce crime and the fear of crime.

[12] World Health Organization (2026). Frequently Asked Questions. Retrieved February 4, 2026, from www.who.int/about/who-we-are/frequently-asked-questions

[13] Barton, H., & Grant, M. (2006). A health map for the local human habitat. The Journal for the Royal Society for the Promotion of Health, 126(6), 252-253; developed from a concept by Whitehead and Dahlgren (1991).

[14] The King's Fund (2025). What are Health Inequalities?. Retrieved February 4, 2026, from www.kingsfund.org.uk/insight-and-analysis/long-reads/what-are-health-inequalities.

k) Supports local food growing, including community gardens, allotments and edible landscapes.

Health Impact Assessments

B. All relevant development proposals must undertake a Health Impact Assessment in accordance with DMP 12: Health Impact Assessments.

Partnership Working

C. The Council will work proactively with developers, health partners, community organisations, infrastructure providers and the Hertfordshire Strategic Authority to ensure that health promoting features are viable, deliverable and aligned with long term service planning.

Design Codes and Masterplans

D. Design Codes, Masterplans and Spatial Frameworks must embed the Healthy Placemaking Principles from the outset and demonstrate how health, wellbeing, safety and inclusivity have informed the development vision, structure, layout and design.

Supporting Text

National planning policy[15] sets out that the purpose of the planning system is to contribute to the delivery of sustainable development. Achieving sustainable development includes pursuing a social objective to support strong, vibrant and healthy communities and to support communities' health, social and cultural well-being.

Health outcomes are shaped far more by the places people live, work and spend time in than by healthcare services alone. National evidence shows that social, economic and environmental conditions account for around 60% of health outcomes. Poor-quality housing, car-dependent neighbourhoods, lack of green space, air pollution, and limited access to services all contribute to preventable illness. Planning therefore plays a critical role in creating the conditions for good health.

The Hertfordshire Healthy and Safe Places Framework identifies seven Healthy Placemaking Principles and three cross-cutting themes (Health Equity, Inclusivity and Sustainability). This policy embeds these principles into the Local Plan to ensure a consistent, evidence-based approach across Hertfordshire.

The Framework also identifies Health Action Areas where health inequalities are most acute. Requiring HIAs in these locations ensures development responds to local needs and contributes to reducing disparities.

HIAs are a key tool for ensuring that health considerations are embedded early in the planning process. They help identify both positive and negative health impacts and ensure that mitigation and enhancement measures are integrated into the design and delivery of development.

Embedding health principles at the earliest stages of design ensures that development is shaped around walkability, access to services, green infrastructure and community cohesion. This approach supports the creation of distinctive, inclusive and sustainable neighbourhoods.

Delivering healthy places requires collaboration between planning authorities, health providers, developers, community organisations and infrastructure partners. This policy supports a coordinated approach to ensure that health-promoting features are viable, deliverable and aligned with long-term service planning.

This policy seeks to embed health and wellbeing into the spatial planning of the borough, reduce health inequalities, and ensure that all communities have access to environments that support healthy lifestyles. It will be delivered through the application of relevant policies in this Plan, supported by Health Impact Assessments (HIAs) where appropriate, and monitored through indicators set out in the Authority Monitoring Report.

Where relevant to the criteria set out in Part A. of this policy, measures in line with Sport England's Active Design Principles and Guidance (or its subsequent replacement) should be incorporated into the design of the proposed development.

[15] Based on NPPF 2024; para 8b).

SP 8: Community Services and Facilities

A. The Council will make sure that communities can easily access a range of community services and facilities. To support the long term sustainability and vitality of our communities, we will:

- **a)** Plan positively for the provision of community services and facilities in line with national policy (NPPF), local infrastructure delivery plans, and community strategies.
- **b)** Refuse the loss of valued community facilities, recognising their role in supporting social cohesion and wellbeing. Detailed criteria for assessing proposals involving loss or change of use are set out in the Development Management Policy: 11 Provision and Loss of Community Services and Facilities.
- **c)** Promote strategic and accessible locations for facilities that serve wider catchments, such as town centres and transport hubs.
- **d)** Support the enhancement and modernisation of existing facilities to meet changing community needs and ensure continued viability.
- **e)** Encourage multifunctional use of buildings and co-location of services, particularly in education, health and community centres, to maximise efficiency and accessibility. Where appropriate, shared use arrangements should be formalised through Community Use Agreements, as referenced in the DMP.
- **f)** Require new development to contribute to the provision of community services and facilities, either on-site or through enhancement of nearby facilities, in accordance with the Infrastructure Delivery Plan and relevant planning obligations mechanisms (e.g. Section 106, CIL). For major developments, provision should be made early in the implementation process.

B. Additionally, the Council will work collaboratively with developers, service providers, the voluntary sector and statutory organisations to:

- **a)** Identify areas of need and opportunities for provision or enhancement of facilities.
- **b)** Facilitate the delivery of new or upgraded facilities in accessible locations.
- **c)** Explore opportunities to open up private or restricted-access facilities for wider community use.
- **d)** Support the development of sports and leisure hubs that serve borough-wide or sub-regional needs.

Supporting Text

Community facilities enable social interaction, which can benefit mental and physical health and wellbeing. To meet both existing and future community needs, planning policies and decisions should plan positively for the provision of social, recreational and cultural facilities and services to enhance the sustainability of communities and residential environments; support local strategies to improve health, social and cultural well-being; guard against the loss of valued facilities and services; ensure existing facilities and services are able to develop and modernise; and ensure an integrated approach to the location of housing, economic uses and community facilities and services[16].

Community services and facilities form part of the social infrastructure that supports the needs of the population. They can help to improve the quality of life of residents, promote integration and minimise social exclusion, support healthy lifestyles and wellbeing, and improve the sustainability of towns, neighbourhoods and villages as places to live.

[16] NPPF 2024, para 98.

They include a range of public, private, community and voluntary services and need to be appropriate to people's needs, affordable and accessible. Public halls, local shops, public houses, post offices, doctors' surgeries, dentists and places of worship are all examples of facilities which are often an essential part of the social and economic life of communities.

Some facilities serving day-to-day needs should be provided close by, at neighbourhood or village level, whereas others, such as art galleries and theatres, may be more appropriate at local level or borough wide level, or in strategic locations such as town centres.

They can also form important social spaces, providing a place to meet, hold social, cultural and educational activities for all ages and a place for people to get involved in community life revolving around shared interests.

This can be especially important for young children, the elderly and disabled people and the accessibility of these facilities is of vast importance for those who do not have easy access to private or public transport. They can provide, particularly in villages, important local services and be at the centre of many group activities and facilitate social interactions. The loss of facilities and services can therefore profoundly damage the character of a community.

The importance of community services and facilities is reflected in national planning policy which requires that strategic policies set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for community facilities (such as health, education and cultural infrastructure)[17].

Where appropriate, some buildings and space can also support multi-functional use, for example, education facilities, community centres or places of worship can be used for a range of community/social activities outside their usual hours of operation.

Community services and facilities include the following (although this is not necessarily an exhaustive list):

Public Services

Community centres and village halls

Healthcare facilities; including hospitals, doctors' surgeries, neighbourhood health hubs and dentists

Educational facilities; including early years, post-16 and adult education

Pharmacies

Post offices

Recycling centres

Cemeteries and crematoriums

Places of worship

Emergency services

Criminal justice facilities

Leisure and Culture

Private health and fitness clubs

Libraries

Allotments

Parks and playgrounds

Sport and recreational facilities

Youth centres

Cultural facilities; including arts provision, museums, concert venues and theatres

Commercial leisure; including cinemas, pubs and restaurants

Spaces for informal activity; including places to hang out

[17] NPPF 2024, para 20 c).

DMP 12: Provision and Loss of Community Services and Facilities

Provision of Community Facilities

A. The Council will support the provision of new community services and facilities in accordance with appropriate standards[18] where:

- **a)** They are located in accessible and sustainable locations which are convenient to the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport.
- **b)** They are designed to be inclusive, accessible, flexible and sited to maximise shared use of the facility.
- **c)** They meet identified need and are in accordance with relevant infrastructure delivery plans or community strategies.

B. Where developments result in additional need for community services or facilities, contributions will be required towards enhancing existing facilities or providing or contributing towards new facilities either on site or off site, in accordance with the Council's Infrastructure Delivery Plan.

C. The Council will encourage the use of community facilities/buildings by multiple users and Community Use Agreements will be sought where appropriate.

Loss or Change of Use of Community Facilities

D. Planning permission will only be granted for proposals involving the loss or change of use of community services or facilities where:

- **a)** It can be clearly demonstrated through robust evidence, that there is no reasonable prospect of continued or alternative recreational, leisure or community use and no current or future demand arising within a realistic timescale[19];
- **b)** It can be clearly demonstrated that an acceptable alternative means of meeting any such demand is, or will become, available before the loss of the existing facility in a suitable, accessible location; or
- **c)** The new development consists of, incorporates, or provides an appropriate alternative recreational or community service or facility, either on site or within the vicinity, of equivalent or better provision in terms of quantity and quality in a suitable location accessible to the local community.

E. Demand should be assessed according to:

- The nature and function of the existing community service or facility;
- Local demographic and community needs;
- Consultation with relevant service providers, community groups, and Parish Councils.

F. Proposals involving the loss of facilities must comply with the Marketing requirements set out in the Appendix B to this Plan.

Supporting Text

Most of the settlements and neighbourhoods of Welwyn Hatfield have a reasonably good provision of community services and facilities. This is partly a reflection of the New Town legacy wherein Hatfield and Welwyn Garden City were planned to have neighbourhoods that contained community facilities and services that met day-to-day needs.

[18] Depending on the community service or facility, appropriate standards include but are not limited to national standards, standards recommended by statutory consultees or other relevant bodies, and local standards including the Planning Obligations SPD.

[19] Timescales will be dependent on the community service or facility (see Appendix).

Where there are existing services and facilities, as far as possible, the policy aims for these to be retained and where possible enhanced. For new developments, provision of community services and facilities is to be included either on site or by enhancing existing facilities in nearby neighbourhoods or town centres at an early stage in the implementation process.

Community services and facilities can play an important part in enhancing the sustainability of places and improving the health, social and cultural well-being of communities. This policy sets out the criteria for assessing planning applications relating to new provision and seeks to protect against the loss of valued community services and facilities.

Standards for the provision of community services and facilities are mostly contained in the Council's evidence base (which will be updated from time to time), but there may be instances where only national standards, or no standards, apply. Some community services and facilities are considered main town centre uses[20] as defined in the National Planning Policy Framework. For such uses, the Council will use the sequential approach as part of the assessment of whether or not the proposed location for a new facility is appropriate.

Where there is a proposal for a facility to be lost and not replaced, it will be necessary for the applicant to demonstrate that there is no prospect of demand for that facility arising within a reasonable timescale. The length of that timescale will depend upon the type of facility but would generally be a minimum of three years.

Some buildings and spaces such as education facilities, community centres or places of worship can support multi-functional use. For example, schools often have sports facilities and halls that are used by the community out of hours. As such they can be important providers of community facilities and are especially suited to multiple use. These multiple uses can be set out through a Community Use Agreement. If a proposal concerns the loss of a building or space that provides these community facilities, the provisions of this DM policy will apply to ensure that, as far as possible, there is no loss to the local community.

DMP 13: Health Impact Assessments

A. All development proposals should maximise health benefits and reduce health inequalities by identifying and addressing potential impacts on health and wellbeing. A proportionate Health Impact Assessment (HIA) will be required in the following circumstances to demonstrate that health considerations have been fully integrated into the design, delivery and use of the development:

- **a)** All major development located within identified Health Action Areas[21] or areas of health inequality;
- **b)** Proposals for 100 or more dwellings;
- **c)** Developments subject to an Environmental Impact Assessment (EIA)[22];
- **d)** Nationally Significant Infrastructure Projects (NSIP); or
- **e)** Development that is likely to have significant levels of public use such as education, leisure, and health and social care facilities.

B. Screening for a HIA may be requested by the Local Planning Authority for other development proposals which have the potential to have a significant impact on health and wellbeing, including cumulative impacts or impacts on vulnerable groups.

C. Health Impact Assessments and screening should be carried out in accordance with the methodology set out in the Hertfordshire Healthy and Safe Places Framework, or its subsequent replacement. All HIAs must:

- **a)** Respond to local health needs identified in the Joint Strategic Needs Assessment (JSNA);
- **b)** Identify the potential positive, neutral and negative impacts on

[20] A definition is included in the Glossary of this Plan.

[21] As identified in the Hertfordshire Healthy and Safe Places Framework or its subsequent replacement

[22] As set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), or its subsequent replacement.

health and wellbeing on the local population and consider these impacts on different population groups; and

c) Demonstrate how the scheme has responded to the impacts identified in the HIA by maximising any positive impacts or avoiding and/or suitably mitigating any negative impacts.

D. Where proposals would have an unacceptable impact on health or wellbeing, planning permission will be refused.

Supporting Text

A Health Impact Assessment (HIA) is defined as 'A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population'[23].

An Environmental Impact Assessment (as required under the EIA Regulations 2017[24]) is a process by which the environmental impacts of a project are considered and assessed. This includes some consideration of the environmental impacts on human health, such as environmental hazards or air and water quality.

A Health Impact Assessment allows for consideration of the impacts of a project on a broader definition of health and wellbeing, including the wider determinants of health and the impact on existing health inequalities.

Impacts on health can be positive or negative. Undertaking a HIA early in the development process can identify these health impacts, which can then be used to help shape the project to optimise health benefits and avoid adverse impacts on health being identified later in the planning process.

Hertfordshire County Council has produced a position statement on Health Impact Assessments (HIA) which sets out when an HIA should be undertaken, whether a rapid assessment (for simpler proposals) or in-depth assessment (for larger or more complex proposals) should be carried out, and includes links to guidance documents/toolkits to ensure an appropriate method is used.

To help achieve the strategic aims for health within the plan area and mitigate against any adverse impacts on health, a HIA should be carried out in the circumstances identified in this policy and the results used to inform and shape development proposals.

DMP 14: Hot Food Takeaways

A. Proposals for a hot food takeaway will only be supported where:

a) It is not located within 400m of a school entrance unless the location is within a designated town, village or neighbourhood centre as shown on the draft policies map; and

b) It would not result in more than two hot food takeaway units being located immediately opposite or adjacent to each other, by maintaining a separation between them of at least two non-hot food takeaway units; and

c) It would not cause harm to the character and amenity of the area; and

d) It would not replace the last convenience shop or public house in a village, or the last convenience shop in a neighbourhood centre.

B. Details must be provided setting out what measures will be taken to reduce litter associated with such uses and conditions may be imposed to manage this.

C. Applications for food and drink uses where home delivery of food is proposed must include a Delivery and Servicing Plan to demonstrate adequate provision and providing details of the scale of operation, delivery collection points, locations for parking of delivery vehicles/bikes and hours of operation, and provision of waiting and/or comfort facilities for associated delivery drivers.

[23] World Health Organisation, Definitions of HIA, 2018.

[24] The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Supporting Text

Applications for hot food takeaways must be accompanied with sufficient information to assess the potential impacts arising from the proposed use including managing litter and any associated anti-social behaviour. To ensure there is no unacceptable impact from litter on the amenity of the area conditions may be imposed to require installation of litter bins, commitments to undertake litter picking and advisory signage. This approach is supported through National Planning Policy Guidance on Healthy and Safe Communities.

The over concentration of certain uses can have harmful impacts on the vitality of town centres and high streets, the amenity of residents and communities, and the health and well-being of the local population.

Restrictions are necessary due to the adverse impacts on health and wellbeing, and vitality and viability of centres that these uses can cause.

DMP 15: Open Spaces and Urban Open Land

A. Areas of Urban Open Land are designated on the Draft Policies Map. Proposals for development within designated Urban Open Land will only be granted where they would:

- **a)** Assist or enhance in the maintenance or reinforcement of their function as essential open areas;
- **b)** Be of a scale and nature which would not compromise the value of the Urban Open Land or use of the open space as defined in terms of the designation criteria;
- **c)** Not result in the loss or net reduction in size of any playing pitches or community recreation facilities, unless in accordance with Policy (DMP 11: Provision and Loss of Community Services and Facilities); or
- **d)** Be educational development associated with the evidenced need for additional school places or facilities where it can be demonstrated that:
  - **i.** the impact on the Urban Open Land has been reduced to the minimum possible
  - **ii.** the provisions of criterion c) of the policy have been met.

B. New areas of open space created during the plan period must meet Natural England's Green Infrastructure Framework Accessible Greenspace Standards[25] and will be given the same level of protection as land designated as Urban Open Land on the Draft Policies Map.

Supporting Text

The provision of open space is a key concept of Garden City masterplanning which was incorporated into the design of New Towns and is characteristic of both Welwyn Garden City and Hatfield. One of the types of designated open space in the plan area is Urban Open Land.

Areas designated as Urban Open Land[26] are shown on the Policies Map. These are areas of open land in urban areas which are considered to be of such significance that they are not to be developed other than for minor ancillary facilities. These areas perform a key built environment function in addition to any recreational, ecological, landscape or other amenity they provide, and are also part of the borough's green infrastructure.

To be designated as UOL, one or more of the following criteria has been met:

- **i.** The land is vital to the form and character of the built-up area;
- **ii.** The land, in whole or part, provides an important visual and physical break within the built-up area;
- **iii.** The land contributes, in whole or part, to a wider green chain or open corridor;

[25] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/AccessibleGreenspaceStandard.aspx, or any subsequent standards.

[26] As defined in the Glossary.

iv. The land is important or could in future be important, in whole or in part as a local amenity, in terms of its landscape qualities, its wildlife or ecological value, or its use as an informal space for passive or active recreation;

v. The land, in whole or part, is of notable wildlife significance;

vi. The land is already identified by the County Council as Common Land;

vii. The land is used as a formal space for active recreation.

Existing areas of UOL are to be protected, and not developed other than for minor ancillary facilities. New areas of open space created during the plan period that meet the criteria in this policy will be afforded the same level of protection as land designated as Urban Open Land on the Draft Policies Map.



SECTION 2

Sustainable Travel

Chapter 5: Sustainable Travel

Introduction

The Local Plan seeks to achieve a sustainable pattern of development within the borough that minimises the need to travel by directing growth to those areas with good transport networks and which are well served by jobs, services and facilities. It also seeks to address climate change through, among other things, putting in place improved opportunities for travelling by public transport, walking and cycling.

SP 9: Sustainable Transport

A. The Council will work collaboratively with the County Council as the local highway authority, National Highways, Active Travel England, public transport operators, developers, and other relevant bodies to deliver a transport system that supports sustainable development, reduces carbon emissions, and improves accessibility and equity.

B. Development will be directed to locations that are, or can be made, sustainable through compact, mixed-use patterns that reduce the need to travel and support a genuine choice of transport modes. The Council will prioritise investment in active travel and public transport infrastructure in line with the transport user hierarchy set out in the Local Transport Plan, which places walking, wheeling, and cycling at the top.

C. All major development proposals must:

- **a)** Demonstrate how they contribute to reducing car dependency and increasing active and public transport mode share.
- **b)** Provide safe, inclusive, and accessible infrastructure for all users, including children, older people, and those with disabilities.
- **c)** Integrate transport planning with land use to minimise journey lengths and support local centres.
- **d)** Include appropriate infrastructure to support electric vehicles and mobility hubs where relevant.
- **e)** Be assessed using the Active Travel England Planning Toolkit and contribute to Local Cycling and Walking Infrastructure Plans (LCWIPs).

Supporting Text

Transport is a key contributor to the UK's carbon emissions. According to Government data, transport was responsible for 24% of total UK emissions in 2022. Of that figure, road transport was responsible for 89% of the total emissions from transport, and passenger cars and taxis for 53% of that[27]. In Welwyn Hatfield, the proportion was even higher with transport being responsible for 36% of total emissions in 2022.

Whilst electric vehicles (EV's) will reduce, and eventually replace, the use of petrol and diesel powered vehicles, with potential benefits for air quality, there will continue to be significant numbers of vehicles on the roads, and simply replacing one fuel source with another will not reduce congestion, and EV's still have emissions of particulates.

Without careful planning, there is a danger that new developments can be dominated by the use of the private car to make most journeys. Poor design, which fails to plan for the needs of all users, including a lack of provision for walking and cycling and poor connectivity to key trip attractors can combine to make using means of travel by modes other than the car more difficult than they need be.

Making provision for the appropriate infrastructure to enable active and sustainable travel choices will enable people to travel by means other than the private car and assist those without a car to more easily access a full range of services and facilities such as work, education and shopping.

[27] https://www.gov.uk/government/statistics/transport-and-environment-statistics-2024/greenhouse-gas-emissions-from-transport-in-2022

Policy 1 of Hertfordshire County Council's Local Transport Plan 4 (LTP4) sets out a Transport User Hierarchy, which encourages greater and safer use of sustainable transport modes. It places the highest priority on reducing travel demand and the need to travel, followed by the transport needs of vulnerable road users such as pedestrians and cyclists, then passenger transport user needs.

SP 10: Future Sustainable Transport Routes

A. The Council will support the delivery of new active and sustainable transport schemes and the retention and improvement of existing transport infrastructure and networks.

B. The Council will work in partnership with Hertfordshire County Council, Active Travel England, transport providers, developers and other stakeholders facilitate the implementation of active and sustainable transport schemes that deliver maximum benefit for the Borough.

C. Development proposals will be supported where they:

- **a)** Contribute to the delivery of active and sustainable transport infrastructure;
- **b)** Safeguard land required for future transport schemes;
- **c)** Do not prejudice the implementation of identified transport improvements;
- **d)** Enhance connectivity, particularly in areas currently underserved by public transport.

D. In principle, the Council supports the delivery of active and sustainable transport schemes which include the following:

- **a)** Improvements to Walking and Cycle Infrastructure, particularly those schemes identified in the Local Cycling and Walking Infrastructure Plan (LCWIP) and improvements to the Rights of Way network identified in the Rights of Way Improvement Plan (RoWIP);
- **b)** A network of Mobility Hubs, providing integrated transport options and facilities;
- **c)** Transport schemes identified in the Infrastructure Delivery Plan (IDP);
- **d)** Enhanced access to and from railway stations, enhanced facilities at railway stations and improved service provision from train operators; and
- **e)** Hertfordshire Essex Rapid Transit Scheme (HERT) including potential links to Welwyn Garden City.

E. The Council will seek developer contributions, where appropriate, to support the delivery of these schemes and support developments which help deliver, or contribute towards these schemes or aid their implementation.

Supporting Text

Parts of the Borough are currently well connected to the transport network, by road, rail and public transport and it is important that this continue. However, other parts of the borough are less well-connected, particularly in relation to public transport.

Transport provision is likely to change over the plan period with improvements to the active and sustainable transport network and investment in transport hubs.

The South Central Hertfordshire Growth and Transport Plan (GTP) has been developed as a supporting document to the Local Transport Plan. This is a strategic spatial transport plan developed by Hertfordshire County Council in partnership with key stakeholders, including the District/Borough councils, looking ahead at transport improvements required.

Hertfordshire County Council has an aspiration for the Hertfordshire Essex Rapid Transit network, a rapid transit link between Hemel Hempstead and Harlow which would serve Hatfield, potentially with a spur or link to Welwyn Garden City. Investment in these routes and the sustainable transport network will be supported in principle.

DMP 16: Impacts on the Highway Network and Safety

A. Development which will potentially generate significant movement and travel demand must be assessed comprehensively in terms of its impact on the transport network. Such proposals must be accompanied by either a Transport Assessment or Transport Statement as appropriate in accordance with the criteria in the Hertfordshire County Council Highway Design Guidance or any successor document.

B. Transport Assessments or Statements should demonstrate journeys generated for different modes of travel and whether existing infrastructure and services can accommodate this demand. They should also propose measures to reduce the need to travel, minimise vehicular movements by encouraging and facilitating journeys by more active and sustainable modes, and maximise the safety of all users in line with Hertfordshire County Council's Local Transport Plan (LTP) and the Transport User Hierarchy the strategy sets out.

C. All necessary infrastructure works and traffic management measures should be identified in line with the requirements of the above documents or any successor documents.

D. Development proposals will be permitted provided:

a) 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;

b) Proposals prioritise connectivity through active and sustainable modes of transport.

c) There would be no negative impacts on highway safety for all users;

d) They are designed to allow safe and suitable means of access to and from the site for all users; and

e) They provide satisfactory and suitable levels of parking, in accordance with the Council's parking standards, and taking into account the opportunities for public transport, cycling and walking.

Supporting Text

Developments will lead to increased demand for transport and movement. Whilst active and sustainable modes of transport should be prioritised, it is acknowledged that there will likely be some impact on the highways network, even if this can be minimised or mitigated. It is important that these impacts are properly assessed and understood when proposals are being considered, and that any severe impacts are avoided, and development proposals should be accompanied by an appropriate level of evidence on this issue.

DMP 17: Creating Attractive and Well Designed Active and Sustainable Transport Networks

A. New developments will be expected to encourage and facilitate active and sustainable travel, including links to amenities such as shops, educational facilities, employment and public transport, through the provision of suitable accessible facilities for all users including safe cycle and walking routes, parking for cycles and provision for users with disabilities.

B. Any new infrastructure should be designed in line with national or local design requirements and be appropriate to the surrounding area. They should link with existing or proposed cycle paths and walking networks.

C. Secure waterproof storage and changing/shower facilities should be provided within developments where appropriate. These details should be provided within the application and on plan, as appropriate.

D. The Council may provide further guidance on requirements for active and sustainable transport provision in a separate document.

E. Where appropriate, new developments will be expected to maintain, protect and enhance the Public Right of Way (PRoW) network within and impacted by the development. Opportunities to extend the network would be welcomed in principle and should be discussed and agreed with Hertfordshire County Council's Rights of Way team.

F. Subject to discussions with Hertfordshire County Council, new developments will also be expected to make provision for public transport use. The details of this will be subject to discussions with Hertfordshire County Council, transport operators or others, but may include new secure and sheltered bus stop provision, Real Time Passenger Information or assistance to secure services.

G. New developments will be expected to make suitable provision for access and manoeuvring for both servicing and emergency vehicles.

Supporting Text

It is important that as well as being as sustainable as possible, transport networks are also attractive as this will encourage usage, improve perceptions - including of safety – and help our communities function more effectively. In line with national policy, ensuring that transport is incorporated into proposals at as early a stage of the development process as possible will mean that it is an integral part of the proposals, and that residents and users of the development have opportunities to use a transport system designed with them in mind. It is important that both active and public transport needs are included into designs and that opportunities are taken to build on and connect to existing networks wherever possible.

DMP 18: Parking Standards

Car Parking Standards

A. A minimum of 10% of all parking spaces for leisure, commercial and flatted developments without allocated parking bays must be accessible, disabled bays.

B. Within town centres and within 800m of a train station with frequent services, minimal parking or car free developments will be supported where the needs for disabled spaces have been met on site.

C. The Council will support the maximum provision of electric charging points, with a minimum of 1 per three spaces in communal car parks

D. Provision of electric charging points should be incorporated into the design of all residential housing to meet the needs of the maximum parking spaces provided

E. The following maximum standards should apply for residential developments:

- **a.** 1 bed dwellings – up to 1 space
- **b.** 2 bed dwellings – up to 2 spaces
- **c.** 3+ bed dwellings – up to 3 spaces
- **d.** HMO (C4 Use Class) – 0.5 spaces per tenancy unit

F. The following maximum standards should apply for Class E (commercial, business and services) developments:

- **a.** Up to 500m^2 floorspace – 1 space per 30m^2 (GIA)
- **b.** Over 500m^2 – 1 space per 15m^2 (GIA)

G. The following maximum standards should apply for Class B2 (General Industry) and B8 (Storage and Distribution) developments:

- **a.** 1 car space per 50m^2 for B2, and 1 space per 75m^2 for B8 (GIA)
- **b.** 1 lorry space per 500m^2 for B2 or as otherwise agreed with HCC Highways (GIA)
- **c.** 1 lorry space per 75m^2 for B8 or as otherwise agreed with HCC Highways (GIA)

H. Residential Institutions (Use Class C2/ C2a) developments:

- **a.** Residential home / hostel with care staff working on premises (includes elderly persons homes and nursing homes) – 1 space per 5 bedspaces
- **b.** Student halls of residence – minimal parking to meet disabled requirements where the site is in an accessible location, with a maximum elsewhere of 1 space per 10 students

I. For other uses including leisure, hotels and visitor accommodation, and larger scale event venues, car parking spaces and space for coaches must be justified through a transport assessment

Cycle Parking Standards

A. All cycle parking for residents or employees (excluding storage within private residential houses) the cycle parking must be:

- **a.** Covered, secure, lit and accessible
- **b.** Have step free access
- **b.** Be in accordance with LTN 1/20
- **d.** Have at least 20% cargo bike friendly spaces
- **e.** Have provision for electric charging (Passive at minimum)

B. All cycle parking for visitors must be:

- **a.** Located close to main entrances and be well lit and overlooked
- **b.** In accordance with LTN1/20
- **c.** Weather protected
- **d.** Not obstruct pedestrian desire lines

C. The following minimum cycle parking requirements must be met for residential developments:

- **a.** Flatted schemes– 1 space per bedroom, plus 1 space per 40 dwellings for visitor cycle parking
- **b.** Houses – space for 2 bikes per dwelling not within the front garden unless in a secure, well designed cycle storage shed

D. The following minimum cycle parking requirements must be met for commercial developments:

- **a.** Office: 1 space per 100sqm for workers, and 1 space per 500sqm for visitors (GIA)
- **b.** Retail: 1 space per 500sqm for workers, and 1 space per 125sqm for visitors (GIA)
- **c.** Food and Drink: 1 space per 500sqm for workers, and 1 space per 125sqm for visitors d(GIA)
- **d.** Industrial and Warehousing: 1 space per 500sqm for workers and 1 space per 1,000sqm for visitors
- **e.** Education: Primary schools 1 per 10 staff and 1 per 20 pupils, Secondary Schools 1 per 10 staff and 1 per 8 pupils, Higher Education 1 per 10 staff and 1 per 4 pupils
- **f.** Health facilities: 1 per 10 staff and 11 per 20sqm of public floor area

Supporting Text

Appropriate car parking provision plays a role in supporting inclusive access, and ensuring that development contributes to the Council's wider objectives for sustainable transport, climate change mitigation, and high-quality place-making. The National Planning Policy Framework encourages local planning authorities to set parking standards that reflect local circumstances, including accessibility by public transport, the type and mix of development, and the need to promote walking, cycling and public transport.

The Council's approach is based on a shift from minimum to maximum parking standards, reflecting the need to reduce reliance on the private car, support modal shift, and ensure that land is used efficiently. Maximum standards also help to avoid over-provision of parking, which can undermine the viability of sustainable transport modes and contribute to congestion and carbon emissions.

In highly accessible locations, including town centres and areas within walking distance of railway stations with frequent services, the Council will support car-free or low-car developments, provided that essential disabled parking is delivered on site. This reflects the strong availability of sustainable transport options and the opportunity to reduce unnecessary car trips.

Provision for disabled users is a key priority. A minimum of 10% accessible parking ensures that new development meets the needs of all users and aligns with inclusive design principles and the Council's Public Sector Equality Duty.

The transition to electric vehicles is a central component of national and local decarbonisation strategies. The Council therefore requires the integration of electric vehicle charging infrastructure into all new development, with a particular emphasis on communal parking areas and residential schemes. This ensures that new development is future-proofed and supports the shift to low-emission transport.

The parking standards for residential, commercial, industrial and institutional uses have been informed by local evidence on car ownership, and the operational needs of different land uses. They provide a clear and consistent framework for applicants while allowing flexibility where justified through a Transport Assessment or Travel Plan.

For uses with highly variable parking demand—such as leisure, hotels, visitor accommodation and large-scale event venues—parking provision must be justified on a case-by-case basis. This ensures that provision is tailored to the specific operational characteristics of the proposal and avoids unnecessary land take.

Guidance on the appropriate size of car parking spaces and other provision can be found at Appendix D.

Cycle parking plays a vital role in enabling more journeys to be made by bicycle and in supporting a shift toward sustainable and active travel. Providing safe, secure and convenient cycle parking at both residential and non residential developments helps reduce reliance on the private car, supports healthier lifestyles, and contributes to wider objectives around decarbonisation, air quality and place making.

National policy emphasises the need to promote walking, cycling and public transport as genuine alternatives to the car. The National Planning Policy Framework highlights the importance of planning for high quality cycling infrastructure, while Local Transport Notes such as LTN 1/20[28] set out clear expectations for accessible, inclusive and attractive cycle provision. Ensuring that new development includes appropriate levels of cycle parking is a fundamental component of this approach.

These standards provide a framework for the level of cycle parking required across different types of development. They reflect the Council's wider transport and climate objectives. The standards are designed to be ambitious enough to support long term mode shift, while remaining proportionate and deliverable across a range of development types and densities.

Cycle parking must be designed and located so that it is easy and attractive to use. Long stay parking for residents, staff and regular users should be secure, covered, well lit and step free, with sufficient space for non standard cycles such as cargo bikes, adapted cycles and tricycles. Short stay parking for visitors should be located close to main entrances, be clearly visible, and provide convenient access without obstructing pedestrian movement. All cycle parking should be designed in accordance with LTN 1/20 or any successor guidance.

The Council may require higher levels of provision where justified by local circumstances, such as proximity to high quality cycle routes, public transport interchanges, schools, or town centres. Travel plans, transport assessments and site specific design considerations may also indicate the need for additional cycle parking beyond the minimum standards.

DMP 19: Car Clubs

A. The Council will positively consider proposals where a car club scheme is promoted as part of a development, in order to reduce the need for car parking spaces or to help meet sustainable travel objectives.

B. Where provided, dedicated car club parking spaces should be in an accessible and visible location within the development, clearly labelled as such, and will be expected to include electric vehicle charging points.

C. The Council may secure any such obligations through a legal agreement and will monitor this to ensure that obligations continue to be delivered over time.

[28] https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120

Supporting Text

Car clubs provide an opportunity for residents and others to have access to a car without the cost and practical issues associated with owning one. The Council will, in principle, be supportive of car clubs in new developments, particularly in larger developments in areas where they may also be attractive to existing residents. They may also provide an opportunity for high density development in certain locations as few dedicated parking spaces need to be provided. However, it is important that if such schemes are proposed or set up that they are properly planned and managed, and that vehicles are in a location which is accessible for residents.



SECTION 2

Homes

Chapter 6: Homes

Introduction

Providing new homes to meet housing need is a fundamental role of the Local Plan. The policies in this chapter seek to ensure that a range of housing options are provided, including in terms of tenure, size, type, and to meet the needs of groups in the community with specific housing requirements including (but not limited to) older people, people with disabilities, students, travellers and people wishing to commission or build their own homes. . This is fundamental in enabling social mobility, access to opportunities, social cohesion and helping deliver on the plans vision for healthy communities.

SP 11: Housing Requirements and Delivery

A. To meet housing need, at least 14,785 net additional homes will be delivered in Welwyn Hatfield between 1 April 2025 and 31 March 2043 (equivalent to 821 per year).

B. Proposals for residential development that contribute positively towards meeting local housing needs will be supported where they accord with the policies in this Local Plan, 'made' neighbourhood plans, and are consistent with the principles of sustainable development.

C. Site allocations for housing are set out in the site allocations chapter and the Policies map.

D. In order to deliver a choice of homes and help create sustainable, inclusive and mixed communities, provision will be made for a range of housing to support the needs and requirements of different households.

E. In addition to the overall housing target, a net increase of around 324 bedspaces to assist in meeting the accommodation needs of those who need specialist (Use Class C2) nursing care will be supported in the borough's towns and excluded villages.

Supporting Text

The National Planning Policy Framework (NPPF) sets out that:

'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance'.

The local housing need figure for Welwyn Hatfield, calculated using the standard method (at May 2026), is 821 dwellings per annum (dpa). Applying this to the plan period 1 April 2025 – 31 March 2043, total minimum housing need amounts to 14,785 homes over the 18 years. The Housing and Economic Needs Assessment also provides an assessment of the type and mix of housing required over the plan period.

Sources of housing supply will include:

- Site allocations (including allocations which have been carried forward from the Welwyn Hatfield 2016-36 Local Plan and new proposed allocations);
- Completions since the start of the plan period at 1 April 2024 and existing commitments (sites with outstanding planning permission);
- A windfall allowance – as it is not possible to identify all housing sites which will come forward over the plan period an allowance for windfall will be made, having regard to the Housing and Economic Land Availability Assessment, historic windfall delivery rates and expected future trends.

In addition to the housing target, the Council will also support an increase in specialist nursing care provision to help meet the specific accommodation needs of those who are not able to live independently.

SP12: Affordable Housing Requirements

A. To help create sustainable, inclusive and mixed communities, a proportion of all new homes built within the plan-area should contribute towards meeting the need for affordable housing.

B. The provision of affordable housing will be sought on major residential, including major mixed-use with residential, development proposals involving 10 or more dwellings (gross), or where the number of dwellings is not yet known, on sites of 0.5 hectares or more.

C. Subject to viability, the level of affordable housing required[29] is applied as a percentage of the overall level of housing proposed on land within the following settlements that is not within the Green Belt[30].

- Hatfield – affordable housing requirement of 25%
- Welwyn Garden City – affordable housing requirement of 30%
- Brookmans Park, Cuffley, Digswell, Little Heath, Oaklands and Mardley Heath Welham Green, Welwyn, Woolmer Green – affordable housing requirement of 35%.

D. Where development takes place on land situated in the Green Belt, (or has been released from the Green Belt through this Local Plan), the 'Golden Rules' set out in national planning policy[31] and practice guidance apply[32], and at least 50% of all new homes should be affordable.

E. At least 50% of the affordable housing should be provided for Social Rent, with the remaining 50% being split between Affordable Rent (30%) and affordable routes to home ownership (20%), or as otherwise varied and agreed with the local planning authority.

F. To help meet the varied needs of different household groups and household sizes, proposals will be expected to provide a mix of dwelling sizes and types. Development proposals should not generally involve a single size or type of dwelling.

G. Any variation from the level of affordable housing requirements set out in this policy, must be robustly justified by evidence that demonstrates that an alternative approach is required to ensure that a development is viable.

H. The affordable housing requirement will be expected to be met on site unless exceptionally, off-site provision or an appropriate financial contribution in lieu (and of a broadly equivalent value), can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

I. These policy requirements apply to all Use Class C3 housing developments, including sheltered or extra care schemes where these are considered to meet the definition of Use Class C3.

Supporting Text

Affordable housing, as defined in national planning policy, means housing for sale or rent for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership, (such as shared ownership). Consistent with national planning policy, where a need is identified, strategic policies should make sufficient provision for affordable housing, including the levels and types of affordable housing required.

[29] The affordable requirement as it relates to Build to Rent is set out in a separate policy.

[30] For example, 25.5 will be round up to 26, whereas 25.4 will be rounded down to 25.

[31] National Planning Policy Framework December 2024 (or its successor/s).

[32] Viability – GOV.UK (or its successor/s). Site specific viability assessment should not be undertaken or taken into account for the purpose of reducing developer contributions, including affordable housing where the Golden Rules apply.

The need for affordable housing

There is a significant need for affordable housing within the plan-area over the plan-period . To help address this significant need through the Local Plan, the affordable housing policy requirements are applied in the context of likely delivery, (as a proportion of mixed market and affordable housing developments, considering the probable percentage of affordable housing to be delivered by viable market-led developments). The policy includes a spatial variation in affordable housing requirements.

Affordable housing need by tenure

Evidence indicates that there is a pressing need for Social Rented and Affordable Rented housing. In addition, affordable routes to home ownership, (Shared Ownership and Rent to Buy products), have been identified as having a role locally to assist some households with an affordable housing need.

Shared Ownership is likely to be suitable for households with more marginal affordability as it has the advantage of a lower deposit and subsidised rent. Lower-than-market 'Buy-to-Rent' is aimed at supporting households to save for a deposit for an eventual shared ownership or market property. The need for these products has been balanced against the acute need for Social and Affordable Rented housing

The evidence indicates that provision at the higher Social Rent level (50%) would enable more households to afford their own housing costs. Where 50% Social Rent is provided, the remaining tenure split is indicated at 30% for Affordable Rent and 20% for affordable routes to home ownership (Shared Ownership / Rent to Buy).

At a lower Social Rent level of 20%, households would likely require financial assistance towards their housing costs, and the remaining tenure split is indicated at 60% for Affordable Rent and 20% for affordable routes to home ownership (Shared Ownership / Rent to Buy).

Flexibility may be required depending on site-specific circumstances, but wherever possible, proposals will be expected to provide a proportion of affordable housing at the higher Social Rented tenure level (50%). This Social Rent tenure requirement is subject to viability, and would not preclude schemes that are mainly, or entirely, for Social Rent from coming forward.

The size and type of affordable dwelling

There is also a need for a mix of affordable dwellings to be provided to help meet the varied housing needs of different groups and different household sizes.

A high proportion of households in Welwyn Hatfield have dependent children, and high levels of growth are forecast in households of an age at which they are more likely to have children. There is some evidence of over-crowding, and notwithstanding the housing needs of single person households, e.g. arising due to homelessness, one-bedroom properties offer limited flexibility to changing household circumstances over time. In terms the most acute needs, there is an affordable housing requirement for larger homes and a substantial need for family sized housing, particularly families with two children. Two-bedroom homes are likely to help meet the housing needs of some smaller families, particularly lone parents.

The following tables provide an indication of the affordable housing need by size of dwelling, by number of bedrooms.

Flexibility will be applied depending on the overall size of a scheme and its ability to viably deliver a mix of dwelling sizes, and where over the course of the plan period updated evidence suggests a different mix may be indicated.

Table: Affordable housing by size of dwelling/ number of bedrooms (Social and Affordable Rent)

	1-Bed	2-Bed	3-Bed	4-Bed
Age under 65	25%	30%	35%	10%
Age 65 +	40%	60%	0%	0%

Table: Affordable housing by size of dwelling/ number of bedrooms (affordable routes to home ownership)

	1-Bed	2-Bed	3-Bed	4-Bed
Mix	15%	45%	30%	10%

[33] Welwyn Hatfield Housing and Economic Development Needs Assessment (2026).

[34] Welwyn Hatfield Housing and Economic Development Needs Assessment (2026).

To contribute towards creating mixed, sustainable communities and help meet the varied housing needs of different groups and household sizes, including households with dependent children and older people, a mix of affordable housing sizes (by number of bedrooms), and types, (houses, flats, and / or bungalows), should be provided.

Proposals should not generally seek to simply deliver a single type or size of affordable dwelling, unless otherwise justified and should demonstrate how the mix proposed has had regard to the Council's latest evidence.

Viability and other relevant matters to the application of policy

Where a development proposal does not seek to meet the policy requirements for the relevant level of affordable housing provision, the type of tenure, or the mix of dwelling sizes to be provided, the Council will require the applicant to submit an 'open book' viability assessment, showing clear workings which objectively test the ability of a development project to meet its costs (including the cost of any planning obligations), while ensuring an appropriate and competitive return. The Council will appoint an independent valuer to review viability appraisals submitted as part of a planning application. All initial appraisals and any subsequent reappraisals will be undertaken at the applicant's expense.

For the purposes of policy application, where a smaller site forms part of a larger overall scheme which is capable of being developed, the affordable housing requirements will be applied on a cumulative basis.

For clarification, the policy requirements apply to Use Class C3 housing developments only. They do not apply to Use Class C2 developments where the primary use is the provision of residential accommodation for people in need of care (other than a use within C3), or a nursing home.

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, the affordable housing requirement due may be reduced by a proportionate amount. Affordable housing contributions may however be required for any increase in floorspace. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt, for which the 'Golden Rules' requirements set out in national policy should apply. The process for determining if and how a Vacant Building Credit applies is set out in national planning policy and practice guidance[25].

DMP 20: Affordable Housing – S106 review mechanism

A. Where a viability assessment submitted at the planning stage undertaken in accordance with national planning policy and practice guidance demonstrates particular circumstances that justify non-compliance with the local plan's strategic affordable housing policy or infrastructure requirements, a review mechanism will be required to reassess viability over the lifetime of the delivery of the project in order to determine if the strategic affordable housing contributions could be delivered in compliance with, or more in compliance with, the full policy requirement.

B. The trigger point/s for review will be set at appropriate stages of development linked to implementation and/or occupation.

C. The review mechanism will be secured and set out in a planning obligation.

Supporting Text

The Local Plan's strategic affordable housing policy sets out the affordable housing contributions expected from development.

It is for an applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage[36]. All viability assessments should reflect the recommended approach in national planning policy and practice guidance, including standardised inputs, and should be made publicly available. The weight given to such an assessment is a matter for the decision-making authority, taking into account all relevant material considerations.

[35] https://www.gov.uk/guidance/planning-obligations

[36] Examples of such circumstances are set out in Paragraph: 007 Reference ID: 10-007-20190509. Revision date: 09 05 2019, of national Planning Practice Guidance on Viability: https://www.gov.uk/guidance/viability

Where the local planning authority agrees that particular circumstances have been demonstrated, which mean that the strategic affordable housing policy requirements cannot be met at the planning application stage, a review mechanism to reassess viability over the lifetime of the delivery of the project will be required to ensure compliance with the strategic policy and optimal public benefits through economic cycles.

The trigger points for such a review will be agreed between the applicant and the local planning authority in light of the circumstances of the scheme. More than one review mechanism may be appropriate for developments that are phased over an extended period, complex, where there is significant uncertainty regarding future costs or values, or where substantial policy shortfalls have been accepted at the decision-making stage. Reviews should be proportionate and designed to capture improvements in viability during the delivery of the development.

DMP 21: Housing Mix by Size and Type

A. To help create and support sustainable, inclusive and mixed communities, development proposals should ensure that the proposed mix of dwelling sizes and types contributes towards meeting the varied housing needs of different households.

B. Proposals of 10 or more dwellings (gross) should demonstrate how the proposed mix has had regard to the Council's most up-to-date evidence on housing need. The Council will consider variations from this mix where justified, having regard to:

- the overall size of the scheme
- the site's location and character
- the nature of the site, including physical or design constraints
- market demand and local context
- scheme viability.

C. Applications should include a schedule which lists the proposed dwelling units by size (the number of bedrooms), type (e.g. flats/house/bungalows).

Supporting Text

It is important that a range of housing sizes and types are made available to meet the varying housing needs and market demands of different groups, including single persons, couples, families with children, and older people.

Local evidence[37] provides the basis for a recommended mix of dwellings by size, with analysis also suggesting how the provision of 2-bedroom homes could be split between flats and houses (including bungalows), and by tenure.

The following table provides an indication of the recommended mix by size of dwelling for market housing, (the indicated mix by dwelling size for affordable housing is set out alongside the affordable housing policy).

Table: Market housing by size of dwelling/number of bedrooms

	1-Bed	2-Bed	3-Bed	4-Bed
Mix	5%	30%	40%	25%

New development will be expected to provide for a range of dwelling sizes and types. Matters such as the overall size of a scheme, the nature of a site and the character of the area, will be taken into account in applying this policy, together with any updated evidence over the course of the plan period that suggests a different mix may be indicated.

DMP 22: Protecting the Existing Housing Stock

A. Proposals resulting in a loss of dwellings including self-contained houses or flats, permanent dwellings located on mobile home parks, and houses in multiple occupation will be refused unless the home/s proposed to be lost would be replaced with new self-contained homes at an equivalent or

[37] Welwyn Hatfield Housing and Economic Development Needs Assessment (2026).

higher density with the re-provision of at least the equivalent level of overall floorspace, or where one of the following criteria are met:

a) The site is no longer suitable for residential use due to being adversely affected by significant environmental conditions (such as noise pollution or air quality) and there is no reasonable prospect that the impacts can be adequately mitigated against to create a healthy living environment;

b) The development will enable existing sub-standard units to be enlarged or improved to meet minimum space[38] and amenity standards, or

c) The social, economic or environmental benefits of the proposal would significantly outweigh a net loss to the borough's housing stock.

Supporting Text

Losses to the borough's housing stock can lead to additional development pressures elsewhere in the borough, even where losses occur on a piecemeal basis.

In order to make best use of the borough's existing resources and continue to meet the housing needs of the community, there will be a presumption against the loss of existing dwellings, subject to the exceptions set out in policy. The policy applies to all self-contained dwellings including houses and flats, permanent dwellings located on mobile home parks, as well as houses in multiple occupation.

DMP 23: Specialist Housing for Older People and People with Care and Support Needs

A. Proposals for new specialist housing, such as sheltered, extra care, or supported housing to help meet the varied needs of older people and people with care and support needs that allow people to live as independently as possible, will be supported where:

a) There is an identified need for the specific type of housing proposed, as set out in Council's latest Housing Needs Assessment[39];

b) The proposed development is located in an accessible location, close to local services and facilities, where residents have access to a genuine choice of transport modes including by public transport, and being located on a safe and level route;

c) It can be demonstrated that the scheme will provide high-quality accommodation consistent with relevant and most up-to-date best practice guidance[40] as appropriate; and

d) The proposed accommodation has considered the needs of the intended occupiers and the type of facilities proposed, the level of independence promoted and the amount of management, supervision, support and/or care proposed is appropriate for the intended occupiers.

B. In order to assist in meeting the identified need for housing for older people people with care and support

[38] As set out in Nationally Described Space Standards.

[39] Applying the Extra care focus scenario (Housing and Economic Needs Assessment 2026, or as subsequently updated)

[40] https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Factsheets/Design-Principles-For-Extra-Care-Housing-3rdEdition.pdf (or any relevant successor document / other up to date appropriate best practice design guidance).

needs, housing sites of 500 or more dwellings will be expected to deliver a proportion of housing as specialist housing.

C. Subject to viability, where specialist housing is assessed as falling within Use Class C3, (dwelling houses – where the accommodation comprises self-contained homes), then the affordable housing policies of the plan will apply.

Specialist Nursing care home accommodation

D. In addition to the overall housing target, a net increase of around 342 nursing home bed spaces will be supported in the borough's towns and excluded villages and on major development sites, to help meet the accommodation needs of those requiring specialist nursing care (falling within Use Class C2), where:

a) The proposed development is located in an accessible location, close to local services and facilities, where residents have access to a genuine choice of transport modes including by public transport, and being located on a safe and level route; and

b) It can be demonstrated that the scheme will provide high-quality accommodation designed to be consistent with relevant and most up-to-date best practice guidance[41] as appropriate.

E. Existing nursing home accommodation for older people and people with care and support needs will be protected. The Council will resist proposals involving the loss of such accommodation unless:

a) Adequate replacement accommodation is provided that results in improved standards and quality and meets the criteria in Part A of this policy; or

b) It can be robustly demonstrated, through at least 12 months of active marketing at a realistic price and other evidence, that the accommodation is no longer needed for the particular group or other relevant groups in need.

Supporting Text

National policy requires local planning authorities to plan for the housing needs of groups within the community, including older people and people with disabilities. Whilst many people will live in general housing that may be adapted to meet their specific needs, some will require more specialist housing, including with access to care.

Over the next 20 years, the population aged 75+ is expected to grow faster than any other age group[42]. Therefore, there is a need to provide sufficient suitable accommodation which enables older people to live independently, with the appropriate care and support available. Specialist housing options include a range of accommodation types to suit the varied and changing needs of older people, including:

- Age-restricted general market housing
- Retirement living or sheltered housing
- Extra care housing or housing-with-care.

A more specialist care environment may be required for people who are unable to live independently, including residential and nursing care which usually falls within Use Class C2 (residential institutions).

Other people including young people, people with physical disabilities or sensory needs, people with learning disabilities, autism and other people with care and support needs may also require specialist accommodation in the form of supported housing.

It should also be recognised that many people with specialist housing needs may wish to stay or move to general housing that is already suitable, which can include bungalows, or homes which can be adapted to meet a change in their needs.

[41] https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Factsheets/Design-Principles-For-Extra-Care-Housing-3rdEdition.pdf (or any relevant successor document / other up to date appropriate best practice design guidance).

[42] ONS 2022-based subnational population projections (June 2025).

The County Council's supported accommodation strategy[43] aims to help more people maintain independence, with a shift towards increased provision for self-contained housing with care as an alternative to residential care. The strategy also includes accelerated growth in nursing care homes, including those providing dementia care support.

The Housing and Economic Needs Assessment (2026) outlined[44] a clear need for additional specialist housing for older people, highlighting a particular need relative to supply for housing with care, in line with the county strategy. Over the plan period to 2043, and as part of the overall housing target, a need for 1,224 housing with support dwellings e.g. sheltered housing for general market (not affordable), and a need for 679 extra care dwellings was identified, across market and affordable tenures.

The assessment also sets out a need for 342 additional nursing care home bedspaces over the plan period. This target is in addition to the overall housing target, however provision of Use Class C2 accommodation can be counted towards the overall housing supply based on the amount of accommodation released in the housing market in line with planning practice guidance.

Where developments provide self-contained homes for occupation by individual households, these are more likely to fall within Use Class C3 rather than Use Class C2. However, some extra-care and housing-with-care developments may fall within Use Class C2 depending on factors such as the level of care and scale of communal facilities provided. The precise nature of a proposal will need to be considered on a scheme-by-scheme basis. Subject to viability, the affordable housing policies of the plan will apply to specialist housing schemes comprising of self-contained dwellings.

Proposals for new specialist housing should be located in accessible locations, offering a genuine choice of transport modes including access to public transport as well as other services and facilities, including health services. Proposals for new specialist housing should take into account the capacity of local primary health care providers in the area in meeting potential increased demand from these proposals.

Contributions towards enhanced primary care facilities to meet the needs arising from the development may be sought where necessary.

DMP 24: Residential Annexes

A. Applications for residential annexes will only be permitted where it has been clearly demonstrated that the extension to an existing dwelling is modest in size and subordinate in scale to the main dwelling.

B. The annex should be designed in such a way that it can function as an integrated part of the main dwelling, sharing a main entrance door and having access to shared facilities within the principal dwelling. Vehicular access and garden areas should be shared with no boundary demarcation or sub-division of garden areas that imply a functional separation.

Supporting Text

Residential annexes are a form of ancillary residential accommodation, which can offer people a degree of independence whilst remaining connected to a principal household, e.g. for elderly relatives or those with care or support needs, including those with disabilities.

Annexes should be designed, both functionally and physically, to be ancillary to the main dwelling. Occupants of an annex should share a main entrance door with the principal dwelling and have access to shared facilities, such as a living room and / or kitchen.

To prevent the creation of independent self-contained dwellings through severance or subdivision, a planning condition may be imposed at the grant of planning permission restricting occupancy and ensuring the annex remains ancillary to the main dwelling at all times.

[43] HCC Ten Year Supported Accommodation Strategy 2017-2027 https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/data-and-information/acs/accommodation-strategy-2017-27-nov-2018-final-for-publication.pdf

[44] Applying the Extra care focus scenario.

DMP 25: Purpose Built Student Accommodation

A. Proposals for purpose-built student accommodation with shared facilities and student support / care to assist students in their daily lives will be supported where the development meets all the following criteria:

- **a)** Is located in an area with good access to a range of facilities and services including shops by walking and public transport;
- **b)** Is of an acceptable quality meeting the needs of its occupants, including good sized rooms with adequate daylight, sunlight and functional living space;
- **c)** Provides high quality external amenity space, integrated communal facilities and services to meet the needs of the intended number of occupiers, with suitable arrangements for student support / care;
- **d)** A proportion of all student rooms proposed should be designed and built for independent use by wheelchair users. The remainder should include facilities that make them suitable for people who do not use a wheelchair, but may have mobility, sensory, dexterity or learning difficulties;
- **e)** Includes a management plan which demonstrates that the accommodation will be managed and maintained to ensure acceptable levels of amenity and access to facilities for its occupiers, and that the development will not unacceptably impact on neighbour amenity; and
- **f)** Will not lead to an over-concentration of single person accommodation within local communities (unless on campus sites) or result in significant adverse impacts on the character of the local area.

B. Where provision is made on-campus, this should be in accordance with a masterplan that has been approved by the planning authority.

C. The loss of student accommodation will be permitted where it is demonstrated that the accommodation no longer caters to current or future student needs, and is replaced with alternative residential accommodation typologies that meet other standards and requirements in this Plan.

Supporting Text

The University of Hertfordshire, the Royal Veterinary College and Oaklands College all are located within the plan-area and purpose-built student accommodation helps to meet an important housing need for the borough's student population.

Whilst some on campus provision is made both the University of Hertfordshire and the Royal Veterinary College, off-campus provision may also be delivered by private providers.

The provision of PBSA directly impacts the wider housing market as without it more students would be living in the general housing stock. Whilst there is significant demand for student accommodation within the plan area, the Housing and Economic Development Needs Assessment does not indicate a current need for additional purpose-built student accommodation serving the University of Hertfordshire but does recognise a need to serve the Royal Veterinary Collage site. Additional PBSA in the borough could also have a role in reducing reliance on HMOs and the private market housing stock.

It is important that all student accommodation is accessible to the institution it serves by walking, cycling or public transport and that the facilities are properly managed to ensure a good quality offering to students and to successfully integrate such development within the wider community.

DMP 26: Houses in Multiple Occupation

A. To maintain mixed, balanced, sustainable and inclusive communities, applications for Houses in Multiple Occupation will only be permitted where they would not create an over-concentration of such accommodation within local communities or result in significant adverse impacts on the character of the local area.

B. Over-concentration means where the proportion of houses in multiple occupation within a 50m radius of the application property already exceeds, or would exceed, 20% of the total number of dwellings.

C. To be acceptable, proposals for Houses in Multiple Occupation should also:

a) Be located where there is a good level of accessibility to services and facilities by walking, cycling and public transport;

b) Ensure that car parking provision of 0.5 spaces and cycle parking provision of 1 long term space per tenancy unit (taken to be the number of bedrooms) is provided within the curtilage of the site;

c) Make sufficient provision within the curtilage of the site for the storage and collection of waste and recycling bins relevant to the number of intended residents which meet the Council's standards for refuse facilities. The bin storage area should be located away from, or otherwise suitably screened from, the public realm; and

d) The layout and design provides for a good level of amenity to occupiers and is in accordance with the Council's House in Multiple Occupation Standards including relevant space standards[45].

e) The clear design intent is for the property to be used as an HMO rather than as bedsits or flats (e.g. there are no cooking and washing facilities in bedrooms).

Supporting Text

For the purposes of planning, a House in Multiple Occupation is defined as the use of a dwellinghouse by not more than six residents (Use Class C4). These usually have shared communal facilities and are occupied by unrelated individuals. Houses occupied in this way by more than six residents are treated as *sui generis* for planning purposes.

Houses in multiple occupation (HMOs) form an important part of the housing stock, providing a valuable supply of privately rented accommodation for a variety of residents including students and those in need of cheaper accommodation. Rents are generally cheaper than those charged for self-contained dwellings and are therefore usually one of the more affordable forms of accommodation within the private rented market. These are popular with students, and most of the borough's Houses in Multiple Occupation (HMOs) are located close to the University of Hertfordshire in Hatfield.

Welwyn Hatfield has a higher proportion of HMOs than national and Hertfordshire averages. High concentrations of HMOs can create unbalanced communities and have adverse impacts on the character of an area e.g., through noise and nuisance created by frequent levels of activity to and from such houses, poor siting and insufficient space for the storage and collection of waste and recycling receptacles, and the increased pressure for on-street parking space.

In January 2012 an Article 4 Direction[46] came into force in Hatfield, removing permitted development rights, meaning that planning permission is required for a change of use from Use Class C3 dwellings to Use Class C4.

The policy applies a 20% concentration level to enable the local planning authority to manage

[45] https://www.welhat.gov.uk/landlords/apply-house-multiple-occupation-licence

[46] https://www.welhat.gov.uk/planning-policy/article-4-directions

future changes in land use to ensure that the surrounding area is not adversely affected by new HMO development.

To assess the proportion of houses in multiple occupancy within the 50m radius, this will be measured from the centre of the application building. In this assessment, where less than half of a building, (rather than the garden), is within the 50m radius, the property will not be included. The Council will draw upon a range of information sources, including Council Tax records and licences for houses in multiple occupancy.

DMP 27: Build to Rent

A. To help meet the demand for private rented housing, add product diversity within the housing stock, and help increase tenants' choice, Build to Rent development will be permitted as part of a wider multi-tenure development or as a stand-a-alone scheme, where:

a) The development is located within, or close to, a town centre, close to a railway station, or as part of a large-scale urban extension.

b) Subject to viability, at least 20% of the Build to Rent homes shall be made available for affordable private rent, (in perpetuity of the scheme).

c) Where provided, the affordable private rented homes must be discounted by at least 20% below local market rents (including service charges where applicable), for the same or equivalent property, calculated when a discounted home is rented out, or when the tenancy is renewed.

d) The affordable private rented homes should be distributed throughout the development and physically indistinguishable from the market rent homes in terms of quality and size.

e) The affordable private rented and private market rented homes within a development should be managed collectively by a single build to rent landlord[47].

f) Each individual dwelling must be self-contained and designed and constructed to meet Nationally Described Space Standards.

g) In granting planning permission, a planning condition will be applied requiring scheme operators to offer tenancies of 3 or more years to all tenants in the development[48].

h) The minimum covenant period for all Build to Rent proposals will be 15 years, which will be secured through a section 106 legal agreement. A clawback mechanism will apply in the event of units being sold out of the Build to Rent sector.

i) A management plan that commits to high standards in the ongoing management of Build to Rent properties and premises must be provided and secured through a section 106 agreement.

Supporting Text

Build to Rent is purpose-built housing[49], typically 100% rented out, and can form part of a wider multi-tenure development comprising flats or houses within the same site.

Schemes usually offer tenancies of 3 years or more and will typically be professionally managed stock in single ownership and management control.

Build to Rent can help meet the demand for private rented housing, adding product diversity within the housing stock, increasing tenants choice, retaining tenants for longer periods, providing longer term security and stability for those who wish to settle down within a community, and helping to increase housing supply and delivery rates, particularly on large, multiple phased sites alongside market sale and affordable housing.

[47] The involvement of a registered landlord is not required, and the local authority will not have nomination rights.

[48] Consistent with National Planning Practice Guidance on Build to Rent.

[49] Defined in the National Planning Policy Framework - Glossary.

Consistent with national planning policy and guidance on Build to Rent[50], affordable housing on Build to Rent schemes should be provided by default in the form of affordable private rent and along with the market rent Build to Rent homes, and should be under common management control by a single build to rent landlord[51]. A suitable benchmark for the level of affordable private rent homes to be provided (and maintained in perpetuity) in any build to rent scheme is generally 20%, and the affordable private rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges).

The local evidence base[52] suggests that there may be interest in developing Build to Rent in Welwyn Hatfield in the future, noting high and increasing local rental prices, and that Build to Rent development may be important to maintaining rental housing supply. Potential delivery is indicated for town centre locations in Hatfield and Welwyn Garden City, and close to their rail stations, as well as within urban extension sites where there is potential for suburban Build to Rent development.

Eligibility for the affordable private rented homes will be determined with regard to local household income levels, related to local rent levels. The build to rent scheme operator will be required to produce an annual statement, confirming the approach to letting the affordable units, their ongoing status, and identifying how the scheme is meeting the overall affordable housing level required in the planning permission.

To ensure that Build to Rent schemes remain in the rental sector helping to provide a stable rental market and deliver long-term social and economic benefits, the Council will require a minimum covenant period of 15 years, secured through a Section 106 agreement. A clawback mechanism will apply if units are sold out of the Build to Rent sector before the end of the covenant period. This ensures that any loss of affordable housing is mitigated through financial contributions or replacement provision.

High-quality management is integral to the success of Build to Rent schemes. To ensure that Build to Rent schemes maintain high standards of service and contribute positively to neighbourhoods over the long term, the Council will require a management plan to be submitted and secured through a Section 106 agreement. This should include on-site management arrangements, maintenance and repairs protocols, tenant engagement and complaints procedures, and lettings and affordability commitments.

Where schemes are permitted, a section 106 agreement will also be used to set out the parameters for a range of matters including the apportionment of the homes across the development, and a marketing strategy setting out how their availability is to be publicised.

DMP 28: Development of Sites for Gypsies, Travellers and Travelling Showpeople

A. All applications for new sites, or additional pitches, plots or caravans on existing sites will be considered within the context of the prevailing national planning policy and guidance and assessed against the following criteria:

- **a)** The identified need for sites, pitches or plots in the borough and the supply of deliverable sites, pitches or plots to meet this need;
- **b)** Sites should be sustainably located so that residents can access employment opportunities, healthcare, education, shops and other services and facilities by active travel modes or public transport;
- **c)** Favourable weight will be afforded to the use of previously developed land which is physically well-related to existing settlements in terms of proximity, infrastructure and accessibility;
- **d)** Sites must not be located where the significant adverse effect of local environmental conditions, (such as noise pollution or poor air quality), would result in unhealthy living conditions, unless these impacts can be reasonably and adequately mitigated;

[50] https://www.gov.uk/guidance/build-to-rent

[51] The involvement of a registered landlord is not required and the local authority will not have nomination rights.

[52] Welwyn Hatfield Housing and Economic Needs Assessment (2026).

e) Given their highly vulnerable flood risk classification[53], caravans and mobile homes intended for permanent residential use should not be located in areas at risk of flooding unless a site-specific Sustainable Drainage System and flood risk assessment demonstrates how flood risk will be managed now and over the development's lifetime;

f) The layout of all sites should allow for the provision of outdoor amenity space and compliance to fire safety standards;

g) The provision of a safe and suitable access to and from the highway for all users, and sufficient space within the site for the parking and manoeuvring of caravans, trailers and emergency vehicles;

h) Where relevant, full details should be provided for the siting and appearance of any permanent amenity buildings and storage facilities to ensure they are appropriate in scale, design and materials;

i) Boundary treatments should avoid excessive use of high walls or fences that create visual or social separation. Proposals should promote integration with the wider community while respecting privacy and security;

j) Proposals must include soft landscaping to enhance the visual quality of the site and its surroundings, support biodiversity, and contribute to climate resilience; and

k) Sites located in rural areas should respect the scale of, and not dominate, the nearest settled community.

B. Proposals resulting in the loss of any authorised site, or a reduction in the number of authorised pitches, plots or caravans from an existing authorised site, will not be permitted unless it can be demonstrated that:

a) The overall local need for sites, pitches or plots has been met; or

b) The site is adversely affected by significant environmental conditions (such as noise pollution or air quality) and there is no reasonable prospect that the impacts can be adequately mitigated against to create a healthy living environment; or

c) The social, economic or environmental benefits of the proposal would significantly outweigh the loss or reduction.

Supporting Text

Gypsies and travellers and travelling showpeople are part of our community and their housing needs addressed as part of the Local Plan.

Nationally reported data indicates that gypsies and travellers experience a range of inequalities. These include the likelihood of poorer educational attainment, lower levels of employment, a higher likelihood of bad or very bad health, worsening health related to age and being almost twice as likely to provide 50 or more hours of unpaid care per week, compared with the England and Wales population[54]. At the time of the 2021 Census, just over a fifth of those who identified as Gypsy or Irish Traveller lived in caravans or other mobile or temporary structures, compared with 0.3% of the England and Wales population.

This policy will guide the consideration of proposals to meet the identified need for sites, pitches (or plots) within the plan-area in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community, having regard to matters such as the local environment and accessibility to education, healthcare and employment infrastructure.

To make best use of existing resources and continue to meet the housing needs of the community, there will be a presumption against the loss of existing authorised sites, or a reduction in the number of existing authorised pitches, plots, or caravans, subject to the exceptions set out in policy.

[53] NPPF Annex 3 and NPPG 'Flood risk and coastal change', Table 2 (Flood risk vulnerability and flood zone 'incompatibility').

[54] Office for National Statistics (ONS), released 13 October 2023, ONS website, article, https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/ethnicity/articles/gypsyoririshtravellerpopulationsenglandandwales/census2021

National Planning Policy for Traveller Sites will be a material consideration in decision making. The local planning authority will have regard to this, and to the National Planning Policy Framework (and to any relevant successors), as well as to national planning guidance so far as relevant.

DMP 29: Looked-After Children

A. Proposals for new Children's Homes, or for the change of use of a dwelling (Use Class C3) to a Children's Home (Use Class C2), will be supported where they contribute to meeting the identified need for accommodation for looked after children and where they:

- **a)** Are located within a residential area where children can be part of a stable and supportive community and access everyday social and recreational opportunities.
- **b)** Have access to outdoor areas, including private outdoor amenity space.
- **c)** Are accessible to a range of local services and facilities such as shops, schools, community centres, doctors and dentists, by a genuine choice of travel modes.
- **d)** Are located within convenient walking distance (under 800m) of a bus route linked by pedestrian footways that allow staff and visitors access to the home and enable children to travel independently if at an appropriate age to do so.

B. To maintain balanced and inclusive communities, proposals must demonstrate that:

- **a)** The development does not result in an over concentration of Children's Homes or other similar C2 uses in the immediate area.
- **b)** The proposal respects the character and amenity of the surrounding residential neighbourhood, including consideration of noise, comings and goings, parking, and shift based staffing patterns.

C. Children's Homes must:

- **a)** Be designed to resemble a family home, avoiding institutional appearance or layout.
- **b)** Provide internal space that meets or exceeds the Nationally Described Space Standards and is suitable for the number of children and staff proposed.
- **c)** Include appropriate space for staff, including overnight accommodation where required.
- **d)** Provide adequate parking, servicing, and cycle storage for staff, visitors, and older children.

D. Planning applications must be accompanied by a Management Plan proportionate to the scale of the proposal, setting out:

- **a)** Staffing arrangements and shift patterns.
- **b)** Visitor management and parking arrangements.
- **c)** Safeguarding considerations, including how the location supports the welfare of children.

E. Proposals must demonstrate how they have had regard to Hertfordshire County Council's Service Provision and Place Making Guide (or successor document).

Supporting Text

Local authorities have a statutory duty to provide accommodation to children in care, and often this requires the placement of children in children's homes. There is currently a shortfall of children's home bed places in Hertfordshire, with placement suitability being a key constraint, and a need for additional provision to be brought forwards county-wide.

Children's homes are small residential units, usually indistinguishable in form from a standard residential dwelling, that can provide accommodation, typically for 1-5 children in care with adult management. They are a vital part of the care system, alongside fostering, adoption, and other more specialist forms of accommodation.

Hertfordshire County Council's Service Provision and Place-Making Guide sets out how a successful children's home should be designed and delivered, to provide a safe and nurturing environment for the children who live there.

Children's homes should not look or feel like institutional settings; they should be single dwellings that resemble family homes, offering a safe environment, improving the experiences and outcomes for young people in both short-stay and longer-term care.

This policy supports the delivery of high-quality children's homes to meet the statutory duties of local authorities under the Children Act 1989, the Children's Homes (England) Regulations 2015, and the Equality Act 2010. It ensures that children in care can live in safe, nurturing, community-integrated environments that resemble family homes and support positive long-term outcomes.

In addition, to help meet the housing needs of Hertfordshire's looked-after children, new bedspaces will be provided at strategic and other housing sites of a significant scale, as identified in relevant site allocations. Each site will be required to provide up to three bedspaces, either within a single children's home or within a number of smaller homes, having regard to the need identified by the relevant public service provider at the time of application. Each developer-completed home should be transferred to Hertfordshire County Council, or its successor body, on a not-for-profit basis and secured through a planning obligation.

The Council will consider, on a case by case basis, whether a proposal constitutes a material change of use from Use Class C3 to Use Class C2, having regard to the nature of care provided, staffing levels, and whether residents live together as a single household.

DMP 30: Accessible, Adaptable and Wheelchair User Housing

A. To provide for a range of housing that is designed to meet the varying needs of occupants with different needs, including for older and disabled people, proposals for residential development should ensure that wherever possible and viable:

- **a)** All new dwellings are designed and built to the optional higher requirements of M4(2) of the Building Regulations for accessible and adaptable dwellings.
- **b)** 5% of new market homes should be designed and built to meet the higher optional requirements of M4(3)(a) of the Building Regulations for wheelchair adaptable housing.
- **c)** 10% of new affordable homes should be designed and built to meet the higher optional requirements of M4(3)(a) or M4(3)(b) of the Building Regulations for wheelchair adaptable and wheelchair accessible dwellings.

B. Any policy requirement for affordable homes to be built to M4(3)(b) wheelchair accessible standards will only be applied where there is an evidenced need on the local authority's Housing Register, and where the local authority is responsible for allocating or nominating a person to live in those dwellings.

C. The policy requirement will be secured by way of a planning condition attached to a planning permission to allow the relevant Building Control body to check compliance against the relevant standards.

D. Site specific factors such as site topography, and other circumstances which may make a site less suitable for the delivery of M4(2) and M4(3) compliant dwellings, particularly where step-free access cannot be achieved, will be taken into account. Where step-free access is not viable to achieve, the higher optional requirements in Part M of the Building Regulations will not be applied.

Supporting Text

Many households require accessible or adaptable housing to lead dignified and independent lives. The Council's evidence[55] highlights a large scale of accessibility needs that are widespread across the community,

[55] The Council's Housing and Economic Needs Assessment (2026).

while being particularly acute in older people. The projected increase in the number of older people and people with mobility problems, impaired mobility, and other disabilities supports the need to provide new homes to accessible and adaptable standards.

Where an identified need exists, planning policies can set out a proportion of new housing that should be delivered to the optional higher requirements of Part M of the Building Regulations[56]. These can only apply where a condition is imposed on a new development as part of the process of granting planning permission. Where no condition is applied, dwellings only need to meet the Building Regulation requirements for M4(1) for visitable dwellings.

To help provide a range and choice of suitable housing, new housing will be required to be built to the optional requirements of the Building Regulations, wherever possible and viable.

M4(2) Category 2: Accessible and adaptable dwellings ensure that reasonable provision is made for people to gain access to, and use, a dwelling and its facilities, sufficient to meet the needs of occupants with differing needs, including some older and disabled people, and allows for the adaptation of the dwelling to meet the changing needs of occupants over time.

M4(3)(a) Category 3: Wheelchair adaptable dwellings include additional features to make reasonable provision for people to gain access to, and use, a dwelling and its facilities, sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.

M4(3)(b) Category 3: Wheelchair accessible dwellings are constructed to be suitable for immediate occupation for a wheelchair user. In accordance with national planning guidance on optional technical standards, these standards should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.

DMP 31: Rural Exception Sites for Affordable Housing

A. To promote sustainable development in rural areas, small[57] rural exceptions sites for affordable housing, on sites that would not normally be used for housing, may be permitted where:

- **a)** The proposed development will contribute towards meeting an identified need for affordable housing within the rural area specifically for households with a strong local connection, robustly evidenced by an up-to-date rural housing needs survey;
- **b)** The proposed tenure/s and mix of dwelling types and sizes will address the identified housing needs of the local community;
- **c)** The site is located within or immediately adjacent to the built-up area of an existing village; and
- **d)** The proposed development will help enhance or maintain the vitality of the rural community, especially where this will support local services and facilities.

B. The planning authority will only consider permitting a small proportion of market housing where it has been clearly demonstrated through a detailed viability assessment that a rural exception site would not be viable without it, and that alternative approaches to securing site viability have been explored. The affordable housing must remain the predominant element of the scheme.

C. The affordable housing will be secured in perpetuity for occupation by households with a local connection to the parish area through the use of a planning obligation.

[56] https://www.gov.uk/guidance/housing-optional-technical-standards

[57] Where (a) the number of dwellinghouses to be provided is less than 10; or (b) the development is to be carried out on a site having an area of less than 0.5 hectares and it is not known whether the development falls within (a).

Supporting Text

The borough's rural areas are washed over by the Green Belt where there is a presumption against inappropriate development. However, national planning policy sets out a list of exceptions, which includes limited affordable housing for local community needs under policies set out in the development plan, including policies for rural exceptions sites.

Rural exception sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Such sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. National planning policy does not define what 'limited' or 'small' means. For the purposes of this policy, 'limited' / 'small' means 'minor' development, (as set out in the Glossary).

Proposals for rural exception sites must be justified by robust evidence, demonstrated by an up-to-date rural affordable housing needs survey, which has been undertaken by an independent body or person such as a rural housing enabler in partnership with the relevant parish or town council(s) or neighbourhood planning body, and other relevant partners, and with the involvement of the local community.

The results of the needs survey must clearly demonstrate the need for new affordable homes to help households to live in a rural location where they are either currently resident or permanently employed within the relevant parish, or who were previously resident or are connected by close family within the relevant parish.

The presumption is that all dwellings on rural exception sites will be for affordable housing. Only where the local planning authority is satisfied, based on the evidence before it, that a rural exception site would not be viable if it were required to deliver only affordable housing, will it consider permitting a small proportion of market housing within the application site. The applicant must demonstrate that alternative approaches to securing viability, such as obtaining grant funding, have been explored and that the market housing component is essential for the delivery of the affordable housing.

The 50% 'Golden Rules' cap set out in national planning policy does not apply to rural exception sites[58].

DMP 32: Rural Workers Dwellings

Permanent rural workers dwellings

A. Planning permission for new permanent rural workers dwellings will only be granted where it has been clearly demonstrated that:

- **a)** There is an essential need for one or more full-time rural worker/s to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry, equestrian or other land-based rural enterprise;
- **b)** There is an absence of suitable and available accommodation either within the application site or the wider business unit, or otherwise in nearby settlements to adequately address the need;
- **c)** The opportunity to re-use existing buildings within the application site or within the wider business unit for rural workers dwellings has been fully explored or utilised and been demonstrated to be unsuitable;
- **d)** The proposed new dwelling is of a scale that is necessary to support the rural business activity and respects the character of the rural setting; and
- **e)** The rural enterprise is currently financially sound, has been established for at least three years, has been profitable for at least one of them, and has a clear prospect of remaining viable. A financial appraisal must be submitted to support this.

Temporary rural workers dwellings

B. For new rural enterprises, where the long-term need for a permanent dwelling is not yet established, planning permission may be granted for a temporary dwelling for a period not exceeding three years, subject to:

- **a)** Compliance with criteria (a) to (e) above, as applicable.
- **b)** The submission of a robust business plan which demonstrates

[58] In accordance with para 157 and footnote 60 of the NPPF (December 2024).

a reasonable prospect of an economically viable rural enterprise within the temporary period.

c) The temporary dwelling being of a type and siting that minimises landscape impact and can be removed without lasting harm to the local environment.

Occupancy conditions

C. All rural workers dwellings permitted under this policy will be subject to a planning condition restricting occupancy to a person solely or mainly employed in agriculture, forestry, equestrian or other land-based rural enterprise.

D. Applications for the removal of an occupancy condition related to rural workers dwellings will only be permitted where it can be demonstrated that:

a) There is no longer a need for the rural workers accommodation associated with the agricultural, forestry, equestrian or other land-based rural enterprise, or otherwise within the plan area that it could reasonably serve, and

b) The rural workers dwelling has been actively marketed for a reasonable period (sustained over a period of at least 12 months), at a price which reflects the existence of the occupancy condition with no reasonable interest from eligible occupiers. Marketing evidence must include details of price, offers received, and advertising methods.

Supporting Text

The provision of rural workers dwellings within the Green Belt is not one of the specified exceptions to inappropriate development set out in national planning policy. Further, national planning policy also states that the development of isolated homes in the countryside should be avoided unless certain circumstances apply.

One of those circumstances is where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside. Examples include where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products. Employment such as food packing or the need to accommodate seasonal workers will generally not be sufficient to justify building isolated rural dwellings.

The policy requires evidence to be submitted to clearly demonstrate that there is a need for rural workers to live at or near their place of work, (which does not mean a personal or business preference), and that the rural enterprise is economically viable.

Where new rural workers dwellings are permitted, their occupancy will be restricted by condition to a person or persons currently employed, or last employed, in agriculture, forestry, equestrian or other land-based rural enterprises, or to their surviving dependants.

Proposals to remove an occupancy condition will only be permitted where it can be clearly demonstrated that no need remains for the accommodation for other rural workers.

For the purposes of this policy, a rural worker is someone who is employed in agriculture, forestry, equestrian or other land-based enterprises that can only reasonably operate within a rural location.

DMP 33: Self Build and Custom Housebuilding

A. On sites of 100 dwellings or more (gross), serviced plots equivalent to 2% of the total number of dwellings (rounded up to the nearest whole plot) should be provided as serviced dwelling plots, where there is an identified need for self-build and custom build housing as evidenced by the Council's self-build and custom housebuilding register.

B. Exceptions to this requirement will only be permitted where it can be demonstrated through clear and proportionate evidence, that the density and type of housing proposed are the most appropriate for the site (e.g. where development is predominately comprised of either flats or specialist housing), and where the delivery of self or custom build cannot practically be achieved as part of the overall scheme.

C. In addition, the provision of serviced plots of land for self-build and custom housebuilding will be supported on other allocated sites or permitted windfall sites, including for single dwellings, where appropriate to the site and where this would not undermine the Council's ability to meet identified needs across the plan period.

D. Prior to the commencement of any self or custom build plots permitted, a Self-Build and Custom Build Compliance Statement must be submitted to demonstrate that the initial occupiers have had meaningful and primary input into the final design and layout of the proposed dwelling.

E. Serviced plots should be actively marketed in line with an agreed marketing strategy for a minimum of 12 months. The strategy must include targeted marketing to individuals and associations on the Council's register. Where, after 12 months of active marketing, plots remain unclaimed, the Council will allow the plots to revert to general housing, subject to evidence of genuine marketing efforts.

Supporting Text

Self-build and custom housebuilding is where individuals, or groups of individuals, are involved in the design and build of their home, which is then occupied by those individuals. Both self-build and custom housebuilding require the initial owner of the home to have primary input into the final design and layout. This policy supports the delivery of such homes in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended) and national planning policy and guidance.

The Council is required to keep a register of individuals, and associations of individuals, who are seeking to acquire serviced plots of land in the borough to build houses which will be occupied as their sole or main residence. The Council's self-build and custom housebuilding register provides evidence on the level of demand for self and custom build plots in the borough. This was considered alongside other relevant sources of evidence in the Council's Housing and Economic Needs Assessment (2026). While the register provides an important indication of demand, the Council also considers other relevant evidence, in line with national guidance, to understand the scale and nature of need.

The 2% requirement reflects the level of evidenced demand, the scale of development expected to come forward over the plan period, and the need to ensure that provision is proportionate and deliverable.

The total number of individuals and associations of individuals on the Council's self-build and custom housebuilding register, as well as the number of plots that have been granted permission, are reported each year in the Council's Annual Monitoring Report. Demand for serviced plots will be monitored to inform the implementation of this policy on allocated or windfall sites.

The marketing strategy should be agreed with the Council prior to the marketing period commencing. The plots should also be communicated to individuals and associations on the self-build register during/at the start the marketing period (via the Council).

DMP 34: Windfall Development

A. The development of a good mix of sites, including small and medium sized sites that can be built out quickly, can make an important contribution to meeting the housing requirement of the area.

B. Accordingly, planning permission for residential development on windfall sites, (not allocated in this Plan), will be granted provided:

- **a)** The site is previously developed land, or a small-scale infill site within a defined settlement (town or village excluded from the Green Belt), consistent with the settlement hierarchy;
- **b)** The development is well-located with safe and convenient access to a range of services and facilities by sustainable travel modes, including walking, cycling, and public transport;
- **c)** Adequate infrastructure capacity exists, or can be provided, to support the scale of development, including transport, utilities, education, health, and community facilities;

d) The proposal would not undermine the delivery of allocated sites or the overall spatial strategy of the Plan;

e) The scale of development is proportionate to the role and function of the settlement within the settlement hierarchy;

f) The development accords with other relevant policies in this Plan, including those relating to design quality, environmental protection, and climate resilience.

c. Windfall proposals that deliver or enhance community facilities to meet identified local needs will be supported.

Supporting Text

The council has made significant efforts to identify and allocate sites to meet its housing target. Whilst the majority of the borough's housing land supply is expected to come forward on allocated sites, evidence from the Housing and Employment Land Availability Assessment, which reviews historic windfall delivery rates and expected future trends indicates that it is reasonable to make an allowance for windfall development, i.e. proposals that come forward on sites that have not been specifically allocated for housing in the plan.

Windfall development can make a valuable contribution towards the borough's housing and other land-use land supply. The priority will be to use previously developed land but there may be opportunities to make more efficient use of other land on small-scale infill sites and through proposals in urban areas that intensify the land use without significant adverse impacts.

All proposals on windfall sites will need to demonstrate that either sufficient infrastructure exists to support the level of development proposed or that additional capacity can be created as a result of the development.



SECTION 2

Economy

Chapter 7: Economy

Introduction

The Council will give significant weight to supporting economic growth and productivity, in accordance with the NPPF, and will ensure that designated employment areas remain a focus for high-quality, flexible and sustainable employment development. The creation of good quality jobs at a local level aids in delivering the plans vision for economic growth and stability, and improving the lives and well-being of the local community.

SP 13: Employment Land Need

A. The Council will work positively with stakeholders and businesses to enables job creation, secures inward investment, and creates better employment destinations.

B. To meet the strategic demand for employment uses including 33,500sqm of floorspace for office and 171,000 sqm of floorspace for Industrial and Warehousing, totaling 204,500 sqm. The Council will safeguard Designated Employment Land as set out on the Policies Map and in DMP 14 and support proposals for:

- **a)** the intensification of employment floorspace in designated employment areas
- **b)** an uplift in office floorspace within town centres, particularly in Hatfield and Welwyn Garden City
- **c)** the delivery of local scale light industrial and workspace uses on existing non-designated employment land, and where appropriate within town centres
- **d)** the regeneration of underutilised sites, prioritising an uplift in employment floorspace and jobs

C. The Council will support and promote flexible use of high-quality space for a range of different employment generating uses including proposals for affordable employment space; and:

- **a)** support carbon reduction through refurbishment and retrofit of existing employment floorspace and inclusion of renewable energy installations
- **b)** promote the development of green industries and jobs

Supporting Text

The Council's Housing and Economic Needs Assessment (HENA) (2026) identifies a clear requirement for additional employment floorspace over the plan period to support a resilient, diverse, local economy. The Study concludes that to meet forecast demand arising from population and workforce growth, business expansion, and sectoral change, the borough requires 33,500 for office uses and 171,000 sqm for industrial and warehousing uses, totalling 210,500 sqm of new employment floorspace. This need reflects both quantitative requirements and qualitative drivers, including the need to modernise the existing stock, respond to changing occupier expectations, and support the transition to a low carbon economy.

The borough's existing employment areas play a critical role in meeting this need. They accommodate a significant proportion of local jobs, provide a base for key sectors, and offer opportunities for intensification and renewal. Safeguarding Designated Employment Land is therefore essential to ensure that sufficient capacity is retained to meet long term economic needs and to avoid the incremental loss of employment land to higher value uses. Policy SP13 works alongside DMP14 to provide a clear framework for protecting these areas while enabling their evolution and uplift.

The Council recognises that economic growth will not be delivered solely through new land allocations. A substantial proportion of future employment floorspace can be achieved through intensification, redevelopment, and reconfiguration of existing sites. This includes opportunities to increase site densities, deliver multi storey industrial formats where appropriate, and support the renewal of ageing stock to meet modern operational and environmental standards. The policy therefore encourages proposals that optimise the use of land within designated employment areas and

bring forward underutilised or vacant sites for productive economic use.

Town centres — particularly Hatfield and Welwyn Garden City — have an important role in supporting office based employment. These locations benefit from strong public transport accessibility, proximity to services, and the potential for mixed use development that supports footfall and vitality. The policy therefore supports an uplift in office floorspace within town centres, recognising the need to provide modern, flexible, and high quality workspace that can accommodate a range of occupiers, including SMEs, start ups, and professional services.

Beyond designated employment areas, the borough contains a network of smaller sites and premises that provide valuable space for local businesses, light industrial activity, and emerging sectors. These locations often support lower cost and more flexible accommodation that is essential for business formation and growth. The policy therefore supports the delivery of local scale workspace on non designated employment land where this is compatible with surrounding uses and contributes to the borough's economic diversity.

The regeneration of underutilised sites is a key opportunity to deliver new jobs, modern floorspace, and improved environmental performance. Redevelopment can help address issues such as outdated buildings, inefficient layouts, and poor energy performance, while enabling the creation of high quality employment destinations that attract investment and support long term economic resilience.

The Council also recognises the importance of flexibility in responding to changing economic conditions, new technologies, and evolving business models. Supporting a range of employment generating uses — including affordable workspace, hybrid formats, and adaptable units — will help ensure that the borough's employment stock remains competitive and inclusive.

Delivering sustainable economic growth is central to the Local Plan's objectives. The policy therefore promotes the refurbishment and retrofit of existing employment floorspace to improve energy efficiency, reduce carbon emissions, and support the transition to net zero. This includes the integration of renewable energy technologies, improved building fabric, and low carbon heating systems. The policy also supports the growth of green industries and jobs, recognising their increasing importance to the national and local economy and their contribution to long term environmental and economic resilience.

SP 14: Designated Employment Areas and Floorspace

A. The following areas, as shown on the Policies Map, are designated as Employment Areas and will be safeguarded for Class E(g), B2 and B8 uses, and other employment generating activities:

1. Welwyn Garden City Employment Area
2. Hatfield Business Park (including Bishop's Square)
3. Burrowfield, Welwyn Garden City
4. Great North Road (North and South) and Beaconsfield Road, Hatfield
5. Fiddlebridge Lane, Hatfield
6. Travellers Lane, Welham Green
7. Sopers Road, Cuffley
8. London Road, Woolmer Green
9. Cole Green Lane, Welwyn Garden City
10. Brookmans Park Transmitting Station
11. The Melon Ground, Hatfield (E(g) uses only)

B. Significant weight will be given to proposals that support economic growth, productivity, innovation and the transition to a low carbon economy, in accordance with the NPPF.

Acceptable Uses

C. Within designated Employment Areas, planning permission will be granted for E(g), B2 and B8 uses, and other employment generating uses, including research and development,

training facilities, creative industries, green technology, data centres and similar activities, where they are compatible with neighbouring uses and do not undermine the function of the area as a focus for employment or undermine other polices in this Plan.

Intensification, Modernisation and Environmental Quality

D. The Council will support proposals that:

- **a)** expand existing businesses;
- **b)** redevelop or modernise premises;
- **c)** intensify or make more efficient use of employment land, including through higher density formats or multistorey industrial/logistics buildings where appropriate;
- **d)** improve digital, energy and transport infrastructure;
- **e)** reduce environmental impacts through low carbon design, energy efficiency, sustainable transport measures and biodiversity enhancements;
- **f)** provide a safe, attractive and high quality working environment.

Protection of Employment Land

E. The loss of land or floorspace in E(g), B2, B8 or other employment generating uses will be resisted unless it is demonstrated that:

- **a)** Active, comprehensive and realistic marketing has been undertaken for a continuous period of at least three years, in accordance with Appendix B;
- **b)** Marketing has been at a realistic price, through recognised commercial agents, and the site has been maintained in a condition suitable for occupation;
- **c)** A full range of employment uses has been considered, including subdivision, reconfiguration or refurbishment; and
- **d)** There is no reasonable prospect of the site being used for employment purposes during the plan period.

Proposals for Non-Employment Uses

F. Residential uses will not be permitted on designated employment land unless part of an employment led, mixed use scheme, and

- **a)** The marketing requirements in Part E have been satisfied and it is demonstrated that the site is not required to meet current or future employment needs;
- **b)** The proposal would not undermine the borough's overall employment land supply or the strategic function of the Employment Area;
- **c)** The proposed use is compatible with neighbouring uses and would not prejudice the continued operation or expansion of nearby employment activities or the future attractiveness of the area for a range of employment activities; and
- **d)** Where appropriate, mixed use schemes incorporate the maximum viable proportion of employment floorspace.

Other Uses in Employment Areas

G. Employment generating uses such as motor vehicle sales and hire, trade counters, builders' merchants, vehicle repair workshops, petrol filling stations, breweries including tap rooms and retail warehouses (excluding supermarkets) will be permitted within designated Employment Areas.

H. Ancillary services that support the working population — such as cafés, gyms or small scale convenience provision — may be acceptable where they:

- **a)** remain clearly ancillary to the primary employment function;
- **b)** do not cumulatively alter the character of the Employment Area.

Changes to Employment Land Boundaries

The Council has reviewed the boundaries of designated Employment Areas. As part

of this Local Plan, the following boundary changes have been made[59]:

- Welwyn Garden City Employment Area: Remove land to the South of Bridge Road East between Peartree Lane and Ravenfield Road and the area south of Broad Court. This area has been converted via Permitted Development to Residential and no longer serves an employment role.
- Beaconsfield Road / Great North Road Employment Area: Boundary amended to exclude areas that have been redeveloped to residential uses, but retaining the two offices to the east of the railway line and the entire area of employment land to the west of the railway line (Beaconsfield Road). Boundary is further amended to include James Taylor House to the north of the existing boundary, on St Albans Road East and the Great North Business Centre to the east of Great North Road
- New Designated Employment Area: Melon Ground, Hatfield. The site plays a particular role in providing attractive commercial space for small businesses, with evidence of strong demand.

Supporting Text

The Council's evidence base says that employment will grow over the plan period and that this will need to identify new sites on which new employment can be delivered as part of the growth of the borough. As well as making provision for new employment, it is important that existing employment areas, which provide a significant quantity of the borough's current employment, are retained and opportunities for new investment are maximised.

The sites detailed in the policy have been comprehensively assessed as part of the evidence base to inform the plan and that evidence says that they should be safeguarded for continued employment use.

DMP 35: Non-Designated Employment Land and Floorspace

A. On non-designated employment sites proposals for the redevelopment of employment floorspace will be supported where:

- **a)** employment floorspace of equivalent or greater quantum is secured, including as part of a mixed-use development
- **b)** the proposal is informed by engagement with existing businesses to seek to retain them on site where desired by the business
- **c)** redevelopment will not compromise the function, access, servicing or operation of any remaining or neighbouring employment uses.

B. Proposals that result in a net loss of employment floorspace will be refused unless accompanied with evidence that demonstrates:

- **a)** Active, comprehensive and realistic marketing has been undertaken for a continuous period of at least three years, in accordance with Appendix C;
- **b)** Marketing has been at a realistic price, through recognised commercial agents, and the site has been maintained in a condition suitable for occupation;
- **c)** Efforts have been made to accommodate employment floorspace as part of any redevelopment scheme and that provision of replacement employment space has been maximised.

Supporting Text

Non-designated employment sites are typically smaller areas containing a single premises or a small cluster of employment uses. They accommodate a wide range of small and medium sized businesses, including

[59] As justified by the Council's Housing and Economic Needs Assessment (2026).

garages, small industrial and workspace units, and motor repair services. These uses often play an important role in local communities by providing accessible services close to where people live. However, some non designated sites are poorly located or in need of renewal.

This policy approach ensures the borough can respond to changing economic circumstances while safeguarding its employment base. It provides a flexible framework that supports redevelopment opportunities while protecting essential employment functions. Requiring redevelopment proposals to deliver an equivalent or greater amount of employment floorspace helps maintain the borough's capacity to support business activity and local jobs. Mixed use schemes that incorporate employment floorspace can also contribute to more vibrant and sustainable places where people can live, work, and access services.

Proposals that would result in a net loss of employment floorspace will only be supported where clear and robust evidence demonstrates a lack of demand. It is also essential that redevelopment does not undermine the operation of remaining or neighbouring employment uses, ensuring that sites continue to function effectively and that existing businesses are not adversely affected.

Given the significant demand for employment floorspace identified in the Welwyn Hatfield HENA 2025, redevelopment schemes should maximise the amount of employment space delivered. Even where some net loss is justified, every reasonable opportunity should be taken to maintain or enhance the borough's overall employment capacity.

SP 15: Higher and Further Education

A. The Council will seek to maximise the economic, social and community benefit of the presence in the Borough of the University of Hertfordshire, Royal Veterinary College and Oaklands College and will support proposals for the enhancement of the teaching and learning environment, and of campus facilities for the three institutions subject to the following:

a) The proposals are consistent with an agreed masterplan or similar document which has been agreed with the Council; and

b) Links to and from the campuses focus on active and sustainable modes of transport, with the impact of traffic and parking on the road network properly considered and mitigated where necessary, including through provision of alternative travel choices; and

c) Student accommodation is concentrated on campus where possible; and

d) Links between the institutions, local business and the local community are maximised as far as possible to ensure that the Borough benefits from the presence of the institutions and from the significant student population; and

e) Where applicable, the proposals are in line with national and local Green Belt policy.

Supporting Text

The Borough is home to three providers of Higher and Further Education; the University of Hertfordshire who operate from two campuses in Hatfield, the Royal Veterinary College (RVC) who operate from a campus on Hawkshead Lane, just outside Brookmans Park, and Oaklands College who have a campus in Welwyn Garden City town centre with another campus just outside the Borough boundary near St Albans.

National policy says that local authorities should take a positive and proactive approach to meeting educational needs and give significant weight to the importance of public service infrastructure. The Council recognises that as well as having educational benefits, these institutions play a significant role in the local economy and are a major provider of jobs and economic activity locally.

As such it is important that the campuses provide a high quality environment for teaching and learning, and a high quality student experience, and that this provides wider benefits to the Borough. The ongoing

redevelopment and regeneration of these estates consistent with an agreed masterplan is therefore supported in principle. As well as the teaching and learning environment, this includes shared cultural and sporting facilities.

DMP 36: Micro and Start-Up Business and Flexible Workspace

A. The Council will support and encourage provision of appropriate space for micro, small and start-up businesses of all types across the Borough. Subject to the appropriateness of the particular uses in question, this may include provision of such space alongside new housing, within town centres, or as part of new or existing neighbourhood centres to enable residents to work close to home, provided there is no unduly harmful impact on local amenity.

B. In major developments which include a local centre or other similar community facilities, the Council will expect to see developers make provision for premises for micro, small and start up businesses as part of the development.

Supporting Text

Small businesses play a vitally important role in the economy of the Borough. Enabling an economy that works for everyone is an objective in the Council's Corporate Plan and increasing the number of businesses starting and growing in Hertfordshire is a strategic goal for the Hertfordshire Growth Board.

It is important that micro, small, and start-up businesses are supported where possible including through the provision of appropriate space from which to operate their business. The Council is supportive of efforts to develop small business space such as start-up units and shared workspace, including the redevelopment or sub-division of existing larger units.

DMP 37: Training and Skills Development

A. Development that provides training facilities or opportunities to improve the skills, qualifications and employability of the local workforce — particularly disadvantaged groups and young people not in education, employment or training — will be supported.

B. Proposals that address skills needs identified in the Hertfordshire Local Skills Improvement Plan (LSIP[60]) and the Council's Economic Strategy will be strongly supported. This includes training related to:

- digital, IT and AI skills
- life sciences and health and care
- green construction, retrofit and environmental technologies
- engineering and manufacturing
- creative industries, media and film
- professional and technical services
- hospitality, tourism and other priority sectors identified in the LSIP

C. Major development will be required to prepare and implement an Employment and Skills Plan, proportionate to its scale and nature, to maximise local employment, apprenticeships, work placements and training opportunities during both construction and operation. Where onsite provision is not feasible, financial or in kind contributions may be sought to support offsite training initiatives aligned with LSIP priorities.

D. Training facilities will be supported in accessible locations, including designated employment areas, town centres, community hubs and in areas where sector clusters exist (such as life sciences, creative industries and digital technologies). Proposals that enable flexible, modular or innovative delivery models — including VR based training, short courses and employer led programmes — will be supported.

[60] https://www.hertschamber.com/lsip

E. Development that enables collaboration between employers, education providers, training organisations and public sector bodies — including co location of training facilities, shared workspaces, innovation hubs and sector specific centres of excellence — will be supported.

F. Contributions may be sought where development generates significant employment or construction activity, to support training programmes, facilities or initiatives that address skills gaps and priority sectors identified in the LSIP and the Council's Economic Strategy. Contributions will be proportionate and in accordance with national policy and the CIL Regulations.

Supporting Text

The Hertfordshire Growth Board identifies ensuring that all Hertfordshire residents are able to develop skills and improve job opportunities as one of its strategic goals. The creation of new training facilities will be supported, including on allocated employment areas. A skilled and adaptable workforce is essential to sustaining economic growth, improving productivity and ensuring that local residents can access the full range of employment opportunities created within the district. The National Planning Policy Framework emphasises the role of planning in supporting economic development, addressing barriers to growth and creating the conditions in which businesses can invest, expand and innovate. Ensuring that residents have the right skills is a critical part of this.

The Hertfordshire Local Skills Improvement Plan (LSIP) identify significant skills gaps across a range of sectors, including digital and AI, life sciences, health and care, engineering and manufacturing, green construction and retrofit, and the creative industries. Employers consistently report difficulties in recruiting people with the technical, digital and practical skills required to support growth. At the same time, some groups — including young people not in education, employment or training, people with disabilities, and those returning to work — face barriers to accessing training and employment.

This policy seeks to ensure that development contributes positively to addressing these challenges by supporting the delivery of training facilities, encouraging employer-led skills initiatives, and securing Employment and Skills Plans for major development. This will help ensure that local people benefit from the employment opportunities created by new development and that businesses can access the skilled workforce they need.

The Hertfordshire LSIP provides a detailed assessment of current and future skills needs across the county. It identifies priority sectors where growth is expected to be strong and where skills shortages are most acute. These include digital and AI, life sciences, health and care, engineering and manufacturing, creative industries, and green construction and retrofit. The LSIP also highlights the importance of employability skills, modular training, and flexible delivery models such as VR-based training and short technical courses.

The Borough plays an important role within Hertfordshire's wider economic geography, including proximity to major life sciences clusters, creative industries hubs, and construction and logistics corridors. Ensuring that local residents can access training aligned with these sectors will support inclusive growth and help reduce inequalities in access to employment.

The construction and operation of major development also generate significant opportunities for apprenticeships, work placements and upskilling. Employment and Skills Plans provide a practical mechanism for securing these benefits and ensuring that they are delivered in a structured and measurable way.

The Council will work with employers, education providers, training organisations and public sector partners to identify skills needs and coordinate delivery. This includes supporting collaborative models such as shared training facilities, innovation hubs, sector-specific centres of excellence and employer-led programmes.

Where major development is proposed, the Council will require an Employment and Skills Plan to be prepared and implemented. These plans should set out how the development will maximise local employment, apprenticeships, work placements and training opportunities during both construction and operation. Where on-site provision is not feasible, financial or in-kind contributions may be sought to support

off-site training initiatives aligned with LSIP priorities.

Any contributions sought will be proportionate, directly related to the development and in accordance with national policy and the CIL Regulations.

DMP 38: Data Centres

A. Proposals for data centre development will be supported in designated employment areas, with priority given to sites that:

- **a)** have existing or planned high-capacity electricity and water infrastructure; and
- **b)** can demonstrate efficient and deliverable connections to utilities without requiring reinforcement that would unacceptably delay or constrain development elsewhere.

B. Data centre development will not be permitted on residential site allocations.

C. Data centre development will not be permitted on residential site allocations.

D. Applications must be accompanied by a Sustainability and Environmental Impact Statement demonstrating how the development will:

- **a)** minimise energy demand and maximise energy efficiency.
- **b)** incorporate on-site renewable or low-carbon energy generation where feasible;
- **c)** include infrastructure to enable the re-use of waste heat on-site or off-site, or demonstrate why this is not viable;
- **d)** minimise potable water consumption and incorporate water-saving, rainwater harvesting and recycling technologies;
- **e)** avoid unacceptable noise, air quality, or microclimate impacts; and
- **f)** incorporate climate-resilient design, including measures to address flood risk and extreme weather.

E. Applications must be supported by evidence, including from relevant utilities providers, demonstrating that:

- **a)** the development can be connected to the electricity and water networks within required timescales;
- **b)** the demands of the development can be met without unacceptable impacts on existing or planned development;
- **c)** any necessary network reinforcement is deliverable and funded; and
- **d)** the cumulative impact of multiple data centres on local and strategic infrastructure has been assessed.

F. Proposals must set out the approach to backup power systems, including emissions, noise, and fuel storage, and demonstrate that impacts can be acceptably mitigated.

G. Data centre development must be of high-quality design and incorporate:

- **a)** appropriate building form, materials, and landscaping to reduce visual impact;
- **b)** green infrastructure and boundary treatments that enhance local character;
- **c)** noise mitigation for plant, cooling systems, and generators;
- **d)** safe and efficient access for construction, servicing, and maintenance; and provision for active travel and sustainable staff access.

Supporting Text

Data Centres, which provide data storage, backup or processing power for much of the modern economy including for Artificial Intelligence (AI) are an area of the economy which has grown significantly in recent years and is likely to continue to grow significantly for the foreseeable future. They have been designated by Government as Critical National Infrastructure and are specifically identified in national planning policy as something which planning policy should pay particular regard to and help facilitate, including recognising any locational requirements.

It is a use which Welwyn Hatfield is likely to see continued interest in. However, concerns could

arise around possible environmental impacts, in particular the supply, amount, and management of electricity and water in developments, so it is important that any such developments properly consider these and minimise their environmental impact as far as possible, whilst maximising the local economic impact.

The policy establishes a clear spatial approach that directs data centre development to designated employment areas, with priority given to locations that already benefit from, or are planned to receive, high capacity electricity and water infrastructure. This reflects the operational requirements of data centres and reduces the risk of delays or constraints arising from the need for significant network reinforcement. It also ensures that development is focused in areas where impacts can be managed effectively and where synergies with other employment uses can be maximised.

The policy places strong emphasis on environmental sustainability, reflecting the significant energy and water demands associated with data centre operation. Requiring a comprehensive Sustainability and Environmental Impact Statement ensures that proposals minimise energy and water consumption, incorporate renewable and low carbon technologies. The requirement to assess and, where feasible, implement heat re use opportunities supports wider decarbonisation objectives and can provide benefits to nearby developments or district heat networks.

Infrastructure capacity is a critical consideration for data centres. The policy therefore requires robust evidence from utilities providers to demonstrate that the development can be accommodated without unacceptable impacts on existing or planned growth. This includes consideration of cumulative impacts, which is increasingly important in areas experiencing multiple data centre proposals.

Design and amenity considerations are included to ensure that data centres contribute positively to their surroundings, mitigate visual and noise impacts, and provide safe and efficient access for staff, servicing, and maintenance. Although data centres typically generate low levels of traffic during operation, construction and servicing activity can be significant and must be managed appropriately.

DMP 39: A Prosperous Rural Economy

A. In order to sustain the rural economy, proposals that enable the sustainable growth and expansion of existing businesses and new small scale employment generating uses will be supported in principle where they are sustainably located and do not conflict with other policies of this Plan.

B. Applications for economic development proposals in rural areas should demonstrate how they will make a sustainable contribution to the rural economy by meeting one or more of the following criteria:

- **a)** Helping to maintain the economic viability of an existing agricultural or other land-based rural business through on-site diversification, where the business diversification would be ancillary to the overall activity of the holding;
- **b)** Supporting the sustainable growth and expansion of an existing business in a rural area;
- **c)** Enabling sustainable rural tourism and leisure developments which respect the character of the countryside;
- **d)** Making effective use of previously developed land, including the conversion of existing buildings, (excluding temporary buildings), where these are no longer required, and are unlikely to be required for the foreseeable future, in connection with the existing use; or
- **e)** Allowing for the retention and development of accessible local services and community facilities, such as small local shops[61] or meeting places for the principal use of the local community, which can help sustain local communities and reduce the need to travel.

Opportunities to make a location more sustainable, e.g. by improving access on foot, by cycling or by public transport, should be secured wherever possible.

[61] Selling goods, including food, to visiting members of the public, with a floorspace not exceeding 280 metres square.

Supporting Text

Welwyn Hatfield has a sizeable rural area, all of which is designated as Green Belt. A significant amount of the rural area is used for agriculture, helping to secure the nation's food security. But there are also other enterprises located in rural areas, including the equine sector and other land-based businesses which provide important employment opportunities and contribute to the local economy.

Diversification can sometimes help to maintain the economic viability of farms and other land-based rural businesses and the council wishes to be supportive of the economic need for business diversification, where appropriate to do so. For example, this may involve the conversion of redundant agricultural buildings, or the provision of small farm shops which enhance the vitality of rural areas and reduce the need to travel to larger settlements.

However, economic development within rural areas should be sensitive to its rural surroundings, and not have an unacceptable impact on local roads. Wherever possible opportunities for active travel should be secured.



SECTION 2

Town, Neighbourhood and Village Centres

Chapter 8: Town, Neighbourhood and Village Centres

Introduction

The borough's town, neighbourhood and village centres provide a focus for the community, offering shopping, leisure, employment, culture as well as other services. Welwyn Garden City and Hatfield town centres offer the largest concentration of shops, services and facilities, while the network of neighbourhood and village centres have a more local focus for day-to-day needs.

The Local Plan seeks to support the continued vitality and vibrancy of these centres, which provide an important role in the borough and to local communities. Focusing retail and leisure in the town, neighbourhood and village centres helps to ensure that services and facilities are available at the heart of communities, to as wide a range of people as possible, and contributing to reducing the need to travel.

In recent years the nature of town centres has changed significantly. Whilst traditional retail has declined, service and leisure uses such as restaurants, cafes, health and fitness have increased. In addition, other opportunities such as click and collect, which can contribute to footfall as customers visit centres to collect online orders, have emerged.

The changing nature of retail means that adaptation and diversification of town centres is even more important. To respond to these changes, the Local Plan aims to provide a flexible framework in order to ensure that centres remain vibrant and continue to meet the needs of people that use them.

Identified Retail and Leisure Floorspace Need

A Retail and Leisure Study (2025) was undertaken which included an assessment to consider the amount and type of retail floorspace required over the plan period. In the shorter term to 2034, the assessment projects a minimal capacity for additional convenience and comparison goods floorspace. While over the longer term to 2043, some capacity for comparison floorspace is projected at around 1,500 – 2,000 sq.m. In terms of food and beverage floorspace, a capacity of around 800 sq.m is identified to 2034, increasing to around 1,600 sq.m over the longer term to 2043.

Table: Retail Floorspace Capacity Projections (sq.m net)

Year	Convenience Goods	Comparison Goods	Food/ Beverage
2034	74 -106	28 - 40	756
2039	147 - 210	637 - 909	1,174
2043	241 - 344	1,441 – 2,058	1,611

The potential for re-occupation of vacant floorspace has the capacity to support the identified need for retail floorspace[62], particularly in the short to medium term. However, as some vacancy can be beneficial to support greater choice for new entrants, retail capacity requirements will be reviewed regularly.

Whilst the need for additional comparison goods floorspace and food and beverage floorspace increases slightly over the longer term between 2034 and 2043, the retail and leisure study recognises uncertainty in forecasting long-term retail trends and consumer behaviour and highlights that longer term forecasts should be treated with caution given the wide range of factors that can influence these forecasts. It is therefore considered more appropriate to re-assess the longer-term projected need for additional retail floorspace at the time of the next Local Plan review.

[62] The Retail and Leisure Study, February 2025 estimated that there was approximately 6,500 sq.m of vacant floorspace in Welwyn Garden City town centre (paragraph 4.13) and up to 1,140 sq.m of vacant floorspace in Hatfield town centre (paragraph 4.68).

Draft SP 16: Vibrant Centres

A. The Council will support proposals for new developments or changes of use that fall within main town centre uses[63], provided that:

- **a)** The development would contribute to the vitality and viability of that centre and local character and strengths.
- **b)** The scale, form, and design of the development are appropriate to the size, role, and function of the centre and its catchment area.
- **c)** The proposal creates, enhances, and actively manages public spaces to ensure they are welcoming, inclusive, accessible, and safe for all users.
- **d)** The development avoids overconcentration of uses that may have negative impacts on amenity or character and instead supports a strong local identity and sense of community.
- **e)** The proposal enhances and celebrates cultural assets and the historic environment, where relevant, in line with national and local heritage policies.
- **f)** The development provides active frontages, high-quality and attractive shopfronts, and contributes to a positive public realm.
- **g)** The proposal delivers or contributes to any identified physical, social, or green infrastructure necessary to support the development and the functioning of the centre.

B. The Council will support the efficient use of upper floors for commercial, community, or workspace uses where this contributes to the vitality and viability of the centre.

C. Proposals that optimise the use and adaptability of town centre spaces, including provision for meanwhile uses, nested uses, and ancillary activities, and that proactively bring vacant or underused spaces back into beneficial use, will be supported.

D. Opportunities for residential development above ground floor level within defined centres will be encouraged, where this does not undermine the vitality and viability of existing businesses or the functioning of the centre. Ground floor residential uses within defined centres will be resisted.

E. Any development that would harm the vitality and viability of a designated centre will be resisted, including where a proposal would result in the loss of a use or facility which attracts people to the centre or which directly serves the centre, unless it can be demonstrated that there is no longer any need for that use or facility.

Supporting Text

The purpose of this policy is to maintain and enhance the vitality and viability of the borough's town, neighbourhood and village centres and to help sustain the rural economy and the vitality of the villages. Proposals in town, village and neighbourhood centres will be supported where they will contribute positively towards creating a vibrant centre, seek to increase footfall, provide a range and mixture of uses and/or provide important services to the community they serve.

The borough's town centres will remain the focus for shopping, entertainment, leisure and cultural activities. The Council will promote a range of activities in the town centres that cater for the whole community, create a balanced evening economy, and seek to increase footfall.

Draft SP 17: Town Centres First

A. The Council will seek to meet the following town centre use floorspace needs to 2043 within designated centres in the Welwyn Hatfield Retail Hierarchy (identified on the policies map and in Table 1 of the supporting text to this policy):

- Convenience goods retail 344 sqm gross

[63] As defined in the National Planning Policy Framework (NPPF) Annex 2: Glossary, but excluding retail warehouses as outlined and defined in chapter 7.

- Comparison goods 2,058 sqm gross
- Food/beverage uses 1,611 sqm gross

B. Main town centre uses must be directed to designated centres in the Retail Hierarchy first in accordance with the Sequential Test. Proposals must be of a function and distinctiveness appropriate to the size, role and function of the centre and its catchment. Accordingly, larger scale main town centre uses should be directed to Welwyn Garden City and Hatfield Town Centres first as part of a hierarchical site selection process.

C. If no sites can be found within designated centres in the Town Centre Network, or are not likely to become available, then appropriate edge-of centre locations should be explored next.

D. Development proposing a main town centre use in out-of-centre locations will be refused unless:

a) provision has been made for these uses within a site allocation; or

b) it is within existing out of town retail parks of Hatfield Galleria and Oldings Corner

E. To support expanded settlements, the Council will designate two new small neighbourhood and village centres, including convenience retail floorspace, to be provided in the new neighbourhood of:

- North West Hatfield (SDS5/Hat1)
- South East Welwyn Garden City (SDS2/WGC5)

F. The Council will support the provision of a small neighbourhood and village centres in the new neighbourhood of Birchall Garden Suburb in East Hertfordshire.

Supporting Text

A Retail and Leisure Study (2025) was undertaken which included an assessment to consider the amount and type of retail floorspace required over the plan period. In the shorter term to 2034, the assessment projects a minimal capacity for additional convenience and comparison goods floorspace. While over the longer term to 2043, capacity for comparison floorspace is projected at around 1,500 – 2,000 sq.m. In terms of food and beverage floorspace, a capacity of around 800 sq.m is identified to 2034, increasing to around 1,600 sq.m over the longer term to 2043.

The borough has a hierarchy of shopping and service centres, which broadly aligns with the settlement hierarchy. The largest concentration of shops and other town centre activities are in Welwyn Garden City town centre, followed by Hatfield town centre. There is then a network of large neighbourhood centres in the two towns and large village centres, followed by the smaller neighbourhood and village centres.

Centres at each level of the hierarchy perform different functions as set out in the table below. These centres are shown on the Policies Map.

The borough also has some out-of-centre retail provision, including the Hatfield Galleria (an indoor mall designer outlet centre with restaurants and a multiplex cinema) and Oldings Corner, Hatfield (which currently offers a retail park). This provision is outside the retail hierarchy.

It is important that new retail development takes place in the right locations at an appropriate scale. Focusing retailing within town, neighbourhood and village centres helps to ensure that goods and services are available at the heart of communities, where they are available to as wide a range of people as possible, helping to ensure that neighbourhoods and new communities are 'walkable' and that higher order shops are easy to get to on foot, by cycle and by public transport. The purpose of this policy is to maintain and enhance the vitality and viability of the borough's town, neighbourhood and village centres and to help sustain the rural economy and the vitality of the villages.

Proposals in town, village and neighbourhood centres will be supported where they will contribute positively towards creating a vibrant centre, seek to increase footfall, provide a range and mixture of uses and/or provide important services to the community they serve.

Focusing investment in the borough's existing centres, as well as centres serving new neighbourhoods, will help to promote their continued vitality as well as helping to ensure that economic activity takes place in the most sustainable locations easily accessible by modes of travel other than the car.

Retail Hierarchy

Town Centre:
Welwyn Garden City, Hatfield

Functions: Welwyn Garden City Town Centre provides the borough's main cultural, community and civic facilities. It is the borough's main centre for comparison goods shopping (also serving a wider sub-regional catchment) and provides convenience shopping for the north of the borough.

Hatfield Town Centre provides convenience and comparison shopping for Hatfield, plus community and leisure facilities.

Large Neighbourhood and Village Centres:
Haldens, Moors Walk, and Woodhall (Welwyn Garden City); Old Hatfield, High View, and Parkhouse Court (Hatfield); Welwyn, Welham Green, Brookmans Park, and Cuffley

Functions: These centres provide a range of facilities and are the heart of their neighbourhoods. Large convenience stores or small supermarkets are supplemented by other shops which typically include pharmacies, hairdressers, bakeries and newsagents, as well as independent comparison goods retailers. Services may include community centres, GP surgeries and pubs – some centres also have post offices.

Small Neighbourhood and Village Centres:
Hall Grove, Handside, Hollybush, Peartree, and Shoplands (Welwyn Garden City); Birchwood, Crawford Road, Manor Parade, Roe Green, and St. Albans Rd East (Hatfield); Oaklands and Mardley Heath, Digswell

Functions: These centres provide a smaller range of facilities, and in most cases their proximity to larger centres means that they generally only provide for day-to-day needs. They generally have a convenience store or newsagent – whilst some also have facilities such as hairdressers and pubs, they otherwise have fewer services.

Individual Small Convenience Stores:
Various locations, including petrol filling stations

Functions: A number of small convenience shops provide for day-to-day needs in locations where shops in the rest of the hierarchy are not within a convenient walking distance. Several are standalone shops within urban areas, whilst others are part of petrol filling stations.

DMP 40: Town Centres Uses and Core Retail Zones

Core Retail Zones

A. Core Retail Zones (CRZ) are the primary focus for retail and other main town centre uses, as defined in the National Planning Policy Framework (NPPF). Proposals for major retail development outside these zones will only be permitted where they satisfy the sequential test, demonstrating that no suitable sites are available within or on the edge of the core retail zones.

B. New or replacement Class E(a) retail uses should be directed to the core retail zones of Welwyn Garden City and Hatfield Town Centres.

C. Where necessary and justified, the Council may use planning conditions or obligations to restrict uses to:

- Class E(a) retail,
- Class E(b) food and drink,
- Class E(c) professional services.

D. Where such restrictions are applied, any subsequent proposal to change to another main town centre use outside these sub-classes must demonstrate that there is no reasonable prospect of continued retail use. This must be evidenced by a robust and independent marketing exercise over a continuous 12-month period, reflecting local market conditions and including

appropriate pricing, advertising, and engagement with local agents.

Town Centre Uses

E. Outside the core retail zones but within town centres, a broader mix of main town centre uses will be supported where they enhance the vitality and viability of the centre. Appropriate uses include:

- Commercial, business and service uses within Class E;
- Learning and non-residential institutions within Class F1.

F. Proposals that contribute to a balanced and vibrant evening economy will be supported, provided they:

a) Enhance the vitality and viability of the town centre;

b) Do not result in unacceptable impacts on residential amenity.

G. Outdoor uses such as eating and drinking with outdoor seating, markets, and event spaces are encouraged and will be supported where they are appropriately designed and integrated into the public realm.

Upper Floors and Mixed Use

H. The efficient use of upper floors will be encouraged where it contributes to town centre vitality and does not undermine the core retail function. In addition to main town centre uses, the following uses will be considered appropriate at upper floor levels within core retail zones:

- Residential;
- Commercial, business and service uses within Class E;
- Learning and non-residential institutions within Class F1.

I. Where a proposal includes a mix of commercial and residential uses, it must provide:

a) Adequate and safe access arrangements for all occupiers;

b) Separate and secure access for residential units that does not negatively impact the street frontage.

J. Proposals affecting existing commercial units must ensure that any ancillary floorspace integral to business operations and viability is retained and not compromised.

Loss of Commercial Units

K. Within designated centres in the Town Centre Network and on identified high streets, the loss of units in Commercial, Business and Service Uses (Class E) will be resisted unless:

a) The unit has been actively and independently marketed for the full range of Class E uses for at least 12 months, with evidence demonstrating no realistic prospect of continued Class E use; and

b) The proposed development provides an alternative main town centre use with a well-designed active frontage that complements the local character.

Town Centre Anchor Stores

L. Proposals resulting in the loss of all or a significant part of an anchor store will be resisted unless it can be clearly demonstrated that the change will not harm the vitality, viability, or strategic role of the town centre.

Supporting Text

National Policy requires planning policies to define the extent of town centres and primary shopping areas, making clear the range of uses permitted in these locations.

Core retail zones have been defined for each of the town centres in the borough which contain the town centre shopping functions and supporting uses. Core retail zones are directly equivalent to primary shopping areas defined in government guidance, with retail development concentrated within these areas.

Both town centres contain large stores which anchor the rest of the retail offer, benefiting other shops in the centre (these are identified as

anchor stores). Because of the important role these stores play, the loss of their retail use is resisted. In considering a proposal where part of an anchor store will be lost to a non retail use, the assessment of significance will relate to the impact that the loss of retail floorspace would have on the vitality or viability of the town centre.

The policies map indicates the boundaries of Welwyn Garden City and Hatfield Town Centres, their core retail zones and anchor stores. Marketing requirements are detailed in the Appendix B to this Plan.

DMP 41: Neighbourhood and Village Centres

A. Development proposals within designated neighbourhood and village centres must support and enhance the vitality, viability, and diversity of these centres. This includes ensuring an appropriate mix of uses that meet day-to-day convenience needs of local communities, including retail, services, and community facilities.

B. Proposals for the loss of commercial, leisure and services uses to residential will be resisted.

C. Proposals will be supported where they:

- **a)** Maintain or enhance the vitality and viability of the centre, including footfall, diversity of uses, and local employment;
- **b)** Ensure that at least 50% of ground floor units within the centre remain in Class E(a) retail use, unless robust evidence demonstrates that alternative uses would better serve the community;
- **c)** Retain or provide active ground floor frontages, defined as frontages that are visually engaging and accessible to the public (e.g. shopfronts, cafés, services);
- **d)** Do not result in unacceptable harm to residential or local amenity, including noise, traffic, and visual impact;
- **e)** Are of a scale, design, and character that reflects the centre's role, built form, and local distinctiveness.

D. New retail development within neighbourhood and village centres should not generally exceed 500 sq.m gross floorspace, unless it can be demonstrated that:

- **a)** The proposal would not undermine the role of nearby higher-order centres;
- **b)** The scale is appropriate to the centre's catchment and infrastructure;
- **c)** There is clear local need

Supporting Text

The Policies Map identifies the boundaries of the borough's neighbourhood and village centres, categorised as either large or small centres based on their scale, role, and range of uses. The neighbourhood and village centres play an important role in meeting the day-to-day convenience needs of local residents and businesses. In order to properly serve their convenience function, it is important that village and neighbourhood centres retain a good range of shops. This has additional sustainability benefits, reducing the need to make avoidable trips (particularly by car) to other centres elsewhere.

Where a developer wishes to bring forward a proposal for new additional retail floorspace within a neighbourhood or village centre, limiting its floorspace to 500sq.m will ensure that harm to other centres within the retail hierarchy through loss of trade will be limited.

DMP 42: Out of Centre

A. The Council will resist proposals which result in the loss of individual convenience shops outside designated centres, even where ancillary to another use (such as petrol stations). Planning permission will only be granted where:

- **a)** The retail unit is vacant; and it can be clearly demonstrated through

evidence of extensive, active and realistic marketing over a period of at least 12 months that there is a lack of demand for a shop in that location; or

b) Alternative convenience retail provision is available within an 800m walking distance (not straight line distance); or

c) The replacement land use offers compelling benefits which outweigh the loss.

B. Any new individual small convenience shops should not exceed 280 sq.m gross. Extensions to individual small convenience shops should not create a unit which exceeds a maximum of 280 sq.m gross.

Out-of-Centre Retail

C. Except for Individual Convenience Shops of less than 280sq.m, proposals for new retail development in out-of-centre locations (including the extension of existing retail stores) will be resisted unless it has been demonstrated that no suitable, viable and available sites exist in sequentially preferable locations – as demonstrated by sequential tests.

Sequential Tests

D. To ensure long-term vitality and viability of the town centres, the Council will apply sequential tests to applications for main town centres uses[64] which are outside the designated retail centres.

E. If no suitable, viable and available sites exist in the identified centres (taking account of reasonable flexibility in the size, format and operational aspects of the proposal), then proposals for sites on the edge of those centres will be considered.

F. If no edge of centre sites are suitable, viable and available (again, requiring reasonable flexibility in size, format and operational aspects), out-of-centre sites will be considered.

G. It is not accepted that specific classes of goods cannot be sold from in-centre locations.

H. In accordance with national planning policy, when considering edge of centre and out of centre proposals, preference will be given to accessible sites which are well connected to the town centres.

Impact Assessments

I. For proposals for retail and leisure developments outside the two town centres that exceed 500 sq.m gross floorspace, it will need to be demonstrated that the proposal will not have a significant adverse impact on the vitality and viability of existing town centres. For those proposals exceeding 300 sq.m gross floorspace, it will need to be demonstrated that the proposal will not have a significant adverse impact on the vitality and viability of existing neighbourhood and village centres.

Supporting Text

In parts of the borough which are further away from the designated retail centres, individual convenience shops fulfil an important day-to-day retail role. In order to be able to continue to meet the needs of local residents it is important that individual convenience shops remain easily accessible to the communities they serve. This has additional sustainability benefits, reducing the need to make avoidable trips (particularly by car) to other centres elsewhere.

Where a developer wishes to bring forward a scheme for a new or expanded individual convenience shop, limiting its floorspace to 280sq.m (the threshold above which Sunday Trading Regulations limit opening hours) will ensure that any harm to other centres within the retail hierarchy through loss of trade will be limited.

To ensure long-term vitality and viability of the town centres, the Council will apply sequential tests to applications for main town centres uses which are outside the designated retail centres.

[64] Main town centre uses as defined in the National Planning Policy Framework (NPPF) Annex 2: Glossary, but excluding retail warehouses defined in chapter 7.

DMP 43: Advertisements and signage

A. The display of advertisements requiring express consent will be permitted if they meet all of the following criteria:

a) Proposals must be well-designed, appropriately scaled, and sensitively positioned to complement the character of the building and surrounding area. Proposals must not harm visual amenity or public safety;

b) Signs should be integrated with existing architectural features such as fascias, pilasters, and window spacing, avoiding visual clutter or appearing discordant in the street;

c) In Conservation Areas, on Listed Buildings, and in rural settings, advertisements must preserve or enhance local character. Projecting signs and illuminated displays will only be permitted where appropriate in design, scale and impact;

d) Illuminated advertisements must:

- use low-intensity lighting,
- avoid glare or flashing elements,
- be switched off outside business hours unless justified.
- Internally illuminated signs will only be permitted in sensitive locations — such as conservation areas, listed buildings, and rural settings — where they do not harm the character or visual amenities of the area or the building;

e) Where located within Welwyn Garden City Town Centre, proposals will also be required to incorporate design principles within the Welwyn Garden City Guide to Shopfront and Advertising Design.

Supporting Text

Advertisements and signs are an integral part of the visual environment of retail centres and can contribute positively to their character and vibrancy. However, poorly designed or overly dominant signage can harm the appearance of individual buildings and the wider streetscape.

All advertisements and signs should be designed to complement the architectural style of the host building and reflect the character of the surrounding area. In Conservation Areas or where signage affects Listed Buildings, proposals must preserve or enhance the special historic or architectural interest of the building and its context. The Council supports well-considered, creative signage that adds to the appeal of retail centres without compromising their heritage or visual quality. This policy is informed by national guidance, including the Town and Country Planning (Control of Advertisements) Regulations 2007 and the National Planning Practice Guidance. It seeks to ensure that advertisements contribute positively to the built environment, safeguard heritage assets, and maintain public safety.

DMP 44: Shopfronts

A. Proposals for new or altered shopfronts will be permitted where:

a) The design harmonises with the character, scale, and materials of the existing building and surrounding street scene and is fully integrated into the overall building design.

b) The design respects existing architectural features, proportions, and adjacent properties, with facias appropriately scaled, colours complementary, and the overall design avoiding visual dominance or discordance.

c) Security measures are designed as an integral part of the shopfront, not added retrospectively. Internal shutters are preferred. Where internal shutters or alternative security measures are not feasible, external lattice or portcullis-style grilles may be considered if they are visually permeable and sensitively designed.

d) Where multiple units are combined, original divisions should be retained to preserve the rhythm and vertical emphasis of the street frontage.

e) In Conservation Areas, shopfronts must reflect original detailing and proportions, including fascia depth, stall risers, glazing bars, and materials. Existing pilasters or columns should be retained.

f) Proposals located within Welwyn Garden City Town Centre will also be required to adhere to the design principles in the Welwyn Garden City Guide to Shopfront and Advertising.

B. In Conservation Areas or where proposals affect Listed Buildings, applicants must demonstrate how the proposal preserves or enhances the special historic or architectural interest of the building and its setting. A Heritage Statement may be required in accordance with national guidance (Refer to DMP 54).

Supporting Text

Shopfronts play a vital role in shaping the character and appearance of our retail centres. In Welwyn Garden City town centre, many original traditional shopfronts remain and contribute significantly to the distinct local character of the WGC Conservation Area. The Council is committed to preserving these features, which are increasingly under threat from the enlargement of shops, replacement of frontages, and the introduction of modern designs.

The design of new or altered shopfronts should respect the architectural style of the existing building and the surrounding area. High-quality, innovative designs that enhance the vitality of the centre will be supported, provided they do not detract from the character of the building or neighbouring premises. In Conservation Areas or where shopfronts affect Listed Buildings, proposals must preserve or enhance the special historic or architectural interest of the building and its setting.



SECTION 2

Place Making and High Quality Design

Chapter 9: Place Making and High Quality Design

Introduction

Design is about how places look, feel and function. It considers the relationship between buildings and the spaces around them, how they connect with their surroundings, and how people move through and use them.

Well-designed places add to local pride and a sense of belonging, well-being and of place. Welwyn Hatfield is a distinctive Borough, rooted in its heritage whilst embracing the opportunity for change where this delivers exceptional design and aids in creating sustainable, healthy places.

High quality design is essential to creating places that support the well-being of people, nature, and communities, ensuring development is sustainable, inclusive, and attractive. This chapter outlines policies that aim to achieve this.

The policies in this chapter are informed by national planning policy and guidance, which identifies good design as a key aspect of sustainable development and requires planning policies and decisions to ensure that developments are visually attractive, function well, and are sympathetic to local character and identity. National Policy also draws on the National Design Guide, National Model Design Code, and other relevant documents, which set out principles for creating well-designed, contextually appropriate places that are resilient, accessible and enduring.

Achieving high-quality design includes a focus on the relationship between buildings and their surroundings, their connection to local character and nature, and their responsiveness to local identity. A key mechanism for delivering high-quality, well-designed places is the implementation of effective design guides and design codes, tailored to our local context. These guides or codes will provide clear and specific guidance on design quality for new development. This approach is directly supported by the Levelling Up and Regeneration Act 2023, which places a significant responsibility on Local Planning Authorities to prepare and adopt design codes to ensure well-designed places are delivered.

Design also plays an important role in meeting wider objectives, including tackling climate change, making efficient use of land, enhancing biodiversity and creating safe, healthy and accessible spaces. This chapter of the Local Plan therefore supports a design-led approach that incorporates these priorities from the earliest stages of the planning and development process.

Together, the policies in this chapter provide a consistent framework for decision-making, helping to ensure that new development in the plan area is well-considered, responsive to local character, and contributes to the creation of a high-quality built environment.

Figure 2 identifies the Ten Characteristics of well-designed places as identified in the National Design Guide 2021.



Figure 2

SP 18: Design Principles

A. Proposals for new development will be required to show how they will deliver well-designed places and make a positive contribution to high quality design by demonstrating how they have responded to the following design principles:

Design Theme: Context

Meaning and Outcome: Provide a clear analysis and appraisal of the site and its surrounding built environment (including height, mass and scale of neighbouring

buildings) and landscape setting so that design is appropriate, responsive and enhances its location. Reference to local design codes and character assessments should be used where available.

Design Theme: Identity

Meaning and Outcome: Provide a clear vision or narrative to demonstrate how this has shaped the design of development to reinforce local character and identity, or to create a new innovative and distinctive sense of place.

Design Theme: Built Form

Meaning and Outcome: Developments should promote legibility, through the arrangement of and hierarchy of streets, spaces, and building types, ensuring they are coherent and navigable, with clear views, vistas, and functionality. Design elements including the scale, height, and massing of buildings, materials, landscaping, and landmarks should create welcoming and attractive environments.

Design Theme: Movement

Meaning and Outcome: Proposals must support sustainable and inclusive movement including delivering permeability throughout the site and be well connected to existing routes, maximising visual and functional integration with surrounding settlements or areas.

Design Theme: Nature

Meaning and Outcome: Proposals must show how landscaping has been at the forefront of the design process and has sought to maximise the integration of nature into development and where possible, link into the wider blue-green infrastructure network.

Design Theme: Public Spaces

Meaning and Outcome: Public spaces must be safe, accessible, inclusive, encourage social interaction and are able to be utilised by all in the community including those with disability, mobility or sensory issues. Secured by Design principles should be adhered to.

Design Theme: Uses

Meaning and Outcome: Development must support the efficient and effective use of land with appropriate densities, scale, height and massing and integrated mix of uses to ensure places are vibrant and viable and able to support local facilities, including transport networks.

Design Theme: Homes and Buildings

Meaning and Outcome: Proposals must meet Nationally Described Space Standards as a minimum and create healthy buildings and places that are sustainable and encourage active lifestyles to improve overall well-being of residents and users, demonstrated through meeting Building for a Health Life standards.

Design Theme: Resources

Meaning and Outcome: Development must be energy efficient, support circular economy principles and embed environmental sustainability into the design and layout of development including measures to mitigate and reduce the impacts of climate change.

Design Theme: Lifespan

Meaning and Outcome: Proposals should demonstrate how places and spaces have been designed to be adaptable and flexible to accommodate the changing needs of users and technology. The use of high-quality materials finishes and landscaping that are robust, low-maintenance and durable should be secured to ensure the longevity of the development.

B. All major development proposals must be accompanied by site-specific design codes or masterplans demonstrating how the above design principles have been applied. Proposals may be subject to Design Review Panel input where appropriate.

C. Proposals for new development should also have regards to the Hertfordshire Service Provision and Place-Making Guidance and any subsequent documentation, which will be used to help guide and determine decision making where appropriate.

Supporting Text

The Borough encompasses areas of varying and distinctive design quality, including historic towns and villages, landscape features and heritage assets. There are also areas where the local character has been eroded through past developments presenting opportunities to create new, distinctive, high quality places.

High quality design is at the heart of making places for people and nature. It concerns the function and connection of the urban form, built fabric, spaces, people, movement and nature. New development provides the opportunity to make a positive contribution to the plan area by delivering high quality design and well-functioning places that are attractive and well maintained. Places should be environmentally sustainable, connect physically and socially with the surrounding area and help to foster a sense of belonging and stewardship.

In accordance with the Levelling Up and Regeneration Act 2023 (Schedule 7, Part 15F), Local Planning Authorities must include design requirements in their development plans. This section sets out those requirements for the Borough.

National planning policy and guidance also require new development to recognise local character and distinctiveness, take opportunities to improve the quality of an area and the way it functions, and to deliver well-designed, attractive, safe, inclusive and healthy places. The National Design Guide sets a clear framework which development proposals should follow and identifies ten characteristics of well-designed places which should be considered as part of any design process.

SP 19: Design Codes and Design Guidance

A. The Council will enable and support the preparation of Design codes for:

- areas of significant change or growth;
- large or complex development sites;
- sensitive locations where design quality is critical (e.g. conservation areas, interfaces with the Green Belt, or settings of heritage assets).

B. Design codes will be prepared in partnership between the landowner/ developer and Local Planning Authority in consultation with the local community.

C. All design codes must be underpinned by a robust analysis of local context, including:

- analysis of local character and identity;
- natural and built features;
- heritage assets and cultural significance;
- the relationship between spaces and movement between them.

D. Design codes must address the ten characteristics of well-designed places as set out in the National Model Design Code.

E. Design guidance will be produced and used by the council to address topic specific elements of design and set standards for certain types of development and will be a material consideration in the determination of planning applications and will complement site-specific design codes where applicable.

F. Where no local design code or guidance exists, national documents including the National Design Guide and National Model Design Code will be used to inform planning decisions and ensure design quality alongside detailed policies within this Plan.

Supporting Text

Securing good design is a fundamental aim of the planning system. It is essential to creating well functioning places and improves quality of life. National Policy and Guidance states that clarity regarding design expectation and how they will be tested is essential for achieving this. A number of tools are available to help achieve delivery of good design including masterplans, design guides and design codes. Legislation National Policy and guidance requires Local Planning Authorities to prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, which reflect local character and design preferences.

A design code is a concise set of illustrated and annotated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic, numeric and written components of the code should build upon a design vision, such as a masterplan or development framework and include an appraisal of local context. Design guides set out the key principles and standards for design of development and can be topic or area based. By specifying expectations for the design of buildings, spaces and places, the design code or guide can help to give developers greater clarity about what may be acceptable when seeking planning permission and offer greater certainty for communities. This policy sets out the approach to preparing and applying design codes and guidance to ensure that development across the borough is well-designed, locally responsive, and consistent with national design principles. It supports the delivery of high-quality places that reflect local character and promote sustainable, inclusive communities.

DMP 45: Character and Identity

A. New development must contribute positively to the character and identity of the local area. While innovation in design is encouraged, proposals must be informed by a proportionate analysis of local context and distinctiveness, ensuring that development integrates sensitively into its surroundings, supports sustainable growth and makes efficient use of land.

B. Development proposals must demonstrate how they:

- **a)** Have been informed by a site's character and context so it relates well to its surroundings and local distinctiveness, including the built form, landscape and connectivity, so that it maintains or creates a sense of place.
- **b)** Respect established patterns of development, key routes, building forms (including siting, height, mass, scale, detailing and materials), and landscape settings to reflect the distinctive character of the area.
- **c)** Avoid generic, "anywhere" design that fails to relate to local character and identity.
- **d)** Support higher-density where appropriate, ensuring it responds positively to context and enhances local identity.
- **e)** Protect and enhance historic and natural assets, key views, and landscape settings that contribute to local character.

C. Proposals that fail to demonstrate a sensitive response to local character and identity will not be permitted.

Supporting Text

National planning policy and guidance promotes well-designed places that respond to local identity while supporting appropriate densities. This is reinforced in the National Design Guide and the National Model Design Code, which emphasise the importance of context and character in shaping new development.

A strong sense of place is essential to maintaining or creating local character and identity, particularly in areas identified for growth. The plan area contains a mix of both planned and organic settlements, each town, village or neighbourhood having an established local character and identity that provide a context for new development.

Development that responds sensitively to local context and protects and enhances a sense of place, aids in the delivery of sustainable growth. The policy recognises that respecting character does not mean replicating it and

encourages innovative design solutions that achieve appropriate densities without compromising local character and identity.

DMP 46: Public Realm

A. All areas of public realm should be designed so that they are attractive, accessible, inclusive, safe, connected and are easy to understand and maintain. Public spaces in new development should:

a) Relate to their context and positively reinforce distinctive local character and identity through their materials, layout and design;

b) Use appropriate building heights, building lines and active frontages to define the public realm and create comfortable and useable streets and spaces that are of suitable scale to their surroundings;

c) Be permeable, inclusive and accessible to all, prioritising a pedestrian led movement hierarchy (including generous level footways that avoid street clutter);

d) Retain and integrate existing natural features such as trees and hedgerows, and create attractive environments using soft landscaping, trees and shrubs, prioritising use of native climate resistant species;

e) Be designed to facilitate urban greening and accommodate usable green infrastructure and integrated sustainable urban drainage systems wherever possible;

f) Use appropriate street furniture to provide wayfinding and areas for rest, and encourage social interaction and informal play, whilst taking care to avoid unnecessary street clutter;

g) Provide safe environments, using active frontages, natural surveillance, sightlines, well located building entrances, and appropriate lighting that strikes a balance between issues of safety and security, and reducing light pollution; and

h) Be designed to facilitate and encourage physical activity by all members of the community, enabling everyone to be active through the use of walkable neighborhoods, active travel measures and flexible active spaces supported by appropriate activity infrastructure. Measures should be delivered in line with Sport England's Active Design Guidance or any subsequent documentation.

i) Be designed with long-term management and maintenance in mind, ensuring materials and layouts are durable, cost-effective, and adaptable to future needs.

Supporting Text

The public realm is a series of streets, squares, green spaces and other connected spaces that help to define the character of a place and how well it functions. The quality of the public realm impacts health, social and economic issues and can influence people's sense of place, security and belonging. A high quality public realm helps businesses and communities to prosper. The public realm encompasses both hard and soft landscaping including designated areas of Urban Open Land, which have a key role in supporting biodiversity and adapting to the impacts of climate change.

Streets and public spaces should be designed to accommodate the needs of all users, to be safe and comfortable, and flexible and adaptable to accommodate the changing needs of users over time. They should be well connected and promote social interaction and inclusion, so that people of all ages and abilities can mix and enjoy the health and wellbeing benefits of an attractive and active public realm.

National planning policy and guidance requires planning policies to promote public safety and security and the arrangement of streets, spaces and building types and materials to establish a strong sense of place by creating attractive, welcoming and distinctive places. Design of spaces should reflect the requirements of current national guidance including the National Design Guide and the National Model Design Code (or any subsequent documentation) which include reference to a hierarchy of well-located public spaces that are permeable, safe, inclusive and include tree and other planting.

The public realm plays in important role in shaping the distinct character and identify of Welwyn Garden City and Hatfield New Town as well the surrounding villages. Development proposals should recognise and reflect local character when designing areas of public realm.

DMP 47: Safe, Inclusive and Accessible Environments

A. New development should be designed to create safe, secure and fully accessible to all users, including those with disabilities and vulnerable groups. Safety, security and accessibility should be embedded into the design, layout and function of development proposals from the outset.

B. Proposals should demonstrate how they incorporate the following principles:

Crime prevention through design, including:

- Well-lit spaces with natural surveillance;
- Clear sightlines to avoid hidden areas that may foster criminal activity or antisocial behaviour.

Crowd safety and security, where relevant:

- For developments likely to attract large crowds in public places*, appropriate and proportionate security measures should be included in the design of buildings and spaces;
- These may include managed access, protective barriers, and restrictions on vehicular access where appropriate.

Hazard Mitigation:

- Where development includes or is in close proximity to known hazards such as open water, railways, and other potential hazards, the design should incorporate appropriate safety measures to mitigate risk.

Inclusive access and legibility:

- All spaces should be easy to navigate and accessible to all users;
- Measures may include the provision of ramps, lifts, tactile paving, signage and accessible parking.

C. Development proposals should have regard to the provisions of Secured by Design or any subsequent publication. Where appropriate, applicants should engage with Crime Prevention Design Advisors or Architectural Liaison Officers.

Supporting Text

National Planning Policy and Guidance requires development to contribute to the creation of safe, healthy, and sustainable environments. The Equality Act 2010 emphasises the importance of inclusive design in meeting legal obligations. This policy promotes accessibility for all users, while also ensuring that the design and layout of buildings and spaces contribute positively to the well-being and safety of residents, workers, and visitors. By embedding safety and health considerations into the planning process, this policy supports the creation of inclusive and accessible communities that are resilient, secure, and conducive to long-term wellbeing.

New development proposals should demonstrate that they have been designed to create safe, inclusive, and accessible environments. This will include addressing public safety and promoting security for users through a range of measures, including suitable lighting, signage, sight lines, access and egress points, and barriers where appropriate. Development proposals should ensure adequate space is available to accommodate a suitable range of uses, for example, wider corridors, alleyways, and thoroughfares with appropriate surfacing contributing to a better sense of space and

* Such as transport hubs, shopping centres, places of worship, visitor attractions and commercial centres and where advice obtained from the relevant agencies indicates that appropriate steps need to be taken.

ease of movement for all users, including those with pushchairs, luggage, or mobility aids, not just wheelchair users.

Measures to design out crime and the fear of crime, including counter terrorism measures (where appropriate), should be integral to development proposals and considered early in the design process, taking into account the principles contained in guidance such as the Secured by Design (SBD) Development Guides published by the Police or any successive documentation.

DMP 48: Efficient Use of Land

A. Development proposals must make effective and efficient use of land in a manner that responds to local context and supports the delivery of the Local Plan's spatial strategy, taking into account:

a) The need accommodate an appropriate mix of uses, including housing, employment and community facilities in line with identified needs;

b) The context of the site, including the prevailing local character, and any relevant constraints;

c) The opportunity for change or intensification in areas considered suitable for growth or regeneration;

d) The amenity of existing and future residents or other users of the site including access to open space, daylight/sunlight, privacy and noise mitigation;

e) The capacity of existing infrastructure or the need to accommodate supporting infrastructure; and

f) The importance of securing high quality, well-designed, attractive and healthy places.

Residential Density

B. Residential development should seek to optimise density in a way that reflects the site's location, accessibility, and character. The following indicative density ranges will apply:

- Low to Medium Density (30-50 dwellings per hectare (dph): Suitable for suburban or edge of settlement locations with limited access to services and public transport
- Medium to High Density (50-120 dph) Appropriate for locations where the site would be suitable for either a mix of dwelling types (houses / flats) or a predominantly flatted scheme and future residents will have good accessibility to public transport, services and facilities.
- Very high density (120+ dph): Should be applied in locations that are suitable for a predominantly flatted scheme and are highly accessible to a range of services and facilities such as a town centre, a railway, bus or passenger transport interchange.

C. Departures from these ranges may be justified where supported by robust evidence, including site-specific design assessments, infrastructure capacity studies, and urban character analysis.

Supporting Text

Optimising the use of land supports sustainable development by enabling places to function effectively and support a range of uses and services.

Development proposals should seek to make efficient use of land taking into account a range of matters including the context of the site, the prevailing character of an area, the need to secure a high quality of design and maintaining amenity for residents and users.

National planning policy requires plans to use land efficiently, promoting a significant uplift in the average density of development in town centres and other locations that are well served by public transport unless it can be shown that there are strong reasons why this would be inappropriate. The use of minimum densities, which reflect accessibility, should also be considered for other parts of the plan area.

DMP 49: Tall Buildings

A. Tall buildings (defined as those exceeding 18 metres or 6 storeys in height) can play a positive role in shaping the urban environment when appropriately located and designed. Proposals for tall buildings will be supported where they demonstrate high-quality design that contributes positively to the character, function, and sustainability of the area and are in sustainable urban locations.

B. All proposals for tall buildings must:

a) Location and Context – Provide a clear and robust rationale for the siting of the building, including:

- Its role in marking key locations, nodes, or gateways;
- Proximity to public transport and active travel networks;
- Relationship to open land, settlement edges, and wider townscape structure.

b) Character and Distinctiveness - Demonstrate how the proposal enhances local distinctiveness and responds sensitively to the surrounding built and natural environment, including:

- Heritage assets and conservation areas;
- Landscape features and townscape character.

c) Design Quality – Exhibit exceptional design quality, particularly where the building is prominent, addressing:

- Scale, form, height, massing, proportion;
- Materials, detailing, adaptability, and durability;
- Alignment with any relevant design codes, masterplans, or character assessments.

d) Skyline and Views – Assess and respond positively to the impact on:

- The skyline and visual relationship with surrounding buildings and landscape.

e) Public Realm Integration – Ensure successful integration at street level by:

- Providing active frontages and high-quality public realm;
- Enhancing pedestrian experience, safety, and accessibility.

f) Environmental Impacts – Minimise and mitigate environmental impacts, including:

- Daylight, sunlight, overshadowing, and wind microclimate effects;
- Compliance with relevant guidance such as BRE standards.

g) Townscape and Visual Impact Assessment – Be supported by a Townscape and Visual Impact Assessment (TVIA) that:

- Includes accurate 3D modelling and verified views (AVRs) showing the proposal in its local context.

h) Heritage Impact Assessment – Include a proportionate Heritage Impact Assessment where proposals may affect the historic environment, following guidance from Historic England.

Supporting Text

National planning policy and guidance seeks to ensure the effective and efficient use of land within existing urban areas and sustainable locations. Well- designed taller buildings can help to fulfil this objective by increasing densities and the viability of centres, whilst also acting as landmark features that aid navigation, emphasise important locations and make a positive contribution to character and skyline.

Building heights across the plan area are generally modest, comprising two to three storey developments. The exception to this is within the centres of Welwyn Garden City and Hatfield, employment areas and large educational facilities. Consequently, the scope for building taller will depend upon the overall size of the development site and the sensitivity of the location. For example, rural sites or those locations which would adversely impact the setting of conservation areas, historic parks and gardens or listed buildings are unlikely to be considered appropriate for taller buildings.

Where taller buildings are proposed, it is essential they can integrate successfully into the surrounding townscape and landscape, make a positive contribution to the locality and provide appropriate amenity for local residents and businesses. Consideration should be given to the sustainability of such buildings, their environmental impact, durability and adaptability in the longer term.

DMP 50: Amenity

A. Proposals for residential development must demonstrate that they will provide and maintain a high standard of amenity for both existing and future users of buildings and external open space. This should be demonstrated through ensuring:

Sunlight and Daylight

a) The levels of sunlight and daylight within buildings, open spaces, and garden areas in particular, are satisfactory*;

Dual Aspect Homes

b) New homes are dual aspect, unless exceptional site specific circumstances make dual aspect impractical, and where impacts on ventilation (including avoiding the need for mechanical ventilation), daylight and overheating are fully mitigated,

Privacy

c) There is a reasonable degree of privacy to new and existing private living spaces and the main private garden area, with overlooking limited to an acceptable degree. The design of new communal garden areas should create spaces that provide opportunities for privacy or seclusion, particularly where residents do not have access to private balconies or other private external space.

Outlook and Visual Amenity

d) The outlook and visual amenity afforded from within homes and private/communal garden areas should be satisfactory, taking account of the relationship with neighbouring buildings and the wider street scene, including the design of parking, boundary treatments, and landscaping.

Circulation Space

e) Shared circulation space and routes to private entrances within development should of suitable width, naturally lit and ventilated wherever possible. Long and/or narrow internal corridors should be avoided; and

Space Standards

f) All new dwellings, including conversions and changes of use, should meet or exceed the minimum gross internal floor areas and storage requirements set out in the Nationally Described Space Standard or subsequent versions. Applicants must provide clear evidence within their planning applications that proposed dwellings comply with these standards.

B. All development proposals, including commercial development, should ensure:

a) New development is not overbearing upon existing buildings and open spaces;

b) That proposed uses are compatible with surrounding land use; and

c) The design creates internal spaces that are safe and secure for all users. This includes adequate daylight, clear sightlines, and designing secure environments.

Supporting Text

Amenity is a key determinant of quality of life and contributes to sustainable development. Poor daylight, limited privacy, inadequate outlook, and substandard internal space can all significantly undermine health and well-being.

* When assessing development proposals, regard will be had to the Building Research Establishment's Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice 2022, or any subsequent document.

The National Design Guide outlines principles for achieving well-designed places, and addresses residential amenity primarily under the "Homes & Buildings" characteristic.

The quality of internal and external space plays a vital role in creating places where people want to live, work, and spend time, and how well a place functions. Amenity encompasses a range of factors that contribute to the comfort, health, and well-being of residents and users of buildings and spaces. These include, but are not limited to, access to natural daylight and sunlight, outlook, privacy, ventilation, noise levels, and the relationship of a development with surrounding buildings and spaces.

Dual aspect homes support passive ventilation, improve daylight access, and reduce reliance on mechanical systems.

As urban densities increase, it is essential that amenity is not compromised. All new development, including extensions and annexes, needs to deliver a high standard of amenity for both existing and future occupants. In line with the NPPF, the Agent of Change principle requires that new development includes suitable mitigation measures to address potential impacts from existing businesses or community facilities. Development proposals will be expected to demonstrate how they have been designed to provide a good standard of amenity for users in line with the policy requirements outlined above.

DMP 51: Private and Communal Amenity Space – Outdoor Space Standard

A. Development proposals for residential units (including those created by change of use or subdivision of existing buildings), must provide high quality outdoor amenity space for each dwelling. This minimum standard applies to flats, houses, and bungalows.

Table: Minimum Private Outdoor Amenity Space Standard

Number of Bedrooms	Private Outdoor Amenity Space (Flat/ Apartment)	Private Outdoor Amenity Space (House/ Bungalow)
1	5 sq.m	35 sq.m
2	7 sq.m	40 sq.m
3	10 sq.m	50 sq.m
4	N/A	60 sq.m

Design and Quality

B. All outdoor Amenity Space must:

a) Be provided as private gardens, balconies (minimum 1.5m depth), terraces, roof gardens or a combination thereof.

b) Be functional, useable, and designed to:

- provide privacy and a sense of enclosure;
- avoid significant overshadowing or overlooking;
- be directly accessible from the principal dwellings main living areas.

c) Be well-integrated with the overall design of the development and contribute positively to the character of the area.

d) Include appropriate boundary treatments, landscaping and sustainable drainage features where possible.

e) Where it can be demonstrated that site constraints prevent the provision of private amenity space, high-quality communal outdoor amenity space must be provided that:

- Is easily accessible to all residents.
- Meets or exceeds the equivalent private space standards in both quantity and quality.

- Includes a mix of soft and hard landscaping, seating, and opportunities for play or relaxation.
- Is designed to ensure safety, privacy, and inclusivity for all age groups and abilities.

Supporting Text

National Planning Policy and guidance requires places to be designed with a high standard of amenity that promotes health and well-being. The National Design Guide promotes access to private and shared outdoor spaces to improve well-being, encourage active lifestyles, and enhance environmental sustainability. The Healthy Homes Standard (2025) promotes outdoor space as essential for mental and physical well-being.

The provision of private and shared outdoor space can play an important role in physical and mental health, is vital to residential amenity and can add significantly to the quality of life of residents of all ages.

Requiring private or shared outdoor space for all new residential developments, will contribute to the creation of sustainable, healthy, and high-quality living environments for future residents.

DMP 52: Servicing, Refuse and Recycling

A. Development proposals should ensure adequate space for the provision of services, the delivery and collection of mail, and appropriate access for all service vehicles.

B. Access to and space for the storage and collection of refuse and recycling receptacles must be secured and designed in accordance with the Council's Recycling and Refuse Separation and Storage Planning Guidance.

C. Bin stores and access to them should be appropriately sited and designed to ensure that they:

a) Can perform their role effectively without prejudicing or being prejudiced by other functions and users;

b) Maintain an attractive and coherent street scene, protect visual amenity and avoid unnecessary clutter;

c) Avoid creating risk to human health or environmental amenity; and

d) Are able to accommodate receptacles which meet the Council's standards for refuse facilities.

Supporting Text

The provision, design and availability of servicing, refuse and recycling facilities, including access routes for vehicles, location of services and presentation of refuse and recycling receptacles have an impact upon the quality and function of a building and surrounding public realm.

National planning policy and guidance requires the creation of places which are safe, attractive, free of street clutter, allow for the efficient delivery of goods and access by service and emergency vehicles, and avoid conflict between users.

When designing streets and other public and private spaces, adequate space should be provided to accommodate services such as mail delivery and collections boxes, delivery areas and refuse and recycling facilities. Provision of such services and facilities should be located to minimise disruption and impact on the street scene, being adequately screened wherever possible and should be in accordance with the Council's standards for refuse facilities.

Inappropriately designed schemes without adequate stoarage and access may elad to bins and other receptacles accumulating on a footway or a Public Right of Way, which can cause visual clutter or an obstruction to the free and safe flow of all highway users, including vulnerable highway users, such as those with disabilities and those with young children.

DMP 53: Masterplanning

A. A comprehensive and collaborative approach will be taken to the development of large or complex sites. Masterplans must:

- **a)** Set out a clear vision and objectives for the site;
- **b)** Define the quantum, mix and spatial distribution of land uses;
- **c)** Identify sustainable transport linkages and a movement hierarchy;
- **d)** Establish the core design principles including layout, scale, landscaping and blue/green infrastructure and healthy design principles in accordance with SP7;
- **e)** Be informed by a proportionate evidence base and meaningful community engagement;
- **f)** Be endorsed by the local planning authority prior to the submission of any relevant planning application and will be treated as a material consideration in decision making.

B. Masterplans will be required in the following circumstances:

- **a)** Where a policy allocation in this plan identifies the need for a masterplan to be produced;
- **b)** Mixed-use sites where consideration needs to be given to their integration into the surrounding area[65];
- **c)** Sites either in multiple ownership or where development is likely to take place in a phased manner to ensure development is delivered in a coordinated and suitable manner;
- **d)** Sites with complex heritage or archaeological sensitivities;
- **e)** Sites in multiple land ownership, where coordination between parties will be required to ensure the delivery of a high quality, coherent development;
- **f)** Town Centre sites with complex integration requirements;
- **g)** Environmentally sensitive sites[66]; or
- **h)** Any other site where the local planning authority considers a masterplan necessary due to scale, complexity, or sensitivity.

C. To ensure the timely delivery of masterplans, the local planning authority will:

- Use planning performance agreements (PPAs) and the pre-application process to work proactively with landowners and developers.
- Encourage early and meaningful engagement with communities and stakeholders.
- Consider the use of design review panels to assess the quality and robustness of masterplans.

Supporting Text

National planning policy and guidance sets out that policy-making authorities, in conjunction with communities and other authorities should identify suitable locations for development. Suitable tools such as masterplans and design guides or codes should be used to ensure land is used efficiently to achieve appropriate densities and secure a variety of well-designed buildings and places to meet the needs of different groups in the community.

Masterplans set the vision and implementation strategy for a development. They are site specific and focus on setting principles for development such as the scale and layout, mix of uses, transport and green infrastructure. They are distinct from design codes, which provide more detailed parameters for the physical form and appearance of development. A range of other plans and technical reports may be needed as supporting evidence, and a collaborative approach involving community/ stakeholder engagement is also required to inform the masterplan.

A masterplan is not designed to be a prescriptive blueprint for how development will

[65] Mixed use proposals comprising of at least 100 dwellings and/or at least 2,000m2 of employment floorspace.

[66] As defined in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) or its subsequent replacement.

come forward but provides a clear steer on priorities and principles for development, which can then inform detailed design codes and planning applications. The level of detail included in the masterplan should be proportionate to the scale and complexity of the site.

This policy sets out the requirement for masterplans in specified circumstances and outlines the broad scope of masterplans.

The Approach to Masterplanning guidance document, which has been endorsed by the Council, provides further information on what is expected of masterplan documents and is a material consideration in the determination of planning applications.



SECTION 2

The Historic Environment

Chapter 10: The Historic Environment

Introduction

Welwyn Hatfield has a unique built environment and heritage which makes an important contribution to the identity of the area. Within the plan area there are many and diverse heritage assets of varying importance which are not only limited to designated assets such as listed buildings, conservation areas, ancient monuments and registered parks and gardens, but other non-designated assets, features and landscapes with historical significance.

The two New Towns, one of which originated as a Garden City, have historical significance beyond the local level. Other historical assets include remnants of Roman settlement; Repton landscapes; areas of archaeological interest; places of worship; defence installations; burial grounds; farms and field patterns; and sites of manufacture. Together, they give the borough a rich and unique social, cultural, economic and ecological history that has been shaped over many centuries.

The Local Plan has to balance the need to protect, sustain and enhance these heritage assets while at the same time providing for growth and addressing the challenges of climate change. Part of this balance will be ensuring that any adverse effects of development are avoided, minimised or mitigated, whilst ensuring the historic places we value can function effectively in the future.

Although the new town heritage of Hatfield and parts of Welwyn Garden City remains a significant asset, some areas would benefit from regeneration and revitalisation. Some of this work has taken place in both towns in recent years, but further efforts may be needed in the future to ensure that they maintain their identities and strengthen their role as community and service hubs.

The policies in this chapter are informed by national legislation, planning policy and guidance, and seek to protect and where possible enhance the historic environment and heritage assets within the plan area. Consideration of the historic environment also ties in with other objectives of the local plan such as place-making and high quality design, creating healthy, safe and accessible places, protection of the natural environment and adaptation of existing buildings to help achieve climate resilience.

SP 20: Protection and Enhancement of the Historic Environment

A. The protection, enhancement and management of historic assets within the borough will be sought commensurate with their status, significance and international, national and/or local importance.

B. Development that would secure positive improvements to and ensure the long-term conservation of heritage assets for the enjoyment of future generations will be supported.

C. Designation of heritage assets will be supported where it is deemed appropriate and necessary to safeguard them for the enjoyment of future generations.

Supporting Text

Heritage assets and the wider historic environment are a finite irreplaceable resource which contribute to the character of an area and quality of life. They should be conserved in a manner appropriate to their significance to enable enjoyment by this and future generations. Heritage interest may be archaeological, architectural, artistic or historic, and may be derived from the asset itself and/or its setting. Heritage assets and their settings may be of local, national or international significance.

Conservation and preservation of the historic environment is an important consideration in the planning process, and both national planning policy and legislation (such as the Planning (Listed Buildings and Conservation Areas) Act 1990) serve to provide protection to heritage assets and their settings.

Plans and planning decisions are to have a positive approach to the conservation and enjoyment of the historic environment, taking into account putting heritage assets to viable uses consistent with their conservation, the wider benefits that conservation of the historic environment can bring, and the opportunity for new development and the historic environment to positively contribute to local character and distinctiveness.

Within the borough there are many and diverse heritage assets of varying importance, some of which are identified on the Policies Map and can also be found in the Hertfordshire Historic Environment Record (HER). Designated heritage assets within the borough include:

- Scheduled Ancient Monuments (4)
- Registered Parks and Gardens (5)
- Listed buildings (6 Grade I, 25 Grade II*, 400 Grade II)
- Conservation Areas (10)

In addition to these designated assets, there are other non-designated assets, features and landscapes with historical significance, which do not meet the criteria for designation but have a degree of significance meriting consideration in planning decisions. Non-designated assets include the two New Towns, one of which originated as a Garden City, that have historical significance beyond the local level.

Some areas, deemed to be of moderate or high archaeological potential, have been identified as Areas of Archaeological Significance. There are currently 73 such areas within the borough.

Local Authorities have a duty to review Conservation Areas and designate new ones where appropriate. Additional protections such as Article 4 Directions to remove permitted development rights can also be put in place where necessary.

DMP 54: Heritage Assets

A. Proposals which affect designated heritage assets and the wider historic environment should consider the following:

a) The potential to sustain and enhance the heritage asset and historic environment in a manner appropriate to its function and significance.

b) Successive small scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment should be avoided.

c) Proposals should respect the character, appearance and setting of the asset and historic environment in terms of design, scale, materials and impact on key views.

d) Architectural or historic features which are important to the character and appearance of the asset (including internal features) should be retained unaltered.

e) The historic form and structural integrity of the asset should be retained.

f) Recording appropriately the fabric or features that are to be lost or compromised and making provision for archive deposition of the analysis and records of the site investigation.

B. A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment[67] 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

[67] Guidance on Heritage Impact Assessments and Archaeological Assessments is available from Historic England:https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/ and https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/ (or their subsequent replacements)

but where the potential to contain heritage assets exists or further understanding of the significance of known heritage assets is needed.

C. 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 planning policy and guidance.

D. Proposals that result in less than substantial harm to the significance of a designated heritage asset will be weighed against the possible public benefits of the development in that location and whether or not these significantly outweigh that harm and the desirability of preserving the asset, and all feasible solutions to avoid and mitigate that harm have been fully implemented.

E. Proposals that result in harm to the significance of other heritage assets will be resisted unless the need for, and benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented.

Supporting Text

National planning policy and guidance attaches great weight to the conservation of heritage assets, in accordance with their significance. Legislation such as the Planning (Listed Buildings and Conservation Areas) Act 1990, Ancient Monuments and Archaeological Areas Act 1979 and Historic Buildings and Ancient Monuments Act 1953 is also relevant to the protection of heritage assets within the borough.

In addition to national policy legislation and policies within this plan, the following tools and guidance are used by the Council to help conserve and enhance the historic environment and these are to be considered in development proposals and planning decisions where applicable:

- Conservation Area Character Statements, Appraisals and Management Plans
- Article 4 Directions to remove permitted development rights
- Historic Environment Record (HER)
- Register of Buildings at Risk
- Historic England Advice Notes and guidance

When considering development proposals, an understanding of the significance of a heritage asset and its setting, and justification for any development relating to these, is required in the form of a heritage statement, heritage impact assessment and/or archaeological assessment. Potential cumulative impacts should also be considered.

In accordance with national policy and legislation, depending on the significance of the asset and its setting, when assessing the potential impact of the development, significant harm should be avoided, lesser harm mitigated, and any such harm weighed against the public benefits of the proposal.

There is a general presumption in favour of the preservation of Listed Buildings. Demolition will be acceptable only in very exceptional circumstances. Demolition within Conservation Areas will be resisted, particularly of buildings/features which make a positive contribution to the character of the Conservation Area, unless the harm to the significance of the asset is outweighed by the benefits of the proposal.

Where a loss of fabric or features is permitted, appropriate recording of these losses and deposit of evidence in a publicly accessible archive is required.

For development within Conservation Areas, reference should be made to any relevant Conservation Area documents such as character appraisals and management plans which are in place.

The adaptation of buildings for energy and carbon efficiency is covered in the Chapter on Climate Change and Flood Risk. Where this applies to historic buildings/heritage assets, guidance from Historic England should be referred to when considering such planning proposals and decisions.

SP 21: The Historic Environment of Welwyn Garden City

A. Welwyn Garden City has historical significance and a unique heritage as a garden city designed for 'healthy living' and a Mark One New Town. To protect this historical significance, in accordance with the design and historic environment policies in this Plan, proposals in Welwyn Garden City must:

a) Where applicable, conserve and where appropriate enhance heritage assets and their settings;

b) Demonstrate how they have responded to the key characteristics of a Garden City[68], through their design and detailing;

c) Where development proposals require a Design and Access Statement[69], demonstrate that the historic environment of Welwyn Garden City has been properly understood and incorporated into the proposal; and

d) Where proposals require a masterplan, as set out in site allocations or DMP 52, demonstrate how the historic character and significance of the town and Garden City Principles[70] have been incorporated into the masterplan design.

Garden City Principles for masterplanning strategic developments

A. Clear identity – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.

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.

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.

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.

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.

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.

[68] Key characteristics of a Garden City are as set out in the supporting text for this policy.

[69] As set out in The Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended); Part 3, Section 9; or its subsequent replacement.

[70] As set out in 'Garden City Principles for masterplanning strategic developments' box.

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 net gain and enhancements to natural capital.

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.

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.

Flowing from these principles, it will be necessary to agree and implement comprehensive design principles as part of the masterplanning process. These should allow for creativity and innovation, respecting its heritage but not necessarily mimicking existing Garden City or New Town architecture – new developments should be an asset to the borough.

Supporting Text

National planning policy requires that plans set out a positive strategy for the conservation and enjoyment of the historic environment. Welwyn Garden City's heritage is recognised around the world for being the world's second garden city which successfully realised the principles set out by Ebenezer Howard in his book Garden Cities of Tomorrow. Garden Cities influenced the design of the first wave of New Towns, and Welwyn Garden City was designated as a Mark One New Town after the Second World War.

Ebenezer Howard's vision for garden cities was to provide people with decent places to live away from the poor living conditions of Victorian cities and rural poverty in a place that combined the best features of towns and the best features of the country with jobs, health, social and recreational facilities close at hand – a town designed for healthy living.

The original design of Welwyn Garden City reflects this approach with relatively low density development including houses with their own gardens and generous landscaping with carefully designed views and incidental open spaces. Whilst it is recognised that Garden City principles need to be adapted to the requirements of the 21st Century, key characteristics of Welwyn Garden City that should be considered in development proposals include:

- A formal layout and architectural style, particularly in the centre
- The complete integration of the town's landscape into its built form
- Careful and varied use of spaces, groupings of buildings, building lines and architectural details

Since the New Town era, Welwyn Garden City has continued to develop successfully but faces a number of challenges which include the need to support growth whilst maintaining the character of the town.

Garden City principles are recognised as a basis for good planning and need to inform how these challenges are addressed. These are to be used to guide the masterplanning of strategic developments and are included in the 'Garden City Principles for masterplanning strategic developments' box.

DMP 55: Welwyn Garden City Town Centre Shopfronts

A. Proposals for new or altered shopfronts in Welwyn Garden City town centre will only be permitted where they meet the following design principles:

a) The design of the shopfront reflects the scale and style of the existing building and the terrace in which it sits and reflects its uniformity.

b) Repair of existing shopfronts is preferred over replacement. Replacement shopfronts must replicate original designs or adopt styles that enhance the building's character.

c) Traditional materials such as painted softwood or natural stone should be used wherever practicable. Bold or strident colours should be avoided unless used sparingly and with discretion;

d) The design retains and/or restores original architectural detailing, such as pilasters, corbels, stall risers, and stone surrounds, wherever possible;

e) Large shopfronts spanning multiple premises must use vertical subdivisions, such as pilasters and stall risers, to preserve the appearance of individual units;

f) Security measures should be integrated into the design, avoiding unsightly external roller shutters. Internal lattice grilles are preferred, and external lattice shutters may be considered only in exceptional circumstances;

g) Blinds and awnings – Only traditional straight awning types mounted on rollers are permitted. Dutch blinds and balloon canopies are discouraged as they disrupt the architectural integrity of the building and streetscape.

Supporting Text

Welwyn Garden City town centre contains many original traditional shopfronts which contribute significantly to the distinct local character of the WGC Conservation Area. These shopfronts are integral to the town's heritage, reflecting its planned neo-Georgian design and creating a cohesive and attractive streetscape. This policy seeks to ensure that shopfront alterations, repairs, and replacements are carried out sensitively, preserving the architectural integrity of individual buildings and the wider conservation area while accommodating modern retail needs. For further detailed guidance, please refer to the Welwyn Garden City Guide to shopfront and advertisement design.

DMP 56: Advertisements and Signage in Welwyn Garden City Town Centre

A. The display of advertisements and signage requiring express consent will only be permitted if they meet the following criteria:

a) Advertisements must not harm the character or visual amenities of the conservation area;

b) Advertisements must respect the character of the building and streetscape, ensuring they do not obscure architectural features such as pilasters, stone surrounds, or first-floor windows;

c) Fascia signs should be proportionate to the fascia depth and complement the shopfront design;

d) Acrylic or shiny materials are not permitted. Lettering should convey only essential information (e.g., retailer name and street number) and be proportionate to the fascia;

c) Corporate logos and standard designs must be adapted to maintain the integrity of the building and streetscape;

f) Internally illuminated box facias or projecting signs are not appropriate; and

g) Only one projecting sign per shopfront is allowed, positioned at fascia level and designed to harmonise with the shopfront.

Supporting Text

In Welwyn Garden City town centre, advertisements play a key role in supporting the vitality of local businesses while also influencing the visual quality of the streetscape. Many traditional shopfronts and architectural features contribute to the unique character of the WGC Conservation Area, and

poorly designed or intrusive signage can detract from this. This policy provides guidance to ensure that advertisements are designed and positioned in a way that respects the historic and architectural significance of the area, enhancing the overall appearance of the town centre. For further detailed guidance, please refer to the Welwyn Garden City Guide to shopfront and advertisement design.



SECTION 2

The Natural Environment

Chapter 11: The Natural Environment

Introduction

The natural environment of Welwyn Hatfield is a defining asset of the borough, underpinning its landscape character, biodiversity, green and blue infrastructure, and overall sense of place. This section of the Plan sets out a comprehensive framework to conserve, enhance and restore these assets, ensuring that development contributes positively to ecological resilience, landscape quality, climate adaptation and community wellbeing. It brings together national policy requirements — including biodiversity net gain, the Environment Act 2021 targets, and emerging Local Nature Recovery Strategies — with local evidence such as the Landscape Character Assessment, Landscape Sensitivity Assessment and the Green Corridor Project. Collectively, the policies seek to secure high quality green infrastructure, protect the best and most versatile agricultural land, safeguard designated sites and priority habitats, promote urban greening, and ensure that trees, soils and water environments are integral considerations from the earliest stages of design.

SP 22: Conserving and Enhancing the Natural Environment and Landscape Character

A. Proposals that seek to conserve and enhance the natural environment and landscape character, and support habitats and biodiversity will be supported.

B. To achieve this, development must:

a) Strengthen, conserve or restore the prevailing quality, character and condition of the natural landscape of the plan area through consideration of the Welwyn Hatfield Landscape Character Assessment, the strategy for managing change within each landscape area, and any evidence supporting the Landscape Character Assessment;

b) Conserve and enhance biodiversity through the conservation of habitats and species, including by complementing the statutory framework for biodiversity net gain and having due regard to the Hertfordshire Local Nature Recovery Strategy;

c) Support the protection, enhancement, restoration and management of environmental and ecological assets within the plan area, in line with their significance and importance;

d) Avoid the loss of the best and most versatile agricultural land;

e) Retain good quality and important trees and hedgerows, including those that have been protected through a Tree Preservation Order;

f) Protect the quality and quantity of the water environment; and

g) Contribute to the provision of green infrastructure and urban greening throughout the plan area.

Supporting Text

This policy provides protection for the Natural Environment, including natural designations and assets.

The plan area and its surrounds contain a wide array of nature conservation sites which could be negatively impacted by development if not considered at an early stage of planning.

The Environment Act 2021 set clear statutory targets for biodiversity and water, including an important new target to reverse the decline in species abundance by the end of 2030. Whilst the statutory requirement of Biodiversity Net Gain has been in place since 2024, the protection of ecological and environmental assets has been a key topic in National Planning Policy for many years prior to this introduction. The Natural Environment policies in this plan conform to the statutory framework for Biodiversity Net Gain, whilst linking the incentivisation of the draft

Hertfordshire Local Nature Recovery Strategy to the Statutory Metric so that priorities in the LNRS are used to deliver an improvement to biodiversity.

Whilst Green Infrastructure plays a role in making communities healthier due to the physical and mental benefits GI provides, GI can also provide a platform for biodiversity improvement by creating networks and connections for species to move freely. The Welwyn Hatfield Green Corridor Project is key to the delivery of strategic GI, providing benefits for ecological assets as well as providing access to green space for people. The principles in this policy can also be applied to local green infrastructure and criteria to ensure that existing and new green infrastructure is planned, delivered and managed.

The character, diversity, and distinctiveness of the Welwyn Hatfield landscape also forms an integral part of the strategic green and blue infrastructure, and is key to maintaining the borough's distinctive mixture of rural and urban.

SP 23: Green Infrastructure

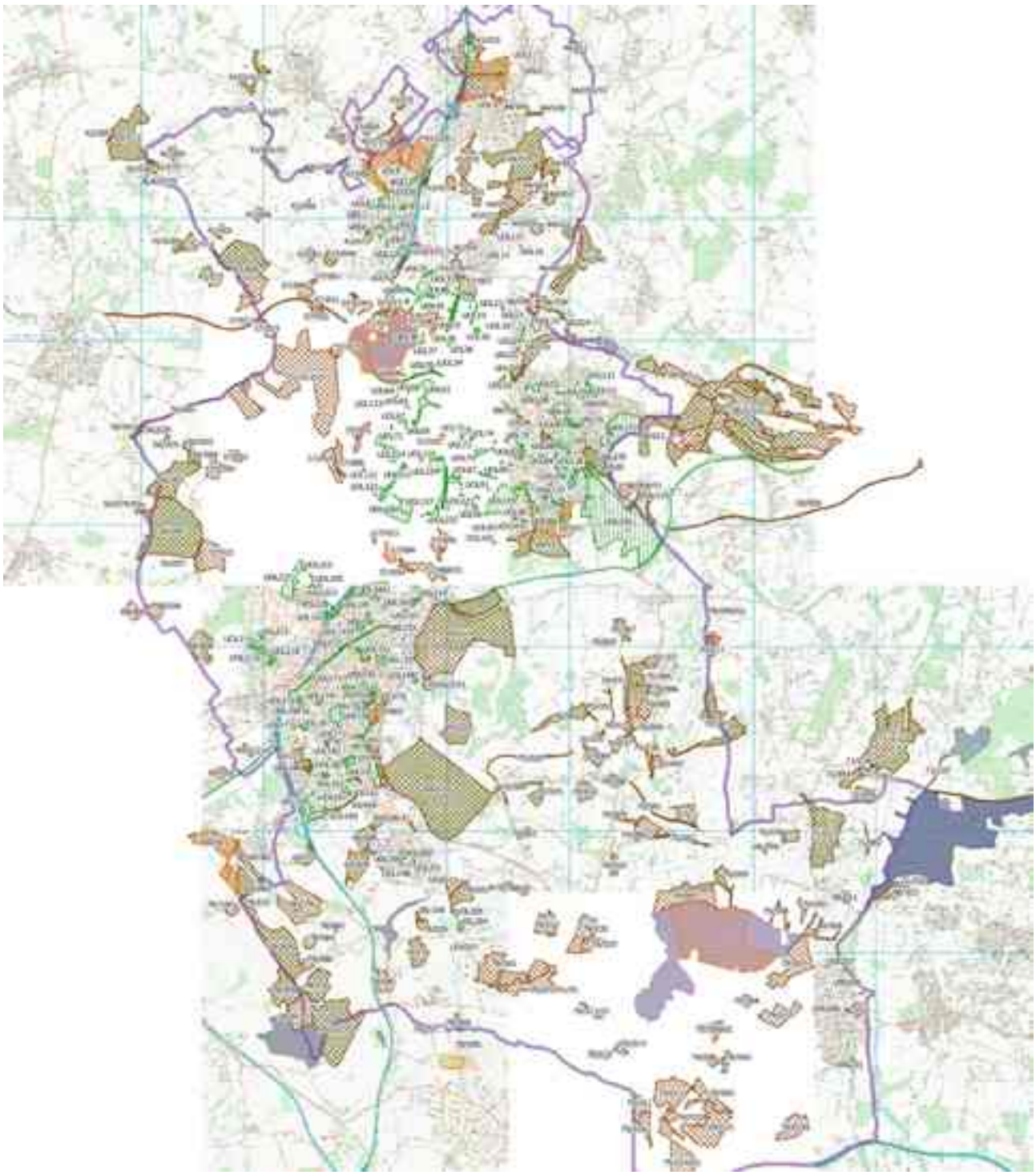
A. The Council will work with partners to actively support the creation and enhancement of strategic green infrastructure across the plan area. The Council will support proposals that help to deliver:

- **a)** A network of public open spaces such as parks, woodlands, and natural green areas, with a priority being those within walking distance of residential neighbourhoods, to promote physical and mental wellbeing, in line with Natural England's Green Infrastructure Framework Accessible Greenspace Standards[71];
- **b)** Inclusive, safe, and legible access for people of all ages and abilities, including improvements to the accessibility and connectivity of Public Rights of Way (PRoW), bridleways, byways and permissive paths;
- **c)** Well-designed places and developments which are attractive to people and businesses by contributing to the network of green and blue infrastructure through features such as green spaces, water features, integrated Sustainable Drainage Systems (SuDS), street trees and green roofs;
- **d)** Provision of green and blue infrastructure to reduce and mitigate the impacts of climate change, protect water quality and facilitate flood risk management, including through measures such as carbon storage, urban shading and cooling, canopy interception and infiltration and slowing run off; and
- **e)** Ecological connectivity through the creation and retention of green infrastructure, linking ecological habitats which boost biodiversity, species mobility and nature recovery.

B. To facilitate these principles, development should consider opportunities to protect, enhance and increase provision of green and blue infrastructure at the early stages of planning. Design codes and masterplans should also incorporate green infrastructure principles.

C. The Council will work with developers, health partners, and infrastructure providers to ensure active community involvement in the design, management, and long-term stewardship of green spaces.

[71] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/AccessibleGreenspaceStandard.aspx or any subsequent standards.



Supporting Text

Green Infrastructure is defined as 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity[72].'

Green infrastructure can include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies[73].

By ensuring equitable access to high-quality, multifunctional green spaces, this policy aims to promote physical and mental health and well-being, ecological networks, climate change resilience and high-quality design by incorporating green and blue infrastructure as a fundamental part of development, helping to achieve the wider goals of sustainable development.

National planning policy and guidance states that the provision of safe and accessible green infrastructure, including high quality open spaces and opportunities for sport and recreation are important for the health and well-being of communities. It also delivers wider benefits for nature, climate resilience, placemaking and the economy, and helps mitigate against pollution. The borough's Public Rights of Way network forms an important component of the wider green infrastructure network. These routes provide access to open spaces whilst helping to connect communities, green spaces and ecological assets.

This reflects the Garden City principles embedded in the design of Welwyn Garden City and Hatfield, where access to good quality green infrastructure and open space has long played a vital role in shaping sustainable, well-balanced and healthy places.

DMP 57: Best and Most Versatile Agricultural Land

A. Where development of agricultural land is proposed on sites which are not allocated in the Local Plan:

- **a)** Applicants should provide information relating to the relevant Agricultural Land Classification (ALC) survey data in order to demonstrate whether their development proposal is likely to affect best and most versatile agricultural land; or
- **b)** If suitable data does not exist, then a new field survey should be carried out and submitted to the planning authority.

B. Development of the best and most versatile land (ALC Grade 1-3a) will normally be refused, unless it can be robustly demonstrated that:

- **a)** No suitable alternative site of lower agricultural quality (Grades 3b–5 or brownfield land) is available within the plan area; and
- **b)** The proposed development meets an overriding need that cannot be met elsewhere; and
- **c)** The sustainability benefits of the proposal clearly outweigh the long-term loss of BMV land.

C. Limited exceptions may be considered for:

- Infrastructure or community uses requiring a specific location;
- Renewable energy developments where land can be restored without loss of quality;

D. Where development is permitted, layouts should seek to retain higher quality land for gardens, allotments, or community food production. Soil conservation measures must be clearly outlined.

[72] As defined in national planning policy and the Glossary of this Plan.

[73] PPG: Natural Environment; Green infrastructure; What can green infrastructure include?; Paragraph 004 Reference ID: 8-004-20190721; Revision date: 21 07 2019.

Supporting Text

Planning policies and decisions should contribute to and enhance the natural and local environment. This includes recognising the economic and other benefits of the best and most versatile (BMV) agricultural land.

BMV agricultural land is graded 1 to 3a of the Agricultural Land Classification (ALC), and is defined in the Glossary to the National Planning Policy Framework.

The Agricultural Land Classification identifies Grade 1 as excellent quality, Grade 2 as very good quality, Grade 3 as good to moderate quality and subgrade 3a as good quality agricultural land. (Subgrade 3b is moderate quality, Grade 4 is poor, and Grade 5 is very poor quality agricultural land).

This policy sets out the matters that will be taken into account for proposals that affect the BMV agricultural land, ensuring that land that has the greatest potential to help secure the nation's food security is protected wherever possible.

Development of agricultural land will be assessed in accordance with the relevant national planning policy and guidance[74]. Natural England will be consulted on development proposals which are not for agricultural purposes and are not in accordance with the provisions of the development plan and involve the loss of more than 20 hectares grades 1, 2 or 3a agricultural land. This includes the circumstances in which the proposed development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more, e.g. as part of a phased development[75].

DMP 58: Landscape

A. Proposals will be expected to help conserve and enhance the borough's natural landscape by being sympathetic to local landscape characters, national character areas and their setting.

Local Landscape Character Areas

B. Proposals will be assessed for their impact on local landscape character areas and their contribution to the strategy and guidelines for character areas in the Welwyn Hatfield Landscape Character Assessment. Proposals which contribute positively to the strategy and guidelines will be afforded positive weight.

C. Residential development proposals will also be assessed against the Welwyn Hatfield Landscape Sensitivity Assessment, including how the key sensitivities and mitigation factors are taken into account.

National Character Areas

D. Proposals will be assessed for their impact on national character areas and their contribution to the appropriate National Landscape Management Plans and statements of environmental opportunity as detailed by Natural England. Proposals which contribute positively to the statements of environmental opportunity will be afforded positive weight.

Supporting Text

Green Infrastructure is defined as 'a network of Whilst there are no protected landscapes, the character of the borough is shaped by distinctive landscapes as illustrated within the Hertfordshire Landscape Character Assessment.

Development can have a damaging effect on natural assets and landscapes, and fail to maximise opportunities to improve the natural environment, if such matters are not carefully considered.

The Council produced a Landscape Sensitivity Assessment in 2019, which concentrates on the sensitivities of the landscape to residential development. The mitigation factors provided in this document will allow any potential development to have a lesser effect on Welwyn Hatfield's landscape.

[74] Guide to assessing development proposals on agricultural land, Natural England, Feb 2021 (https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land) (or any subsequent amendments).

[75] In accordance with the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

DMP 59: Biodiversity

A. Proposals will be expected to conserve and enhance biodiversity and geodiversity sites, habitats, species and networks. The Council will expect proposals which are likely to affect designated sites, habitats, species and/or networks to implement the following mitigation hierarchy by submitting a Mitigation and Compensation Plan:

- Information
- Avoidance
- Mitigation
- Compensation

B. Compensation measures will be assessed on a case-by-case basis proportional to the level of importance of the site, habitat and/or species.

Designated Sites

C. In addition to the above mitigation hierarchy, proposals will be expected to recognise and adhere to the hierarchy for international, national and locally designated sites:

Internationally Designated Sites

D. Planning permission will not be granted if the proposal is likely to have an adverse effect on the integrity of the site, unless it can be robustly demonstrated that there are no alternative solutions that would have a lesser or no effect on the integrity of the site, and there are imperative reasons of overriding public interest which is sufficient to override the harm to the site.

Nationally Designated Sites

E. Planning permission will not be granted if the proposal is likely to have an adverse effect on the integrity on the site, unless the benefits of the development clearly outweigh its likely impact on the features of the site and any broader impacts on the network of sites.

Locally Designated Sites

F. Planning permission will not be granted if the proposal is likely to have an adverse impact unless the need for, and benefits of, the development outweigh the loss or harm.

Habitats and Species

G. In addition to following the mitigation hierarchy, proposals will be expected to recognise and adhere to the following principles for specific habitats and species:

Irreplaceable Habitats

H. Planning permission will not be granted unless there are wholly exceptional reasons where the public benefit would clearly outweigh the loss or deterioration of the habitat. Buffer zones of a minimum of 15m must be implemented around irreplaceable habitats.

Priority Habitats and Species

I. Proposals will be expected to conserve, restore and enhance priority habitats where possible, and pursue the protection and recovery of priority species.

J. Planning permission will not be granted if the proposal is likely to damage or cause harm unless the need for, and benefits of, the development outweigh the loss or harm.

Protected Species

K. If there is a reasonable likelihood that a protected species is present and likely to be affected by development proposals, an ecological survey will be required detailing how the mitigation hierarchy has been followed to protect the species.

L. In accordance with national guidance, the Council will take into account the likelihood of obtaining a license for European Protected Species or species protected under the Wildlife and Countryside Act 1981 when considering development proposals that affect these species.

Biodiversity Net Gain and Local Nature Recovery Strategies

M. Development will be expected to provide and deliver robust and measurable net gains for biodiversity, including providing biodiversity net gain requirements in line with the statutory framework and achieve 10% Biodiversity net Gain.

N. Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife networks, including the requirement of swift boxes/bricks in newly built dwellings and 'hedgehog highways' for new boundary treatments. Proposals that incorporate additional features to encourage biodiversity, will be positively supported.

O. Development proposals will be expected to conserve, restore and enhance ecological networks by having regard to the Hertfordshire Local Nature Recovery Strategy. Proposals contributing to the actions and priorities in the LNRS will be afforded positive weight in decision making.

Supporting Text

Enhancing and protecting biodiversity and geodiversity is a key objective of National Planning Policy. It is widely accepted that the UK is one of the most nature-depleted countries in the world due to historic and ongoing decline. The 'Hertfordshire's State of Nature' document, published by the Herts and Middlesex Wildlife Trust in 2020, 20% of assessed species were either extinct or threatened with extinction. Of those species, 49% have noticeably decreased since 1970.

Local Plans should therefore play a role in the protection and enhancement of biodiversity. The plan area is home to several types of international, national and local designated sites, as well as local wildlife-rich habitats. The emergence of the Hertfordshire Local Nature Recovery Strategy has also sought to improve biodiversity across the county. At a national level, the introduction of mandatory biodiversity net gain in 2024 has also sought to improve biodiversity and reduce the overall impact that development can have on habitats.

This policy sets out the matters that will be taken into account for proposals that affect biodiversity, including designated sites and habitats.

DMP 60: Urban Greening

A. All development proposals must integrate green infrastructure through urban greening at an early stage of design as part of a holistic design approach. Urban greening should deliver multiple benefits, including biodiversity enhancement, climate resilience (cooling and shading), sustainable drainage, water quality improvement, and health and wellbeing.

B. Development should provide urban greening elements (in proportion to the scale and extent of the development proposal) responding to site opportunities/constraints, local character, and strategic GI priorities. Information should be submitted detailing:

- the types of urban greening proposed;
- the justification for the type of urban greening approach taken; and
- how the urban greening elements will be maintained/managed over the lifetime of the development

C. Major development proposals are required to calculate and achieve a minimum urban greening factor (UGF) of:

- 0.4 for residential developments
- 0.3 for commercial developments
- 0.5 for residential developments on previously undeveloped sites

D. Where site specific constraints demonstrably prevent meeting the minimum UGF, applicants must evidence the constraints and deliver alternative onsite measures that achieve equivalent or superior multifunctional benefits.

E. Urban greening should respond to local character, enhance connectivity with existing green infrastructure, and contribute to biodiversity net gain outcomes (without double-counting) and be coordinated with the statutory biodiversity metric and Habitat Management & Monitoring Plan (HMMP), and contribute to climate change adaptation. Long-term maintenance must be secured through planning conditions or legal agreements.

Supporting Text

Urban greening is integral to achieving sustainable development: the NPPF (updated 7 February 2025) expects plans and decisions to promote welld esigned, sustainable places, protect and enhance the natural environment, and adapt to climate change. Embedding green infrastructure early in design responds directly to these objectives and relevant PPG topics (design, natural environment, flood risk, BNG).

Natural England's Green Infrastructure Framework provides principles, headline standards and a design guide to secure multifunctional GI (including Urban Greening Factor as a headline standard) and to improve equitable access to nature (e.g., access to greenspace within a 15minute walk). The policy's UGF approach and emphasis on early integration, connectivity and long term management directly align with this framework.

The UGF is a practical design tool to quantify the quantity and quality of greening across a site. Best practice (e.g., the Natural England Urban Greening Factor Standard) recommends 0.40 for residential and 0.30 for commercial schemes, provides calculators, and sets out how to submit and review UGF in planning applications—including phasing and outline applications. Setting 0.50 for greenfield residential strengthens outcomes where baseline habitats would otherwise be lost, reflecting Natural England guidance that authorities may tailor UGF to local circumstances to secure higher standards in sensitive contexts

Urban greening refers to the incorporation of vegetation into urban environments. It covers a wide range of options including, but not limited to, street trees, living roofs, living walls, and rain gardens. It can help to meet other policy requirements and provide a range of benefits including amenity space, improving social interaction, enhanced biodiversity, addressing the urban heat island effect, sustainable drainage and amenity.

Natural England have developed an Urban Greening Factor (UGF) for England. The UGF Standard aims to ensure that new and existing urban areas deliver sufficient green cover to support climate resilience, biodiversity and improved environmental quality. The UGF complements BNG by ensuring whole site greening (including SuDS planting and urban trees) while the metric secures habitat outcomes.

Proposals required to demonstrate and calculate an urban greening factor should utilise the Natural England Urban Greening Factor tool or an industry-recognised equivalent.

DMP 61: Trees

New Trees

A. All new development involving new dwellings or non-residential floorspace should provide new native and more drought resistant trees, hedgerows and other planting to contribute to high quality design, layout and landscaping, and to maximise the green infrastructure network and increase the borough's tree canopy cover. In addition to this, new streets should be tree-lined where this does not negatively affect proposed infrastructure and necessary hardstanding.

B. Proposals involving the planting of trees near existing highways will be expected to demonstrate that the highways authority has been consulted and that the planting locations and species are compatible with relevant highways standards.

C. All newly planted trees must be supported by appropriate long-term maintenance arrangements.

Existing Trees

D. All development proposals will only be supported where they:

- **a)** Minimise impacts on existing trees, hedges and other vegetation. Where trees are lost, they should be compensated for with suitable replacements
- **b)** Positively integrate existing trees into landscaping

E. Major development proposals will be required to:

- **a)** Undertake an arboricultural survey by a suitably qualified professional to demonstrate how impacts have been considered at an early stage of development design; and
- **b)** Demonstrate that retained trees can be protected from development impacts at all stages of construction and demolition

F. The Council will not grant permission if development will result in the loss of or harm to existing trees falling within any of the categories below, unless there are demonstrable and justifiable reasons:

- Trees protected with a Tree Preservation Order (TPO)
- Veteran, ancient and trees of notable value
- Trees which contribute to the heritage significance or conservation areas (such as trees noted in conservation area appraisals as 'important trees')
- Trees which have high amenity value

Supporting Text

Trees are a vital component of our natural environment, contributing to landscape character, biodiversity, climate resilience, air quality, and the health and wellbeing of communities. National planning policy emphasises the importance of protecting and enhancing trees and woodland, including the need for new streets to be treelined and for development to incorporate high quality green infrastructure from the earliest stages of design. This policy sets out how development should respond to these expectations, ensuring that both new and existing trees are properly considered, integrated and safeguarded.

New tree planting plays a key role in strengthening the borough's green infrastructure network and increasing overall canopy cover, which supports climate change adaptation through shading, cooling and carbon sequestration. The use of native and more drought resistant species is encouraged to ensure long term resilience to changing climatic conditions and to maximise benefits for local wildlife. Treelined streets are an important design principle, helping to create attractive, walkable neighbourhoods and contributing to the Garden City character that defines parts of the borough. Where trees are proposed near existing highways, early engagement with the highways authority is essential to ensure appropriate species selection, planting locations and compatibility with highway safety and maintenance requirements.

Long term stewardship is critical to securing the benefits of new planting. Newly planted trees require appropriate maintenance, including watering, protection and management, to ensure successful establishment and longevity. Planning conditions or legal agreements may be used to secure these arrangements where necessary.

Existing trees are an irreplaceable asset and should be retained and integrated into development wherever possible. Mature trees, hedgerows and established vegetation contribute significantly to local character, biodiversity and amenity, and their loss can rarely be fully mitigated. Development proposals must therefore demonstrate how impacts on existing trees and hedgerows have been minimised, and where loss is unavoidable, provide suitable replacement planting that reflects the scale, quality and function of what is being removed.

For major development, early and robust assessment is essential. An arboricultural survey undertaken by a suitably qualified professional should inform the design process from the outset, ensuring that root protection areas, shading, and long term growth are properly accounted for. Applicants must also demonstrate that retained trees can be protected throughout construction and demolition, in line with recognised best practice such as BS 5837.

Certain categories of trees warrant the highest level of protection due to their ecological, cultural or historic value. This includes trees protected by Tree Preservation Orders, veteran and ancient trees, and trees that contribute to the significance of conservation areas or have high amenity value. The loss or harm of such trees will only be permitted in wholly exceptional circumstances where robust and justifiable reasons are demonstrated.

Together, these requirements ensure that development contributes positively to the borough's landscape, supports biodiversity and climate resilience, and maintains the high quality, green character that residents value.

DMP 62: Protection and Enhancement of Chalk Streams and Chalk Rivers

A. Development affecting chalk streams will be supported where it can be demonstrated that it:

a) Protects Hydrology and Water Quality:

- Prevents deterioration of water quality, including avoiding pollution and nutrient enrichment through appropriate management of run-off and drainage.
- Demonstrates no adverse impact on abstraction pressures, and supports opportunities for reduced abstraction where feasible.

b) Conserves and Enhances the Chalk Stream Corridor:

- Provides, maintains or enhances a semi natural buffer of 15m from the top of the bank, depending on local sensitivity.
- Restores or enhances natural channel form, gravel beds, marginal vegetation, and riparian habitats.
- Avoids culverting, hard banking, channel straightening or other engineering that harms ecological function.
- Delivers opportunities for de-culverting, weir or barrier removal of river courses where appropriate.

c) Supports Biodiversity and Nature Recovery

- Protects and enhances priority habitats, including chalk grassland, ancient woodland and riparian corridors.
- Contributes to the Local Nature Recovery Strategy, including habitat connectivity.
- Removes barriers to fish and wildlife movements where appropriate.

d) Protects Landscape and Heritage Setting

- Conserves the valley side landform, and key views associated with chalk stream landscapes.
- Protects the setting of mills, bridges, parklands, archaeological sites, and other heritage assets linked to the stream or river.

e) Recreation and Access

- Enhances public access where appropriate (e.g. footpaths, interpretation, viewpoints) while avoiding harm to sensitive habitats.
- Supports strategic projects such as the Mimram Valley Trail, where compatible with ecological objectives.

B. Projects and proposals to restore chalk streams and rivers, including their wider corridors, will be supported.

Supporting Text

Chalk streams and chalk rivers are globally rare, unique habitats that support an abundance of wildlife and deliver a wide range of ecosystem benefits. England is home to 85% of the world's chalk streams and rivers, of which 10% are located in Hertfordshire.

The borough's chalk streams — including the River Mimram, River Lea, and their tributaries — are globally rare, highly sensitive ecosystems. They are recognised as priority habitats and form a critical component of the borough's natural capital, ecological networks, and landscape character.

This policy ensures that development protects, restores and enhances chalk stream ecosystems and their landscape setting.



SECTION 2

Infrastructure

Chapter 12: Infrastructure

Introduction

It is important that appropriate and good quality infrastructure is in place to meet the needs of local communities and help them be successful and thrive. Infrastructure comes in a number of forms and may be provided by the private or public sector. Broadly, it can be divided into three types:

- Physical Infrastructure. This is things like transport infrastructure such as roads, public rights of way pedestrian facilities or cycle paths, utilities networks such as the gas, electricity, water and telecommunications distribution networks, and waste and recycling facilities.
- Social Infrastructure. This is things like primary and secondary schools, healthcare facilities, community facilities, libraries and cultural facilities along with places of worship.
- Green or Blue Infrastructure. This is things like parks and gardens, recreational facilities, formal and informal green spaces, waterways and sports pitches.

Infrastructure comes in different scales and serves different areas. Strategic infrastructure covers a wide area, perhaps the Borough as a whole or a wider area. This may include the strategic highways network or waste and recycling facilities. Neighbourhood infrastructure would support the day to day needs of a local area and may include new or improved schools, GP surgeries and the like. On site infrastructure is necessary to serve or enable a particular development and may include connections to the gas or electricity networks, or local roads or cycleways.

It is important that new or improved infrastructure supports new development and the existing community, and much of this can be delivered as a part of, or as a result of, new development, and it is important that new developments support and make provision for such infrastructure where necessary.

SP 24: Infrastructure Provision

A. To support the delivery of sustainable communities, the Council will ensure that suitable provision is made for new or improved infrastructure, required to meet the levels of growth identified in this Local Plan. Further to this, the Council will support in principle infrastructure providers or others delivering infrastructure to meet the growth needs of the Borough or to help meet other objectives set out in this Local Plan.

B. The Council's Infrastructure Delivery Plan sets out the key infrastructure projects that will be required to deliver the objectives of the Local Plan. Developers will be required to contribute to the reasonable costs of enhancing existing infrastructure or providing new physical, social and green infrastructure, required as a result of their proposals, through either financial contributions (primarily through the adopted Community Infrastructure Levy (CIL) but with site specific elements provided through Section 106 where necessary), or by direct provision of such infrastructure on-site within the development.

C. Supporting infrastructure should be provided in advance of, or alongside, the development, unless there is sufficient existing capacity. The appropriate phasing for the provision of infrastructure will however be determined on a case by case basis.

D. The Council will use CIL funding, Section 106 agreements, grants, unilateral undertakings, and planning conditions to secure this. Exact contributions and phasing will be negotiated between the Council, developers, Hertfordshire County Council and others as required.

E. The adopted Planning Obligations SPD sets out guidance in relation to the negotiation of Section 106 contributions and will be updated to reflect the Council's approach to planning obligations now the Community Infrastructure Levy has been implemented. Furthermore, the Council will continue to work with its partners to address existing deficiencies and secure appropriate levels of funding.

Supporting Text

In 2025, the Council adopted a Community Infrastructure Levy (CIL) and began to collect contributions for development in October 2025. This largely replaced the previous system of collecting contributions for infrastructure from development through Section 106 agreements. However, some section 106 agreements are still required to fund very specific needs arising from development, and three of the Strategic Sites allocated in the Welwyn Hatfield Local Plan (2016-2036) were excluded from CIL as they had very specific infrastructure requirements or situations which made continuing to deliver infrastructure through Section 106 most appropriate.

The Council will collect funds for infrastructure through CIL and through Section 106 agreements as appropriate. Whilst the level of CIL funding is set out in the adopted CIL charging schedule, any Section 106 agreements will be negotiated as required.

DMP 63: Aviation Safeguarding

A. Official safeguarding maps have been issued by the operators of London Heathrow and London Luton aerodromes, and for a civil en-route technical site which lies just outside the borough. The outer boundaries of these officially safeguarded areas are shown on the Policies Map as they apply to the plan-area. An official safeguarding map for wind turbine development also applies to the whole of the borough.

B. Planning applications and applications for the approval of reserved matters falling within officially safeguarded areas will be subject to consultation with the relevant operator/s, consistent with the consultation criteria described on the official safeguarding maps. Consultation responses received will be taken into account in decision making.

C. A non-official safeguarding map has also been issued by the operator of London Elstree Aerodrome. Planning applications and applications for the approval of reserved matters falling within non-officially safeguarded areas will be subject to consultation with the aerodrome operator, consistent with the consultation criteria described on the map. Consultation responses received will be taken into account in decision making.

Supporting Text

London Heathrow and London Luton aerodromes are officially safeguarded civil aerodromes for which official safeguarding maps have been issued by the aerodrome operators. Two official safeguarding maps have also been issued by the National Air Traffic Services, one of which relates to a civil en-route technical site which lies just outside the borough, the other to a technical site map for wind turbine development, (which applies to all planning authorities in the United Kingdom and Northern Ireland).

These official safeguarded maps and the consultation criteria described on the maps are the responsibility of the aerodrome and technical site operators, (not the local planning authority). The maps may be altered by the relevant issuing body over time.

In accordance with the Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002[76], consultation will be undertaken with the relevant operator/s so that they are afforded the opportunity to consider if their operations would be inhibited, e.g. by buildings, structures or other works over certain heights, where an increase in bird hazard risk might arise, or by proposals involving wind turbine development.

London Elstree Aerodrome is a non-officially safeguarded aerodrome for which a non-official safeguarding map and consultation

[76] https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas/the-town-and-country-planning-safeguarded-aerodromes-technical-sites-and-military-explosives-storage-areas-direction-2002

criteria has been issued by the aerodrome operator. Government guidance asks local planning authorities to respond sympathetically to requests for non-official safeguarding.

DMP 64: Electronic Communications Development

A. The expansion of electronic communications networks, including next generation mobile technology is essential for economic growth and social well-being and is supported in principle. Mobile and fibre connectivity should be designed into schemes from the outset. However, applications for electronic communications development (including applications for prior approval) should be supported by the necessary evidence to justify the proposed development. This should include:

- **a)** The outcome of consultations with organisations with an interest in the proposed development, including where a mast is to be installed near a school or college, or within a statutory aviation safeguarding zone or technical site;
- **b)** Any statements of self-certification required by national planning policy;
- **c)** Evidence that the development won't prevent an existing telecoms site from operating where applicable;
- **d)** Evidence that the development won't prevent an existing telecoms site from operating where applicable.

B. Equipment should be appropriately located and sympathetically designed in order to respect the character of the surrounding area and the amenity of existing occupiers, and minimise visual impact particularly in sensitive locations;

C. Where installed on a building, equipment should be appropriately located and sympathetically designed in order to respect the character and appearance of that building and the amenity of existing occupiers, and minimise visual impact.

D. Applications should include full details of the design and external appearance of the proposed development, as well as landscaping and screening proposals;

E. Proposals should avoid harm to areas or assets of particular importance, such as designated heritage assets, habitats sites and irreplaceable habitats;

F. Evidence should be provided that any proposed infrastructure is not expected to cause significant and irremediable interference with other electronic equipment, air traffic services or instrumentation operated in the national interest.

G. Where housing and economic development is proposed, electronic communications infrastructure should be integrated into the design and layout at an early stage in the design process with Fibre to the Premises secured.

Supporting Text

Access to mobile phones and the internet are an integral part of daily life, facilitating the way we communicate, learn, order goods and services and carry out business activities.

Digital technologies are playing an increasingly important role in many areas within our society, including skilled job creation, civic engagement, and in the delivery of social services.

The provision of advanced, high-quality and reliable communications infrastructure enhances levels of connectivity, aids economic growth and social well-being. In accordance with national planning policy, planning decisions should support the expansion of electronic communications networks, including next generation mobile technology.

Development by, or on behalf of an electronic communications code operator, including the installation, alteration or replacement of any electronic communications apparatus is afforded certain permitted development rights by legislation[77], which means that planning permission is not required in certain circumstances.

Where required by the same legislation, the developer must apply to the local planning authority for a determination as to whether the 'prior approval' of the authority will be required as to the siting and appearance of the development. Where development is not permitted (as set out in legislation) planning permission is required, then a planning application will be made.

This policy supports the expansion of electronic communications networks, provided development is managed in a sustainable and sensitive manner, protecting local character and amenity and with the necessary evidence to justify the proposal. It also seeks to ensure that new development does not block the signal or cause a mast to become ICNIRP non-compliant, if new buildings are built too close to existing masts or transmitters.

[i] Levelling Up and Regeneration Act 2023 Schedule 7 part 15F.

[ii] Such as transport hubs, shopping centres, places of worship, visitor attractions and commercial centres and where advice obtained from the relevant agencies indicates that appropriate steps need to be taken.

[iii] When assessing development proposals, regard will be had to the Building Research Establishment's Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice 2022, or any subsequent document.

[77] The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)



SECTION 3

Site Allocations

Section 3: Site Allocations

Introduction and Purpose

This section sets out the sites allocated to meet identified housing, employment and specialist accommodation needs over the plan period. The allocation portfolio provides a particular focus on maintaining a deliverable and developable supply during the first ten years, while identifying longer-term sites where delivery is expected to continue or commence later in the plan period.

How to use this section

Schedules of site allocations are shown below. They are grouped in accordance with the settlement hierarchy set out in Section 1. This information should be read alongside:

- Section 2 – Strategic and Development Management Policies
- National planning policy and guidance
- The Sustainability Appraisal and other supporting evidence

Schedule of Site Allocations by Tier and Settlement

Tier 1 Settlements

Welwyn Garden City

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
WGC4/4a	SA WGC1	North east of WGC (Panshanger)	Housing	870	
WGC5	SA WGC2	South east of WGC (BGS) / Land Adjacent A414 Southern Fields BGS	Housing	925	
Pea02b/102	SA WGC3	Broadwater Road West (Former Shredded Wheat) and Bio Park	Housing	1,300	
WGC1	SA WGC4	Creswick	Housing	340	
Han40a	SA WGC5	Town Centre North- Campus East	Housing	210	
Pea104	SA WGC6	YMCA, 90 Peartree Lane	Housing	26	
HEL-17	SA WGC7	Caravan Club and Cricket Club, Ascots Lane	Housing	96	
HEL-16	SA WGC8	Land at Broadwater Road/ Peartree Primary School	Housing	21	
HEL-75	SA WGC9	Land at Haldens House / Blythway House	Housing	24	
HEL-76	SA WGC10	64-68 Bridge Road East	Housing	8	
HEL-77	SA WGC11	Greenvale	Housing	33	
WGCA/ HEL-106	SA WGC12	Campus North	Housing	170	
HEL-95	SA WGC13	Charter House, Parkway	Housing	34	
HEL-78	SA WGC14	Chequersfield	Employment	0	13,600 sqm - 25,500 sqm
Han91	SA WGC15	Land at Gosling Sports Park	Housing	100	

Hatfield

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
Hat1	SA HAT1	North West Hatfield	Housing / Mixed Use	2,000	
Hat11	SA HAT2	Land at Southway	Housing	120	
HE23	SA HAT3	L Kahn Manufacturing, Wellfield Road	Housing	62	
HC11	SA HAT4	Meridian House, The Common	Housing	17	
HSW94	SA HAT5	College Lane	Housing	115	
HEL-90	SA HAT6	Hatfield Town Centre	Housing	300	
HEL-79	SA HAT7	Lord William Cecil Memorial Hall	Housing	20	
HEL-31	SA HAT8	New Barnfield	Employment	0	11,300 sqm

Tier 2 Settlements

Brookmans Park

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
BrP13	SA BRP1	Land West of Golf Club Rd	Housing	14	
BrP14	SA BRP2	Land East of Golf Club Road	Housing	10	
BrP4/4a	SA BRP3	Land West of Brookmans Park Station	Housing	430	
HEL-38	SA BRP4	Land North of Bradmore Way	Housing	150	
HEL-89	SA BRP5	Land at Potterells Farm, Station Road	Housing	185	
HEL-48	SA BRP6	Land West of Bluebridge Road	Housing	155	
HEL-60	SA BRP7	Land at Raybrook Farm	Housing	28	
HEL-88	SA BRP8	Brookmans Park Transmitting Station	Employment	0	130,000 sqm
HEL-49	SA BRP9	Royal Veterinary College Campus	Education	0	

Cuffley

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
Cuf1	SA CUF1	Land at The Meadway	Housing	73	
Cuf12	SA CUF2	Land North of Northaw Road East	Housing	73	
Cuf7	SA CUF3	Wells Farm, Northaw Road East	Housing	75	
HEL-3	SA CUF4	Land to the East of Colesdale Farm	Housing	35	
HEL-14	SA CUF5	Cuffley Telephone Exchange, Station Road	Housing	6	
HEL-44	SA CUF6	Land to the Southeast of the KGV Playing Fields	Housing	125	
HEL-59	SA CUF7	Land North of HS29 Northaw Road East	Housing	350	
HEL-83	SA CUF8	The Ridgeway	Housing	280	

Little Heath

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
LHe1	SA LH1	Land North of Hawkshead Road	Housing	34	
LHe4/5	SA LH2	Part of Studlands/Videne	Housing	61	
HEL-5	SA LH3	Leggatts Park (Scenario 2)	Housing	400	
HEL-49	SA LH4	Land South of Hawkshead Road	Housing	88	

Welham Green

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
WeG4b	SA WEG1	Marshmoor	Employment	0	40,500 sqm
WeG1	SA WEG2	51 Welham Manor	Housing	72	
WeG10	SA WEG3	Dixons Hill Road	Housing	120	
HEL-1	SA WEG4	Barnbeth, 24 Station Road	Housing	7	
HEL-4	SA WEG5	Land South of Bulls Lane	Housing	60	
HEL-66	SA WEG6	Land North of Pooleys Lane	Housing	80	

Welwyn

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
Wel11	SA WEL1	The Vineyards	Housing	37	
Wel4	SA WEL2	Sandyhurst, The Bypass	Housing	36	
Wel3	SA WEL3	School Lane	Housing	9	
HEL-40	SA WEL4	Land at School Lane / White Hill	Housing	63	
HEL-34	SA WEL5	White Hill	Housing	135	

Potters Bar

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
HEL-30	SA PB1	Land South of Coopers Lane Road	Housing	425	

Tier 3 Settlements

Woolmer Green

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
WGr1	SA WOL1	Land East of London Road	Housing	150	
WE100	SA WOL2	51-53 London Road	Housing	34	
HEL-35	SA WOL3	Land at London Road, Knebworth	Housing	25	

Tier 4 Settlements

Swanley Bar

HELAA Ref.	Local Plan Ref.	Site Name	Allocation Type	Residential Capacity	Floorspace
HEL-94	HEL-94	Land off Swanley Bar Lane	Gypsy and Traveller Pitches	6	

Site Allocations in Tier 1 Settlements

Welwyn Garden City

The sites below are located within, or on the edge of Welwyn Garden City. Through redevelopment and limited expansion, Welwyn Garden City will continue to thrive as the borough's principal town, building upon its internationally significant Garden City heritage while evolving to meet the needs of current and future generations. It will remain a place where people can access high-quality homes, employment, education, healthcare, leisure and cultural opportunities within a distinctive, green and well-planned environment.

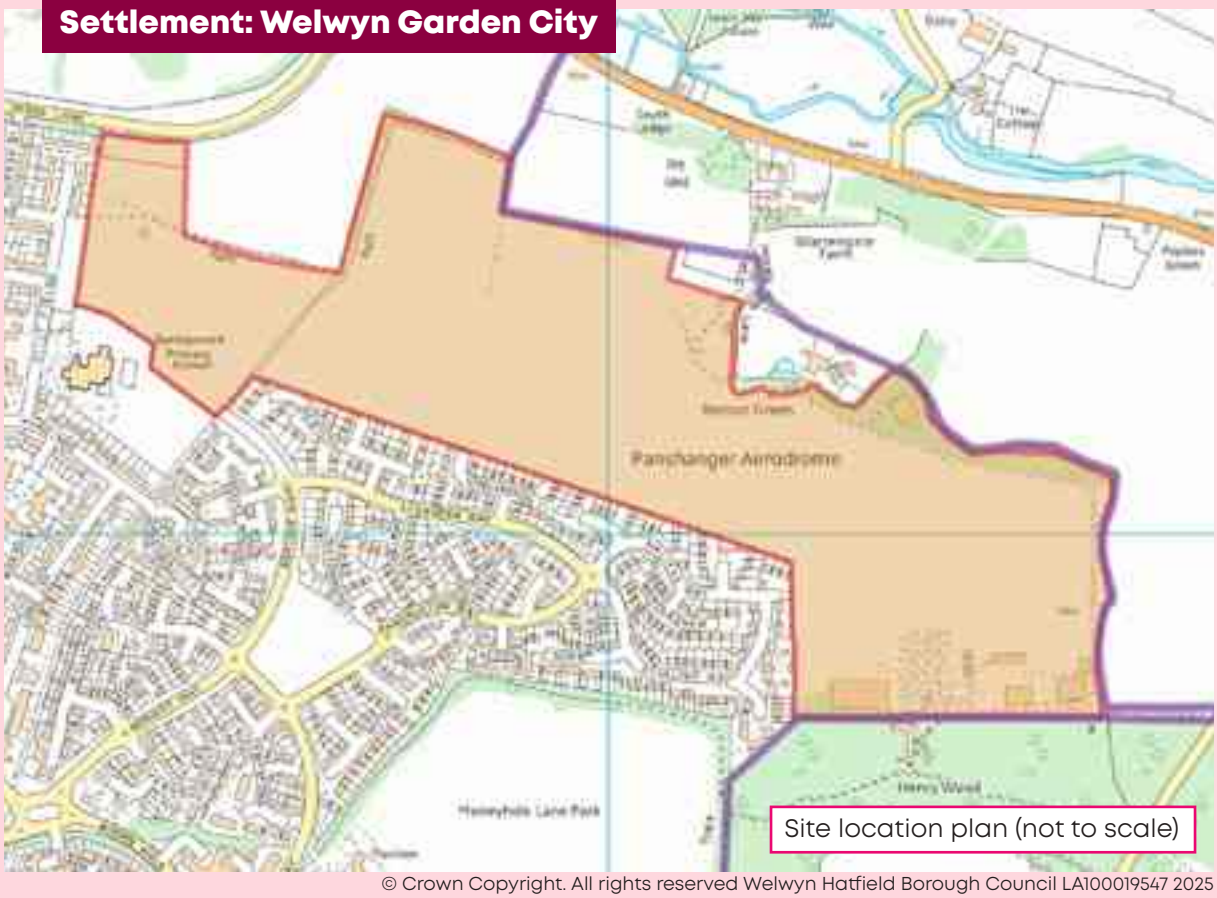
Growth will be delivered in a coordinated and sustainable manner, focused on accessible locations within and adjoining the urban area that support the vitality of the town centre, strengthen the local economy and make efficient use of land. New development will respect the town's planned character, generous open spaces and architectural heritage whilst responding positively to changing needs and environmental challenges.

The spatial strategy seeks to reinforce the town centre as the borough's primary focus for retail, employment, community, health, leisure and cultural activity. A comprehensive Welwyn Garden City Town Centre Masterplan will guide its future evolution, helping to improve connectivity, support regeneration opportunities, strengthen links between homes, jobs and services, and enhance the quality of the public realm.

Future development will be supported by timely investment in infrastructure, including education, healthcare, transport and community facilities. Development will conserve and enhance heritage significance, strengthen green infrastructure and biodiversity networks, respond to climate change and help deliver a resilient, inclusive and prosperous Welwyn Garden City.



Settlement: Welwyn Garden City



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North East of Welwyn Garden City (Panshanger)

Local Plan Site Ref: SA WGC1 | **HELAA Ref:** WGC4/4a | **Site Area (gross):** 42.39ha

Proposed land use: Residential (Class C3), Class E, Healthcare, Primary School

Estimated Yield: 870 | **Timescale (completions):** 0-10 years

Planning Designations: Adjacent Ancient Woodland and Local Wildlife Site

Relevant Permissions:

- The site benefits from outline planning permission granted in two phases:
  - Phase 1: up to 650 dwellings (6/2018/0873/OUTLINE)
  - Phase 2: up to 210 dwellings (6/2021/3096/OUTLINE).
- Reserved matters approval has been granted for the Spine Road (application ref: 6/2021/3436/RM).

A reserved matters application for part of Phase 1, comprising 169 dwellings, is currently under consideration (application ref: 6/2025/0563/RM).

Proposal: Residential-led mixed-use development forming a comprehensive extension to the Panshanger neighbourhood. Development should be brought forward in accordance with the approved masterplan and associated design framework.

Access and Movement

- Development should provide safe, suitable and inclusive access arrangements for all users, supported by any necessary local and strategic highway mitigation.
- The principal vehicular access should be taken from Herns Lane, with the role of Panshanger Lane limited in accordance with the approved access strategy, including restricted movements associated with the Gypsy and Traveller pitches where appropriate.
- Walking, cycling and passenger transport should be prioritised through direct, attractive and connected routes within the site and to adjoining streets, footpaths, cycleways and local facilities.
- Pedestrian and cycle links should connect the development with the existing Panshanger neighbourhood, Phase 1, Moors Walk, Panshanger Park and the wider green infrastructure network, including upgraded routes around the periphery of the development.
- The layout should allow for bus penetration through the allocation, including appropriate connections between Bericot Way, the spine road and Halifax Way where required by the approved movement strategy.
- Existing public rights of way, including bridleway and footpath routes, should be retained, enhanced and safely integrated into the development and open space network ensuring connectivity with the existing Welwyn Garden City 062 Bridleway and the wider rights of way network.

Infrastructure

- The site should provide a new convenience shop or local centre provision in an accessible location to meet the day-to-day needs of new residents and complement the existing neighbourhood centre at Moors Walk.
- A serviced site of approximately 2 hectares should be provided for a two-form-entry primary school, including safe access by walking, cycling, public transport and vehicles. The timing, transfer, servicing and safeguarding arrangements should be agreed with the education authority and secured through the phasing and infrastructure delivery strategy.
- New community facilities, including a community hall, should be provided in an accessible location and designed to support shared and flexible community use.
- Community, school, retail and open space provision should be co-located wherever possible to create a walkable neighbourhood focus and support day-to-day activity for new and existing residents.
- Provision should be made to accommodate or contribute towards additional healthcare capacity, including GP premises capacity, where required to mitigate the impacts of growth and agreed with the NHS.
- Wastewater and foul drainage capacity should be confirmed with Thames Water and any required network reinforcement secured before occupation of affected phases.

Flood Risk

- The site lies in Flood Zone 1, but development should still incorporate sustainable drainage and flood mitigation as integral elements of the site layout and landscape strategy.
- Surface water should be managed through multifunctional SuDS, including features such as basins, swales, ponds, permeable paving and localised SuDS measures, where appropriate.
- Foul water drainage should be delivered by connection to existing Thames Water sewers where capacity is confirmed, with network upgrades secured where necessary.
- Drainage infrastructure should be integrated with the landscape and biodiversity strategy so that water management features also contribute to amenity, habitat creation and climate resilience.

Heritage and Conservation

- Development should conserve and, where appropriate, enhance heritage assets and their settings, including Panshanger Park Registered Park and Garden, the Church of St Peter, Marden Hill House and Tewin Water Registered Park and Garden.
- The masterplan, design code and subsequent detailed proposals should be informed by heritage assessment evidence

and should avoid or mitigate harm through siting, scale, layout, landscape design, boundary treatment and the treatment of key views.

- Built development should remain within the agreed developable area and be limited in height where necessary to protect the setting of heritage assets and views across the Mimram valley.
- A structural landscape area should be provided to the north of the site in advance of development to minimise visual effects on the surrounding landscape, heritage assets and long-distance views, including views from and across the Mimram valley.
- The eastern boundary and other sensitive edges should include substantial landscape buffers and strengthened native planting to protect the setting of Panshanger Park and the wider rural landscape.
- The layout should acknowledge the site's former airfield character, including through retention or interpretation of historic alignments and field boundaries where appropriate.
- Archaeological investigation and mitigation, including strip, map and record excavation where required, should be completed before works that would disturb below-ground archaeological remains.

Health

- Development should provide accessible formal and informal open space, including play areas, allotments, community orchards and green routes, to support healthy and active living.
- Open spaces should be well connected to new and existing communities and designed to encourage walking, cycling, recreation and social interaction.
- The open space strategy should include a range of play provision distributed across the allocation so that children and young people have convenient access to equipped and informal play opportunities.
- The layout should balance recreational use with the protection of sensitive ecological areas, including the provision of undisturbed areas where necessary.
- Community, education, open space and active travel infrastructure should be planned together to support inclusive, healthy and walkable neighbourhoods.
- Ground conditions, contamination and unexploded ordnance risks should be investigated and mitigated before relevant construction works, including any necessary capping or construction management measures.
- Noise, vibration and air quality mitigation should be incorporated into the detailed design, including glazing, ventilation, layout and construction management measures where required.

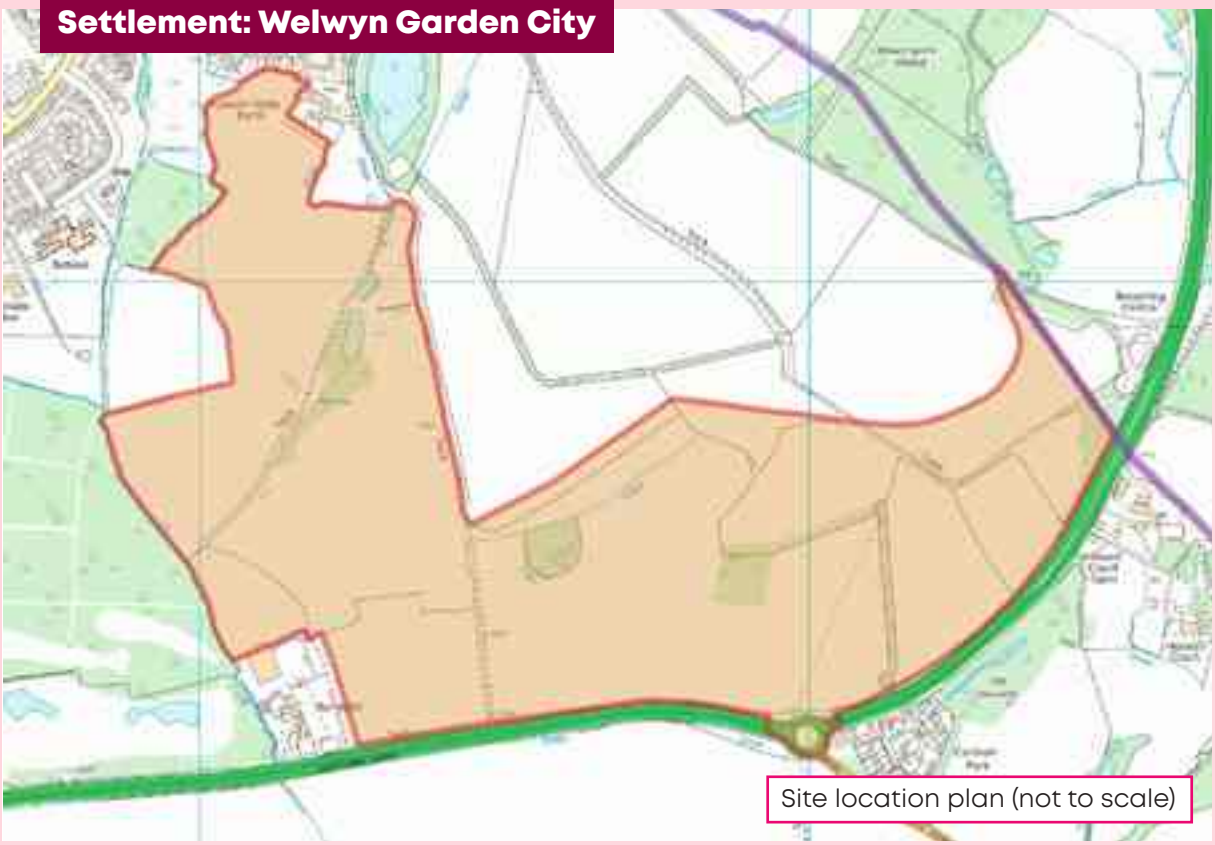
Natural Environment

- Development should deliver a landscape-led green infrastructure framework that contributes to wider ecological networks, including the strategic green infrastructure corridor from St Albans through to Hertford.
- Open spaces should protect and enhance wildlife assets, provide safe routes for wildlife and include areas of ecological enhancement in the north and east of the site.
- Ecological enhancement areas should include species-rich grassland, woodland and scrub planting, orchard planting, marshy grassland and other habitat creation where appropriate.
- Existing boundary vegetation, trees and hedgerows should be retained and strengthened wherever possible, with tree loss minimised and replacement planting secured where necessary.
- Landscape buffers should be provided along sensitive northern, eastern and southern edges to integrate development with the countryside, protect residential amenity and help establish a robust Green Belt boundary.
- Ecological mitigation should include species-specific management plans where required, including measures for breeding birds, reptiles and other protected or notable species.
- A Landscape and Ecological Management Plan, or equivalent, should secure long-term habitat creation, biodiversity enhancement, public access management and stewardship.
- Lighting should be designed to avoid unacceptable effects on wildlife, dark corridors and sensitive landscape edges.

Design and Masterplanning

- Development should be planned comprehensively in accordance with the approved masterplan, the outline permissions and relevant parameter plans.
- Implement the design code to secure Garden City principles and guide the quality, character, landscape approach, building heights, materials, street hierarchy and detailed design of subsequent phases.
- The site should provide a wide mix of housing types, including housing for older people and serviced plots for self-build and custom housebuilding.
- Gypsy and Traveller provision sufficient to accommodate 12 pitches should be provided as part of the comprehensive development of the site.
- The location and design of Gypsy and Traveller pitches should be integrated with the wider access, landscape, amenity and infrastructure strategy while ensuring safe and suitable access arrangements.
- Any application for part of the site should demonstrate how it contributes to the approved masterplan and should not prejudice delivery of the site as a whole.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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South East of Welwyn Garden City – Birchall Garden Suburb

Local Plan Site Ref: SA WGC2 | **HELAA Ref:** SDS2/HEL-52 | **Site Area (gross):** 81.7ha

Proposed land use: Residential (Class C3 and C2), Education, Gypsy and Traveller Pitches, Retail, Food and Beverage, Leisure, Community, Health.

Estimated Yield: Approximately 925 residential dwellings (Use Class C3), provision of 12 serviced Gypsy and Traveller pitches, a neighbourhood centre (Class E uses) and a serviced site of approximately 2 hectares for a two-form-entry primary school.

Timescale (completions): Delivery is anticipated to commence within five years of plan adoption, with the remainder delivered during years 6–15.

Planning Designations:

- The site forms part of the location identified for development of a Green Corridor running east -west across the borough (Policy SP 3)
- Land in the south-eastern part of the site and land immediately to the north and north-east of the site (known former landfill) is designated Urban Open Land.
- The western edge of the site is within 250m of a designated waste management site, BP Mitchell Burnside.
- Adjacent to Commons Wood Nature Reserve (LNR3) the Commons Wildlife Site (WS79/80) and Greater Captains Wood Wildlife Site (WS77).

Relevant Permissions: None. The Masterplan Framework for Birchall Garden Suburb was approved at by both Welwyn Hatfield Borough Council and East Herts District Council and is a material consideration for Development Management purposes. This document will require updating to incorporate the southern part of the site and ensure a compehensive masterplanned approach to design development and delivery of the site.

Proposal: A new garden suburb for Welwyn Garden City forming part of a wider-masterplanned site (including land in East Herts District), delivering a new community including residential, commercial, and educational facilities. This site comprises a new residential neighbourhood to the south-east of Welwyn Garden City delivering approximately 925 homes, a new primary school, neighbourhood centre, provision for Gypsy and Travellers and public open space.

Access and Movement

- Provide two vehicular access routes linking to the B195. Opportunities to utilise access from Cole Green Lane, can be explored, subject to detailed design, road-safety audit and the agreement of the highway authority. Direct access onto the A414 Hertford Road may also be possible subject to agreement by the Highways Authority. A separate emergency access should be provided. The access strategy must include the highway, public transport and active-travel measures necessary to mitigate the development's effects.
- Provide safe, direct and accessible pedestrian and cycle crossing facilities across the B195 integrated with the principal site access and routes to bus stops and local services, in accordance with details agreed with the highway authority.
- Provide continuous, safe and accessible walking and cycling routes throughout the site including a segregated cycle path if feasible, and footway of dimensions agreed with the highway authority, together with connections into the site and the surrounding network.
- Provide conveniently located, accessible bus stops serving the development, together with any service, route, shelter, real-time information and financial-support measures demonstrated to be necessary through the transport assessment and agreed with the highway authority and relevant operators.
- Provide a safe, direct and accessible walking and cycling connections between the development and existing parts of Welwyn Garden City to the north and west, and east across new areas of parkland to facilities in the eastern part of Birchall Garden Suburb to be delivered in East Herts District.
- Retain BOAT 23, BOAT 64 and Footpath 24 enhancing surfaces and accessibility where appropriate, connecting them to the development's walking and cycling network without obstructing or diminishing their legal status.
- Utilise opportunities to connect to National Cycle Route 61 which runs along Cole Green Way.
- Opportunity to help deliver Right of Way Improvement Plan 5/133, 5/136 objectives to deliver a circular route and bridleway
- Deliver active travel routes and associated infrastructure in line with proposals for implementation of a Green Corridor running east – west across the Borough.

Infrastructure

- East Herts District Council and Welwyn Hatfield Borough Council (or any subsequent Local Authorities) will continue to work together to ensure that the new suburb is delivered comprehensively across local authority boundaries.
- The site should provide neighbourhood centres in accessible locations, employment land in accordance with an up-to-date assessment of need, community facilities including healthcare and leisure, and education facilities including primary, early years. New Socondary school tot be provided on land in East Herts authority.
- Provide a serviced site of approximately 2 hectares for a two-form-entry primary school, including safe access by walking,

cycling, public transport and vehicles. The timing, transfer arrangements, servicing and any safeguarding period must be agreed with the education authority and set out in the phasing and infrastructure delivery strategy.

- Provision should be made to accommodate a GP surgery on this site, in coordination with the NHS which is required to meet growth arising in this area. The provision of this infrastructure will be afforded positive weight in the decision taking process.
- Gypsy and Traveller provision of at least 12 serviced pitches should be made to contribute towards the needs of both authorities, alongside necessary utilities including integrated communications infrastructure to facilitate home-working.
- Wastewater network modelling and upgrades needed to accommodate the scale of development; liaison with Thames Water is necessary. The phasing and infrastructure delivery strategy must identify the necessary works and completion triggers so that occupation does not outpace available capacity.
- Provide publicly accessible open space that is integrated with the site's blue-green infrastructure and walking and cycling network, together with arrangements for its long-term management and maintenance, with an emphasis on contributing the Green Corridor objectives. Areas of Urban Open Land will be created within the site and are designated as UOL for their protection.
- Coordinate electricity, water, telecommunications and other utility infrastructure through the site-wide infrastructure delivery strategy. Demonstrate sufficient capacity, identify any reinforcement and land requirements necessary to serve the development.
- Any application for part of the site should be assessed against its contribution to the masterplan and should not prejudice implementation of the site as a whole.
- Provide a C2 dwelling with up to three bedspaces, either within a single children's home or within a number of smaller homes, having regard to the need identified by the relevant public service provider at the time of application. Each developer-completed home should be transferred to Hertfordshire County Council, or its successor body, on a not-for-profit basis and secured through a planning obligation.

Flood Risk

- Flood Zone 1 (low probability of flooding from rivers).
- Areas of high risk of surface- water flooding (both ponding and a flow-paths) in the south-west and eastern parts of the site, with an annual probability greater than 3.3%.
- Submit a site-specific flood risk assessment and drainage strategy, informed by hydraulic modelling of the ordinary watercourse and surface-water flow routes. Locate development in areas of lowest flood risk, preserve safe access and egress, avoid increasing flood risk elsewhere, and incorporate multifunctional sustainable drainage within the blue-green infrastructure network.
- Retain the ordinary watercourse within a continuous blue-green corridor of sufficient width to accommodate modelled flood extents, maintenance access, biodiversity enhancement and sustainable drainage. Development and vulnerable uses must be kept outside this corridor.
- Use the site-specific flood risk assessment, drainage strategy and hydraulic modelling to define the ordinary watercourse flood extents and the developable area.
- Demonstrate, through an appropriate hydrogeological risk assessment and ground investigation, that the development, drainage arrangements and construction methods will not adversely affect groundwater quality or public water supply within Source Protection Zone 1. Measures must be agreed with the Environment Agency and Affinity Water before development commences.

Heritage and Conservation

- The site forms part of the setting of the Grade II listed Holwell Court (List entry 1348154), and the Grade I listed Hatfield House (List Entry 1173363) and its Grade I Listed Registered Park and Garden (1000343). The layout, scale, massing, landscape strategy and building heights must be informed by a heritage impact assessment

addressing the contribution made by the site to the significance and rural landscape setting of Holwell Court, Hatfield House and Hatfield House Registered Park and Garden (the latter two of which are considered to be of exceptional historic interest). Development must avoid or minimise harm through sensitive siting, design and landscape treatment, with any residual harm assessed in accordance with national policy.

- The existing BGS masterplan will be updated to identify key views and mitigation measures to protect heritage assets across the wider Birchall Garden Suburb development. Measures will include a buffers of open land adjacent to Panshanger Park, Birchall Farm and Holwell Hyde Farmhouse, avoiding development and /or lower building heights in the south-western corner of the site and provision of a landscaped green infrastructure buffer adjacent to the A414 and Burnside.

Health

- The development should include community and leisure facilities, including opportunities for formal and informal sports and recreation (in line with the Green Corridor identified under Policy SP3) and new healthcare provision.
- The site contains areas of known former landfill. (The site slopes downwards, towards the south-west). No development, other than access and utilities infrastructure provision, shall take place on areas of known former landfill. A detailed remediation strategy will be required to secure a permanently safe environment for the human population and local wildlife.

  Following remediation, sufficient information should be submitted to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
- Noise and air-quality assessments will be required to address the effects of traffic on the A414, from BP Mitchall Burnside and any other relevant sources. The landscaped green infrastructure buffer adjacent to the A414 and around Burnside should ensure that homes and other land uses are not adversely affected by noise and air pollution. The site layout, building orientation, ventilation, landscaping and acoustic measures must secure acceptable internal and external living conditions without relying on closed windows as a means of mitigation.

Natural Environment

- Site lies immediately to the east of The Commons Local Nature Reserve and the wider Commons Wildlife Site.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected, including a preliminary ecological appraisal, arboricultural survey and protected-species surveys where indicated. Use the findings to apply the mitigation hierarchy, inform the masterplan and secure appropriate avoidance, mitigation, compensation and enhancement measures.
- Ancient Woodland (Holwell Park Wood) to north-east of the site. The site has potential for veteran trees. The Commons LNR and LWS (woodland sites) border the site to the west. The layout and use of the site should consider the adjacent woodland and an appropriate buffer of at least 15m should be provided between the woodland edge and private amenity space.
- The site should protect and enhance areas of ecological importance through a landscape-led green infrastructure strategy, creating linked habitats across the site, connecting to green infrastructure outside the site, facilitating species movement, creating buffers alongside existing ecological features, and providing recreational access in a way that protects sensitive habitats.
- Deliver a multifunctional Green Corridor of approximately 100m or greater in width in line with Policy SP3 to link Holwell Park Wood with the Commons Local Nature Reserve , supported by an appropriate land management strategy.
- Retain, protect and strengthen existing hedgerows, including any identified as important under the Hedgerows Regulations 1997, except where limited removal is demonstrably necessary for access or connectivity. Compensatory native planting must maintain ecological connectivity and reflect local landscape character.

- Prioritise habitat creation and management that contributes to mapped Local Nature Recovery Strategy priorities, including new acid grassland, heathland and wood pasture where ecologically appropriate, and the restoration and long-term management of any retained grassland and heathland habitats.
- Formal and informal open spaces for leisure and recreation should include play areas, sports fields, allotments and community orchards and contribute to wider ecological networks, including as part of delivery of a strategic green infrastructure corridor identified under policy SP3.
- The landscaped green infrastructure buffer adjacent to the A414 and Burnside should include habitat creation and public rights of way, together with visual screening and mitigation for noise, air quality and heritage impacts.

Design, Layout and Masterplanning

- A joint Masterplan has been prepared by Welwyn Hatfield Borough Council and East Herts District Council and covers existing site allocations SDS2 of the Adopted Welwyn Hatfield Local Plan and EWEL1 of the East Herts District Plan. This masterplan will be updated to account for further allocation of land to the south of SDS2 (SA WGC15) and ensure the sites is planned comprehensively to create a new sustainable community incorporating Garden City principles.
- The masterplan provides additional detail on design and layout principles, including any design code, the approach to character areas and site density, remediation, access and sustainable transport measures, Gypsy and Traveller provision, landscape and noise buffering, delivery of blue green infrastructure, phasing and delivery of infrastructure, and built development.
- Development proposals must accord with the approved site-wide masterplan and infrastructure delivery strategy. These must demonstrate how the whole allocation will deliver approximately 925 homes, a serviced site for gypsy and travellers, a new neighbourhood centre, a serviced site for a two-form-entry primary school, healthcare, public open space, blue-green infrastructure, sustainable transport measures and the necessary utilities and highway works. Timely delivery of landscape, heritage and noise mitigation measures in the southern part of the site will also be required prior to occupation of development. Applications for part of the site must not prejudice the comprehensive development or timely infrastructure delivery of the allocation.
- Land adjacent to the existing edge of Welwyn Garden City should be formal in layout, reflecting the character of the Garden City, while further from the town lower density development of a more semi-rural character that responds to the locale and landscape will be more appropriate.

Settlement: Welwyn Garden City



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Former Shredded Wheat Site & Bio Park, Broadwater Road West

Local Plan Site Ref: SA WGC3 | **HELAA Ref:** Pea02b | **Site Area (gross):** 12.41ha

Proposed land use: Residential-led mixed use

Estimated Yield: 1,300 residential units | **Timescale (completions):** 0-10 years

Planning Designations:

- Grade 2 Listed Building (Nabisco Shredded Wheat Factory)
- Broadwater Road West Mixed Use Area
- Adjacent Designated Employment Land (EA1)
- Adjacent Local Wildlife Site

Relevant Permissions:

Broadwater Road West (N) Pea02b (former Shredded Wheat factory)

- This site was initially granted planning permission for a residential led mixed use scheme in 2017. A subsequent application (6/2018/0171/MAJ) for a higher density scheme, including 1,340 dwellings plus 114 extra care bedspaces, was submitted in 2018 and granted permission in early 2019. This permission remains extant.
- Since the planning permission was granted, the southern side of the site was acquired by Metropolitan Thames Valley Housing Association (MTVH), therefore splitting ownership into two parts known as the 'south site' and 'north site'.
- In early 2021, two further planning applications were submitted for increased schemes at both the south site and the north site. These applications were not determined.
- On the southern part of the site, the first 208 housing completions were delivered in December 2022 by MTVH under the extant (2018) planning permission. However, following these initial completions further delivery at the site was constrained by complications associated with the phasing of the scheme and how it interacts with the delivery of development on the northern half of the site.
- In early 2024 the north side of the site was bought, and the new owner submitted a further planning application in February 2025 (6/2025/0321/MAJ) which was approved subject to s106 agreement in November 2025. This scheme for the north part of the site includes 578 residential units, including 133 houses, 304 build-to-rent apartments and a 141 unit retirement living community.
- Overall, the new permission for 578 residential units (at the north of the site) and the remaining 435 units through the extant permission (at the south of the site) amount to 1,013 residential units.

BioPark, Broadwater Road, Pea102 (former BioPark research and development complex)

- Planning permission was granted for 289 residential units at this site in August 2022 (6/2020/3420/MAJ).

Proposal: Mixed use development to accommodate approximately 1,300 new homes over the plan period. The development should create a sustainable neighbourhood with an appropriate mix and density of uses for its central location and support living and working in close proximity. At least 1,355 square metres of Class E(g) employment floorspace will be provided in addition to that already provided on site as at 1 April 2016. Provision will also be made for community uses, fitness/leisure, retail of about 570 square metres, cafés/restaurants/bars and a hotel.

Access and Movement

- Development should establish strong connections between the east side of town, the site, the railway station and the town centre through a permeable network of direct, attractive and well-overlooked pedestrian and cycle routes.
- The Hyde Way east-west link should be enhanced as a key walking and cycling route, and development should safeguard and support the delivery of a high-quality, accessible replacement or upgraded pedestrian bridge to the town centre and station.
- Pedestrian movement should be prioritised within the site, with vehicular routes designed to minimise speeds and avoid unnecessary through movement.

Infrastructure

- Development must contribute towards school provision off-site in the immediate vicinity and include upgraded wastewater infrastructure.
- Development should also contribute, as necessary, to the transport infrastructure required to support the site, including Broadwater Road/Bridge Road junction improvements, bus service enhancements, upgraded bus stops and shelters, improved crossing facilities, and the replacement or upgrading of the pedestrian bridge link.
- On-site resource management infrastructure, including low-carbon or renewable energy provision and waste/recycling facilities, should be integrated sensitively into the layout and designed to minimise impacts on residential amenity.

Flood Risk

- Part Flood Zone 2 (Surface Water).
- A site-wide flood risk and drainage strategy required that addresses identified surface water risk, directs more vulnerable development through the sequential approach to areas of lowest risk and ensures no increase in flood risk elsewhere.
- Incorporate Sustainable Drainage Systems (SuDS) such as permeable paving, attenuation features and other measures to manage surface water runoff and achieve greenfield-equivalent discharge rates where feasible.

Heritage Assets

- Grade 2 Listed Shredded Wheat Silos
- Development should use the industrial heritage as a cue for form, character and identity, including the retention, refurbishment and viable re-use of listed structures and ensuring sympathetic development.
- The Shredded Wheat silos and Roche reception building should be incorporated as landmarks within the overall structure of development, with key views to, from and between them preserved, including through the provision of a strong pedestrian vista between the two listed structures.
- The setting of, and longer views to and from, heritage assets, including Hatfield House, should be preserved.

Health

- Development should include housing for older people and homes capable of adapting to changing needs over time. Different housing tenures should be well integrated across the site.
- All residential units should have access to attractive and functional private or communal outdoor space, and the layout should support a mixed and sustainable community with access to community, childcare, youth, leisure and open space facilities.

Natural Environment

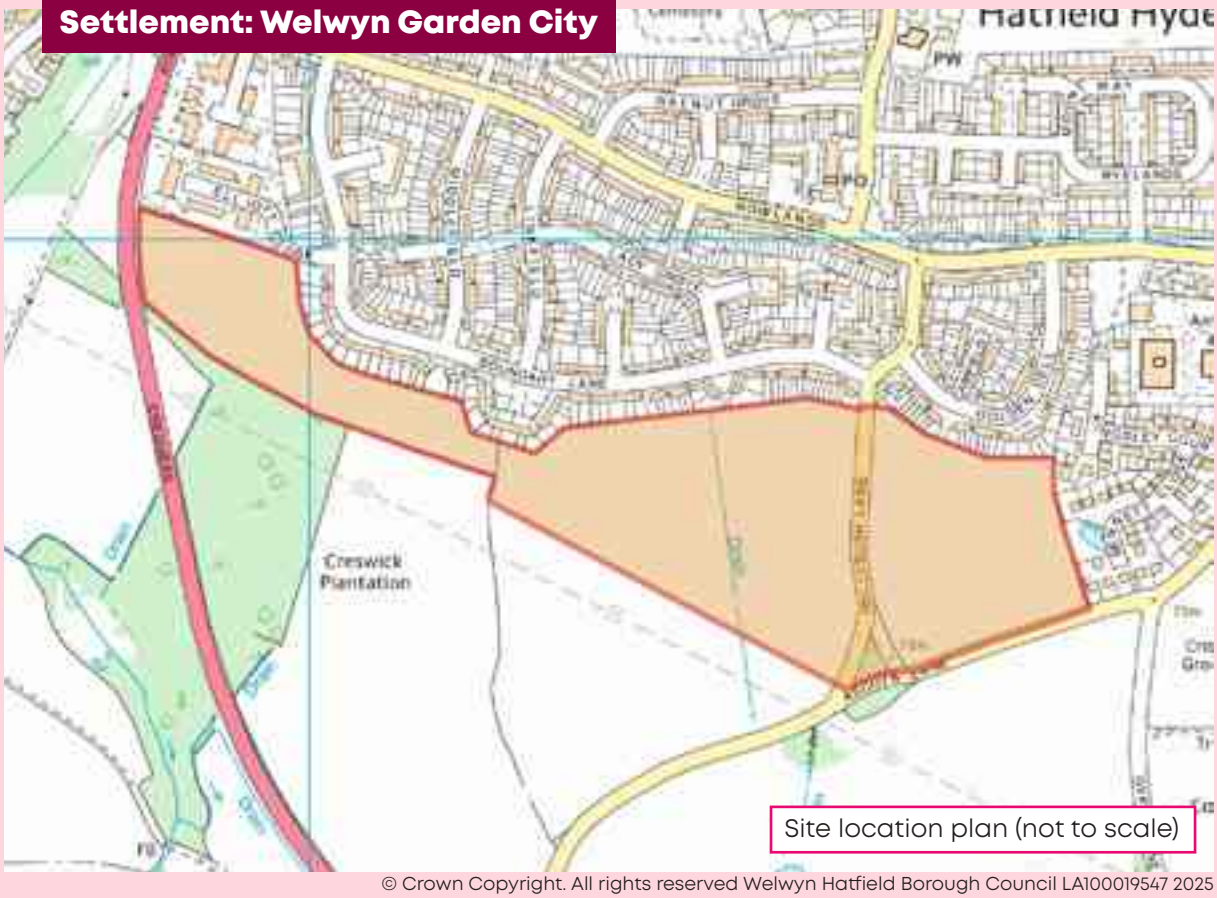
- Development should incorporate open space in accordance with the principles set out in the Broadwater Road West Supplementary Planning Document.
- A connected network of high-quality, multi-functional green spaces should be provided, including tree-lined avenues, public green space, community parks and play/recreation spaces for different age groups, including older children and teenagers.
- Green infrastructure should help define character, support the setting of heritage assets, provide safe and overlooked spaces, enhance biodiversity, contribute to climate change adaptation and, where appropriate, integrate sustainable drainage features.

Design, Layout and Masterplanning

- Development should adopt the urban design principles set out in the Broadwater Road West Supplementary Planning Document, and deliver a comprehensive, high-quality masterplanned development.
- The layout should reflect Garden City principles through a formal, permeable grid of routes and perimeter blocks, interspersed with high-quality open space and landscaping, while interpreting the site's industrial character through simple, clean building lines, active frontages and larger block forms where appropriate.

- Mixed-use and active public uses should be focused on key routes and public spaces, with flexibility for adaptation over time.
- Building heights should generally be lower in the southern part of the site, with medium-rise development across the central areas and along the railway where it can assist with screening while retaining views to the silos.
- New development should not compete with the Shredded Wheat silos as the principal skyline landmark.
- Parking should accord with adopted standards, be sensitively integrated, avoid station-related parking, and should not undermine pedestrian and cycle priority.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Creswick

Local Plan Site Ref: SA WGC4 | **HELAA Ref:** WGC1 | **Site Area (gross):** 13.74ha

Proposed land use: Residential | **Timescale (completions):** 0-5 years

Estimated Yield: 340 residential units, 270sqm of Class E/F2 floorspace

Planning Designations:

- Green Belt Landscape Buffer
- Part Hatfield Woodhall Unregistered Park and Garden

Relevant Permissions: Planning permission has been granted for the site, including a hybrid planning permission under application reference 6/2022/1375/MAJ, with reserved matters for phases 2, 3 & 4 under consideration 6/2025/1024/RM. Construction is currently underway.

Proposal: New residential-led mixed-use neighbourhood with cricket pitches, an ancillary pavilion, a civic square, up to 270sqm of Class E/F2 floorspace, public open space and amenity space, and children's play space.

Access and Movement

- Provide safe and suitable vehicular access arrangements via the A1000 and Hollybush Lane.
- Pedestrian and cycle access shall be provided via Ascots Lane, Elliott Close, Boundary Lane, Golden Dell, Hollybush Lane and the public right of way.
- Hollybush Lane enhanced pedestrian and cycle permeability, including safe crossing and connection points.
- The internal network shall provide safe, legible and permeable routes that connect homes to the civic square, open spaces, cricket facilities and surrounding neighbourhoods.

Infrastructure

- Development must provide the drainage, utilities and service infrastructure necessary to support the allocation.
- Wastewater infrastructure shall be upgraded where necessary to ensure adequate capacity before occupation, including connection to the wider foul drainage network.
- Appropriate clearance from electricity lines and pylons shall be maintained and secured through reserved matters applications.

Flood Risk

- Flood Zone 1.
- Development shall incorporate sustainable drainage systems to manage surface water flood risk, including source control/permeable paving and detention basins.
- SuDS features should be integrated with the open space and green infrastructure network where practicable and secured with arrangements for long-term management, maintenance and inspection.
- Surface water drainage from estate roads and access arrangements shall be intercepted and disposed of separately so that it does not discharge onto the highway.

Heritage Assets

- Development should respond positively to the Garden City character of Welwyn Garden City through high-quality design, detailing, materials, building lines, landscape integration and careful grouping of buildings.
- The design approach should draw from the approved Creswick Design Code/ Pattern Book and the established Gascoyne Estate design principles to ensure continuity across phases and a locally distinctive character.
- Green infrastructure and landscape buffers should help mitigate heritage and landscape impacts, particularly where the site relates to the Green Belt landscape edge and the Hatfield Woodhall unregistered park and garden.

Natural Environment

- Public open space and amenity space, including children's play space, shall be provided in accessible locations in accordance with the approved planning permission.
- Existing hedgerows and key landscape features should be retained and enhanced as part of a connected green infrastructure network that supports wildlife movement and biodiversity.
- Development shall provide ecological mitigation and enhancement, including an appropriate buffer to the adjacent Local Wildlife Site.
- A substantial landscape and tree planting framework shall be provided along the southern and western edges to create a robust Green Belt boundary, protect openness and soften the transition to the wider countryside.
- Tree loss should be minimised and replacement/mitigation planting secured, including native and parkland tree planting within public open spaces and residential areas.

Design, Layout and Masterplanning

- Development shall be delivered in accordance with the approved planning permission and parameter plans, with residential development concentrated to the northern part of the site and extensive green infrastructure to the south.
- Building heights shall accord with the approved height parameters, with most homes at two storeys, limited taller elements used as focal points, and sensitive lower-scale development adjacent to existing dwellings.
- A civic square shall be provided between Phases 2 and 3, supported by up to 270sqm of Class E/F2 floorspace to provide a community focal point.
- The layout shall make provision for two cricket pitches, an ancillary pavilion of up to 240sqm and associated parking, with detailed design to be secured through the relevant reserved matters/condition process.
- Development should secure good residential amenity through appropriate separation distances, privacy, outlook, daylight/sunlight, private or communal gardens.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Campus East

Local Plan Site Ref: SA WGC5 | **HELAA Ref:** Han40a | **Site Area (gross):** 1.96ha

Proposed land use: Residential

Estimated Yield: 210 units | **Timescale (completions):** 0-5 years

Planning Designations:

- Welwyn Garden City Conservation Area
- Welwyn Garden City Town Centre

Relevant Permissions: Planning application currently under consideration (application reference 6/2022/2801/MAJ).

Proposal: Masterplan led redevelopment of the car park and associated land to form a high quality residential development.

Access and Movement

- Provide safe and attractive pedestrian and cycle routes through the site linking the town centre, railway station and surrounding residential areas.
- Creation of a landscaped north-south green corridor/public route through the site.
- Prioritise walking and cycling through the design of streets and public spaces.
- Maintain any necessary operational access arrangements, including access required by Network Rail.
- Provide car parking at a level commensurate with the site's highly accessible town centre location and encourage modal shift towards sustainable transport.
- Incorporate electric vehicle charging infrastructure and measures to support shared mobility services where appropriate.
- Be accompanied by a Transport Assessment and Travel Plan demonstrating the impacts on the local highway network are acceptable.

Infrastructure

- Railway land asset protection measures will be required.
- Contribution towards a new GP surgery on site SA WGC12 will be required as a result of growth arising from this development. To be secured through planning obligation at application stage.

Flood Risk

- Part Flood Zone 2 (Surface Water).
- Demonstrate a site-wide flood risk and drainage strategy that addresses identified surface water flow paths crossing the site and ensures no increase in flood risk elsewhere.
- Incorporate Sustainable Drainage Systems (SuDS) such as permeable paving, attenuation features and other measures to manage surface water runoff and achieve greenfield-equivalent discharge rates where feasible.
- Maintain and, where possible, improve existing overland surface water flow routes and provide attenuation to mitigate identified areas of surface water flood risk.
- Demonstrate that sufficient foul and surface water drainage capacity exists, or can be provided, in consultation with Thames Water.

Heritage Assets

- Site lies within WGC Conservation Area.
- Preserve or enhance the character, appearance and significance of the Welwyn Garden City Conservation Area.
- Be informed by a Heritage Impact Assessment and demonstrate careful consideration of impacts on heritage assets and their settings.
- Reflect the established Garden City character and heritage significance of Welwyn Garden City through building form, architecture, landscaping and public realm design.
- Undertake archaeological investigation and, where necessary, secure appropriate mitigation.

Health

- Air quality/noise survey and report will be required at planning application stage due to proximity to railway.
- Create a healthy living environment through the provision of high-quality homes, accessible green spaces and opportunities for active travel.
- Address noise, vibration and overheating constraints associated with adjacent rail infrastructure, roads and commercial activities through design-led mitigation measures.

Natural Environment

- Retain and integrate important existing landscape features, including mature trees wherever practical.
- Provide green infrastructure, including publicly accessible landscaped spaces, tree planting and biodiversity enhancements.

Design, Layout and Masterplanning

- Deliver a comprehensive masterplanned redevelopment of the site.
- Follow a landscape-led design approach that reflects Garden City principles.
- Sensitive interface with the adjacent residential area at Gresley Close and Blakemere Road through reduced heights and appropriate design.
- Incorporate a central green space or green corridor capable of acting as the focal point of the development and connecting surrounding neighbourhoods.
- Create a strong sense of place through high-quality architecture, landscaping and public realm.
- Optimise development capacity whilst delivering a high-quality living environment and respecting surrounding character.
- Provide an appropriate transition in scale and massing between adjoining character areas.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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YMCA, 90 Peartree Lane

Local Plan Site Ref: SA WGC6 | **HELAA Ref:** Pea104 | **Site Area (gross):** 0.66ha

Proposed land use: Residential

Estimated Yield: 26 residential units | **Timescale (completions):** 0-5 years

Planning Designations: Adjacent to Urban Open Land

Relevant Permissions: Outline planning permission has been granted under application reference 6/2019/2714/OUTLINE, with reserved matters approval subsequently granted under 6/2024/2316/RM.

Proposal: Residential-led redevelopment of the former YMCA frontage land.

Access and Movement

- Development must provide safe and suitable access from Peartree Farm, consistent with the approved access arrangements and any necessary highway agreements.
- Pedestrian routes should be direct, safe and convenient, including footway connections to Peartree Lane and within the site.

Flood Risk

- Flood Zone 1.
- A site-specific Flood Risk and Drainage Strategy must demonstrate that surface water runoff can be managed without increasing flood risk on or off site.
- Drainage should use a comprehensive SuDS approach, including attenuation and permeable surfacing where appropriate.

Heritage Assets

- Any subsequent application should demonstrate that design, scale and appearance respect the established Garden City character and townscape context.

Health

- Communal and private amenity space should be integrated into the layout to support social interaction, natural surveillance and good standards of residential amenity.
- Noise impacts from surrounding uses and roads must be assessed and mitigated through appropriate layout, acoustic glazing, ventilation and, where necessary, screening, while also addressing overheating risk.

Natural Environment

- Development should retain and protect important trees and landscape features where practicable, with any tree loss justified and mitigated through replacement planting and landscape enhancement.
- An Arboricultural Method Statement should inform layout, construction and tree protection measures, including suitable separation between new buildings and retained frontage trees.
- Landscape proposals should create high quality communal open space and enhance the setting of the development, including the central landscaped amenity area.
- Biodiversity and ecological enhancement opportunities should be incorporated as part of the landscape and SuDS strategy.

Design, Layout and Masterplanning

- Development should respond positively to the Garden City character of the area, including use of appropriate materials, roof forms, window proportions and detailing.
- Scale, massing and building heights should comply with the approved parameters and respond appropriately to Peartree Lane, the approved hostel development and neighbouring residential properties.
- The layout should rationalise building forms, maintain appropriate separation distances, avoid unacceptable overlooking and provide dual-aspect homes where needed to secure good amenity.
- A landscape-led layout should prioritise a usable central communal amenity space, with private terraces or balconies provided where appropriate.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Caravan Club and Cricket Club, Ascots Lane

Local Plan Site Ref: SA WGC7 | **HELAA Ref:** HEL-17 | **Site Area (gross):** 4.84ha

Proposed land use: Residential

Estimated Yield: 96 dwellings | **Timescale (completions):** 6-10 years

Planning Designations: Part of site within and adjacent to Local Wildlife Site (WS/79)

Relevant Permissions: None

Proposal: A landscape-led residential development of approximately 96 homes that creates a well-integrated new edge to Welwyn Garden City.

Access and Movement

- An Access Strategy that provides for a safe and suitable access arrangement for all modes including pedestrians and cyclists.
- Consideration of the need for improvements to active travel routes to help to encourage walking and cycling from the site to key trip attractors and the wider active travel network.
- Improvements to key crossing points, including opposite the site and at Ascots Lane/Howlands roundabout, may be required. Improvements to bus services should be secured, including links to secondary education.
- Opportunity to help deliver Right of Way Improvement Plan 5/134 objectives to deliver a circular route around Hatfield House and the wider area.

Flood Risk

- The site is located within Flood Zone 1. There is low surface water flood risk in the centre, north east and west of the site, and the layout should apply a sequential approach within the site.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority, and should demonstrate that surface water runoff can be managed without increasing flood risk on or off site.
- Development should incorporate sustainable drainage systems that manage runoff at source, protect the water environment, and take account of the site's location within groundwater Source Protection Zones 2 and 3 and Drinking Water Safeguard Zones.

Heritage Assets

- A desk-based archaeological assessment may be required at planning application stage, having regard to the size and location of the site, with any necessary archaeological evaluation secured through the planning process.
- The height, scale and massing of development should be carefully considered to ensure new built form does not intrude into views from the Grade I Registered Park and Garden of Hatfield House or harm the significance of Hatfield House and its historic parkland setting.

Health

- The site is not within an Air Quality Management Area and no site-specific air quality, noise, land contamination or land instability constraints have been identified. Development should nevertheless demonstrate, through the planning application process, that a satisfactory residential environment can be achieved for future occupiers and neighbouring residents.

Natural Environment

- Part of the site lies within and adjacent to Local Wildlife Site WS/79. Development should apply the mitigation hierarchy in relation to the Local Wildlife Site and priority habitats, including appropriate buffers, habitat protection and a Local Wildlife Site quality survey.
- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- Site is located within an amber risk zone for Great Crested Newts – suitable for district level licensing / Preliminary Ecological Appraisal may be required.
- Priority habitat deciduous woodland lies within and adjacent to the site. Development should avoid adverse effects on woodland, trees and woody habitats, including through appropriate buffers, sensitive lighting and integration of retained habitats within publicly accessible green infrastructure rather than private gardens.
- The layout should give particular attention to the potential presence of ancient or veteran trees and provide suitable buffers where such features are identified.
- Protection of any hedgerows identified as 'important hedgerows' under the Hedgerows Regulations 1997. Tree and hedgerow survey required.

- Opportunity to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy through habitat creation and enhancement, particularly by improving the condition of existing on-site woodlands and trees and aligning post-development habitats with mapped priorities where possible.

Design, Layout and Masterplanning

- Masterplan not required for this site.
- The design and layout should have regard to surrounding character and context, including views from designated heritage assets, the relationship with adjoining development north of the site, the adjoining woodland, maintaining and enhancing assets of biodiversity value and the need to provide any mitigation that may be indicated relating to protected species.
- The layout should be informed by the site's edge-of-settlement and Green Belt context, the adjoining woodland and Local Wildlife Site, views from nearby heritage assets, surface water flood risk, and the need to provide safe and attractive access for all modes.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Land at Broadwater Road / Peartree Primary School

Local Plan Site Ref: SA WGC8 | **HELAA Ref:** HEL-16 | **Site Area (gross):** 3.18ha

Proposed land use: 2-3 FE Primary school plus residential

Estimated Yield: 21 | **Timescale (completions):** 6-10 years

Planning Designations: Previously Developed Land

Relevant Permissions: N/A

Proposal: New 2-3 form of entry primary school and residential development of up to 21 units.

Access and Movement

- Access to new primary school from Broadwater Road that provides safe and suitable access arrangements for all modes. Access to housing site from Pear \ Tree Lane which is safe and suitable for all modes.
- Footpath running through the site (not designated) from Broadwater Road Pear Tree Lane to be maintained.
- Consideration of the need for improvements to active travel routes to help to encourage walking and cycling to the school site and from the site to key trip attractors in Welwyn Garden City.
- The layout should clarify how safe and convenient movement between the northern and southern parcels will be achieved, including any interface with the existing east-west public highway footpath between Broadwater Road and Peartree Lane.

Infrastructure

- No known significant above / below ground infrastructure assets.
- Deliver a replacement primary school with two-form-entry ensuring continued safe access by walking, cycling, public transport and vehicles.
- The detailed scheme should demonstrate that the land available for education use is sufficient to accommodate the required level of primary school provision, associated buildings, play space, sports pitches, access and servicing, having regard to site constraints.

Flood Risk

- The site is within Flood Zone 1.
- The site contains areas of low to high surface water ponding and a flow path in the centre of the site. The sequential approach to be applied to avoid flow path areas and exclude northern ponding area which should remain open space and/or drainage infrastructure.
- Drainage Strategy and Flood Risk Assessment required applying a sequential approach in relation to surface water flood risk flow paths, and the drainage strategy should demonstrate how surface water risk will be avoided, managed and integrated with open space and green infrastructure.

Heritage Assets

- The site forms part of the wider setting of the Grade II listed former Roche Factory (1348142) and Grade II listed former Shredded Wheat Factory (1101084).
- Pear Tree Conservation Area is located to the south of the site. The southern parcel of the site containing Pear Tree School makes a positive contribution to the setting of the conservation area.
- Pear Tree Primary School is of local architectural and historical interest and should be considered a non-designated heritage asset. The building should be retained and reused wherever possible.
- Where new buildings are proposed, they must be of sensitive design, scale and layout which harmonises with the surrounding Pear Tree Conservation Area.
- Heritage Statement or Heritage Impact Assessment is required, which should consider the impacts of the scheme upon listed buildings.
- The Heritage Statement should assess the potential impact of development, including building heights, on long views from the Grade I listed Hatfield House and the Grade I Registered Park and Garden of Hatfield House, with building heights limited where necessary to avoid harm.

Health

- The residential part of the site will be subject to noise from Pear Tree Lane and nearby industrial units. A noise assessment will be required that should consider traffic noise from Peartree Lane, commercial noise from nearby industrial units, and the agent of change principle, with mitigation secured through good acoustic design.
- Site is within an area known to have underground cavities and glacial gravel / swallow holes. Preliminary assessment of land stability to be carried out prior to preparation of detailed planning application.
- A land stability report should be submitted with any planning application where the preliminary assessment identifies land stability as a potential issue.

Natural Environment

- Potential for roosting bats in mature trees and existing buildings, and birds in trees and scrub. Preliminary Roost Assessment / Preliminary Ecological Appraisal may be required.
- Four group of trees within the site have statutory protection, (TPO 780 (2018) G1, G2, G3, G4). Welwyn Garden City Estate Management area abuts the site, and trees and hedgerows within the EM area also have a level of statutory protection. A tree and hedgerow survey should be undertaken considering the impact of the proposed development and design on them. Woodland blocks should be retained with consideration of layout/ buffering.
- Hertfordshire Local Nature Recovery Strategy – Part of site is within an Area that Could become of Particular Importance for Biodiversity (ACIB). Opportunity to contribute to the restoration of Swift populations.

Design, Layout and Masterplanning

- The design and layout should have regard to the surrounding character and context of Welwyn Garden City and including the setting of listed buildings and Pear Tree Conservation Area.
- The site should ensure ease of access by all modes and should be designed to encourage active travel by all users.
- Retain existing mature trees which make an important contribution to local amenity. Woodland blocks should be retained with consideration of layout/ buffering.
- The detailed layout should identify an appropriate net developable area for residential development and education provision, taking account of surface water flood risk, protected trees, woodland priority habitat and the requirement for school buildings, pitches, play space and informal open space.

Settlement: Welwyn Garden City



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Land at Haldens House/Blythway House, Haldens, Welwyn Garden City

Local Plan Site Ref: SA WGC9 | **HELAA Ref:** HEL-75 | **Site Area (gross):** 0.77ha

Proposed land use: Residential | **Timescale (completions):** 6-10 years

Estimated Yield: 28 new dwellings (gross), retention of 22 existing. (50 in total)

Planning Designations: None

Relevant Permissions: None

Allocated for: Residential development delivering approximately 28 new homes (gross) (retention of 22 existing dwellings at Blythway and Haldens House).

Access and Movement

- Vehicular access should be taken from the existing access arrangements on Haldens, unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site, including connections to Haldens local centre, Bessemer Road, Knightsfield and the wider active travel network.
- Development should make provision for active travel improvements to provide safe and attractive access to local services, public transport and existing walking and cycling routes, including having regard to opportunities to improve crossing arrangements at the Bessemer Road, Knightsfield and Haldens roundabout.

Infrastructure

- Thames Water are aware of capacity concerns at Rye Meads Sewage Treatment Works, and a scheme is planned to accommodate future growth.
- The site layout should take account of existing water infrastructure along one boundary, including any easement or other requirements identified through consultation with the utility provider.

Flood Risk

- The site is located within Flood Zone 1.
- There is low to high surface water flood risk in the north of the red line boundary and potentially a surface water flow path originating on site. The layout should apply a sequential approach within the site.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development should incorporate sustainable drainage systems that manage runoff at source, provide biodiversity and amenity benefits where possible, and ensure that surface water flow routes are safely accommodated without increasing flood risk on or off site.

Health

- A Noise Impact Assessment will be required at planning application stage due to potential traffic noise from Bessemer Road and commercial noise from adjoining employment uses, to assess effects on future residents and neighbouring amenity, and secure appropriate mitigation through good acoustic design.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space, and measures such as building orientation, glazing, ventilation and boundary treatment where required.
- A contaminated land desktop study will be required at planning application stage in relation to the previous use of the site, with any necessary investigation and mitigation secured before development proceeds.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A Preliminary Ecological Appraisal, and where necessary a Preliminary Roost Assessment, will be required, including assessment of the potential for roosting bats in mature trees and buildings where suitable roosting features are present.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate trees and hedgerows that make an important contribution to local amenity, including those protected through the Welwyn Garden City Estate Management Scheme, and provide appropriate buffers to the woodland/tree belt within the site.
- Development should avoid harmful light spill onto retained trees, hedgerows and other woody habitats, and should incorporate biodiversity enhancements as part of a coherent green infrastructure network.

- Opportunity to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy through habitat creation and enhancement, particularly mapped priorities relating to the restoration of swift populations.

Design, Layout and Masterplanning

- The design and layout should have regard to surrounding character and context, including the relationship with adjoining residential development, existing buildings to be retained, the employment area on the opposite side of Bessemer Road, and the landscaped character of the Haldens and Bessemer Road frontages.
- The layout should be informed by the presence of surface water flood risk, retained trees and hedgerows, potential protected species constraints, noise and contamination constraints, existing utilities infrastructure and the need to provide safe and attractive access for all modes.
- Building heights, massing and density should respond to the surrounding mix of single-storey, two-storey and flatted development, and should avoid unacceptable overlooking, overshadowing or poor outlook for existing and future residents.

Settlement: Welwyn Garden City



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64-68 Bridge Road East

Local Plan Site Ref: SA WGC10 | **HELAA Ref:** Hel-76 | **Site Area (gross):** 0.26ha

Proposed land use: Residential and community use

Estimated Yield: 8 | **Timescale (completions):** 0-5 years

Planning Designations: None

Relevant Permissions: None

Proposal: Redevelopment to provide residential and community uses.

Access and Movement

- The site is presently served via a vehicular access onto Ravenfield Road, with pedestrian access from Bridge Road East and Ravenfield Road. Proposed development should make use of, or improve, existing access arrangements where these can provide safe and suitable access for all modes.
- Development should contribute to active travel improvements, including improved crossing points, where required by the Highway Authority.
- The layout should strengthen walking and cycling links to nearby services, amenities and transport hubs, including Welwyn Garden City town centre, rail and bus stations, and should contribute to upgrading discontinuous cycle routes where necessary.

Infrastructure

- Wastewater network modelling may be required to understand the impact of development and identify any network upgrades, in consultation with Thames Water.
- Thames Water are aware of capacity concerns at Rye Meads Sewage Treatment Works, and a scheme is planned to accommodate future growth.
- Development should provide for the re-provision of existing community floorspace on site, with community use incorporated at ground floor level unless robustly demonstrated to be unviable or otherwise undeliverable.

Flood Risk

- The site is located within Flood Zone 1.
- There is a low to high surface water flood risk flow path along the southern boundary and Ravenfield Road. The layout should apply a sequential approach within the site, avoiding built development or vulnerable uses within areas at greatest surface water flood risk where practicable.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development should incorporate sustainable drainage systems that manage runoff at source, provide biodiversity and amenity benefits where possible, and ensure that surface water flow routes are safely accommodated without increasing flood risk on or off site.

Health

- A Noise Impact Assessment will be required at planning application stage due to traffic noise from Bridge Road East, to assess effects on future residents and neighbouring amenity, and secure appropriate mitigation through good acoustic design.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space, and measures such as building orientation, glazing, ventilation and boundary treatment where required.
- A contaminated land site survey will be required at planning application stage due to the previous use of the site, with appropriate remediation carried out as agreed with the local planning authority.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. The scale and nature of development proposed is not expected to have a harmful effect on nearby SSSIs or the European sites they underpin; however, where consultation thresholds are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A Preliminary Ecological Appraisal, and where necessary a Preliminary Roost Assessment, will be required.
- Development should have regard to the potential presence of roosting bats and provide any mitigation that may be required.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate existing trees and hedgerows wherever possible, including those protected through the Estate Management Scheme, and provide appropriate buffers between mature trees, private amenity space and dwellings.

- Opportunity to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy through habitat creation and enhancement, particularly mapped priorities relating to swift recovery.
- The site lies within a surface water Drinking Water Safeguard Zone and Groundwater Source Protection Zone 3. Development should ensure that drainage and construction measures protect water quality.

Design, Layout and Masterplanning

- Development should be brought forward through a coherent design approach that demonstrates how the site will deliver a high-quality residential and community-led development while responding to its urban, Garden City and neighbourhood context.
- The grassed frontage to Bridge Road East is a distinctive Garden City feature and should be retained and positively integrated into the layout and landscape scheme where practicable.
- The scale, height, massing and density of development should reflect the compact nature of the site, the need to re-provide community floorspace, and the transition between Bridge Road East and Ravenfield Road.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Greenvale, Welwyn Garden City

Local Plan Site Ref: SA WGC11 | **HELAA Ref:** Hel-77 | **Site Area (gross):** 0.88ha

Proposed land use: Residential (Use Class C3) | **Timescale (completions):** 0-5 years

Estimated Yield: 45 new dwellings (gross), loss of 12 existing dwellings, 33 dwellings (net)

Planning Designations: None

Relevant Permissions: None

Proposal: Redevelopment to deliver approximately 33 new dwellings (loss of 12 dwellings and construction of 45 new dwellings).

Access and Movement

- Vehicular access should be taken from Green Vale unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site, including existing footway links to Salisbury Road and Heronswood.
- Development should deliver or contribute to active travel improvements that strengthen links to nearby services, schools, bus stops, Welwyn Garden City town centre and the wider walking and cycling network.

Infrastructure

- Wastewater network modelling may be required to understand the impact of development and identify any network upgrades.
- The site is served by Rye Meads Sewage Treatment Works. Thames Water are aware of capacity concerns at this treatment works, and a scheme is planned to accommodate future growth.
- The site layout should take account of existing underground water infrastructure, the electricity substation in the south-western corner of the site, and any easement, asset protection distance or other requirement identified through consultation with the relevant utility provider.

Flood Risk

- The site is located within Flood Zone 1.
- A Drainage Strategy will be required at planning application stage.
- Development should incorporate sustainable drainage systems that manage runoff at source, provide biodiversity and amenity benefits where possible, and ensure that surface water runoff is safely managed without increasing flood risk on or off site.

Heritage and Archaeology

- There are no designated heritage assets within or in proximity to the site.
- An archaeological desk-based assessment will be required at planning application stage, and archaeological mitigation, which may include a watching brief, may be required where identified through consultation with the County Archaeologist.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A Preliminary Ecological Appraisal, and where necessary a Preliminary Roost Assessment, will be required.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate trees on or directly adjacent to the site wherever possible, recognising their contribution to local amenity.
- Development should protect groundwater and surface water resources, having regard to the site's location within Groundwater Source Protection Zone 3 and a Drinking Water Safeguard Zone for surface water.
- Opportunity to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy through habitat creation and enhancement, particularly mapped priorities relating to swift recovery in the surrounding area.

Design, Layout and Masterplanning

- Masterplan not required for this site.
- The design and layout should have regard to surrounding character and context, including the predominantly two-storey terraced and semi-detached residential context and the bungalows at the entrance to Green Vale.
- The layout should be informed by underground water infrastructure, the electricity substation and associated easements, adjoining residential amenity, the relationship with Swallow Dell Primary School, existing trees and hedgerows, and the need to provide safe and attractive access for all modes.
- Development should provide a coherent network of green infrastructure, sustainable drainage, usable open space and appropriate landscaping, with active and overlooked routes to support safety, legibility and placemaking.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Campus North (Oaklands College)

Local Plan Site Ref: SA WGC12 | **HELAA Ref:** Hel-106 | **Site Area (gross):** 2.06ha

Allocated for: Residential-led (Class C3) mixed use, including health, community, civic, education, cultural or other publicly accessible institutional uses.

Estimated Yield: 170 residential units (Class C3), together with health, community, civic, education, cultural or other publicly accessible institutional uses.

Timescale (completions): 0-5 years | **Relevant Permissions:** None

Planning Designations:

- Welwyn Garden City Town Centre
- Conservation Area

Proposal: Residential-led mixed use redevelopment that enhances the conservation area and masterplanned environment of the Garden City. Development will be expected to incorporate civic, community, health, education, cultural or other publicly accessible institutional uses at ground floor level fronting The Campus, unless robustly demonstrated to be unviable or otherwise undeliverable. This is required to reinforce the planned civic and institutional land use of this part of Welwyn Garden City and to mitigate harm arising from the introduction of residential-led development.

Access and Movement

- Vehicular access could be taken from the existing access arrangements on College Way, unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site, including connections to The Campus, Welwyn Garden City town centre, and the wider active travel network.
- Development should make provision for active travel improvements that address severance created by Bridge Road and The Campus and improve links to key destinations, having regard to the South Central Growth and Transport Plan and the Welwyn Hatfield Local Cycling and Walking Infrastructure Plan.
- Pedestrian and cyclist access should be designed to be attractive, overlooked, legible and accessible to all users.

Infrastructure

- Wastewater network modelling may be required to understand the impact of development and identify any network upgrades.
- The site layout should take account of existing underground water infrastructure, including any easement or other requirements identified through consultation with the relevant utility provider.
- The site is located in an area with an identified need for additional healthcare provision. Development will be expected to provide, or make provision for a GP surgery, or if not required, community floorspace as part of the wider civic , community or institutional frontage to The Campus, in coordination with the NHS, which is required to meet growth arising in this area. The provision of this infrastructure will be afforded positive weight in the decision taking process.

Flood Risk

- The site is located within Flood Zone 1.
- There are areas of low to high surface water ponding and a potential surface water flow path in the eastern part of the site. The layout should apply a sequential approach within the site.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development should incorporate sustainable drainage systems that manage runoff at source, provide biodiversity and amenity benefits where possible, and ensure that surface water flow routes are safely accommodated without increasing flood risk on or off site.

Heritage and Conservation

- The site forms part of the planned civic and institutional area around The Campus, which is an important component of the original Garden City zoning and contributes to the significance of the Welwyn Garden City Conservation Area. Development should aid the understanding and appreciation of this civic zone, the planned relationship between buildings, open space and landscape, and the group value of buildings around The Campus.
- Residential-led development will only be acceptable where the layout, mix of uses, frontage treatment and public realm demonstrate how harm arising from the change from a civic and institutional use has been avoided, minimised or mitigated.
- The existing Oaklands College buildings are of local architectural and historic interest and may constitute a non-designated heritage asset. Proposals should explore and demonstrate how opportunities for retention, sensitive adaptation and reuse have been considered before demolition is proposed.
- Any loss of the existing college buildings, or change of use to residential-led development within the civic zone, would need to be justified through a robust heritage balance, including consideration of public benefits and the extent to which harm can be avoided, minimised or mitigated.
- Development should be of a scale, height, massing, layout and appearance that harmonises with the character and appearance of the Conservation Area, and safeguards the group value of civic and institutional buildings around The Campus.
- A Heritage Impact Assessment and Statement will be required at planning application stage. This should assess designated and non-designated heritage assets, including the significance of the

Welwyn Garden City Conservation Area, the role of the site within the planned civic zone around The Campus, the significance of the existing Oaklands College buildings, and any effect on the setting and landmark prominence of the former Shredded Wheat Factory silos.

Health

- A Noise Impact Assessment will be required at planning application stage due to the proximity of primary traffic routes, to assess effects on future residents and neighbouring amenity, and secure appropriate mitigation through good acoustic design.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space, and measures such as building orientation, glazing, ventilation and boundary treatment where required.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A Preliminary Ecological Appraisal, and where necessary a Preliminary Roost Assessment, will be required.
- Development should avoid adverse effects on adjoining deciduous woodland priority habitat to the north and should prevent harmful light spill onto adjacent trees and woody habitats.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate protected trees wherever possible, provide appropriate buffers between mature trees and dwellings.
- The layout should give particular attention to the potential presence of ancient or veteran trees and provide suitable buffers where such features are identified.
- Opportunity to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy through habitat creation and enhancement, particularly mapped priorities relating to wood pasture, veteran trees, parkland tree planting and swift recovery in the surrounding area.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality development while responding to its sensitive Garden City, heritage, landscape and ecological context.
- The masterplan should establish a clear spatial transition between The Campus and the residential parts of the site, with the Campus frontage designed as a civic or institutional and community-facing edge rather than a conventional residential frontage. This should include active, publicly accessible non-residential ground-floor uses where feasible, high-quality public realm and landscape, and built form that responds to the scale, rhythm, materiality and institutional character of existing buildings around The Campus.
- The masterplan should retain and reinforce the landscaped character of the site's edges to The Campus, Digswell Road and College Way, and should maintain the interrelationship between buildings, trees and open spaces that is characteristic of the Garden City.
- The layout should be informed by the presence of surface water flood risk, protected trees, adjoining priority habitat, as well as heritage significance, noise constraints and the need to provide safe and attractive access for all modes.
- Building heights, massing and density should respond to the site's Conservation Area location and the civic and institutional land use of The Campus. Tall buildings or competing landmark features should be avoided where they would harm heritage significance, including the setting and landmark prominence of the former Shredded Wheat Factory silos.
- Development should avoid unacceptable overshadowing, poor outlook and provide a coherent network of green infrastructure, pedestrian and cycle routes, sustainable drainage, usable open space, with active frontages and appropriate overlooking to support safety, legibility and placemaking.
- Opportunity to maximise urban cooling, and reduce the wind impacts of any taller elements.

Settlement: Welwyn Garden City



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Charter House, Parkway

Local Plan Site Ref: SA WGC13 | **HELAA Ref:** Hel-95 | **Site Area (gross):** 0.17ha

Proposed land use: Residential | **Estimated Yield:** 34 dwellings

Timescale (completions): Within 5 yrs (from plan adoption)

Planning Designations: Site lies within Welwyn Garden City Conservation Area, the designated town centre of WGC and the Core Retail Zone.

Relevant Permissions: None

Proposal: Residential conversion of existing building to deliver approximately 34 new homes, with retention of commercial at ground floor.

Access and Movement

- Pedestrian access should be taken from the main entrance in the western elevation. Access for cyclists could be provided from Parkway or Wigmores North via the existing alleyway and parking court, with secure cycle storage integrated into the layout.
- Vehicular access should be retained from Wigmores North to the shared parking court, unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority. The applicant will need to demonstrate that the necessary rights of access and egress are available, as the red line boundary does not extend to Wigmores North.
- Given the site's highly sustainable town centre location, there is an opportunity to consider a low-car or car-free development, supported by appropriate cycle parking and measures to encourage walking, cycling and public transport use.

Infrastructure

- The existing electricity substation within the red line boundary should be retained, or otherwise accommodated as part of the development, in consultation with the relevant utility provider.

Flood Risk

- The site is located within Flood Zone 1.
- There is no identified surface water flood risk within the site boundary.

Heritage Assets

- The site lies within the Welwyn Garden City Conservation Area. Charter House makes a positive contribution to the special interest of the Conservation Area as an example of Welwyn Garden City Neo-Georgian architecture designed by Louis de Soissons.
- The existing building should be retained and sensitively converted or adapted, with limited external alteration. Proposals should preserve its significance, including the retention of architectural features and the reinstatement of lost features where appropriate.
- Residential use should be restricted to the upper floors, with commercial use retained at ground floor level, in order to reflect the prevailing character of the town centre and avoid harm to the planned commercial character and group value of buildings along Parkway.
- Any removal or substantial alteration of Charter House, or a wholly residential use of the building, would need to be justified through a robust heritage balance, including consideration of public benefits and the extent to which harm to the Conservation Area can be avoided, minimised or mitigated.
- A Heritage Statement will be required at planning application stage.

Health

- A Noise Impact Assessment will be required at planning application stage due to the potential for high noise levels from commercial operations and road traffic.
- Development should secure appropriate mitigation through good acoustic design, including consideration of internal noise levels, ventilation, glazing, layout and external amenity space.
- The assessment should take account of the agent of change principle where this may apply in relation to existing commercial operations.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A Preliminary Ecological Appraisal, and where necessary a Preliminary Roost Assessment, will be required, having regard to the potential for swifts and bats nesting in buildings on-site.
- Development should incorporate biodiversity enhancements appropriate to the town centre context, including opportunities for swift boxes, bat boxes and other building-integrated measures where suitable.

Design, Layout and Masterplanning

- Any external alterations of the development should preserve the significance of Charter House and the character and appearance of the Conservation Area, and should respond to the prevailing two to three-storey town centre context with mansard roof forms.
- Any additional storeys or roof-level alterations should be justified through heritage and townscape evidence and should not introduce a competing landmark or harm views of the former Shredded Wheat Factory silos.
- The scheme should maintain an active commercial ground-floor presence to Parkway, with residential accommodation focused on the upper floors, and should provide safe, legible and inclusive access for residents, visitors, pedestrians and cyclists.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Chequersfield

Local Plan Site Ref: SA WGC14 | **HELAA Ref:** Hel-78 | **Site Area (gross):** 4.42ha

Proposed land use: Industrial and Logistics – Use Class E, B2, B8

Estimated Yield: 13,600sqm to 25,500sqm of employment floorspace (precise figure depending on use class)

Timescale (completions): Development anticipated within five years of the adoption of the Plan.

Planning Designations: None in current adopted Local Plan

Relevant Permissions: No recent permissions

Proposal: RDecontamination of the site, and redevelopment to provide enw, modern employment floorspace, with any nosier or intensive uses located to the north of the site area adjacent to existing emploiyment land.

Access and Movement

- Site access should be via the existing Chequersfield roundabout which links to the A1000 or as agreed with the Highway Authority.
- There is a network of footways and cycle tracks within the vicinity of the site, improvements to junctions and crossing points will be sought.

Infrastructure

- Site lies within the catchment area of the Hatfield (Mill Green) STW. Thames Water advise that on the information provided they do not envisage infrastructure concerns in relation to the capacity at the STW.
- Development should demonstrate that foul and surface water infrastructure requirements can be addressed in a timely manner, including any wastewater network upgrades identified through modelling.

Flood Risk

- Flood Zone 1.
- Low to high surface water flood risk within the north and southwest of the red line boundary.
- Drainage Strategy and a Flood Risk Assessment required.
- The layout should apply a sequential approach within the site, with the whole site area not assumed to be developable where areas of low to high surface water flood risk are identified.

Heritage Assets

- No designated heritage assets on site or within the immediate vicinity.
- An archaeological assessment may be required at planning application stage, having regard to the site's location within the medieval Woodhall Park deer park and the record of Roman tile identified in the south-eastern part of the site. Proposals should demonstrate how any archaeological interest has been assessed and, where necessary, preserved or recorded.

Health

- The layout, orientation and use of buildings should minimise noise and amenity impacts on adjacent residential development to the south and ensure that employment uses are compatible with nearby residential occupiers.
- A Contaminated Land Survey, Remediation Strategy and appropriate land remediation measures will be required at planning application stage, in consultation with the Environment Agency, to demonstrate that the site will be suitable for its proposed employment use and will not pose unacceptable risks to future occupiers, neighbouring residents or adjoining commercial operations.
- A preliminary assessment of ground instability should be carried out at the earliest possible stage and should inform the layout, remediation strategy and construction approach.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate existing boundary trees wherever possible and provide appropriate buffers between development, mature vegetation and adjoining residential areas.
- Development should take opportunities to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy through habitat creation and enhancement, particularly measures supporting swift recovery.

Design, Layout and Masterplanning

- Given the proximity of residential development to the south, care should be taken with appropriate uses in that part of the site and ensure that they are compatible with nearby residential.
- Development should be brought forward through a comprehensive layout that responds to the site's landfill history, surface water flood risk, boundary trees, adjoining residential uses and the need to provide safe and attractive access for all modes.
- The layout should safeguard appropriate buffers to the eastern tree belt and southern residential edge, with service yards, plant, vehicle movements and operational areas located and designed to avoid unacceptable noise, outlook, lighting or amenity impacts.

Settlement: Welwyn Garden City



Site location plan (not to scale)

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Land at Gosling Sports Park, Stanborough Road, Welwyn Garden City

Local Plan Site Ref: SA WGC15 | **HELAA Ref:** Han91 | **Site Area (gross):** 10.01ha

Proposed land use: Residential-led development as part of the comprehensive masterplanning and enhancement of Gosling Sports Park.

Estimated Yield: 100 | **Timescale (completions):** 10-15 years

Planning Designations:

- Part of the site lies within the Welwyn Garden City Conservation Area.
- The site is located in Flood Zone 1.
- The site is in proximity to listed buildings and other heritage assets.
- The site forms part of the wider Gosling Sports Park recreational and sporting complex and proposals must take account of the site's role in meeting existing and future sports and recreation needs.

Relevant Permissions: None.

Proposal: Residential-led development of approximately 100 dwellings as part of the comprehensive masterplanning, renewal and long-term enhancement of Gosling Sports Park. Development must support the continued provision of sport and recreation facilities and secure the long-term sustainability of the wider sports park.

Access and Movement

- Provide safe and suitable vehicular, pedestrian and cycle access.
- Improve connectivity between the site, Gosling Sports Park, neighbouring residential areas and the wider active travel network.
- Demonstrate that the impacts of development on the local highway network can be appropriately mitigated.
- Development proposals should consider the relationship between access arrangements and the future operation of the wider sports park.

Infrastructure

- Necessary wastewater infrastructure upgrades must be delivered.
- Development must contribute towards infrastructure required to support the development and the wider sports park.
- The masterplan should demonstrate how development supports the long-term viability and enhancement of Gosling Sports Park and its facilities.
- Any loss, relocation or reconfiguration of sports facilities must be appropriately justified and mitigated.

Flood Risk

- The site lies within Flood Zone 1.
- Development should incorporate sustainable drainage measures and demonstrate that surface water runoff can be managed appropriately.

Heritage Assets

- Development must preserve or enhance the character and appearance of the Welwyn Garden City Conservation Area.
- Development must conserve the significance and setting of nearby listed buildings and other heritage assets.
- Design, layout, landscaping and access arrangements should respond positively to the site's heritage context.

Health

- Development must provide an acceptable standard of amenity for future occupiers.
- Proposals must address potential impacts arising from railway noise, road traffic noise and the operation of retained or enhanced sports facilities.
- The relationship between residential development, sports uses and associated lighting must be appropriately considered to ensure that neither residential amenity nor the future operation of sports facilities is prejudiced.

Natural Environment

- Existing trees, landscape features and ecological assets should be retained and enhanced wherever possible.
- Ecological impacts must be appropriately assessed and mitigated.
- Development should deliver biodiversity enhancements and contribute to the wider green infrastructure network.
- The masterplan should incorporate landscaping and green infrastructure which supports both residential development and the wider sports park setting.

Design, Layout and Masterplanning

- Development must be brought forward through a comprehensive masterplan for the site and wider Gosling Sports Park.

- The masterplan must demonstrate how housing development will support the long-term enhancement, viability and sustainability of the sports park.
- The masterplan must take account of current and future sporting and recreational needs and demonstrate how these will be accommodated.
- Development should not prejudice opportunities for the future improvement, renewal or reconfiguration of sports facilities.
- Layout, scale, form, landscaping and access arrangements must successfully integrate residential development with retained or enhanced sporting and recreational uses.
- Development proposals must demonstrate a positive relationship between residential areas and sports facilities, including consideration of noise, lighting, access and operational requirements.

Site Allocations in Tier 1 Settlements

Hatfield

The site below are located within, or on the edge of Hatfield, and their delivery should help ensure Hatfield is a thriving, well-connected and distinctive town that builds on its unique heritage, New Town legacy, entrepreneurial spirit and role as a centre for education, innovation and employment.

Growth will be delivered in a way that strengthens the relationship between Hatfield's key destinations, including the town centre, railway station, Old Hatfield, Hatfield House, the University of Hertfordshire, Hatfield Business Park, the Galleria and surrounding neighbourhoods, creating a more integrated and accessible town.

Hatfield Town Centre will be transformed into a vibrant focus for community life, combining new homes, healthcare, leisure, employment, retail and cultural opportunities within an attractive and welcoming environment. Improved public spaces, active travel connections and investment in green infrastructure will help reconnect the town centre with surrounding neighbourhoods and create a stronger sense of place.

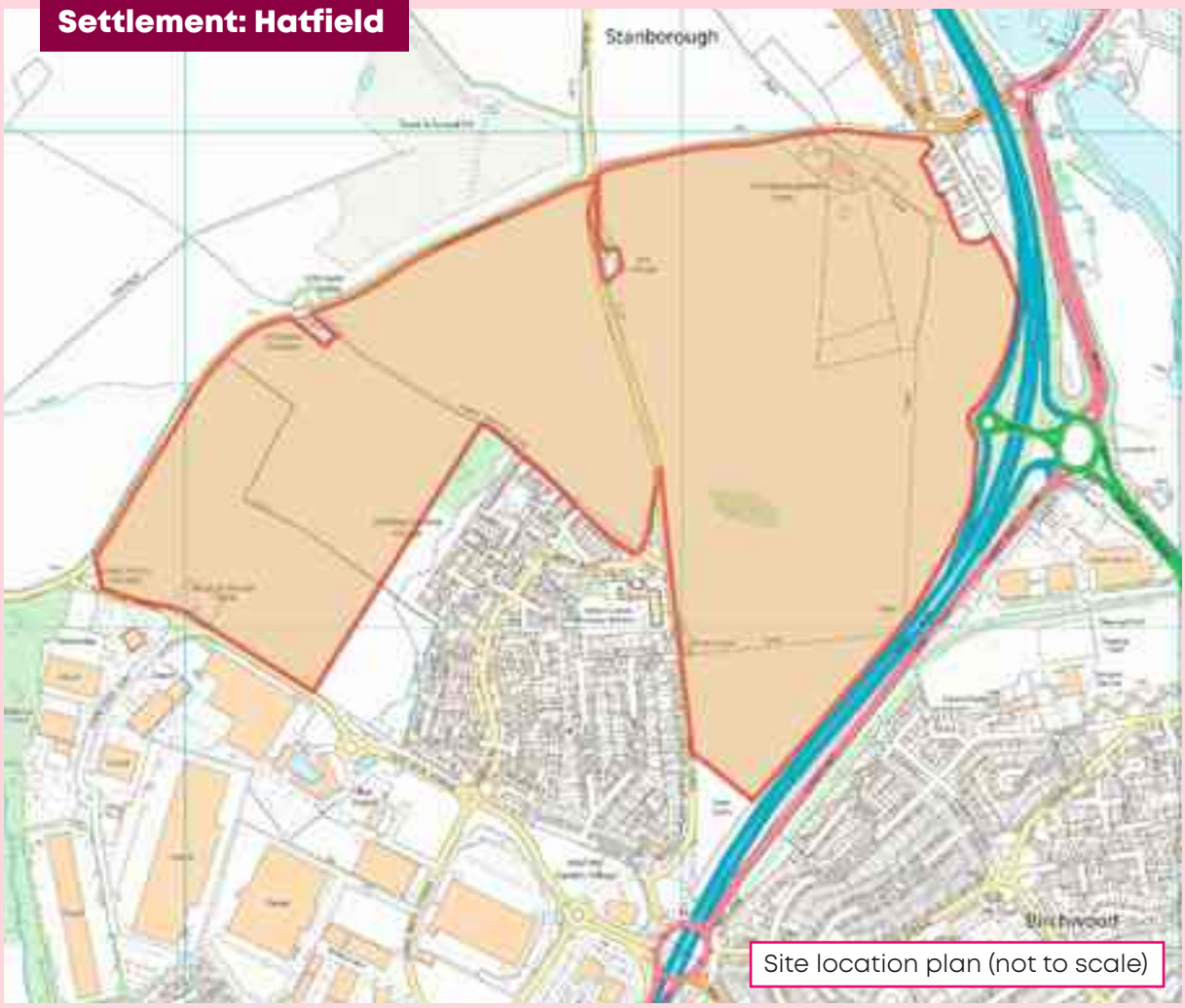
A new sustainable neighbourhood at North West Hatfield, alongside the regeneration and redevelopment of previously developed land across the town, will provide a wide range of homes to meet the needs of existing and future residents. New development will be supported by the timely delivery of schools, healthcare facilities, community facilities, transport improvements and green infrastructure.

Hatfield's role as one of Hertfordshire's principal centres for employment, innovation and higher education will be reinforced through investment in modern employment space, support for business growth and stronger connections between places of work, learning and living.

Together, these changes will create a greener, healthier and better connected Hatfield: a town that celebrates its heritage, embraces its New Town character, and provides opportunities for people to live, work, study and spend time in a place that is attractive, inclusive and sustainable.



Settlement: Hatfield



Site location plan (not to scale)

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North West Hatfield

Local Plan Site Ref: SA HAT1 | **HELAA Ref:** HAT1 | **Site Area (gross):** 131.31ha

Proposed land use: Residential led mixed-use including Class E uses and Class B uses.

Estimated Yield: 2,000 residential units, 27 Gypsy and Traveller Pitches

Timescale (completions): 0-15 years

Planning Designations:

- Part of the site is within Areas of Archaeological Significance and the site is adjacent to the Grade II listed building known as The Old Cottage.

Relevant Permissions: The Supplementary Planning Document (SPD) for North West Hatfield was adopted at the 4 March 2024 Cabinet meeting. It is a material consideration for Development Management purposes and should be read in conjunction with this allocation. Available at **www.welhat.gov.uk/planning-policy-guidance/masterplans-1**

Proposal:

- Residential-led mixed-use development planned comprehensively to create a new sustainable neighbourhood.
- Provision for housing for older people and serviced plots to contribute towards evidenced demand for self-build and custom housebuilding.
- Gypsy and Traveller provision sufficient to accommodate 27 pitches.
- A neighbourhood centre in an accessible location to meet the day-to-day retail needs of new residents.
- An employment area in a visible and accessible location in accordance with an up-to-date assessment of need.

Access and Movement

- The development must provide suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including measures to address impacts on Coopers Green Lane, Green Lanes, the A1001 and locations at or around Junction 4 of the A1(M).
- Where required to mitigate development impacts, off-site highway works must include a new or improved pedestrian and cycle crossing of the A1(M), either as a footbridge or underpass.
- Sustainable transport measures, including improved pedestrian links, cycle paths, passenger transport and community transport initiatives.
- Retention of public right of way 34 and 37. Opportunity to help deliver Right of Way Improvement Plan 5,205 and 5/148 objectives to improve bridleways in this area.

Infrastructure

- Substantial infrastructure investment will be required for wastewater infrastructure, including increased capacity at Mill Green STW. Liaison with Thames Water will be required.
- Community facilities and leisure facilities to be incorporated into the new neighbourhood centre.
- Provide publicly accessible open space that is integrated with the site's blue-green infrastructure and walking and cycling network, together with arrangements for its long-term management and maintenance, with an emphasis on contributing the Green Corridor objectives. Areas of Urban Open Land will be created within the site and will subsequently be designated as UOL for their protection.
- A new secondary school site of up to 8 forms of entry, with expansion potential to 10 forms of entry, and associated playing facilities east of Green Lanes. The site should be made available early in the build period.
- Provision of up to 5 forms of entry at primary school level, in the form of new schools and/or linked to the secondary school as an all-through school including safe access by walking, cycling, public transport and vehicles. The timing, transfer arrangements, servicing and any safeguarding period must be agreed with the education authority and set out in the phasing and infrastructure delivery strategy.
- Provision should be made to accommodate a GP surgery on this site, in coordination with the NHS, to meet growth arising in this area. The provision of this infrastructure will be afforded positive weight in the decision-taking process.
- All schools should provide for the dual use of facilities for community purposes.
- Necessary new utilities infrastructure, in particular upgrades to the local sewerage network and electricity supply network, and integrated communications infrastructure to facilitate home-working.
- Provide a C2 dwelling with up to three bedspaces, either within a single children's home or within a number of smaller homes, having regard to the need identified by the relevant public service provider at the time of application. Each developer-completed home should be transferred to Hertfordshire County Council, or its successor body, on a not-for-profit basis and secured through a planning obligation.

Flood Risk

- Flood Zone 1.
- Surface water flow routes and ponding are present through the western and central areas of the site, with smaller areas of surface water flood risk also identified within the wider site, including around existing and proposed drainage feature
- The developable area should be focused within areas at lowest flood risk, following a sequential approach to site layout. Areas at higher surface water flood risk should be kept free from built development and retained as open space, with opportunities for biodiversity enhancement, green infrastructure and drainage infrastructure.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required to demonstrate that the development will be safe for its lifetime, will not increase flood risk elsewhere and will provide safe access and egress. It should demonstrate how the restored post-minerals landform, the diverted Astwick Drain, existing ditches and new blue-green corridors will manage exceedance flows, provide strategic attenuation and deliver multi-functional SuDS in accordance with the adopted SPD.
- Sustainable drainage should respond to site topography, surface water flow paths and low points, and should be integrated with the site's green and blue infrastructure network.

Heritage Assets

- One listed building (The Old Cottage) and two areas of archaeological significance (AAS 12 and 52) within the site.
- Conservation and, where appropriate, enhancement of heritage assets and their settings, in particular the setting of Old Cottage, through careful masterplanning and appropriate mitigation measures
- Development proposals should be informed by an up-to-date Heritage Impact Assessment, assessing designated and non-designated heritage assets, including the significance and setting of The Old Cottage and the Areas of Archaeological Significance. Proposals should demonstrate how buffers, layout, building scale, landscape treatment and any necessary archaeological evaluation or mitigation have been incorporated, and how any less than substantial harm has been avoided, minimised or mitigated.

Health

- Community facilities should include healthcare and leisure facilities to support the needs of new residents.
- A site-wide approach to noise, air quality and construction impacts should be agreed, particularly for the A1(M) edge and Phase 1, including landscape-led acoustic mitigation, building orientation and ventilation strategies where required, and construction measures to minimise dust and avoid inappropriate routing through residential areas.
- The design of the neighbourhood should support healthy lifestyles by securing walkable access to local centres, schools, play, recreation, allotments/community orchards and active travel routes, with school and community sports facilities made available for wider community use where appropriate.

Natural Environment

- Formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments and community orchards.
- Open spaces will contribute to wider ecological networks, including a strategic green infrastructure corridor from St Albans through to Hertford.
- Spaces should be accessible to both new and existing communities and provide north-south and east-west connections, including upgraded routes for walkers and cyclists.
- Spaces should provide safe routes for wildlife, protect and enhance wildlife assets, and balance recreation and nature by providing suitable animal habitats and undisturbed areas.
- Development should seek opportunities to align habitat creation and enhancement with the Hertfordshire Local Nature Recovery Strategy, particularly mapped priorities.

- Existing veteran trees, mature trees, hedgerows, the small woodland east of Green Lanes and ditch networks should be retained, buffered and integrated into the green infrastructure network wherever practicable, with updated ecological surveys, species surveys and a biodiversity net gain assessment submitted at application stage.
- Green and blue infrastructure should be delivered as a connected hierarchy of strategic corridors, local green connectors, retained grassland/meadow, SuDS, play spaces and recreational areas, balancing public access with undisturbed habitat areas and providing functional links to Hatfield Garden Village, Ellenbrook Fields, Stanborough Park and the wider Welwyn Hatfield Green Corridor.

Design, Layout and Masterplanning

- A masterplan setting out the quantum and distribution of land uses, access, sustainable design and layout principles has been agreed by the Council, working with the landowners and other key stakeholders.
- Landscaping and planting should be provided as part of the site-wide approach.
- The developer must demonstrate that the extent of any mineral that may be present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered, including assessment of the depth and quality of mineral and an appraisal of the consequential viability for prior extraction without prejudicing housing delivery within the plan period.
- Phasing and infrastructure delivery should be coordinated with the minerals extraction and restoration programme, with development brought forward only where restored ground levels, drainage, access, utilities, open space and mitigation measures are capable of supporting that phase without prejudicing comprehensive delivery of the allocation.
- Development should demonstrate how existing utilities, easements, water and gas mains, telecommunications infrastructure and any required network reinforcement have been safeguarded, diverted or incorporated into open space and infrastructure corridors without compromising place-making or long-term maintenance access.
- The site will be planned comprehensively to create a new sustainable neighbourhood incorporating principles of high-quality design.
- In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the Masterplan and must not prejudice implementation of development of the site as a whole.
- Delivery of the allocation should be supported by a site-wide phasing and infrastructure delivery strategy that demonstrates how housing, employment, education, health, transport, utilities, green infrastructure, flood risk mitigation and minerals restoration will be coordinated across the whole site.

Settlement: Hatfield



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Land at South Way

Local Plan Site Ref: SA HAT2 | **HELAA Ref:** HAT11 | **Site Area (gross):** 5.76ha

Proposed land use: Residential and two from entry new primary school.

Estimated Yield: 120 residential units | **Timescale (completions):** 0-5 years

Planning Designations: Adjacent Local Wildlife Site.

Relevant Permissions: Outline planning permission has been granted for the development of the site (application reference 6/2023/1532/OUTLINE).

Proposal: Outline planning permission for up to 120 homes and a two form entry primary school, with associated access, open space, landscaping, drainage and infrastructure.

Access and Movement

- Upgrade the South Way site access to serve the residential development and primary school while maintaining access to the cemetery.
- Provide a safe pedestrian and cycle crossing of South Way, including any associated bus stop relocation and shelter improvements required to support access to local services.
- Provide access to the school through the housing allocation from South Way.
- Retain and enhance existing Public Rights of Way through the site, including appropriate easements and connections to new routes.
- There is a restricted byway North Mymms 023 across the site. Opportunity to help deliver Right of Way Improvement Plan 5/397 and 5/399 upgrades linked to the wider improvements around Dellsome Lane to the south.
- Provide new walking and cycling links connecting the development, school, open space, Bunchleys Village Green, the cemetery, Welham Green and National Cycle Route 12.
- Secure residential and school travel planning measures to encourage walking, cycling and public transport use and reduce reliance on private car travel.

Infrastructure

- Provide land for a new two form entry primary school, including associated playing fields, to meet needs arising from the development and wider Hatfield growth.
- Secure necessary waste water infrastructure and connection arrangements, including liaison with Thames Water and any required approvals before connection.
- Deliver open space, play provision and strategic green infrastructure, with long-term management and maintenance arrangements.

Flood Risk

- Development should incorporate a comprehensive Sustainable Drainage System (SuDS) strategy, including attenuation features and surface water management measures.
- Site levels and layout should ensure overland flow routes are directed away from built development and managed through the drainage network.
- Development should be designed so that flood risk is not increased on-site or elsewhere.
- Long-term management and maintenance arrangements for drainage infrastructure should be secured.

Heritage Assets

- Development proposals should demonstrate that the significance and setting of designated heritage assets, including Hatfield House and the Hatfield House Registered Park and Garden, are preserved or enhanced.
- Building heights, layout, roofscape and landscape design should be informed by heritage assessment, including relevant views associated with Hatfield House, and should avoid harm to the significance of heritage assets.
- Archaeological interest should be assessed and, where necessary, appropriately investigated, recorded and mitigated before or during development.

Health

- Provide accessible open space, play facilities and walking and cycling connections that support healthy lifestyles, active travel and informal recreation for new and existing communities.
- Incorporate appropriate mitigation to address air quality and noise impacts associated with South Way and the A1(M), including detailed acoustic mitigation at reserved matters stage where required.
- Ensure the primary school and residential areas are designed to provide safe, attractive and convenient access by walking, cycling and public transport.

Natural Environment

- The site lies within a Water End SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.

- Mitigate impacts on the adjacent Local Wildlife Site, through sensitive design, construction practices and appropriate buffers.
- Retain, protect and enhance mature trees, hedgerows and green corridors wherever possible, including habitats used by bats, breeding birds and other protected species.
- Provide appropriate protected species mitigation, including for bats, great crested newts and breeding birds, informed by up-to-date survey work before development commences.
- Deliver habitat creation and enhancement, including grassland, woodland, native planting and treeline improvements.
- Secure long-term ecological and landscape management to maintain habitat connectivity and biodiversity enhancements.

Design, Layout and Masterplanning

- Follow a masterplan-led approach that integrates housing, the primary school, open space, drainage, landscape, green infrastructure and movement networks within a coherent design framework.
- Respond sensitively to the site's elevated position, rural edge character and wider Green Belt and landscape setting, including by locating built development within the less visually sensitive northern part of the site.
- Limit building heights to a scale appropriate to the site's setting, with taller or more visually prominent forms avoided unless fully justified through detailed design and landscape assessment.
- Protect existing trees and hedgerows wherever possible and provide substantial new native planting along the western boundary, southern boundary and ridgeline to create a robust landscape framework and defensible Green Belt boundary.
- Provide a strong transition to the countryside through structural planting, open space, green corridors and a landscaped ridgeline path.
- Ensure residential layout, density, appearance and amenity space are appropriate to the site context and provide an integrated mix of market and affordable housing.
- Design the relationship with the cemetery sensitively, including appropriate separation, landscape buffering and treatment of adjoining edges.

Settlement: Hatfield



Site location plan (not to scale)

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L Kahn Manufacturing, Wellfield Road

Local Plan Site Ref: SA HAT3 | **HELAA Ref:** HE23 | **Site Area (gross):** 0.88ha

Proposed land use: Residential

Estimated Yield: 62 residential units | **Timescale (completions):** 5-10 years

Planning Designations: Adjacent to Urban Open Land

Relevant Permissions: None

Proposal: Redevelopment to provide a new residential development, integrated into the wider neighbourhood.

Access and Movement

- The site has existing access points to Wellfield Road, potential need for junction improvements on Wellfield Road to facilitate increased traffic flow.

Infrastructure

- Waste water infrastructure upgrades are likely to be needed, early engagement with Thames Water required.

Flood Risk

- The site is in Flood Zone 1 of fluvial flooding, any surface water flood risk should be addressed through the utilization of SuDs or other measures as agreed with the Lead Local Flood Authority.

Heritage Assets

- None in the vicinity.

Health

- Traffic noise from Wellfield Road could be noticeable on parts of the site, noise mitigation through design and submission of a noise assessment required.
- Because of the site's current use, there is a likelihood of some ground contamination, which will require investigation and mitigation.

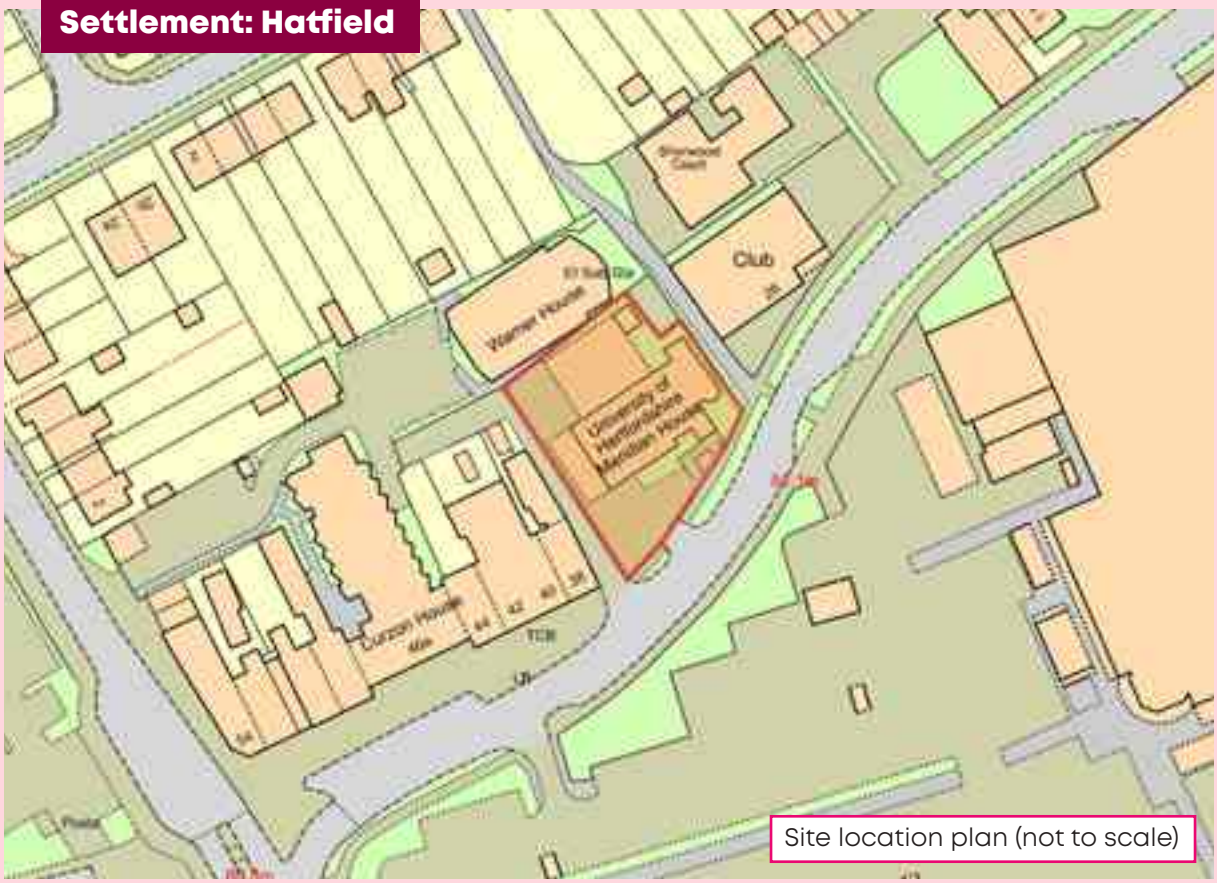
Natural Environment

- There is no record of any significant wildlife presence on site, but because demolition is likely to be required, Herts Ecology should be consulted regarding the presence of bats.

Design, Layout and Masterplanning

- Development around the site is mostly 3-storey, although there is some lower-height development to the north-east. Careful design will be required to minimise impacts on neighbouring amenity.

Settlement: Hatfield



Site location plan (not to scale)

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Meridian House, The Common

Local Plan Site Ref: SA HAT4 | **HELAA Ref:** HC11 | **Site Area (gross):** 0.10ha

Proposed land use: Residential and 200sqm Class E / Community uses

Estimated Yield: 17 residential units | **Timescale (completions):** 0-5 years

Planning Designations: Hatfield Town Centre

Relevant Permissions: None

Proposal: Conversion or redevelopment of the site to provide new residential accommodation (Use Class C3) on upper floors with class E or appropraite community uses at ground floor level.

Access and Movement

- Access from The Common or as otherwise agreed by the Highway Authority
- As the site is in a highly accessible town centre location, can parking should be minimised.

Infrastructure

- Community uses will be supported at ground floor level as an alternative to Class E premises.

Flood Risk

- Flood Zone 1
- Any surface water flood risk to managed by SuDs and be accompanied by a drainage strategy.

Heritage Assets

- None in the vicinity.

Health

- A noise survey and report may be required at application stage due to proximity to Town Centre uses, appropriate design and noise mitigation required
- The layout of residential flats should ensure that odours from adjacent businesses can be mitigated against.

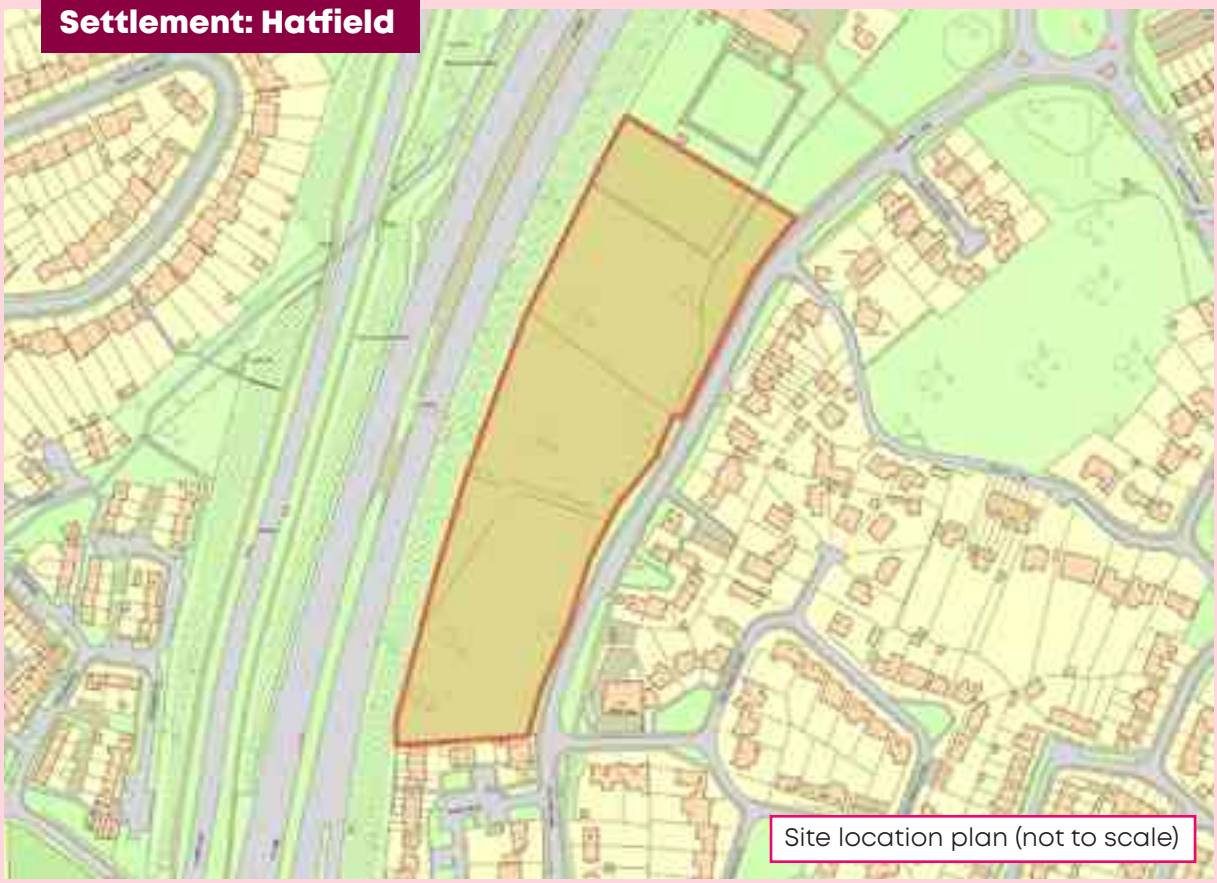
Natural Environment

- The retention of mature trees fronting The Common should inform any redevelopment of the site
- Opportunities to provide a green roof or landscaped biodiverse communal roof amenity space will be supported.

Design, Layout and Masterplanning

- Dual aspect flats will be sought where possible.
- Private amenity space should be provided through balconies, with winter garden balconies fronting onto The Common to mitigate traffic and commercial noise impacts.
- Heights of up to 4 stories are appropriate, higher densities and heights must be informed by both likely impacts on overshadowing and daylight/sunlight to neighbouring residential uses, and should be informed by a Heritage Impact Assessment if the development would be visible from Grade 1 Listed Hatfield House.

Settlement: Hatfield



Site location plan (not to scale)

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College Lane

Local Plan Site Ref: SA HAT5 | **HELAA Ref:** HSW94 | **Site Area (gross):** 2.41ha

Proposed land use: Residential | **Timescale (completions):** 0-10 years

Estimated Yield: 115 residential units (Use Class C3)

Planning Designations: Part Urban Open Land (176)

Relevant Permissions: None

Proposal: Residential development of around 115 dwellings (Use Class C3) on land at College Laneto provide a new residential extension to hatfield, incorporating both improved urban open land, and new public open space.

Access and Movement

- Primary and secondary access to the site to be secured from College Lane for vehicles, cyclists and pedestrians.
- Retain Public Right of Way (Footpath 029) on an attractive, safe and overlooked alignment, enhance its surface and accessibility where appropriate, and connect it to the development's walking and cycling network without obstructing or diminishing its legal status.

Infrastructure

- Wastewater network modelling and upgrades needed to accommodate the scale of development; liaison with Thames Water is necessary. The phasing and infrastructure delivery strategy must identify the necessary works and completion triggers so that occupation does not outpace available capacity.

Flood Risk

- Flood Zone 1 (low probability of flooding from rivers).
- Surface Water flood risk affects part of the site: 3% 1:30yr; 15% 1:100yr; 36% 1:1,000yr.
- Submit a site-specific flood risk assessment and drainage strategy which locates development in areas of lowest flood risk, preserves safe access and egress, avoids increasing flood risk elsewhere.
- SuDS for surface run-off from roads, car parking and public or amenity areas should be suitably designed and the requisite number of treatment stages provided to prevent the pollution of groundwater.

Heritage Assets

- An Archaeological Assessment should be submitted as the site has potential to include heritage assets with archaeological interest.

Health

- An air quality survey and report may be required (proximity to A1(M)).
- An acoustic buffer and sensitive design to mitigate against noise pollution to habitable rooms may be required.

Natural Environment

- Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees / reptiles in rough vegetation).
- Light spill on adjacent trees/woody habitats and retained trees on site should be avoided.
- Area of Urban Open Land to be retained and enhanced through new landscaping and open space.
- Provide publicly accessible open space that is integrated with the site's blue-green infrastructure and walking and cycling network, together with arrangements for its long-term management and maintenance.
- Site lies within a Groundwater Inner Source Protection Zone (SPZ2 – vulnerable to pollution). Ground investigations may be required to ensure no impact on water source/supply.

Design, Layout and Masterplanning

- Measures such as acoustic sound barrier/ habitable rooms facing College Lane, outdoor amenity space facing College lane to help achieve a satisfactory residential environment should be considered in the design and layout of the scheme.
- It is considered that the western part of the site would be more suitable for any communal parking areas.

Settlement: Hatfield



Site location plan (not to scale)

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Hatfield Town Centre

Local Plan Site Ref: SA HAT6 | **HELAA Ref:** HEL-90 | **Site Area (gross):** 9.25ha

Proposed land use: Residential-led mixed-use town centre regeneration, including residential, retail, commercial, community, leisure, parking, public realm and active travel improvements.

Estimated Yield: Approximately 300 residential units, to be refined through masterplanning.

Timescale (completions): 6 to 10 years from plan adoption, with detailed phasing to be informed by masterplanning, land assembly, infrastructure requirements and individual development proposals.

Planning Designations:

- Located within Hatfield Town Centre
- Located within the Core Retail Zone
- Includes an existing Anchor Store

Relevant Permissions: Various planning permissions relate to the existing use and operation of the site and surrounding town centre area.

Proposal:

- The comprehensive, mixed-use regeneration of Hatfield Town Centre, focused on making more efficient use of under-utilised land, surface-level car parking and large-format retail blocks, including land associated with Asda, to create a more coherent, legible and better-connected town centre. Development should provide active town centre uses at ground floor level, including retail, leisure, food and drink and other appropriate town centre uses, with opportunities for office and flatted residential development above where this would support vitality, viability and good design.
- Development will be guided by the Hatfield Town Centre Masterplan, once adopted by the Council, which will identify appropriate development parcels, land uses, density, height, access arrangements, public realm improvements, infrastructure requirements, phasing and the relationship between retained, re-provided and new town centre uses.
- Opportunity parcels may include the redevelopment or more efficient use of surface-level car parking and other under-utilised land, including land associated with Asda, subject to the retention or re-provision of an anchor foodstore, appropriate servicing arrangements and a town centre parking strategy that secures suitable replacement parking where required, including through basement, podium or other efficient forms of provision.
- The allocation is intended to support a flexible, masterplan-led approach rather than identify a single fixed development parcel. This will allow the Council, landowners and other stakeholders to consider how different parts of the town centre can contribute to regeneration, housing delivery, improved public realm, active travel, better connectivity and a more attractive town centre environment.

Access and Movement

- Create a clearer, safer and more legible network of streets and pedestrian routes through the town centre, including improved east-west and north-south connections between Queensway, The Common, the core retail area, bus stops, surrounding residential areas and nearby community and leisure facilities.
- Deliver enhanced cycling infrastructure and secure cycle parking.
- Improve accessibility to public transport, including nearby bus stops on Queensway and The Common, key bus routes serving Hatfield and surrounding settlements, and walking and cycling connections towards Hatfield railway station.
- Create attractive, safe and inclusive public spaces and walking routes.
- Support reduced reliance on the private car through sustainable transport measures.

Infrastructure

- Ensure utility, digital, water supply, wastewater and other infrastructure is planned and delivered alongside development, including any modelling, upgrades or phasing required by relevant infrastructure providers.
- Support improvements to town centre services and community facilities.
- Provision should be made to accommodate a new GP surgery on this site, in coordination with the NHS, where this is necessary to meet growth arising in the area. The provision of this infrastructure will be afforded positive weight in the decision-taking process.

Flood Risk

- Flood Zone 1, with localised surface water flood risk identified in parts of the site and wider town centre area.
- Manage surface water flood risk through sustainable drainage solutions, supported by a site-specific Flood Risk Assessment and Drainage Strategy that demonstrate safe access and egress, provide betterment where feasible and ensure development does not increase flood risk elsewhere.

Heritage Assets

- Conserve and enhance the significance of heritage assets and their settings.
- Ensure building height, scale and massing respond appropriately to views from Hatfield House Park and Garden and avoid harm to the significance of designated heritage assets, including through proportionate townscape, visual and heritage assessment.
- Deliver high quality design that respects Hatfield's historic character and local distinctiveness.
- Heritage Impact Assessment will be required.

Health

- Create a walkable town centre that encourages active lifestyles.
- Improve access to healthcare, community and wellbeing facilities.
- Deliver high-quality public spaces that support health and wellbeing.
- Promote healthy and inclusive neighbourhoods for all ages.
- Ensure residential and other noise-sensitive uses are designed to provide a healthy internal and external environment, supported by a noise assessment and good acoustic design that address surrounding town centre uses, traffic noise, retained or replacement supermarket operations and the agent of change principle.

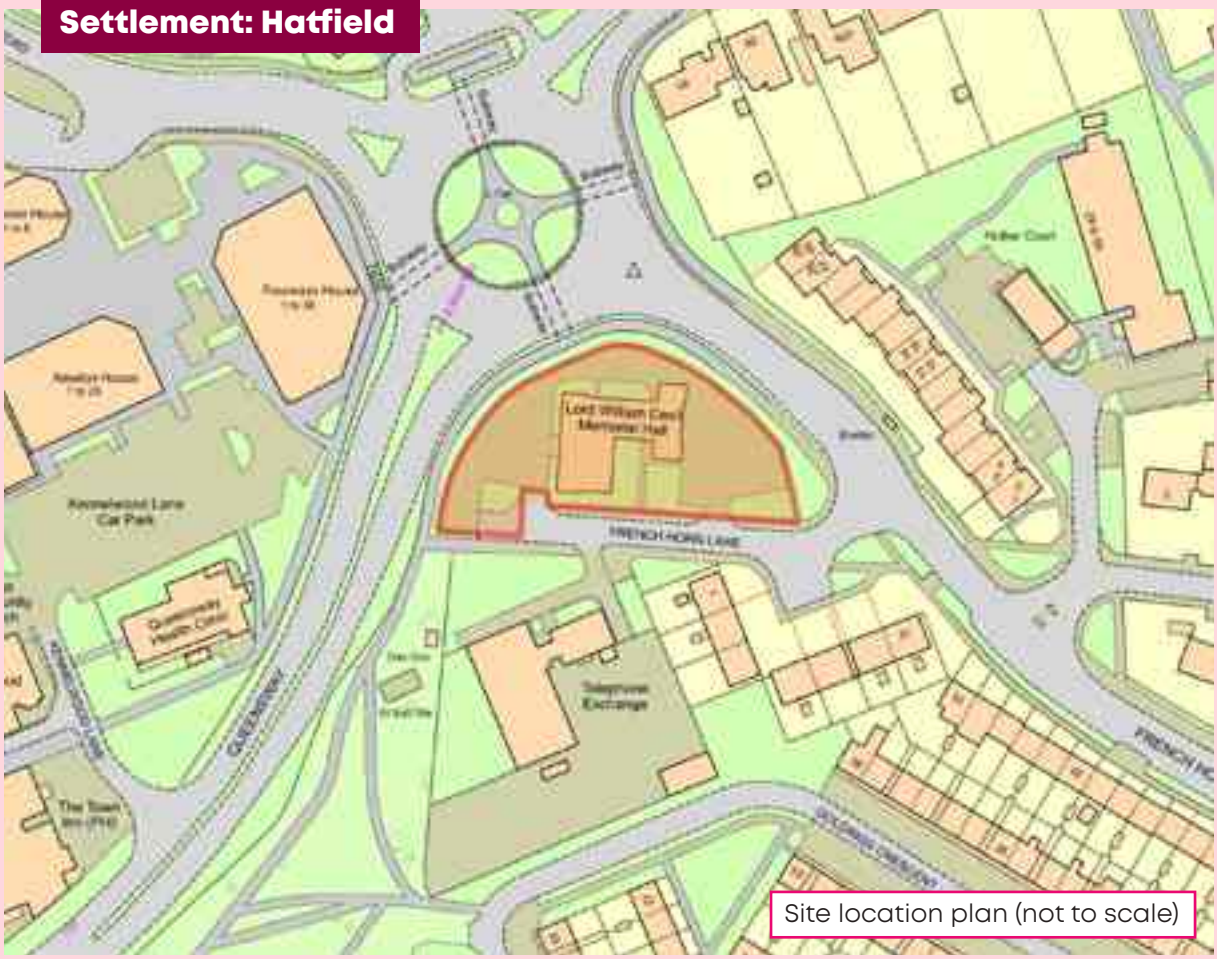
Natural Environment

- Increase urban greening, tree planting and biodiversity within the town centre.
- Incorporate green infrastructure throughout new development.
- Improve connections to existing green spaces and the wider green network.
- Deliver measurable biodiversity enhancements.

Design, Layout and Masterplanning

- Development will be guided by the Hatfield Town Centre Masterplan, once adopted by the Council, which will identify appropriate development parcels, land uses, density, height, access arrangements, public realm improvements, infrastructure requirements, phasing and the relationship between retained, re-provided and new town centre uses.
- Deliver a comprehensive and coordinated approach to town centre regeneration.
- Create a legible, attractive and well-connected town centre environment.
- Ensure development is design-led and creates a strong sense of place.
- Integrate a mix of homes, employment, retail, leisure and community uses.
- Create active frontages, well-overlooked public spaces and a finer-grained pattern of streets and development blocks that help integrate large-format retail, parking and residential uses into a coherent town centre environment.

Settlement: Hatfield



Site location plan (not to scale)

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Lord William Cecil Memorial Hall

Local Plan Site Ref: SA HAT7 | **HELAA Ref:** HEL-79 | **Site Area (gross):** 0.21ha

Proposed land use: Mixed use – community use on ground floor, residential (Class C3) above

Estimated Yield: 20 dwellings | **Timescale (completions):** Within 5 years of plan adoption

Planning Designations: Hatfield Town Centre

Relevant Permissions: None

Proposal: The site is allocated for a mixed-use development which retains or re-provides an appropriate community use at ground-floor level and provides residential accommodation above. Development should make effective use of this accessible town centre location while responding positively to the site's relationship with nearby residential properties, existing trees, heritage assets and the public realm.

Access and Movement

- Vehicular and pedestrian access should be taken from French Horn Lane, unless an alternative arrangement is agreed with the Highway Authority. Development should also investigate and, where necessary and proportionate, deliver improvements to French Horn Lane to improve pedestrian and cycle movement, including opportunities to enhance footways, cycle links, lighting and the quality of the public realm.

Infrastructure

- Affinity Water infrastructure is located within the site. Development proposals should be informed by early liaison with Affinity Water and should demonstrate that the layout, construction approach and any required ground investigations would avoid unacceptable impacts on water infrastructure, water supply and source protection.

Flood Risk

- Flood Zone 1.
- Surface Water Flood Risk – Low risk surface water ponding on site. Low to high surface water risk to the south of the red line boundary.
- A site-specific Drainage Strategy will be required and should address surface water management, safe access and egress, exceedance routing and any implications of the site's location within the Hatfield and Roe Green surface water management hotspot.

Heritage Assets

- The Grade II listed Church of St Luke (NHLE 1101002) is located to the north of the site.
- To the east of the site are Hatfield Conservation Area, the Grade I listed Hatfield House and the Grade I Registered Park and Garden of Hatfield House (NHLE 1000343).
- Development should be of a height, scale and massing that responds appropriately to the site's town centre location while avoiding unacceptable impacts on the setting of designated heritage assets, including the Church of St Luke, Hatfield Conservation Area, Hatfield House and the Registered Park and Garden of Hatfield House. The design approach should be informed by proportionate heritage assessment, including relevant views where necessary.

Health

- A noise impact assessment should be submitted to assess road traffic noise and identify any necessary mitigation. The design should incorporate good acoustic design from the outset, including layout, orientation, building fabric and ventilation measures where required.

Natural Environment

- A Preliminary Ecological Appraisal and Preliminary Roost Assessment should be submitted where required, with any necessary protected-species mitigation secured through the design and delivery of the scheme.
- A tree survey, arboricultural impact assessment and, where required, tree protection measures should inform the site layout, including appropriate buffers between retained trees, private amenity space and dwellings.
- Development should have regard to the Hertfordshire Local Nature Recovery Strategy. The site lies within an Area that Could Become of Importance for Biodiversity and provides an opportunity, where feasible, to align with mapped priorities, including measures that support the restoration of swift populations.

Design, Layout and Masterplanning

- No site-specific masterplan is required, but development should be supported by a coherent design and access statement that demonstrates how the proposal responds to the site's constraints, opportunities and town centre context.
- The design, scale and layout of any scheme should consider existing trees around the site and the setting of the Listed Building (St Luke's Church) and any potential wider heritage impacts (Hatfield House and RPG).
- An appropriate buffer between trees and private amenity and dwelling space should be provided.
- Development should respond to the scale, character and amenity of surrounding development, including the relationship with single-storey bungalows to the south and two-storey residential properties to the east, while making effective use of the site's town centre location.
- Any mitigation required in relation to protected species should be informed by the relevant ecological surveys and secured through the detailed design and implementation of the development.

Settlement: Hatfield



Site location plan (not to scale)

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New Barnfield

Local Plan Site Ref: SA HAT8 | **HELAA Ref:** HEL-31 | **Site Area (gross):** 5.22ha

Proposed land use: E(g)(iii), B2 and B8 employment use

Estimated Yield: 11,309sqm | **Timescale (completions):** Within 5 years of plan adoption

Planning Designations: None

Relevant Permissions: None related to the proposed use

Proposal: Redevelopment of the former school site for modern business and employment-generating uses, providing E(g)(iii), B2 and B8 floorspace as an extension to the established employment area at Travellers Lane.

Access and Movement

- The site benefits from an existing access onto Travellers Lane, which includes pedestrian provision.
- Development will need to demonstrate safe and suitable access for all modes, including any necessary improvements to the existing access, active travel links, lighting, route quality, crossing provision and connections to nearby bus services, with particular regard to the adjacent Links Academy School and the need to reduce reliance on private car travel.

Infrastructure

- The site is served by Maple Lodge Sewerage Treatment Works. Thames Water is aware of capacity concerns and a scheme is planned to address future growth, but wastewater network modelling and any necessary upgrades may be required before development is occupied.
- The site also lies within Groundwater Source Protection Zone 1 and may require additional investigation and mitigation at planning application stage to ensure there is no unacceptable impact on drinking water.

Flood Risk

- The site lies within Flood Zone 1, but parts of the red line site are affected by low to high surface water ponding and a surface water flow path, including in the vicinity of the potential access.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, including application of the sequential approach within the site layout and demonstration of safe access and egress.

Heritage Assets

- The Grade I Hatfield House Registered Park and Garden lies to the east of the site, with Milward's Park forming the closest part of the Registered Park and Garden. Development should be designed so that new built form does not become more visually prominent or intrusive than the existing development, with particular regard to height, scale, massing, layout, landscaping and views from the Registered Park and Garden.
- Archaeological assessment, including geophysical survey and trial trenching, will also be required because of the site's location adjacent to a possible moated site.

Health

- Industrial noise from units to the east is not expected to preclude commercial employment uses, but noise impacts should be assessed as part of the detailed design and layout of the development where necessary.
- A contaminated land desk-based assessment, and any subsequent investigation or remediation required, should be undertaken at planning application stage given the previous use of the site.

Natural Environment

- The site lies within an SSSI Impact Risk Zone and Natural England should be consulted at planning application stage where required.
- Development should be informed by a Preliminary Ecological Appraisal, trees and hedgerow survey, and any necessary protected species surveys, including consideration of great crested newts, reptiles, nesting birds, mammals and bats.
- The layout should provide appropriate buffers to the adjacent woodland and Local Wildlife Site, protect important hedgerows and trees, and deliver biodiversity net gain in a way that responds to the Hertfordshire Local Nature Recovery Strategy priorities for woodland, scrub and neutral grassland.

Design, Layout and Masterplanning

- Careful consideration to the height, scale, and massing of any future redevelopment to ensure it does not become visually prominent or intrusive within the setting of the Registered Park and Garden of Hatfield House.
- Consideration should be given to opportunities to enhance existing active travel infrastructure in the vicinity of the site, including the cycle route either side of the access and potential crossing improvements. Meaningful targets should be linked to the development's trip generation and aimed at reducing reliance on private car travel over time.

Site Allocations in Tier 2 Settlements

Large Villages of the Borough

The borough's large villages will continue to play an important role in delivering sustainable growth beyond Welwyn Garden City and Hatfield, supporting thriving communities that retain their individual character, identity and sense of place. New development will help meet local housing needs, support local services and facilities, and provide opportunities for people to remain within the communities in which they live, work and have family connections.

The large villages will continue to benefit from their strong communities, attractive environments, valuable heritage assets and access to public transport, employment, education and nearby centres. Growth will be directed to locations that are capable of supporting sustainable patterns of development, making effective use of existing infrastructure and services whilst recognising the distinct role and characteristics of each settlement.

Development will be accompanied by the infrastructure, services and environmental improvements necessary to support healthy and resilient communities, including improvements to walking, cycling and public transport networks, education and healthcare provision, community facilities, green infrastructure and biodiversity. New development will contribute positively to the quality of the built and natural environment, helping to strengthen local character and enhance environmental quality.

The spatial strategy seeks to maintain and enhance the individual identity of each village whilst respecting their landscape setting, heritage significance and environmental assets. Together, the large villages will continue to provide attractive, sustainable and well-connected places to live, work and visit, contributing to the borough's long-term social, economic and environmental prosperity.



Settlement: Brookmans Park



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Land West of Golf Club Road

Local Plan Site Ref: SA BRP1 | **HELAA Ref:** BrP13 | **Site Area (gross):** 0.69ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 14 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated as site HS21 in the adopted Welwyn Hatfield Local Plan.

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2023/1221/OUTLINE).

Proposal: Residential development for approximately 14 dwellings, with access from Golf Club Road and associated pedestrian, cycle, landscaping, drainage and infrastructure works.

Access and Movement

- Provide safe vehicular access from Golf Club Road, with the detailed access arrangement designed to maintain highway safety.
- Provide pedestrian improvements along the site frontage, including a continuous footway or equivalent safe pedestrian route.
- Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Club Road, including appropriate traffic calming, signage and junction safety measures where necessary.

Flood Risk

- Site lies within Flood Zone 1.
- Prepare a site-specific drainage strategy to manage surface water runoff, protect groundwater and incorporate appropriate sustainable drainage systems as part of the landscape and open space strategy.

Heritage Assets

- No listed buildings are identified on or immediately adjacent to the site.

Health

- Assess and mitigate any potential noise or amenity impacts arising from the relationship between the site, Golf Club Road, adjoining residential properties and nearby school and recreation use
- Ensure all dwellings provide a good standard of residential amenity, including usable private amenity space and appropriate outlook, privacy and separation distances.

Natural Environment

- Retain and protect existing woodland, mature trees and boundary planting within and adjoining the site wherever possible.
- Provide a robust landscape strategy using appropriate native species, particularly along the northern and western boundaries, to secure a soft transition to the golf course and wider Green Belt setting.
- Provide ecological enhancement, having regard to the site's wooded character and any updated ecological survey.
- Update protected species surveys and provide any necessary mitigation prior to development, where required by the age, scope or findings of the existing ecological evidence.

Design, Layout and Masterplanning

- The layout should deliver approximately 14 dwellings while retaining the site's landscaped setting, avoiding overdevelopment and maintaining an appropriate transition to the adjoining golf course and wider Green Belt.
- Building heights should generally not exceed two storeys and should respect the scale, grain and residential character of adjoining development.
- Design should respond to the suburban character of Brookmans Avenue and the semi-rural character of Golf Club Road through appropriate siting, spacing, ridge and eaves variation, boundary treatment and high-quality materials that reflect the local palette, including brick and tile finishes while allowing for a coherent but varied architectural approach.
- Development should safeguard the amenity of neighbouring occupiers, including properties on Brookmans Avenue, through appropriate separation, privacy, outlook and landscape buffers.

Settlement: Brookmans Park



Site location plan (not to scale)

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Land East of Golf Club Road

Local Plan Site Ref: SA BRP2 | **HELAA Ref:** BrP14 | **Site Area (gross):** 0.52ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 10 | **Timescale (completions):** 0-5 years

Planning Designations: Allocated site HS23 in the adopted Welwyn Hatfield Local Plan.

Relevant Permissions: None

Proposal: Residential development for approximately 10 dwellings, with access from Golf Club Road and associated pedestrian, cycle, landscaping, drainage and infrastructure works.

Access and Movement

- Provide safe vehicular access from Golf Club Road, with the detailed access arrangement designed to maintain highway safety.
- Provide pedestrian improvements along the site frontage, including a continuous footway or equivalent safe pedestrian route.
- Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Club Road and at the St George's Wood Road junction.

Infrastructure

- Secure any necessary upgrades to wastewater infrastructure.

Flood Risk

- Site lies within Flood Zone 1.
- Prepare a site-specific drainage strategy to manage surface water runoff, protect groundwater and incorporate appropriate sustainable drainage systems.

Heritage Assets

- No listed buildings are identified on or immediately adjacent to the site.

Natural Environment

- Retain the protected tree and other notable trees of value within and adjoining the site wherever possible.
- Provide a robust landscape strategy using appropriate native species, particularly along the northern boundary and the interface with George's Wood Local Wildlife Site, to secure a soft transition to the wider Green Belt setting.
- Provide ecological enhancement and habitat creation, including opportunities for orchard planting where appropriate, having regard to the site's wooded character and relationship with George's Wood Local Wildlife Site.

Design, Layout and Masterplanning

- The layout should deliver approximately 10 dwellings while retaining the site's landscaped setting, avoiding overdevelopment and maintaining an appropriate transition to George's Wood Local Wildlife Site and the wider Green Belt.
- Enhance planting along the northern boundary of the site to provide a robust and defensible Green Belt boundary.
- Building heights should generally not exceed two storeys and should respect the scale, grain and residential character of adjoining development.
- Design should respond to the suburban character of Brookmans Park and the semi-rural character of Golf Club Road through appropriate siting, spacing, ridge and eaves variation, boundary treatment and high-quality materials that reflect the local palette, while allowing for a coherent but varied architectural approach.
- Development should safeguard the amenity of neighbouring occupiers through appropriate separation, privacy, outlook and landscape buffers.

Settlement: Brookmans Park



Site location plan (not to scale)

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Land West of Brookmans Park Station

Local Plan Site Ref: SA BRP3 | **HELAA Ref:** BrP4/4a | **Site Area (gross):** 18.24ha

Proposed land use: Residential development, together with a serviced site for a two-form-entry primary school, public open space, green and blue infrastructure and associated transport and other infrastructure.

Estimated Yield: 430 dwellings | **Timescale (completions):** 0-10 years

Planning Designations: Allocated as Site HS22 in the adopted Welwyn Hatfield Local Plan 2016–2036. The Strategic Framework for Land west of Brookmans Park Railway Station was approved by the Executive Member for Planning on 26 November 2024 and is a material consideration in the determination of planning applications.

Relevant Permissions: Planning application 6/2026/0125/MAJ is currently under consideration. It is a hybrid planning application comprising:

- full planning permission for 437 dwellings, access, landscaping, public open space, play provision, sustainable drainage, utilities and parking;
- full planning permission for a pedestrian and cycle bridge over the railway; and
- outline planning permission for a primary school of up to two forms of entry and associated works.

Proposal: Residential development of approximately 437 dwellings, together with a serviced site for a two-form-entry primary school, replacement pedestrian/cycle bridge over the railway, strategic green infrastructure, open space, play provision, sustainable drainage and associated access, movement and infrastructure works.

Access and Movement

- Realignment of Station Road will be required to provide safe access to the site.
- Create a landscape-led, permeable movement network that connects the site to Brookmans Park railway station, the village centre, existing public rights of way, Bradmore Lane, the Ray Brook corridor and the wider countryside.
- Prioritise walking, cycling and access to public transport through a clear hierarchy of routes, legible desire-line connections, safe crossings and convenient links to the station and village centre.
- Provide safe, direct and attractive pedestrian and cycle access to the primary school, avoiding unnecessary school-related vehicular traffic through residential neighbourhoods.
- Retain and integrate existing public rights of way and informal walking routes wherever practicable, with any diversions designed to maintain or improve connectivity, safety, accessibility and landscape quality.
- Provide appropriate emergency access and permeability through the site, while ensuring streets and routes are designed to support low vehicle speeds, natural surveillance and pedestrian priority.

Infrastructure

- Secure any necessary upgrades to wastewater infrastructure.
- Provide and safeguard a serviced site of approximately 2ha for a two-form-entry primary school.
- Ensure the school site is accessible by walking, cycling, public transport and private vehicle and is capable of functioning as a community facility.
- Safeguard access to existing utilities infrastructure, including the electricity substation and associated easements.
- The site lies within Groundwater Source Protection Zone 1.

Flood Risk

- The majority of the site lies within Flood Zone 1, with areas of higher flood risk associated with the Ray Brook corridor.
- Surface water runoff route runs north-south to the Ray Brook in the eastern area of the site and runoff pools alongside Bradmore Lane, and is shown to flow north into the adjacent field and overland flow route onwards to Station Road.
- Flood risk Assessment and Drainage Strategy required. Sequential approach to site layout and incorporate SuDS to address surface water flood risk to, within and from the site.
- Provide a comprehensive SuDS strategy integrated with the landscape design, using blue-green infrastructure, attenuation and biodiversity-enhancing features as part of the wider open space network.
- Keep built development and more vulnerable uses away from the Ray Brook floodplain and other areas of higher flood risk, using these areas for landscape, biodiversity, drainage and informal recreation where appropriate.

- Existing watercourses and water bodies should be retained, protected and enhanced as part of the site's green infrastructure and drainage strategy.

Health

- Mitigate noise pollution from the railway. Noise assessment required.
- Provide a diverse range of accessible public open spaces, play spaces, natural play, walking loops and opportunities for informal recreation that support healthy lifestyles and social interaction.
- Design the development in accordance with healthy placemaking principles, including active travel, access to nature, inclusive open spaces and integration with the village centre and public transport.
- Ensure the primary school and associated open space are designed to support safe access, outdoor learning and potential wider community use.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- Site adjoins Brick Kiln Wood Local Wildlife site (WS144) and ancient woodland (1964); potential for habitat creation.
- Provide green infrastructure corridors along the Ray Brook and adjacent to Brick Kiln Wood, with at least a minimum 15m buffer to Brick Kiln Wood to avoid and mitigate any harm to the ecology of the ancient woodland.
- Protect and enhance the site's most important habitats, including Brick Kiln Wood, the Ray Brook corridor, existing water bodies, hedgerows, mature trees, areas of higher value grassland and mixed scrub.
- Maximise opportunities for habitat creation, strengthened ecological corridors, additional native tree and shrub planting, wetland/SuDS features and species-rich grassland.
- Use the southern green belt landscape as a biodiversity, natural play and landscape buffer, with development carefully set back from sensitive ecological and landscape features.
- Provide additional boundary planting where necessary to reinforce the rural character of Bradmore Lane, soften the school perimeter, screen sensitive edges and filter views while allowing selective views into the development.

Design, Layout and Masterplanning

- Development must be brought forward in accordance with a comprehensive site-wide masterplan.
- Proposals must demonstrate how they respond to the approved Strategic Framework for Land west of Brookmans Park Railway Station or any subsequent Council-approved replacement masterplan.
- Development proposals on part of the allocation must demonstrate that they will not prejudice the comprehensive delivery of the site, including the primary school, railway bridge, green infrastructure and other supporting infrastructure.
- Development should be landscape-led, with the layout informed by existing landscape features, ecology, topography, rights of way and movement patterns
- Proposals should demonstrate how they have responded to the approved Strategic Framework, including the Summary of Framework Principles and the character, movement, landscape and sustainability principles set out within it.
- Any replacement or updated masterplan must demonstrate an equal or better planning outcome than that envisaged by the approved Strategic Framework.

Settlement: Brookmans Park



Site location plan (not to scale)

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Land north of Bradmore Way

Local Plan Site Ref: SA BRP4 | **HELAA Ref:** HEL-38 | **Site Area (gross):** 7.99ha

Proposed land use: Residential

Estimated Yield: 150 | **Timescale (completions):** 0-10 years post adoption

Planning Designations:

- Adjacent Ancient Woodland
- Adjacent Local Wildlife Site (Peplin's Wood)

Relevant Permissions: None

Proposal: The site is allocated for residential development of approximately 150 homes to create a high-quality, landscape-led extension to Brookmans Park that responds positively to the site's edge of settlement location, adjoining woodland setting and relationship with the wider rural landscape.

Access and Movement

- Development must provide safe and suitable access from Bradmore Way for all modes of transport.
- Improvements should be made to walking routes, particularly at crossing points, to improve the attractiveness of walking to Brookmans Park village centre, the primary school, bus stops and railway station.
- Improvements should be sought to ensure cycling is an attractive choice for local journeys, having regard to the absence of dedicated cycling provision within the immediate vicinity of the site.

Infrastructure

- Thames Water are aware of capacity concerns at Maple Lodge Sewage Treatment Works and a scheme is planned to accommodate future growth. Liaison with Thames Water will be required.
- The site layout should take account of existing underground infrastructure, including gas pipeline and significant underground water infrastructure, and any easement, access, safety zone or diversion requirements identified through consultation with the relevant utility provider.

Flood Risk

- Flood Zone 1
- Areas of low to high surface water flood risk and ordinary watercourse flow paths affect parts of the site, particularly along the southern and western boundaries and in the south-eastern and north-eastern parts of the site. The site layout should apply a sequential approach within the site.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Safe access and egress in relation to flood risk must be demonstrated.
- Ordinary Watercourse Consent is likely to be required for works affecting the ordinary watercourse.

Heritage Assets

- Development should assess and respond to the site's relationship with nearby designated heritage assets, including the Grade I Registered Park and Garden of Hatfield House.
- A Heritage Impact Assessment will be required at planning application stage. The assessment must demonstrate how the height, scale and massing of development will avoid visual prominence or intrusion within the setting of the Grade I Registered Park and Garden of Hatfield House, including Milward's Park, and ensure the site remains a neutral contributor to its setting and significance.
- Development should have regard to the adjoining unregistered historic park and garden at Skimpans Farm, recognising the intervening role of Peplin's Wood.
- An Archaeological Desk-Based Assessment will be required and archaeological evaluation may be required through an appropriately worded condition.

Health

- A Noise Impact Assessment will be required at planning application stage due to the proximity of the railway line. The assessment should demonstrate how acceptable living conditions will be secured through good acoustic design and any necessary mitigation.

Natural Environment

- The site is in proximity to Water End Swallow Holes SSSI and lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- The site is within an amber Great Crested Newts Risk Zone. At planning application stage, a Preliminary Ecological Appraisal may be required to determine ecological interest and impacts of any development. Any significant ecological impacts should be assessed through an Ecological Impact Assessment.
- Development must provide a minimum 15 metre buffer to the adjacent Ancient Woodland and Local Wildlife Site. A Local Wildlife Site quality survey may be required to determine ecological interest and impacts of any development.

- Development must protect and enhance priority habitats, including adjoining deciduous woodland, hedgerows and other semi-natural features, and maintain ecological connectivity between natural landscape elements.
- The site lies within Groundwater Source Protection Zone 1 and Drinking Water Safeguard Zones for groundwater and surface water. Further ground investigation may be required to ensure there would be no unacceptable impact on groundwater source protection or water supply.
- Development should seek opportunities to align habitat creation and enhancement with the Hertfordshire Local Nature Recovery Strategy, including mapped priorities for grassland and heathland and species recovery where relevant.

Design, Layout and Masterplanning

- Development of the site will be required to come forward through a comprehensive masterplan that demonstrates how a high-quality development will be delivered while responding positively to the site's sensitive Green Belt, rural, landscape, heritage and ecological context.
- The masterplan must ensure that development avoids harm to the parkland character of the area.
- Building heights, density, massing and layout should respond to the rural edge of settlement location, the low-density residential character to the south, the adjoining woodland setting and the Potters Bar Parkland Landscape Character Area.
- The layout should maintain and enhance connectivity between natural landscape elements.

Settlement: Brookmans Park



Site location plan (not to scale)

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Land at Potterells Farm, Station Road

Local Plan Site Ref: SA BRP5 | **HELAA Ref:** HEL-89 | **Site Area (gross):** 5.86ha

Proposed land use: Residential

Estimated Yield: 185 | **Timescale (completions):** 0-10 years post adoption

Planning Designations:

- Adjacent to Grade 2 Listed Building (Walled Garden and adjoining House at Potterells)
- Adjacent Local Wildlife Site

Relevant Permissions: None

Proposal: Residential

Access and Movement

- Primary vehicular access should be taken from Station Road, or as otherwise agreed with the Highway Authority, with pedestrian and cycle movement prioritised through the site.
- The layout should provide safe, direct and attractive pedestrian and cycle routes through green spaces, connecting the site internally and to the surrounding network of footpaths and Public Rights of Way, including links between Brookmans Park village, Potterells Medical Centre and the railway station.
- Development should explore opportunities to provide a pedestrian and cycle route along, or within, the western side of Station Road and to coordinate with land to the south at SA BRP3 to improve access to Brookmans Park railway station and the bridge over the railway line.
- Improvements may be required to address the narrow footway on Station Road, the absence of footways on Bradmore Lane and traffic calming or safe crossing requirements, in consultation with the Highway Authority.

Infrastructure

- Thames Water are aware of capacity concerns at Maple Lodge Sewage Treatment Works and a scheme is planned to accommodate future growth.
- Provision should be made to accommodate an expansion or reprovision of Potterells GP surgery on this site, in coordination with the NHS, where required to meet growth arising in this area. The provision of this infrastructure will be afforded positive weight in the decision-taking process.
- Gas infrastructure within the vicinity of the site. Development should be informed by further ground investigation in consultation with Cadent Gas.
- The site layout should take account of significant underground water infrastructure, including any easement or other requirements identified through consultation with the utility provider.

Flood Risk

- The site is located within Flood Zone 1.
- There is an ordinary watercourse running through the eastern part of the site, with associated low to high surface water flow paths and ponding. The layout should apply a sequential approach within the site and locate built development away from areas of greatest surface water flood risk.
- Development must retain the ordinary watercourse within an enhanced blue-green corridor. Site-specific hydraulic modelling should be undertaken to define ordinary watercourse flood extents and inform the layout and mitigation strategy.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development proposals must demonstrate safe access and egress, including where routes cross surface water flow paths or are affected by flood risk on Station Road and Bradmore Lane.
- Culverting for land gain will not be acceptable. Ordinary Watercourse Consent is likely to be required for works affecting the ordinary watercourse.

Heritage Assets

- Development should assess and respond to the site's relationship with nearby designated heritage assets, including the Grade II listed Walled Garden and Adjoining House at Potterells and the Grade I Registered Park and Garden of Hatfield House.
- The northern part of the site should retain an open landscape character to help preserve the rural parkland setting of the listed Walled Garden and Adjoining House at Potterells. Development should be focused within the southern part of the site, broadly having regard to the historic east-west field boundary, unless an alternative approach is robustly justified through heritage assessment.
- A Heritage Impact Assessment will be required at planning application stage. This should assess designated and non-designated heritage assets, the contribution of the site's open rural character to their significance, and how any less than substantial harm has been avoided, minimised or mitigated.
- An Archaeological Desk-Based Assessment will be required at planning application stage, having regard to the site's proximity to the supposed line of the Roman Road

from Verulamium to Cheshunt and the potential for medieval activity associated with the former Manor of Potterells.

Health

- A Noise Impact Assessment will be required at planning application stage due to the proximity of the railway line. The assessment should demonstrate how acceptable living conditions will be secured through good acoustic design and any necessary mitigation.
- A contaminated land site survey, including a desk-based study, will be required at planning application stage. Where contamination is identified, appropriate remediation should be secured in accordance with an agreed remediation schedule.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space and appropriate mitigation through orientation, glazing, ventilation and boundary treatment where required.

Natural Environment

- The site lies within SSSI Impact Risk Zones and Natural England should be consulted at planning application stage where consultation thresholds are met.
- A Preliminary Ecological Appraisal and any further protected species surveys should be undertaken, including consideration of nearby Great Crested Newt records and the site's green and amber risk zones.
- Development must provide an appropriate buffer to Potterells Wood Local Wildlife Site and a minimum 15 metre buffer from the boundary of the adjacent ancient woodland. A Local Wildlife Site quality survey may be required to determine ecological interest and impacts of development.
- Opportunity to connect the blue-green infrastructure with the green infrastructure network on SA BRP3 where practicable
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate mature trees and important hedgerows, including the roadside hedgerow, and provide appropriate buffers between trees, buildings and private amenity space.
- The layout should give particular attention to the veteran oak recorded in the northeast corner of the site and the potential presence of other ancient or veteran trees, with suitable buffers provided.
- An Agricultural Land Classification survey may be required.
- Groundwater Source Protection Zone. Further ground investigation may be required to ensure there would be no unacceptable impact on groundwater source protection or water supply.
- Development should seek opportunities to align habitat creation and enhancement with the Hertfordshire Local Nature Recovery Strategy, particularly mapped priorities relating to wood pasture and veteran trees, open and still waters, acid grassland and heath wood pasture, and rare arable plants.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality development while responding to its sensitive Green Belt, rural, landscape, heritage and ecological context.
- The developable area should be focused within the southern part of the site, with the northern part retaining an open landscape character to help preserve the setting of the listed Walled Garden and Adjoining House at Potterells and the wider rural character of the area.
- The masterplan should maintain the enclosed rural character of the area and conserve, manage and reinforce strong hedgerow boundaries, mature trees and landscape buffers to Station Road, Bradmore Lane, Potterells Wood and the wider countryside.
- Building heights, density, massing and layout should respond to the rural edge of settlement location, and the Mimmshall Valley character area
- Development should provide a coherent network of green infrastructure, pedestrian and cycle routes, sustainable drainage, usable open space and active frontages with appropriate overlooking to support safety, legibility and placemaking.

Settlement: Brookmans Park



Site location plan (not to scale)

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Land West of Bluebridge Road

Local Plan Site Ref: SA BRP6 | **HELAA Ref:** HEL-48 | **Site Area (gross):** 12.07ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 155 dwellings | **Timescale (completions):** 1-10 years

Planning Designations: None

Relevant Permissions: N/A

Proposal: Development of the site to provide 155 dwellings.

Access and Movement

- New access should provide a safe, suitable and achievable arrangement for all modes, to the satisfaction of the Highway Authority.
- Development should address existing constraints on Bluebridge Road, including the narrow and unlit footway, fast-moving traffic south of the bridge, and the constrained bridge over Ray Brook, through a robust and well-justified design solution that improves pedestrian and cyclist safety and comfort.
- The layout should prioritise safe, direct, legible and inclusive pedestrian and cycle movement through and around the site, including any internal pedestrian and cycle route capable of contributing to improved links towards village services and public transport.
- Development should support and prioritise active travel and contribute to a broader network of sustainable transport improvements, including opportunities to improve access to bus stops and the railway station.

Infrastructure

- The site layout should take account of existing underground water infrastructure, including the sewer running east-west across the northern part of the site and any easement or other requirements identified through consultation with the relevant utility provider.
- The site lies within the catchment of Maple Lodge Sewage Treatment Works. Thames Water is aware of capacity concerns and a scheme is planned to accommodate future growth; applicants should engage with Thames Water at an early stage to confirm any timing, phasing or infrastructure requirements.
- Contribution towards increasing GP premises capacity or reprovision of Potterells Medical Centre on SABRP5 will be required as a result of growth arising from this development. Early engagement with the NHS will be necessary, with provision secured through a planning obligation at application stage.

Flood Risk

- The site includes areas within Flood Zones 2 and 3 in the northern part of the red line boundary.
- Low to high surface water flow paths are present in the north of the red line boundary, with further surface water flood risk in the centre and south-east of the site.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority which applies a sequential approach within the site with no residential development in Flood Zone 2 or 3.
- Development should incorporate sustainable drainage systems that manage runoff at source, provide biodiversity and amenity benefits where possible, and ensure that surface water flow routes are safely accommodated without increasing flood risk on or off site.
- Ordinary watercourse consent is likely to be required for works affecting ordinary watercourses, and the design should take account of potential constraints associated with watercourse culverts upstream and downstream of the site.

Heritage Assets

- The site is located approximately 250m west of the Grade II Registered Park and Garden at Gobions. It forms part of the wider landscape setting of the Registered Park and Garden.
- A Heritage Statement will be required at planning application stage. This should assess the significance of the Registered Park and Garden and demonstrate how the design, scale, layout and landscaping of the proposed scheme would affect its setting.
- An Archaeological Desk-Based Assessment will be required at planning application stage, with archaeological evaluation likely to be required post-determination where justified by the assessment.

Health

- A Noise Impact Assessment will be required at planning application stage due to the proximity of the railway line and road traffic, to assess effects on future residents and neighbouring amenity and secure appropriate mitigation through good acoustic design.
- The layout and design should ensure a healthy living environment, including acceptable internal noise levels, usable external amenity space, and measures such as building orientation, glazing, ventilation and boundary treatment where required.

Natural Environment

- The site lies within an SSSI Impact Risk Zone. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- Development should avoid harm to nearby Local Wildlife Sites, including Moffatts Meadows Local Wildlife Site, and should take account of ecological sensitivities associated with Spring Wood near Hawkshead Bridge and Gobions Wood Central. A Preliminary Ecological Appraisal and Ecological Impact Assessment will be required at planning application stage.
- The site is mainly within a green and partly within an amber zone for Great Crested Newts. Appropriate survey, licensing or District Level Licensing requirements should be confirmed at planning application stage.
- There are five Tree Preservation Orders within the site. A comprehensive tree and hedgerow survey will be required, and the design and layout should retain and positively integrate protected trees and important hedgerows wherever possible.
- The layout should give particular attention to ancient or veteran trees within or adjacent to the site and provide appropriate buffers where such features are identified.
- The site is partly located within an Area that Could become of Particular Importance for Biodiversity. Development should align with the Hertfordshire Local Nature Recovery Strategy where possible, including opportunities for wood pasture and veteran tree enhancement, acid grassland and heath wood pasture creation, wetland habitat creation or enhancement within floodplains, and habitat measures supporting Nightingale and European Water Vole recovery.
- The site lies within a Surface Water Drinking Water Safeguard Zone, a Groundwater Drinking Water Safeguard Zone and Source Protection Zone 1. Ground investigations and measures to protect groundwater and surface water quality may be required.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality, landscape-led development while responding to its landscape, ecological, flood risk, heritage and access constraints.
- The design and layout should have regard to the site's sloping landform and role in the rural visual setting of Brookmans Park, ensuring that built form, density, height and massing respond sensitively to the landscape sensitivity of the area.
- The masterplan should maintain and enhance connectivity between natural landscape elements.
- Development should provide a coherent network of green infrastructure, sustainable drainage, landscape buffers, pedestrian and cycle routes, and usable open space, with appropriate overlooking to support safety, legibility and placemaking.
- The western boundary adjoins railway land. Network Rail asset and operational protection measures, including drainage, fencing, tree planting, external lighting and the avoidance of play areas adjacent to the railway, will need to be addressed at planning application stage.

Settlement: Brookmans Park



Site location plan (not to scale)

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Land at Raybrook Farm, Brookmans Park

Local Plan Site Ref: SA BRP7 | **HELAA Ref:** HEL-60 | **Site Area (gross):** 4.13ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 28 | **Timescale (completions):** Within 5 years from Plan adoption

Planning Designations: None

Relevant Permissions: None

Proposal: Residential development that delivers a modest extension to Brookmans Park, focused on the western part of the site alongside Bluebridge Road, where development can relate most closely to the existing built form and village edge.

Access and Movement

- Vehicular access should be taken from Bluebridge Road, with a single access arrangement preferred unless an alternative arrangement is demonstrated to be acceptable to the Highway Authority.
- An Access Strategy is required that provides for a safe and suitable access arrangement for all modes and demonstrates how development of the site will provide high-quality active and sustainable travel links to key trip attractors, with the priority being into Brookmans Park village centre and to the station, including addressing the constraint of the bridge over Ray Brook.
- Development should provide or contribute to off-site highway and active travel improvements where required, including a safe pedestrian connection to the existing footway network, improvements to the pedestrian environment along Bluebridge Road, and safer crossing opportunities for pedestrians and cyclists.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site.

Infrastructure

- The site lies within the catchment of Maple Lodge Sewage Treatment Works, where a scheme is planned to accommodate future growth.

Flood Risk

- Flood Zones 2 and 3 are present within the northern part of the site.
- A low to high risk surface water flow path runs through the site, originating off site. The layout should apply a sequential approach within the site and direct development away from areas at greatest risk of flooding from all sources.
- Much of the south-eastern part of the site is likely to need to remain undeveloped to accommodate surface water flood risk, drainage, landscape and ecological mitigation.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, including demonstration of safe access and egress.
- Development should incorporate sustainable drainage systems that manage runoff at source, safely accommodate existing surface water flow routes, and provide biodiversity and amenity benefits where possible.
- An ordinary watercourse runs along the northern boundary. Ordinary Watercourse Consent may be required for works affecting the watercourse.

Heritage Assets

- The site abuts the western boundary of Gobions (Gubbins) Grade II Registered Park and Garden (List Entry 1000495). The site forms part of the setting of the Registered Park and Garden.
- Development should retain open land in the eastern part of the site that contributes to the setting of the Registered Park and Garden.
- An appropriately designed landscape scheme should be delivered to screen and soften views of development from the Registered Park and Garden and to conserve the ability to appreciate the historic landscape setting of the asset.
- A Heritage Impact Assessment will be required. This should assess the significance of the Registered Park and Garden, the contribution made by the site to its setting, and how any harm has been avoided, minimised or mitigated.
- An Archaeological Desk-Based Assessment will be required and archaeological evaluation may be required post-determination.

Health

- Noise Impact Assessment required having regard to traffic on Bluebridge Road and the need to secure an acceptable living environment for future residents.
- The layout and design should ensure a healthy living environment, including safe and attractive routes for walking and cycling, usable external amenity space and appropriate separation from highway and flood risk constraints.

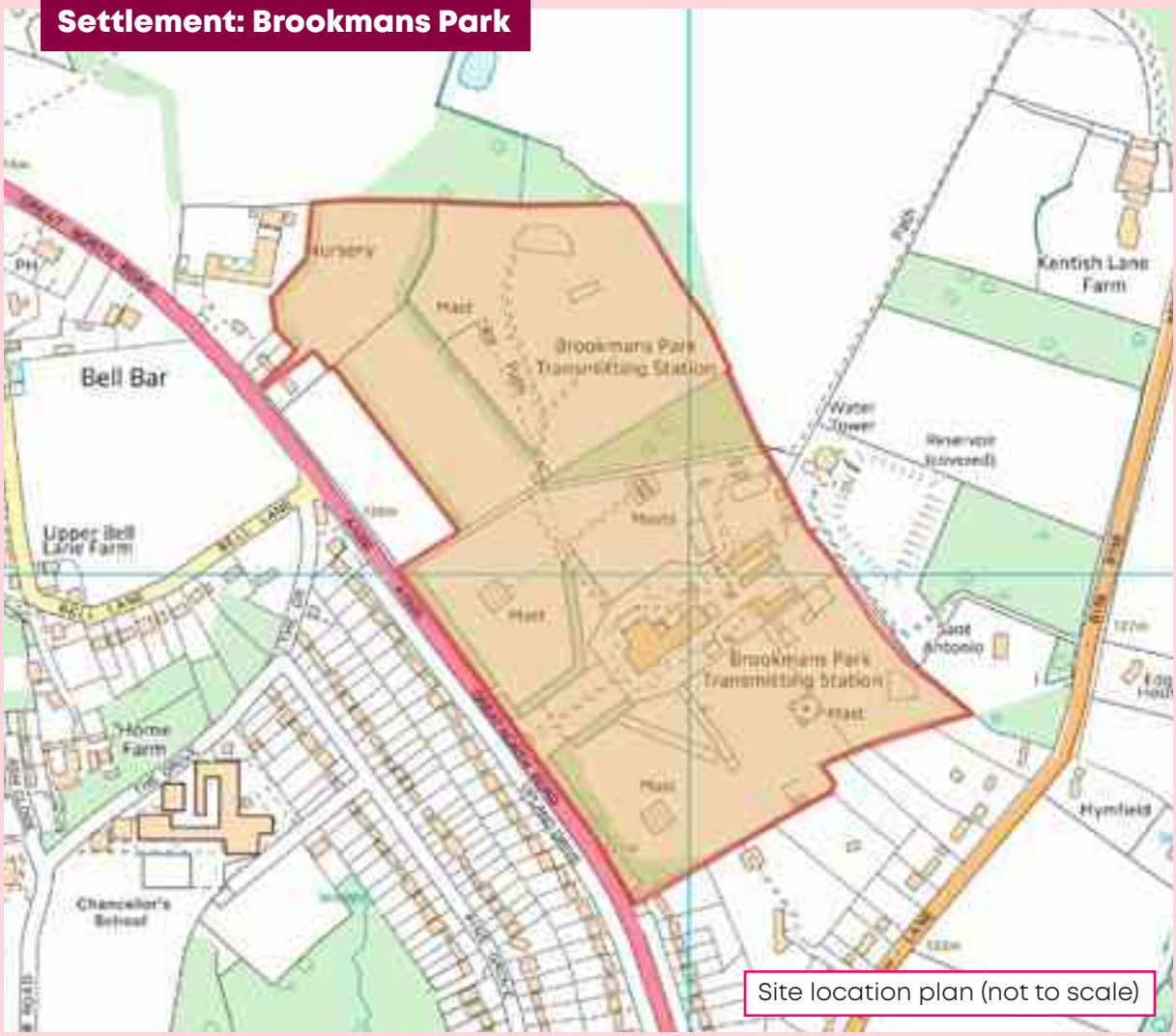
Natural Environment

- The site lies within a Natural England SSSI Impact Risk Zone and is located approximately 1.5km from Water End Swallow Hole SSSI. Where consultation thresholds are met, consultation with Natural England will be required.
- The site is within a Great Crested Newt amber risk zone and there is potential for roosting bats in buildings where suitable roosting features are present. A Preliminary Ecological Appraisal and, where necessary, a Preliminary Roost Assessment will be required. Any significant ecological impacts should be assessed through an Ecological Impact Assessment.
- Deciduous woodland priority habitat adjoins the site to the north and east. Development should avoid adverse effects on adjoining woodland, prevent harmful light spill onto adjacent trees and woodland habitats, and provide an appropriate buffer between the woodland edge and private amenity space.
- A veteran oak is recorded in the vicinity of the southern edge of the site. The design and layout should retain and positively integrate protected trees and provide appropriate buffers and root protection areas where required.
- Hedgerows on or surrounding the site may qualify as important hedgerows under the Hedgerow Regulations 1997 and should be retained and integrated within the layout wherever possible. A tree and hedgerow survey will be required at planning application stage.
- Part of the north-eastern boundary adjoins LWS 158 Gobions Wood Central. Moffatts Meadows LWS lies to the north beyond Ray Brook, with Gobions Wood Meadow LWS further to the north-east. Development should avoid harm to adjacent wildlife sites.
- The site lies within a Groundwater Source Protection Zone 1 and surface water and groundwater Drinking Water Safeguard Zones. Ground investigations may be required to ensure there would be no adverse impact on water source or supply.
- Opportunity should be taken to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy, including habitat enhancement, runoff attenuation features and measures that support mapped priorities for grassland, rivers, Nightingale and European Water Vole recovery where relevant.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive layout that demonstrates how the site will deliver a high-quality edge-of-settlement development while responding to its Green Belt, landscape, heritage, flood risk and ecological context.
- The developable area should prioritise infilling or redevelopment of existing built form along the linear road frontage to Bluebridge Road, allowing for buffers to wildlife sites, trees and woodland, and landscaping to the Registered Park and Garden.
- The layout should direct development away from Flood Zones 2 and 3 and areas at greatest risk of surface water flooding, with undeveloped land used positively for landscape, biodiversity, drainage and heritage mitigation.
- Development should avoid visually prominent slopes and should protect the parkland character of the wider landscape, hedgerows and other semi-natural features.

Settlement: Brookmans Park



Site location plan (not to scale)

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Brookmans Park Transmitter Station

Local Plan Site Ref: SA BRP8 | **HELAA Ref:** HEL-88 | **Site Area (gross):** 24.3ha

Proposed land use: Data Centre | **Estimated Yield:** 130,000sqm

Timescale (completions): Within 6-10 years from Plan adoption

Planning Designations: None

Relevant Permissions: None related to the proposed use

Proposal: It is expected that the Transmitter Station will cease operations during the Plan period. The site is suitable for alternative employment uses, and could host a Data Centre, subjec to to compliance with Policy DM 37 and the site requirements below.

Access and Movement

- Vehicular access could be taken from the existing access from the A1000, unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority.
- Development should be supported by a comprehensive access strategy and mitigation package that enables safe journeys by pedestrians and cyclists, including connections towards Brookmans Park railway station and local services.
- The layout should prioritise safe, direct and inclusive pedestrian and cycle movement through and around the site, including provision for the Public Right of Way North Mymms 037 and its connection with Footpath 086.
- Development should make provision for active travel improvements that address severance created by the A1000 / Great North Road. This may include widened footways and cycleways, safe crossing facilities, and other measures agreed with the Highway Authority.
- Improvements to bus provision, waiting facilities and pedestrian access to bus stops should be secured where necessary to support sustainable access to and from the site.
- The scope for additional cycle parking at Brookmans Park railway station should be investigated and appropriate provision made where possible.

Infrastructure

- The site is served by Maple Lodge Sewage Treatment Works. Development should take account of any capacity requirements or planned upgrades identified by Thames Water.
- The site layout should take account of the gas pipeline and underground water infrastructure within the site, including any easement, asset protection or stand-off requirements identified through consultation with the relevant infrastructure provider.
- Given the proposed use, early engagement with Affinity Water developer services will be required to confirm water supply requirements. Demand of 20m^3 or above will require special consideration.
- Additional ground investigations may be required at planning application stage to demonstrate that development would avoid adverse effects on water source protection and supply infrastructure.

Flood Risk

- The site is located within Flood Zone 1.
- An ordinary watercourse is located in the north of the red line boundary. The layout should apply a sequential approach within the site, having regard to surface water flow paths in the north and surface water ponding in the south.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development should incorporate sustainable drainage systems that manage runoff at source, safely accommodate existing surface water flow routes, and provide biodiversity and amenity benefits where possible without increasing flood risk on or off site.

Heritage Assets

- Brookmans Park Transmitter Station is considered to be a non-designated heritage asset due to its historic and architectural interest. Proposals should demonstrate how the significance of the station, including the original 1920s building, 1940s additions, associated towers, structures and equipment, has informed the design response.
- The demolition of the most significant historic elements, including the original 1920s building and 1940s additions, should be resisted unless robustly justified through a detailed heritage balance.
- Further detailed assessment of the buildings, towers, structures and equipment will be required to inform the retention of the most significant elements and guide sensitive reuse, adaptation or removal.
- The open land within the site and the relatively open landscape to the north and east make a positive contribution to the setting of the transmitter station. Development should retain a legible

understanding of this setting where possible.

- Careful consideration should be given to the height, scale and massing of development to avoid visually prominent or intrusive built form within the setting of Hatfield House Registered Park and Garden.
- A Heritage Impact Assessment will be required. This should assess designated and non-designated heritage assets, including the significance of the Brookmans Park Transmitter Station and any effect on the settings of nearby listed buildings and the Hatfield House Registered Park and Garden.
- An archaeological desk-based assessment will be required, having regard to the size of the site and the potential for archaeological remains, including possible remains associated with medieval ridge and furrow field systems to the south-west.

Health

- An Air Quality Impact Assessment will be required at planning application stage to assess the effects of the proposed commercial development and identify any necessary mitigation.
- A Noise Impact Assessment will be required at planning application stage to demonstrate that commercial activities, plant, servicing and operational movements would not cause an adverse impact on nearby residential properties.
- The layout and design should secure an acceptable relationship with nearby residential properties, including through appropriate building orientation, separation, boundary treatment, acoustic mitigation and management of servicing and operational activities.
- A contaminated land desk-based assessment will be required, with appropriate site investigation and remediation carried out in accordance with an agreed remediation schedule where necessary.
- The removal of Faraday shields and any other infrastructure associated with the site's former radio transmission use should be addressed through the contaminated land and remediation strategy.

Natural Environment

- The site lies within two SSSI Impact Risk Zones. Where the thresholds for consultation are met, consultation with Natural England will be required for advice on the nature of potential impacts and how these might be avoided or mitigated.
- A Preliminary Ecological Appraisal and, where necessary, a Preliminary Roost Assessment will be required. Any significant ecological impacts should be assessed through an Ecological Impact Assessment.
- Development should avoid adverse effects on areas of deciduous woodland priority habitat within the site, on the road frontage and immediately north of the existing buildings.
- The area of ancient woodland within the centre of the site should be protected by an appropriate buffer of at least 15 metres from the woodland boundary, consistent with Natural England standing advice.
- A comprehensive tree and hedgerow survey will be required. The design and layout should retain and positively integrate protected trees wherever possible and consider whether hedgerows qualify as important hedgerows under the Hedgerow Regulations 1997.
- The layout should give particular attention to the potential presence of ancient or veteran trees and provide suitable buffers where such features are identified.
- Development should prevent harmful light spill onto retained trees, woodland, hedgerows and other habitats, including through sensitive siting, lighting design and operational controls.
- Opportunity should be taken to align with the priorities and actions of the Hertfordshire Local Nature Recovery Strategy, particularly mapped priorities relating to grassland and heathland management and enhancement, and the triangular wooded area north of the currently developed central area.

Design, Layout and Masterplanning

- Development should be brought forward through a comprehensive masterplan that demonstrates how the site will deliver a high-quality employment development while responding to its Green Belt edge, landscape, heritage, ecological and residential context.
- The masterplan should retain and reinforce the role of existing woodland, tree belts and landscaped boundaries in containing the site and maintaining a transition to the surrounding countryside.
- The layout should be informed by the presence of the non-designated heritage asset, ancient woodland, protected trees, priority habitats, surface water flood risk, underground infrastructure, access constraints and the need to provide an acceptable relationship with nearby residential properties.
- Building heights, scale, massing and density should respond to the site's sensitive heritage and landscape context, and avoid unacceptable prominence in views from the wider countryside.
- Development should ensure a sensitive relationship with adjoining residential boundaries, including through appropriate separation, landscape buffers, orientation, servicing arrangements and operational controls.

Settlement: Brookmans Park



Site location plan (not to scale)

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Royal Vetinary College (Hawkshead Campus)

Local Plan Site Ref: SA BRP9 | **HELAA Ref:** HEL-46 | **Site Area (gross):** 5.9ha

Proposed land use: Educational and animal treatment facilitie

Estimated Yield: Non identified | **Timescale (completions):** 0-10 years

Planning Designations: None

Relevant Permissions: None

Proposal: The allocation supports the continued development and modernisation of the Royal Veterinary College's Hawkshead Campus to meet its specialist teaching, clinical, research, biological sciences and animal-care requirements. Development will be guided by an updated campus masterplan, which will provide a comprehensive framework for new and improved education and research facilities, animal treatment and handling facilities, associated operational infrastructure and potential supporting accommodation, while ensuring that the functional needs of the campus, including biosecure separation and efficient internal movement, are properly planned. Proposals will be expected to deliver a high-quality, landscape-led form of development that responds to the campus setting, protects existing environmental assets, improves green infrastructure and contributes to wider ecological restoration and Local Nature Recovery Strategy objectives.

Access and Movement

- Retain the principal vehicular and cycle access from Hawkshead Lane and address the current lack of connection between the main access and the existing footway, to the satisfaction of the highway authority.
- Improve pedestrian and cycle access to the campus, including consideration of improvements to the gated pedestrian access on Hawkshead Lane to allow cycle movements and provide safer, more attractive active-travel links beyond the site.
- Development proposals should have regard to the emerging Hawkshead Campus Masterplan principles for internal movement and circulation, including the need to manage biosecure separation between clinical, teaching, research, animal-handling and associated campus functions.
- Protect and, where appropriate, enhance public rights of way adjoining and near the site, including North Mymms Footpaths 010, 011, 080 and 012, and connect them into the wider walking and cycling network where feasible.
- Improve active-travel connectivity between the campus, bus stops on Bluebridge Road and Brookmans Park, including improvements to footways along Hawkshead Road and Bluebridge Road where necessary and feasible.
- Support travel demand management and modal shift through an updated Travel Plan, including continued use and enhancement of the RVC shuttle bus service between the campus, Potters Bar and rail connections.

Infrastructure

- Coordinate the scale, nature and phasing of development through an updated Hawkshead Campus Masterplan and supporting infrastructure delivery strategy, reflecting the campus's specialist clinical, teaching, research, biological services, animal-handling and supporting accommodation requirements.
- Ensure infrastructure planning supports the operational needs of the campus, including biosecure separation, internal servicing and circulation, and the relocation or reconfiguration of equine, manege, trot-up, live animal-handling and related facilities where proposed through the masterplan.
- Consult Thames Water at planning application stage once the potential scale of development is known and identify any wastewater network modelling, phasing or upgrades necessary to serve development without outpacing available capacity.
- Where relevant, take account of Network Rail asset and operational protection requirements, including drainage, fencing, tree planting, lighting and safeguarding of railway land.

Flood Risk

- The site lies within Flood Zone 1, with areas of surface-water flood risk affecting parts of the promoted expansion areas, including higher surface-water flood risk within parts of the eastern expansion area.
- Submit a site-specific Flood Risk Assessment and Drainage Strategy at planning application stage.
- Incorporate sustainable drainage systems within a landscape-led blue-green infrastructure network, having regard to the emerging masterplan's emphasis on high-quality green infrastructure and estate-wide ecological restoration, and ensure that development does not increase flood risk on or off site.
- Allow for ordinary watercourse consent where works are proposed in relation to ordinary watercourses and provide appropriate maintenance access and easements where required.

Heritage Assets

- The western parcel of the site lies to the north of the Grade II listed Hawkshead Farmhouse. The existing nature of the western parcel and intervening development mean it does not make a positive contribution to the setting of the listed building, and the eastern parcel is separated from the listed building by intervening development.
- Submit a suitably detailed heritage statement at planning application stage. The design, scale, layout, siting and landscape treatment of any scheme must consider and, where necessary, avoid or minimise impacts on the setting and significance of Hawkshead Farmhouse.
- The site is not within an Area of Archaeological Significance; however, given the site's size and location, an Archaeological Desk-Based Assessment should be submitted at planning application stage. Archaeological evaluation may be required, with any

necessary mitigation secured through an appropriately worded condition.

Health

- Submit a noise impact assessment at planning application stage addressing potential noise from the railway line and any other relevant sources.
- Apply good acoustic design and any necessary noise mitigation through the layout, building orientation, ventilation strategy, landscaping and detailed design to secure acceptable conditions for teaching, learning, research, clinical and associated campus uses.
- Undertake appropriate contaminated land investigations, including desk-based and intrusive studies where required, having regard to potential contamination associated with the former quarry to the north.

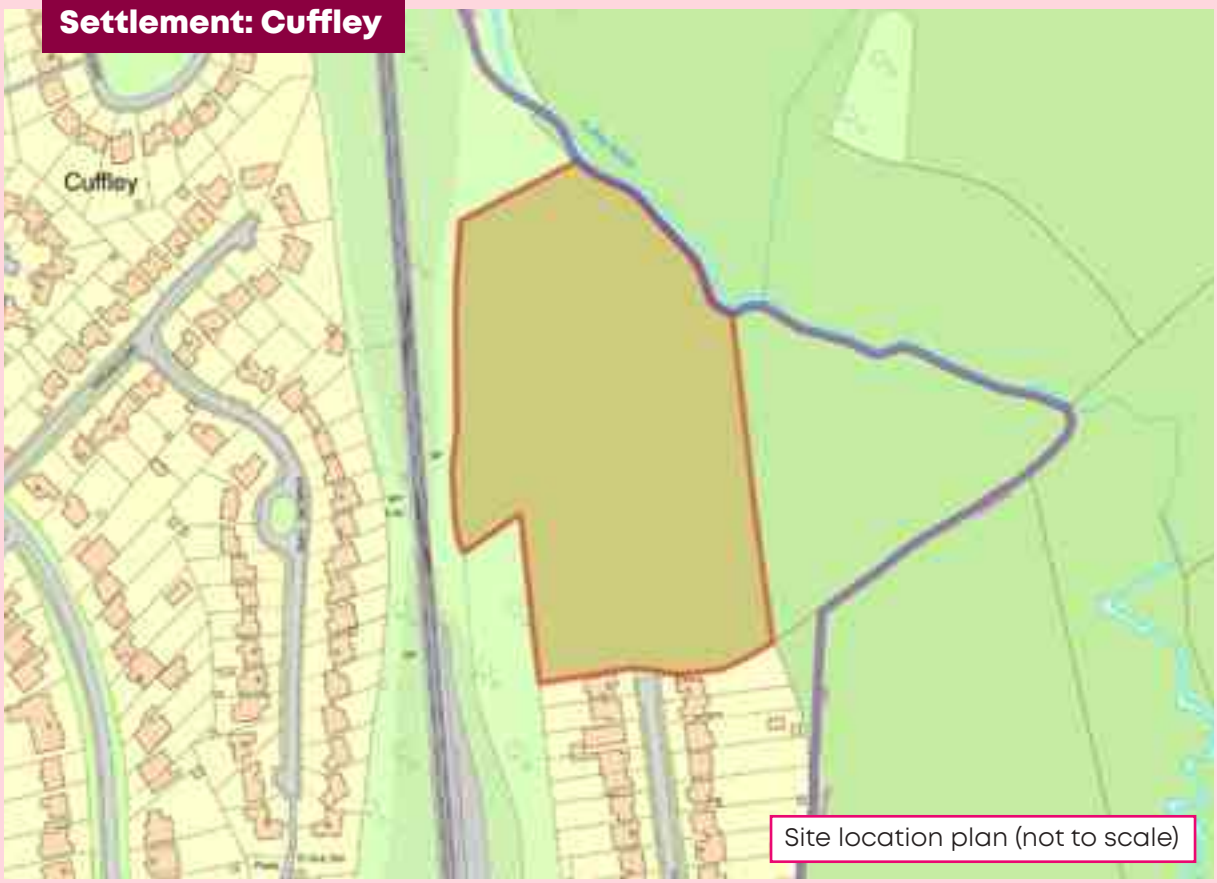
Natural Environment

- Consult Natural England at planning application stage where relevant thresholds apply, as the site falls within a SSSI Impact Risk Zone and lies within proximity of Water End Swallow Holes SSSI, Castle Lime Works Quarry SSSI, Redwell Wood SSSI and Northaw Great Wood SSSI.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected, including a Preliminary Ecological Appraisal and Ecological Impact Assessment where required.
- Protect, retain and enhance existing trees and hedgerows where feasible, including assessment of whether hedgerows on or surrounding the site qualify as important hedgerows under the Hedgerows Regulations 1997.
- Have regard to nearby Priority Habitat, including Deciduous Woodland near the north-eastern boundary, and integrate biodiversity enhancement within the green infrastructure network.
- Demonstrate how the development will contribute to the priorities and actions of the Hertfordshire Local Nature Recovery Strategy, reflecting the emerging masterplan's estate-wide stewardship and ecological restoration principles and the site's location within an Area that Could become of Particular Importance for Biodiversity.
- Development should be planned as part of a landscape-led campus masterplan that establishes an interconnected green infrastructure network across the Hawkshead Campus and wider RVC estate.
- Address the site's location within a Groundwater Source Protection Zone 1 and Drinking Water Safeguard Zones, including any ground investigations or mitigation required to protect water quality and supply.

Design, Layout and Masterplanning

- Development must accord with an updated Hawkshead Campus Masterplan setting a comprehensive strategic approach to development across the campus, including the extent, nature, phasing, design quality and infrastructure requirements of the expanded campus.
- The masterplan must support the enhancement of the teaching, learning, research, clinical, biological sciences and associated campus facilities of the Royal Veterinary College, recognising its specialist operational requirements and its role as a leading veterinary and bioscience education and research facility.
- Development proposals should demonstrate how the layout responds to the masterplan principles for biosecure separation, internal movement and circulation, and the functional relationship between research, education, clinical, animal-handling, equine and associated accommodation uses.
- Establish the net developable area through detailed design testing, taking account of open-space requirements, landscape and visual mitigation, utilities, easements, access, sustainable transport measures, green infrastructure and other site constraints.
- Provide a landscape-led layout that minimises visual prominence on slopes, protects woodland, hedgerows and semi-natural features, and strengthens landscape screening where appropriate.
- Ensure the scale, massing, layout and detailed design of new buildings respond to the existing campus, nearby residential areas, the wider rural landscape, the Green Belt context and the setting of heritage assets.
- Applications for part of the allocation must not prejudice the comprehensive planning, infrastructure delivery or long-term development strategy for the wider Hawkshead Campus.

Settlement: Cuffley



Site location plan (not to scale)

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Land at the Meadway

Local Plan Site Ref: SA CUF1 | **HELAA Ref:** Cuf1 | **Site Area (gross):** 2.92ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 73 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated site HS27 in adopted Local Plan

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2024/0105/MAJ) and is under construction.

Proposal: Residential development of around 73 dwellings on land at the northern end of The Meadway, Cuffley, delivered as a high-quality, landscape-led extension to the settlement.

Access and Movement

- Vehicular and pedestrian access should be taken from The Meadway, with safe and suitable connections to the existing highway and footway network.
- The internal street layout provide safe pedestrian permeability through the site, and accommodate service, refuse and emergency vehicles.
- As appropriate, the development should contribute to highway improvement proposals within and around Cuffley, including any required improvements to the junction of The Meadway with Station Road and other local transport infrastructure.
- Construction traffic and temporary disruption on The Meadway should be managed through a robust Construction Traffic Management Plan and Construction Environmental Management Plan, ensuring emergency access is maintained at all times.

Infrastructure

- Appropriate on-site informal open space and play provision should be delivered as part of the development and made publicly accessible where feasible.
- Significant drainage infrastructure may be required ahead of the development, including any necessary foul sewer diversion and connection to the sewer network on The Meadway.

Flood Risk

- Built development and other more vulnerable uses should be located within Flood Zone 1 and outside the strip of higher flood risk associated with Cuffley Brook.
- Development should incorporate a sustainable drainage strategy, including permeable paving where appropriate, swales, attenuation and treatment measures, and discharge at greenfield rates to avoid increasing flood risk on or off site.
- Surface water drainage should be integrated with the landscape and open space strategy and designed having regard to the Cuffley Brook corridor.

Heritage Assets

- No designated heritage assets are identified on or near the site as being likely to be affected by development.

Health

- Residential layouts should secure a satisfactory living environment for future occupiers, including appropriate separation distances, private amenity space and avoidance of unacceptable overlooking, overshadowing or overbearing impacts.
- The western part of the site adjoins the railway line; development should be supported by noise and vibration assessment and incorporate appropriate mitigation, including layout, separation, façade treatment, ventilation and boundary measures where required.
- A contaminated land survey and report should be provided and, where necessary, suitable remediation or further investigation secured before development or occupation.
- Public open space and walking routes should be designed to be safe, inclusive, accessible and well overlooked, helping to support recreation, social interaction and healthy lifestyles.

Natural Environment

- Development should include nature conservation measures, including a buffer to Cuffley Brook and the ecosite.
- The Cuffley Brook corridor should be retained, strengthened and managed as part of the site's blue-green infrastructure, including at least an 8m riparian buffer.
- Existing boundary trees and hedgerows should be retained and protected as far as practicable, with any losses justified and compensated through replacement planting and biodiversity enhancement.
- Development should include on-site habitat creation and, where necessary, off-site enhancement land to the east of the site.
- Development should have regard to the Groundwater Source Protection Zone and the Hertfordshire Local Nature Recovery Strategy priorities relevant to the site.

Design, Layout and Masterplanning

- Development should provide a high-quality, landscape-led residential scheme that responds to the site's edge-of-settlement context, topography, railway boundary, Cuffley Brook and adjoining Green Belt.
- The layout should create a legible and permeable street structure, positive frontages to streets and open spaces, a clear sense of place, and attractive public realm, including a central focal space or "heart" where appropriate.
- A substantial tree screen should be provided outside but adjoining the eastern HS27 boundary to create a robust and defensible Green Belt boundary.
- Buildings, materials, roof forms, boundary treatments and parking arrangements should reflect local character and the rural edge context, with parking integrated discreetly and softened by landscaping.
- Overhead powerlines and any required utilities infrastructure should be addressed through the layout and design strategy without unacceptable impacts on trees, landscape quality or residential amenity.

Settlement: Cuffley



Site location plan (not to scale)

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Land North of Northaw Road East

Local Plan Site Ref: SA CUF2 | **HELAA Ref:** Cuf12 | **Site Area (gross):** 1.95ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 73 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated site HS29 in the adopted Welwyn Hatfield Local Plan

Relevant Permissions: None

Proposal: The site is proposed for residential development of around 73 dwellings as part of the planned growth of Cuffley. Development should form a well-integrated extension to the settlement, coordinated with adjoining allocations SA CUF3 and SA CUF7 where feasible.

Access and Movement

- Vehicular access should be taken from Northaw Road East (B156), with the opportunity for coordinated or combined access arrangements with adjoining allocated site SA CUF3 where the sites come forward together.
- The access and movement strategy should provide for a safe and deliverable through route to allocated site SA CUF7 to the north and a safe and deliverable opportunity to create a route to adjoining allocated site SA CUF3, so that the allocations can be integrated and connected where feasible.
- A transport assessment will be required to assess the impacts of the development and identify any necessary mitigation.
- Pedestrian crossing facilities should be provided in the vicinity of the site to support safe and convenient movement.
- The movement strategy should prioritise walking, cycling and public transport connections, including opportunities to link with the wider Cuffley footway network and adjoining allocations, particularly SA CUF3, where feasible.

Infrastructure

- The site is served by Deephams STW. Thames Water are aware of capacity concerns, and a scheme is planned to accommodate future growth.
- Early engagement with Thames Water will be required to confirm wastewater network capacity and identify any reinforcement needed to support this site in combination with adjoining allocations.

Flood Risk

- Areas of Flood Zone 2 and 3.
- The developable area should be focused within Flood Zone 1, following a sequential approach to site layout. The part of the wider site within Flood Zones 2 and/or 3 should be kept free from built development.
- A site-specific flood risk assessment and drainage strategy will be required at planning application stage to demonstrate that the development will be safe for its lifetime, will not increase flood risk elsewhere and will provide safe access and egress.
- Sustainable drainage should respond to site topography, surface water flow paths and low points, and should be integrated with the site's green and blue infrastructure network.

Heritage Assets

- There are no designated heritage assets in the immediate vicinity of the site.
- Archaeological assessment should be undertaken at an early stage, informed by appropriate survey and evaluation where required.
- The layout, design and construction programme should respond to the findings of archaeological investigation and secure appropriate mitigation, recording or preservation where required.

Natural Environment

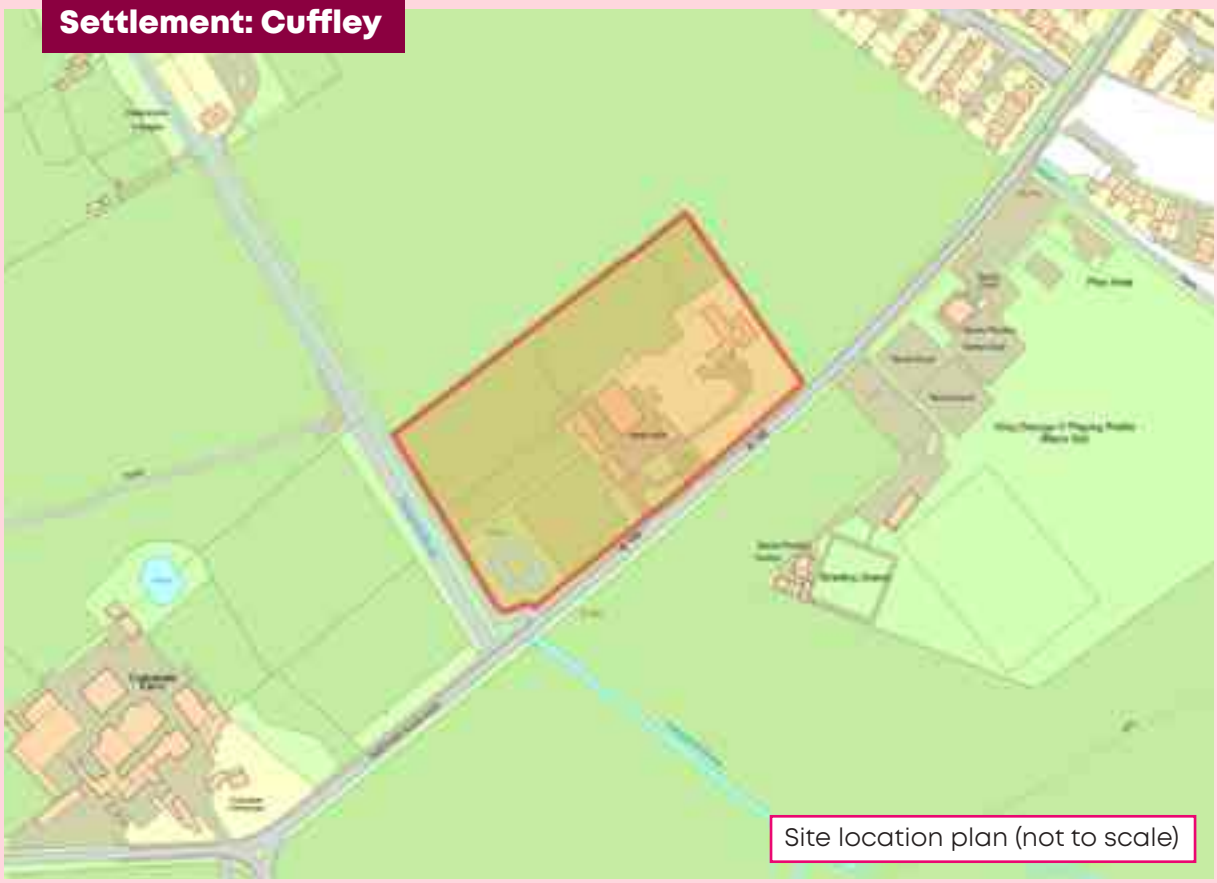
- Consultation with Natural England will be required where development triggers the relevant SSSI Impact Risk Zone.
- Boundary trees, hedgerows and mature vegetation should be retained and enhanced wherever possible.
- Ecological surveys, including a Preliminary Ecological Appraisal and any required bat, bird or protected species surveys, should inform the layout and mitigation strategy.
- Habitat creation and wildlife corridors should be incorporated into the scheme where appropriate.
- Where protected species are present and development is likely to affect them, appropriate mitigation will be required and a Natural England development licence may be necessary.

Design, Layout and Masterplanning

- A comprehensive masterplan and design code should demonstrate how development will respond to the site's edge-of-settlement location, relationship with adjoining residential areas and relationship with allocated sites SA CUF3 and SA CUF7.

- The layout should provide for a safe and deliverable opportunity to create a route to adjoining allocated site SA CUF3, supporting coordinated movement, green infrastructure and placemaking where feasible.
- The layout should not prejudice the delivery of development to the north on allocated site SA CUF7, including the ability to provide coordinated access, movement, green infrastructure, drainage and servicing arrangements.
- Development should harmonise and work positively with development at SA CUF3, including through compatible layout, access, landscape, drainage and green infrastructure arrangements.
- Development should adopt a landscape-led layout that retains mature vegetation, strengthens boundary planting and provides appropriate structural landscaping and screening.

Settlement: Cuffley



Site location plan (not to scale)

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Wells Farm

Local Plan Site Ref: SA CUF3 | **HELAA Ref:** Cuf7 | **Site Area (gross):** 2.931ha

Proposed land use: Residential (Use Class C3)

Estimated Yield: 75 dwellings | **Timescale (completions):** 0-10 years

Planning Designations: Allocated as site HS30 in the adopted Welwyn Hatfield Local Plan

Relevant Permissions: None

Proposal: The site is proposed for residential development of around 75 dwellings as part of the planned growth of Cuffley. Development should form a well-integrated extension to the settlement, coordinated with adjoining allocations SA CUF2 and SA CUF7 where feasible.

Access and Movement

- Vehicular access should be taken from Northaw Road East – opportunity for combined access with adjacent site CUF2 should the sites come forward together.
- Public Right of Way Northaw 009 runs alongside the course of Hempshill Brook to the west of the site and should be protected and enhanced as part of the wider movement and green infrastructure strategy.
- The access and movement strategy should provide a safe and deliverable opportunity to create a route to allocated site SA CUF2, so that the allocations can be integrated and connected where feasible.
- The site should contribute to highway improvement proposals within and around Cuffley as appropriate.
- A transport assessment will be required to assess the impacts of the development and identify any necessary mitigation.
- The movement strategy should prioritise walking, cycling and public transport connections, including links with the wider Cuffley footway network and adjoining allocations where feasible.

Infrastructure

- The site is served by Deephams STW. Thames Water are aware of capacity concerns, and a scheme is planned to accommodate future growth.
- Early engagement with Thames Water will be required to confirm wastewater network capacity and identify any reinforcement needed to support this site in combination with adjoining allocations.
- Any required utilities, drainage easements or significant infrastructure assets within or adjoining the site should be identified at an early stage and incorporated into the layout.

Flood Risk

- Much of the site is within Flood Zone 1, but the part adjoining Hempshill Brook is within Flood Zone 2 and surface water flood risk affects parts of the western area of the site.
- The developable area should be focused within Flood Zone 1, following a sequential approach to site layout. Areas at higher fluvial or surface water flood risk should be kept free from built development.
- A site-specific flood risk assessment and drainage strategy will be required to demonstrate that the development will be safe for its lifetime, will not increase flood risk elsewhere and will provide safe access and egress.
- Sustainable drainage should respond to site topography, surface water flow paths and low points, and should be integrated with the site's green and blue infrastructure network.

Heritage Assets

- There are no designated heritage assets in the immediate vicinity of the site.
- Archaeological assessment should be undertaken at an early stage, informed by appropriate survey and evaluation where required, having regard to the proximity of the Area of Archaeological Significance to the south.
- The layout, design and construction programme should respond to the findings of archaeological investigation and secure appropriate mitigation, recording or preservation where required.

Health

- Potential for ground contamination in the "farm yard" area so contaminated land survey and report would be required, and if necessary suitable remediation carried out.

Natural Environment

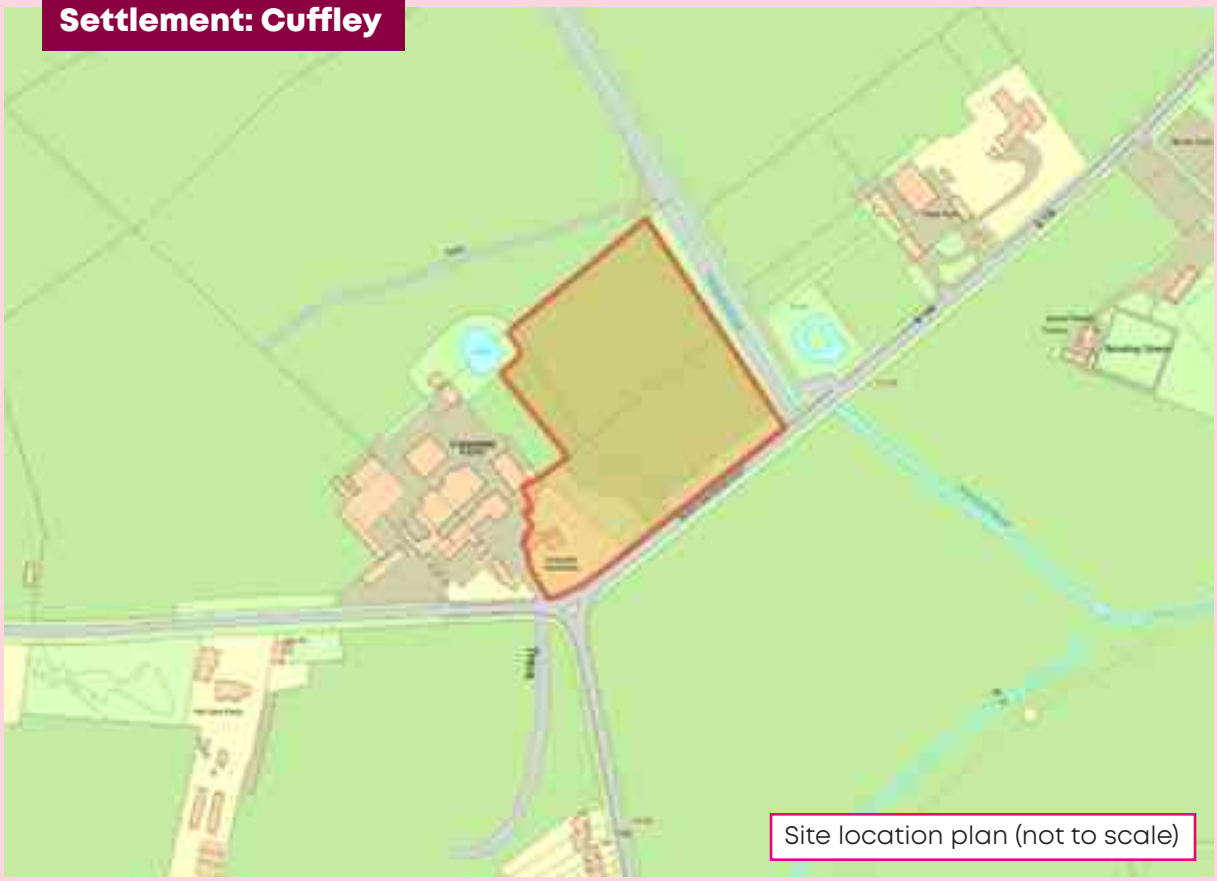
- The site is within the relevant SSSI Impact Risk Zone, including in relation to Northaw Great Wood SSSI and Wormley-Hoddesdonpark Wood South; consultation with Natural England will be required where development triggers the relevant criteria.
- Boundary trees, hedgerows, mature vegetation and the setting of Hempshill Brook should be retained and enhanced wherever possible, with appropriate buffers provided as part of the site's green infrastructure network.

- Ecological surveys, including a Preliminary Ecological Appraisal and any required bat, bird or protected species surveys, should inform the layout and mitigation strategy, particularly where existing buildings, orchard habitat or mature vegetation may be affected.
- Habitat creation and wildlife corridors should be incorporated into the scheme where appropriate and should support connections with adjoining allocations and nearby open space.
- Where protected species are present and development is likely to affect them, appropriate mitigation will be required and a Natural England development licence may be necessary.

Design, Layout and Masterplanning

- A comprehensive masterplan and design code should demonstrate how development will respond to the site's edge-of-settlement location, relationship with adjoining residential areas, Hempshill Brook and adjoining allocations.
- The layout should provide for a safe and deliverable opportunity to create a route to allocated site SA CUF2, supporting coordinated movement, green infrastructure and placemaking where feasible.
- The layout should not prejudice the delivery of development to the north on allocated site SA CUF7, including the ability to provide coordinated access, movement, green infrastructure, drainage and servicing arrangements.
- Development should harmonise and work positively with development at SA CUF2, including through compatible layout, access, landscape, drainage and green infrastructure arrangements.
- Development should adopt a landscape-led layout that provides a substantial tree screen adjoining the western boundary, while retaining and strengthening existing boundary planting wherever possible.

Settlement: Cuffley



Site location plan (not to scale)

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Land to the East of Colesdale Farm

Local Plan Site Ref: SA CUF4 | **HELAA Ref:** HEL-3 | **Site Area (gross):** 2.351ha

Proposed land use: Residential

Estimated Yield: 35 | **Timescale (completions):** 1-5 years

Planning Designations: Adjacent to Public Right of Way Northaw 009

Relevant Permissions: Current outline planning application under consideration by the Local Planning Authority (application reference 6/2025/2131/OUTLINE).

Proposal: Residential development along Northaw Road East to form an extension to Cuffley, integrated with development to the east at Wells Farm.

Access and Movement

- Vehicular access should be taken from Northaw Road East, subject to demonstrating that all modes of travel can be safely and effectively accommodated.
- Junction and access improvements are likely to be required, and the site should contribute to highway improvement proposals within and around Cuffley as appropriate.
- Footways along Northaw Road East along the southern boundary of the site will need improvements to make walking routes safe and attractive.
- Development should protect and enhance connections to the adjacent Public Right of Way Northaw 009, which forms part of the Hertfordshire Way and the Northaw and Cuffley Neighbourhood Plan T2 walking route.
- The access and movement strategy should provide a safe and deliverable opportunity to create a route to adjacent allocated site SA CUF3, so that the allocations can be integrated and connected where feasible.
- A transport assessment will be required to assess the impacts of the development and identify any necessary mitigation.
- The movement strategy should prioritise walking, cycling and public transport connections, including safe access to bus stops, links towards Cuffley village centre and connections with adjoining allocations where feasible.
- A festival is held on adjacent land to the north-west; access will need to be secured to this land.

Infrastructure

- The site is served by Deephams STW. Thames Water are aware of capacity concerns, and a scheme is planned to accommodate future growth.
- Early engagement with Thames Water will be required to confirm wastewater network capacity and identify any reinforcement needed to support this site in combination with adjoining allocations.
- Any required utilities, drainage easements or significant infrastructure assets within or adjoining the site should be identified at an early stage and incorporated into the layout.

Flood Risk

- Part of the site lies within Flood Zones 2 and 3, extending from the eastern boundary inwards and associated with Hempshill Brook (approximately 15% of the gross site area).
- The site is affected by areas of surface water flood risk, including low to medium risk along the north-western boundary and high risk along the eastern boundary.
- The developable area should be focused within areas at lowest flood risk, following a sequential approach to site layout. Areas at higher fluvial or surface water flood risk should be kept free from built development and retained as open space, with opportunities for biodiversity enhancement, green infrastructure and drainage infrastructure.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required to demonstrate that the development will be safe for its lifetime, will not increase flood risk elsewhere and will provide safe access and egress. Watercourse modelling may be required.
- Safe access and egress must be demonstrated, including consideration of flood risk affecting Northaw Road East where Hempshill Brook is culverted under the road.
- Sustainable drainage should respond to site topography, surface water flow paths and low points, and should be integrated with the site's green and blue infrastructure network.

Heritage Assets

- The site has archaeological potential due to limited investigation in the surrounding area and the suspected location of a Mesolithic to Neolithic habitation site.
- Archaeological assessment should be undertaken at an early stage, informed by appropriate survey and evaluation where required.
- A geophysical survey followed by archaeological evaluation through trial trenching will be required at pre-application or pre-determination stage to understand potential impacts on preserved archaeology.

- The layout, design and construction programme should respond to the findings of archaeological investigation and secure appropriate mitigation, recording or preservation where required.

Health

- Noise mitigation will be required to address traffic noise from Northaw Road East through good acoustic design.
- Potential ground contamination associated with former agricultural or farm-related uses should be investigated through a contaminated land survey and report, with suitable remediation carried out where necessary.

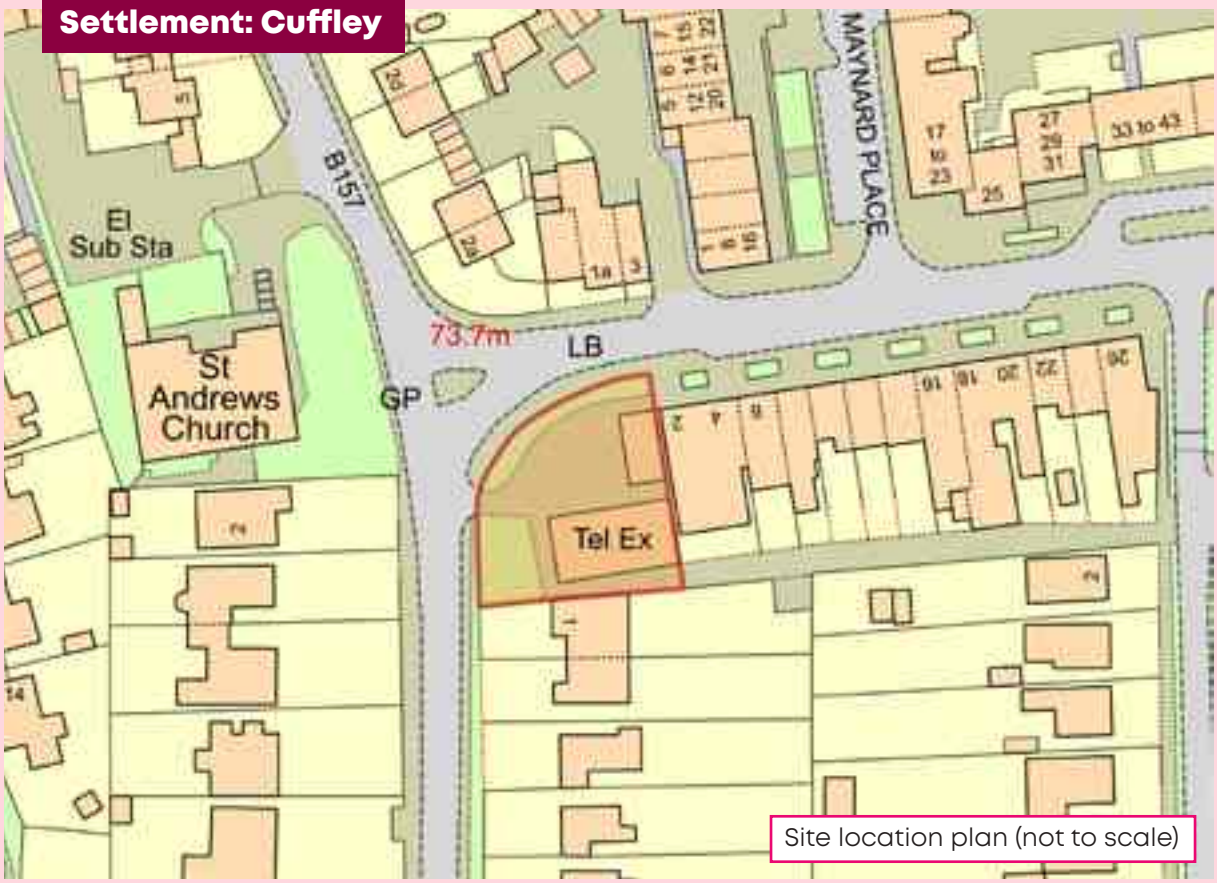
Natural Environment

- The site is within the relevant SSSI Impact Risk Zone, including in relation to Northaw Great Wood SSSI and Wormley-Hoddesdonpark Wood South; consultation with Natural England will be required where development triggers the relevant criteria.
- Retention and enhancement of key landscape and ecological features, including the pond, hedgerows, woodland, boundary trees, mature vegetation and the setting of Hempshill Brook, should be secured wherever possible with appropriate buffers provided as part of the site's green infrastructure network.
- Preliminary ecological assessment required; site lies within GCN green and amber zones and district licensing is applicable.
- Ecological surveys, including a Preliminary Ecological Appraisal and any required bat, bird or protected species surveys, should inform the layout and mitigation strategy.
- Opportunities to align with LNRS priorities and support habitat creation and wildlife corridors linking with adjoining allocations and nearby open space.

Design, Layout and Masterplanning

- A comprehensive masterplan and design code should demonstrate how development will respond to the site's edge-of-settlement location, relationship with adjoining residential areas, Hempshill Brook and adjoining allocations.
- The site slopes from south-west to north-east, with an overall level difference of approximately 8–9 metres over 150 metres; this should inform layout, drainage, access and design.
- The layout should provide for a safe and deliverable opportunity to create a route to adjacent allocated site SA CUF3, supporting coordinated movement, green infrastructure and placemaking where feasible.
- Development should adopt a landscape-led layout that retains and strengthens existing boundary planting wherever possible and provides a substantial landscape buffer where necessary.
- The layout should provide publicly accessible green space, including to respond to Green Belt Golden Rules considerations.

Settlement: Cuffley



Site location plan (not to scale)

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Cuffley Telephone Exchange

Local Plan Site Ref: SA CUF5 | **HELAA Ref:** HEL-14 | **Site Area (gross):** 0.1ha

Proposed land use: Residential

Estimated Yield: 6 | **Timescale (completions):** 11-15 years

Planning Designations: None – note policies of the Northaw and Cuffley Neighbourhood Plan apply to this site.

Relevant Permissions: N/A

Proposal: Redevelopment of the telephone exchange when no longer required, to create a new, high quality residential development on this prominent corner site.

Access and Movement

- Vehicular and pedestrian access should be taken from the existing access on Station Road, unless an alternative arrangement is demonstrated to be acceptable by the Highway Authority.
- The existing access will require improvement to ensure that all modes can be safely accommodated and to address existing visibility constraints.
- The layout should prioritise safe, direct and inclusive pedestrian movement to Cuffley village centre, nearby bus stops, Cuffley railway station and local community facilities.
- Development should have regard to Northaw and Cuffley Neighbourhood Plan Policies T1 and T2, including measures to avoid adverse impacts on Station Road and to support walking and cycling.
- Provision should be made for safe cycle parking, servicing, refuse collection and parking within the constrained site, without compromising pedestrian safety or the quality of the street frontage.

Infrastructure

- The site is currently in use as a telephone exchange and redevelopment will be dependent on the site becoming surplus to telecommunications requirements and any necessary decommissioning being completed.
- The layout should take account of any retained or below-ground telecommunications or other utility infrastructure, including easement, diversion or protection requirements identified at planning application stage.
- The site lies within the catchment of Deephams Sewage Treatment Works, where Thames Water has identified wider capacity concerns and planned upgrades to accommodate future growth.

Flood Risk

- The site is located within Flood Zone 1 and no surface water flood risk is shown within the red line boundary.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage, in consultation with the Lead Local Flood Authority.
- Development should incorporate sustainable drainage systems that manage runoff at source and ensure that surface water is safely accommodated without increasing flood risk on or off site.
- The site lies within Source Protection Zone 3 and a groundwater drinking water safeguarded zone; drainage and construction proposals should avoid adverse effects on groundwater quality.

Heritage Assets

- There are no designated heritage assets within or in proximity to the site.
- If demolition is proposed, a historic building recording should be carried out to preserve a record of the structure.

Natural Environment

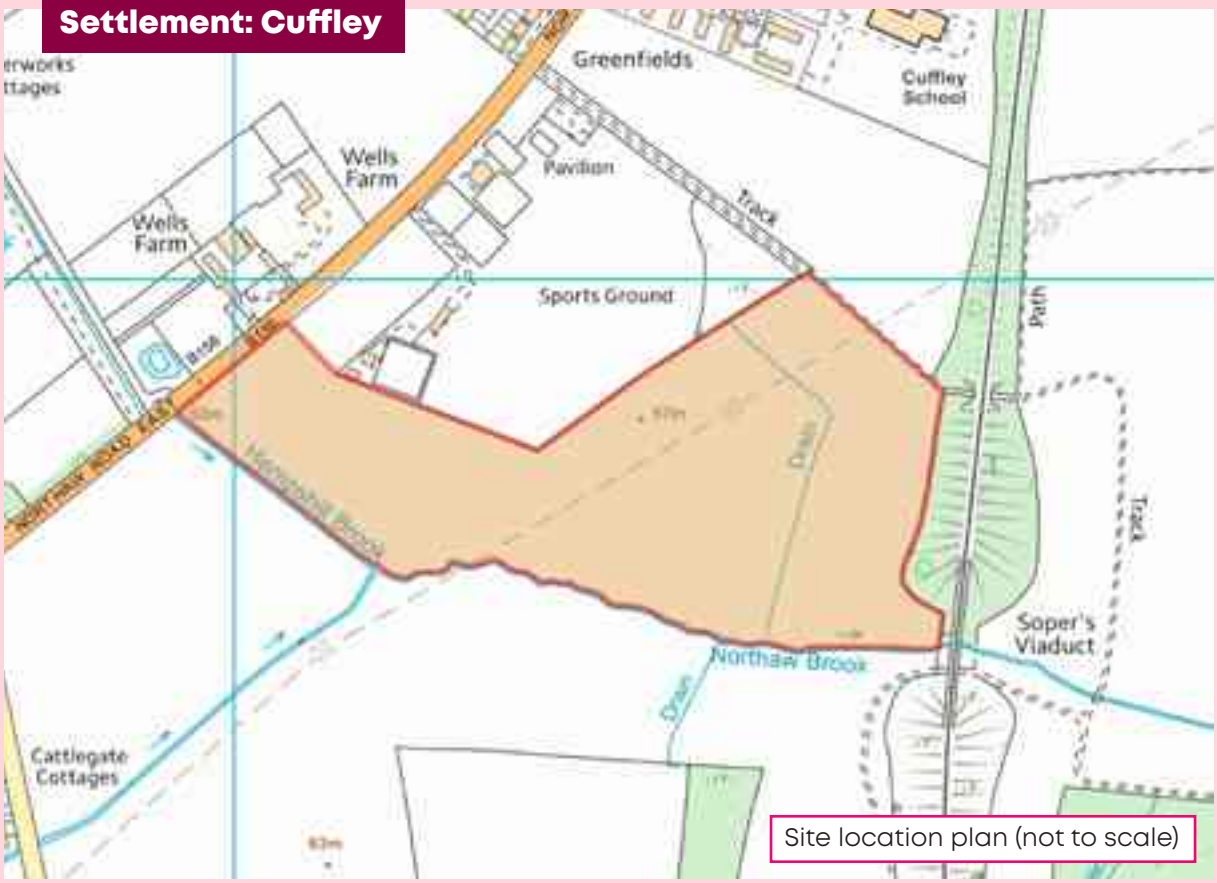
- A Preliminary Ecological Appraisal and, where necessary, a Preliminary Roost Assessment will be required at planning application stage, having regard to the potential for nesting birds in trees and roosting bats in mature trees and buildings.
- Development should incorporate planting and habitat features appropriate to an urban village-centre site.

Design, Layout and Masterplanning

- Development should deliver a high-quality residential redevelopment of this prominent corner site, responding positively to its position at the edge of Cuffley village centre and to the transition between the commercial centre and adjoining residential streets.
- The design, height, scale, massing and appearance of development should have regard to surrounding character and context, including the generally 2-3 storey character of the village centre to the north and east and the lower-scale residential character to the south and west.

- The layout should provide a positive frontage to Station Road and Plough Hill, with active, well-overlooked street edges and a high-quality corner treatment appropriate to a gateway location within the village.
- Development should have regard to Northaw and Cuffley Neighbourhood Plan Policies D1 and D2 and the supporting Design Code and Guidance, including the need to reinforce local character, use high-quality materials, provide well-integrated landscaping and avoid poor relationships with neighbouring properties.
- The layout should retain and reinforce existing mature vegetation along the north and west boundaries where practicable, while ensuring that landscaping, boundary treatment, access, parking, servicing, refuse storage and cycle parking are successfully integrated within the constrained site.

Settlement: Cuffley



Site location plan (not to scale)

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Land to the Southeast of KGV Playing Fields

Local Plan Site Ref: SA CUF6 | **HELAA Ref:** HEL-44 | **Site Area (gross):** 10.7ha

Proposed land use: Residential

Estimated Yield: 125 | **Timescale (completions):** 1-10 years

Planning Designations: None affecting the site

Relevant Permissions: None

Proposal: Residential-led development of around 125 homes, with associated access, open space, drainage, green infrastructure and supporting infrastructure.

Access and Movement

- Provide safe and suitable vehicular access from Northaw Road East, supported by a Transport Assessment which demonstrates that the access arrangement, junction design, visibility, emergency access and highway impacts are acceptable.
- Deliver high-quality pedestrian and cycle connections, including improvements to link the site with the existing footway network on Northaw Road East, the adjoining King George's Vale development and onward routes towards Theobalds Road and Station Road.
- Safeguard and enhance Public Right of Way Northaw 006 along the northern boundary, including opportunities to improve its role as a utility walking and cycling route and to connect with PRoW Northaw 009.
- Opportunity to help deliver Right of Way Improvement Plan 5/224 to upgrade to a bridleway that could then link to Northaw 009.
- Provide appropriate crossing, footway and cycle infrastructure to ensure safe and convenient access to local services, bus stops, Cuffley rail station and Cuffley Primary School.

Infrastructure

- Retain and accommodate the National Grid 275kV overhead electricity line and associated pylons, including an appropriate safety offset from habitable dwellings and use of the easement/buffer as part of a connected green infrastructure corridor where practicable.
- Address the 11kV overhead electricity line along Northaw Road East, including any diversion or undergrounding required to facilitate access and development.
- Demonstrate that development will not prejudice the operation or future use of the nearby Cattlegate Farm waste management facility and anaerobic digestion plant, including through a Consultation Area Assessment and any necessary mitigation.
- Contribution towards increasing GP premises capacity at Cuffley Medical Centre will be required as a result of growth arising from this development. Early engagement with the NHS necessary. To be secured through planning obligation at application stage.

Flood Risk

- Site contains areas of FZ2, FZ3a and FZ3b associated with watercourse corridors (approx. 14% of the gross site area).
- Apply a sequential approach to the layout of the whole site with the developable area informed by Flood Zones 2 and 3, surface water flow paths, ordinary watercourses and the Hempshill and Northaw Brooks along the southern boundary, ensuring that development is directed to Flood Zone 1 and that flood risk areas are retained for appropriate open space, landscape, drainage and biodiversity functions.
- Submit a site-specific Flood Risk Assessment and drainage strategy demonstrating safe access and egress, no increase in flood risk elsewhere, and an appropriate sustainable drainage system.
- Obtain any necessary Ordinary Watercourse Consent and incorporate appropriate buffers and maintenance access to watercourses and drainage features.

Heritage Assets

- There are no designated heritage assets within or in close proximity to the site.
- The site lies within an Area of Archaeological Significance and development should be informed by an archaeological desk-based assessment, with appropriate evaluation and mitigation secured where required.
- The layout and design should preserve any archaeological interest identified through assessment and investigation, including through conditions or other mitigation as appropriate.

Health

- Demonstrate that residential development would provide an acceptable living environment for future occupiers, having regard to the proximity of the Cattlegate Farm Composting Facility, anaerobic digestion plant and digestate storage lagoon.

- Prepare a Consultation Area Assessment to assess potential amenity and health effects associated with the safeguarded waste management site and identify any necessary mitigation, including separation, landscape screening, design measures or other controls.
- Incorporate good acoustic design to address potential noise from Northaw Road East and the railway corridor, supported by appropriate technical assessment where required.
- Provide convenient walking and cycling links to local services, open space, public transport and community facilities to support healthy and active travel choices.

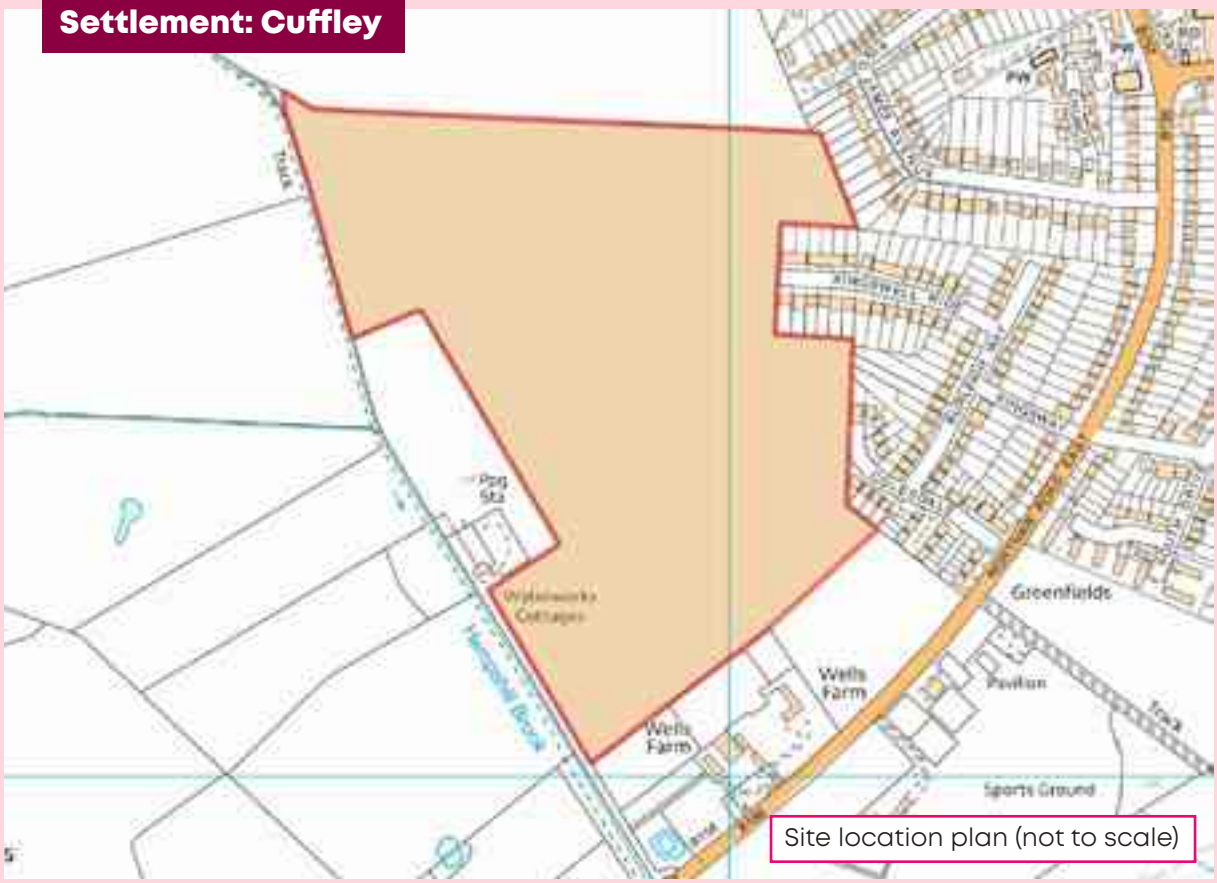
Natural Environment

- Retain and enhance existing boundary vegetation, hedgerows, tree belts and adjoining deciduous woodland habitat, with appropriate buffers secured within publicly accessible green infrastructure rather than private gardens.
- Development should be informed by a Preliminary Ecological Appraisal, tree and hedgerow survey, and any necessary protected species assessment, including consideration of nesting birds, bats and Great Crested Newts.
- The layout should take opportunities to align habitat creation and enhancement with the Hertfordshire Local Nature Recovery Strategy, including wetland, floodplain and neutral grassland priorities where compatible with site constraints. Appropriate buffers should be provided to any ancient, veteran or important trees or hedgerows identified through survey.

Design, Layout and Masterplanning

- The green infrastructure strategy should integrate flood risk areas, watercourses, pylon easements, ecological buffers and open space into a connected landscape framework that supports biodiversity, public access, drainage and the rural edge setting of Cuffley.
- Prepare a comprehensive layout and masterplan which responds positively to the site's edge-of-settlement and rural context, the King George V Playing Fields, the existing settlement edge and adjoining King George's Vale development.
- Use landscape-led design to retain and reinforce mature boundary vegetation, hedgerows and tree belts, and to create a robust and defensible Green Belt boundary.
- Integrate flood risk areas, watercourses, pylon easements, ecological buffers and open space as part of a coherent green and blue infrastructure network.
- Ensure the layout responds to the constrained developable area, safeguards residential amenity, provides appropriate separation from the railway and waste management site, and avoids locating sensitive uses in unsuitable areas.
- Provide active frontages, legible pedestrian and cycle routes, high-quality public realm and connections to surrounding routes and facilities, while respecting the character and setting of Cuffley.

Settlement: Cuffley



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Land North of HS29, Northaw Road East

Local Plan Site Ref: SA CUF7 | **HELAA Ref:** HEL-59 | **Site Area (gross):** 21.38ha

Proposed land use: Residential, Education

Estimated Yield: 350 residential (Class C3) units | **Timescale (completions):** 1-10 years

Planning Designations: None

Relevant Permissions: None

Proposal: Residential-led development of around 350 homes, with associated access, open space, drainage, green infrastructure and supporting infrastructure. Safeguarded land of up to 1ha for primary school in conjunction with site SA CUF8.

Access and Movement

- Provide vehicular access from Northaw Road East via a route through allocated site CUF2, with the detailed access strategy to demonstrate safe, suitable and deliverable access for all modes.
- Access arrangements should be supported by further highways evidence and should include opportunities for additional pedestrian and cycle connections, including links towards Kingswell Ride, Colesdale and the wider Cuffley footway network where feasible.
- Provide a comprehensive movement strategy that prioritises walking, cycling and integrates with access and movement requirements arising from adjoining allocations.
- Protect and enhance the adjoining Public Right of Way network, including Northaw 009 along the western boundary, and secure safe, attractive and legible recreational and active travel links.
- Opportunity to help deliver Right of Way Improvement Plan 5/223 to upgrade to a bridleway that could then link to Northaw 009 in conjunction with SA CUF6 and 7.

Infrastructure

- Site lies within the catchment area for Deephams STW. Thames Water is aware of capacity concerns, and a scheme is planned to accommodate future growth
- Undertake early engagement with Thames Water to confirm wastewater network capacity and any reinforcement required.
- Safeguard land suitable for a serviced site of approximately 1 hectares for a two-form-entry primary school in conjunction with SA CUF8, including safe access by walking, cycling, public transport and vehicles. The timing, transfer arrangements, servicing and any safeguarding period must be agreed with the education authority and set out in the phasing and infrastructure delivery strategy.

Flood Risk

- Part Flood Zone 2 and 3
- Locate built development outside areas at higher risk of flooding, associated with Hempshill Brook and the ordinary watercourse along the western boundary.
- Prepare a site-specific Flood Risk Assessment and Drainage Strategy to demonstrate that the development will be safe for its lifetime, will not increase flood risk elsewhere and will provide safe access and egress.
- Incorporate a comprehensive sustainable drainage system that responds to the site's topography, surface water flow paths and low points, with drainage features designed as part of the site's green and blue infrastructure network.
- Secure any necessary Ordinary Watercourse Consent for works affecting the ordinary watercourse and provide appropriate easements, buffers and maintenance access.

Heritage Assets

- Undertake archaeological assessment at an early stage, including geophysical survey followed by archaeological evaluation by trial trenching, to establish the presence, significance and extent of any archaeological remains.
- The layout, design and construction programme should respond to the findings of archaeological investigation and secure appropriate mitigation, recording or preservation where required.

Health

- Demonstrate how any noise impacts from licensed music events at Colesdale Farm would be addressed, including application of the agent of change principle, unless the events use has ceased or the premises licence has been surrendered.
- Ensure that the layout secures high-quality public open space, opportunities for informal recreation, and green infrastructure that supports health and wellbeing.
- Contribution towards increasing GP premises capacity at Cuffley Medical Centre will be required as a result of growth arising from this development. Early engagement with the NHS necessary. To be secured through planning obligation at application stage.

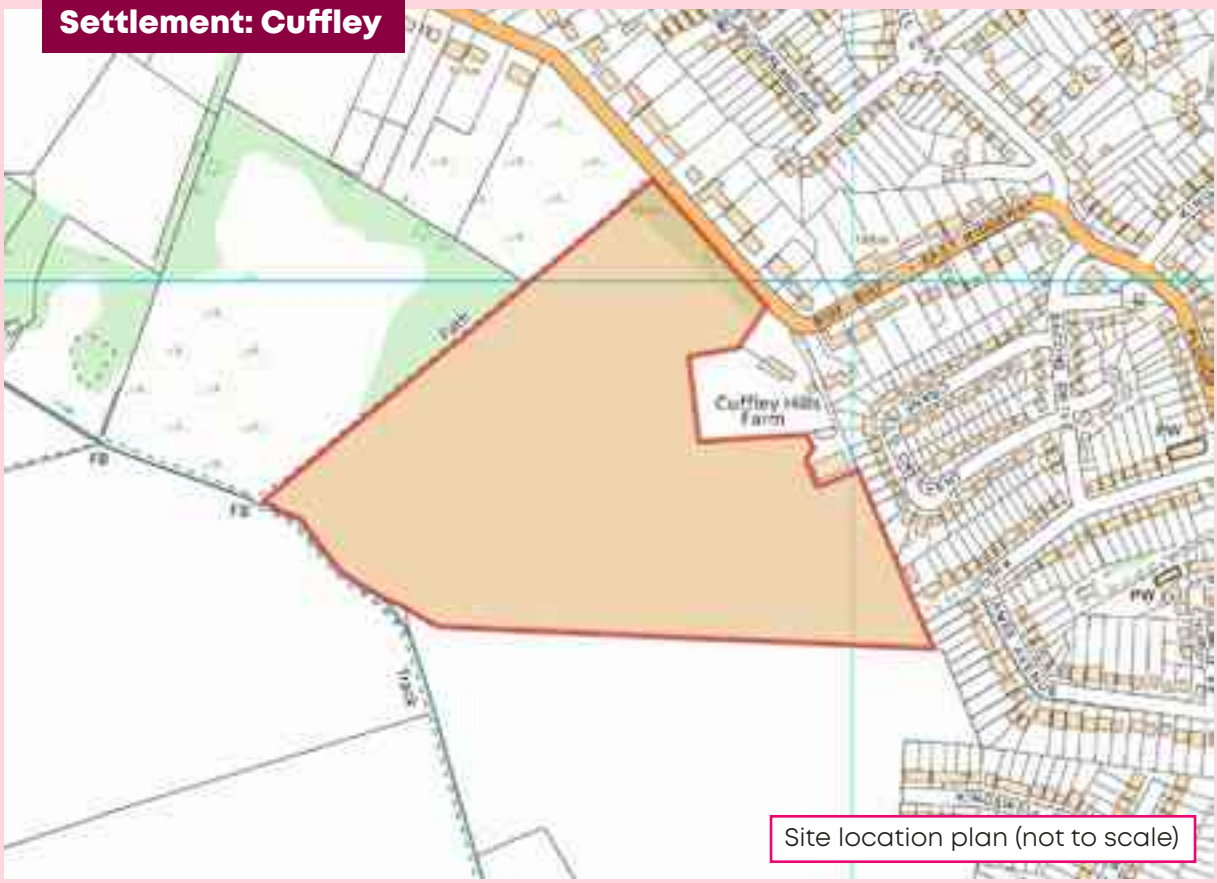
Natural Environment

- Retain and enhance boundary trees, hedgerows and mature vegetation wherever possible, with appropriate buffers provided as public open space rather than private gardens.
- Prepare ecological surveys, including a Preliminary Ecological Appraisal and any required bat, bird or protected species surveys, to inform the layout and mitigation strategy.
- Deliver a connected green and blue infrastructure network, with opportunities to contribute to Hertfordshire Local Nature Recovery Strategy priorities, including wetland, floodplain, grassland and habitat enhancement where appropriate.

Design, Layout and Masterplanning

- Prepare a comprehensive masterplan and design code for the site, demonstrating how development will respond to the site's edge-of-settlement location, sloping landform, landscape sensitivity and relationship with adjoining residential areas and allocated site CUF2.
- Adopt a landscape-led layout that minimises visual intrusion on the valley-side landform, retains mature vegetation, strengthens boundary planting and provides appropriate structural landscaping and screening, particularly to the north, west and approach to the Hertfordshire Way.
- Provide a high-quality, integrated residential environment with appropriate transitions to the countryside edge.

Settlement: Cuffley



Site location plan (not to scale)

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The Ridgeway

Local Plan Site Ref: SA CU8 | **HELAA Ref:** HEL-83 | **Site Area (gross):** 15.96ha

Proposed land use: Residential, Education

Estimated Yield: 280 residential (Class C3) units | **Timescale (completions):** 1-10 years

Planning Designations: Adjacent to The Dell Local Wildlife Site

Relevant Permissions: None

Proposal: Residential development of approximately 280 dwellings, with associated access, open space, green infrastructure, drainage, biodiversity enhancements and supporting infrastructure.

Access and Movement

- Provide a comprehensive access and movement strategy demonstrating safe and suitable access for all users, with the principal vehicular access to be agreed with the highway authority and designed to minimise impacts on The Ridgeway and the wider local network.
- Deliver high-quality walking, wheeling and cycling connections from the site into Cuffley, including links towards Station Road, Cuffley railway station, existing bus stops, local services and the adjoining Public Rights of Way network.
- Safeguard, enhance and integrate PRoW Northaw 001 and PRoW Northaw 009 within a green infrastructure framework, ensuring attractive, overlooked and legible routes around and through the site.
- Take account of the site's steep topography in the design of streets, footways, cycle routes and pedestrian links, ensuring inclusive access wherever practicable.
- Opportunity to deliver Right of Way Improvement Plan 5/223 and 5.222 in conjunction with SA CUF6 and 7.

Infrastructure

- Site lies within the catchment area for Deephams STW. Thames Water is aware of capacity concerns, and a scheme is planned to accommodate future growth
- Ensure necessary utilities and drainage infrastructure is planned and delivered in phase with development, including any required upgrades that may need to be planned over an extended lead-in period.
- Safeguard land suitable for a serviced site of approximately 1 hectares for a two-form-entry primary school in conjunction with SA CUF7, including safe access by walking, cycling, public transport and vehicles. The timing, transfer arrangements, servicing and any safeguarding period must be agreed with the education authority and set out in the phasing and infrastructure delivery strategy.
- Contribution towards increasing GP premises capacity at Cuffley Medical Centre will be required as a result of growth arising from this development. Early engagement with the NHS necessary. To be secured through planning obligation at application stage.

Flood Risk

- Flood Zone 2 and 3 on part of the site
- Two Surface Water flow paths through site (low to high risk) in the north and the centre of the site.
- Apply a sequential approach to the site layout, locating built development outside areas at highest risk of flooding and using lower-risk parts of the site for the most vulnerable uses.
- Prepare a site-specific Flood Risk Assessment and Drainage Strategy informed by up-to-date flood risk evidence, including fluvial flood risk associated with the ordinary watercourse along the western boundary and surface water flow paths through the northern and central parts of the site.
- Provide an appropriate undeveloped buffer to the ordinary watercourse and secure any ordinary watercourse consent required for works affecting the watercourse.
- Incorporate a multifunctional sustainable drainage system as part of the landscape and green infrastructure strategy, ensuring no increase in flood risk on site or elsewhere and providing biodiversity and amenity benefits where practicable.
- Design the development to be safe for its lifetime, including safe access and egress, allowance for climate change and long-term maintenance arrangements for drainage infrastructure.

Heritage Assets

- Undertake an archaeological desk-based assessment and geophysical survey to assess the site's archaeological potential, reflecting its partial location within an Area of Archaeological Significance and the wider evidence of prehistoric activity in the surrounding landscape.
- Provide further archaeological evaluation, including pre-determination trial trenching if required, and secure appropriate mitigation, recording or preservation measures through the planning application process.

- Ensure the masterplan and landscape strategy respond to any identified archaeological constraints and retain opportunities for interpretation where appropriate.

Health

- Provide or contribute to health infrastructure required to support the development, informed by engagement with the relevant NHS bodies and the Council's Infrastructure Delivery Plan.
- Address potential amenity impacts on future residents, including noise from licensed music events at Colesdale Farm while that use continues, through robust evidence, mitigation and application of the agent of change principle.
- Ensure the layout provides good residential amenity for existing and future residents, including appropriate separation distances, outlook, privacy, daylight, sunlight and avoidance of unacceptable noise, air quality or disturbance impacts.

Natural Environment

- Retain and enhance existing boundary trees, hedgerows, woodland edges and other mature vegetation as part of a landscape-led masterplan, with appropriate non-domestic buffers to important hedgerows, priority habitat, The Dell Local Wildlife Site and any ancient or veteran trees identified through survey.
- Prepare ecological, arboricultural and hedgerow surveys to inform the layout, mitigation and enhancement strategy, including assessment of potential impacts on nesting birds, bats and other protected or priority species.
- Protect adjoining sensitive habitats, including The Dell Local Wildlife Site, nearby woodland habitats and the wider setting of Northaw Great Wood SSSI, with Natural England consultation to be undertaken if required by the SSSI Impact Risk Zone criteria.
- Align habitat creation and enhancement with the Hertfordshire Local Nature Recovery Strategy, including opportunities for grassland, woodland edge, wetland and floodplain habitat enhancement.
- Minimise light spill, recreational pressure and other indirect effects on retained trees, woodland, hedgerows and adjoining ecological assets through sensitive layout, lighting, access management and long-term stewardship.
- Provide a connected green and blue infrastructure network incorporating sustainable drainage, publicly accessible open space, habitat buffers and enhanced Public Rights of Way links.

Design, Layout and Masterplanning

- Prepare a comprehensive site-wide masterplan that responds to the site's sloping topography, landscape sensitivity and edge-of-settlement character, with development concentrated in the most suitable parts of the site and lower-density, landscape-led edges adjoining the countryside.
- Provide a high-quality design that integrates with the existing settlement pattern of Cuffley while creating a clear and defensible settlement edge, supported by structural landscaping, green infrastructure and sensitive building heights, scale and massing.
- Retain mature vegetation wherever practicable and provide substantial new planting and screening to reduce landscape and visual impacts, particularly in views from the west, south-west and Public Rights of Way network.
- Ensure the layout accommodates flood risk, sustainable drainage, ecological buffers, public open space, access routes and infrastructure requirements from the outset, rather than as residual land uses.
- Create safe, attractive and legible streets and spaces that are well overlooked, inclusive, connected to surrounding neighbourhoods and capable of supporting active travel.

Settlement: Little Heath



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Land North of Hawkshead Road

Local Plan Site Ref: SA LH1 | **HELAA Ref:** LHe1 | **Site Area (gross):** 0.89ha

Proposed land use: Residential (use class C3)

Estimated Yield: 34 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated as site HS25 in the adopted Welwyn Hatfield Local Plan

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2021/3304/MAJ).

Proposal: Residential development comprising 34 dwellings, including apartments and family housing, with associated affordable housing and landscaping.

Access and Movement

- Use and improve the existing vehicular access from Hawkshead Road, ensuring safe visibility and suitable operation for the scale of development.
- Provide a direct, attractive pedestrian link from the south-western part of the site to Hawkshead Road and the wider footway network.
- Incorporate shared-surface streets and materials that maintain the rural character of the site while providing safe movement for pedestrians, cyclists and vehicles.
- Provide active travel and public transport improvements where justified, including measures that improve the quality and legibility of links towards Potters Bar railway station.

Infrastructure

- Confirm the capacity of foul drainage infrastructure and provide any necessary upgrades or connections to serve the development.
- Secure any necessary site-specific infrastructure, mitigation and contributions required to make the development acceptable, including sustainable transport and community infrastructure where justified.
- Provide on-site open space, sustainable drainage and landscape infrastructure as integral parts of the layout.

Flood Risk

- Flood Zone 1
- Prepare and implement a drainage strategy demonstrating that the site will manage surface water sustainably.
- Incorporate SuDS, including permeable surfacing and below-ground attenuation where appropriate, to mimic greenfield runoff and reduce downstream flood risk.
- Ensure surface water drainage is integrated with the landscape and amenity strategy.

Heritage Assets

- Retain and enhance the wooded landscape buffer along Hawkshead Road to preserve the setting of Grade II listed Osborne House and reduce intervisibility between the site and the heritage asset.
- Design development to respect the scale, form and low-key character of Osborne House, including appropriate setbacks, building heights, roof profiles, massing, materials and detailing.
- Ensure buildings do not dominate the streetscene or protrude above the retained treeline when viewed in relation to Osborne House.
- Submit proportionate heritage information to demonstrate how the layout, landscaping and design preserve the significance and setting of affected heritage assets.

Health

- Survey the site for contamination and provide remediation proposals where required.
- Design the layout to protect the amenity of existing and future residents, including appropriate separation, orientation, outlook, private amenity space and noise considerations.

Natural Environment

- Retain, manage and enhance the southern wooded boundary and landscape buffer along Hawkshead Road.
- Strengthen boundary planting, particularly to the north and north-east, to soften the development edge, reinforce green infrastructure and provide a robust long-term Green Belt boundary.
- Provide species-rich planting and biodiversity enhancements in accordance with ecological survey recommendations.
- Protect existing trees and hedgerows where possible and supplement planting where needed to conserve and enhance local landscape character.

Design, Layout and Masterplanning

- Povide a high-quality, design-led layout that relates positively to Little Heath, the adjoining rural edge and the earlier Osborne Park development.
- Arrange homes around a central square or equivalent focal space to create enclosure, natural surveillance and a coherent sense of place.
- Use scale, massing, roof form, fenestration, materials and detailing that draw on local character, including the rural edge context and nearby Arts and Crafts influences, without resorting to pastiche.
- Design parking, servicing and refuse arrangements so that they are functional but do not dominate the streetscene or public realm.

Settlement: Little Heath



Site location plan (not to scale)

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Part of Studlands / Videne, Hawkshead Road

Local Plan Site Ref: SA LH2 | **HELAA Ref:** LHe4/5 | **Site Area (gross):** 2.57ha

Proposed land use: Residential (use class C3)

Estimated Yield: 61 dwellings | **Timescale (completions):** 0-5 years

Planning Designations: Allocated as site HS47 in the adopted Welwyn Hatfield Local Plan

Relevant Permissions: Planning permission has been granted for residential development (application reference 6/2022/2317/MAJ).

Proposal: The site is allocated for residential development of approximately 61 dwellings, to deliver a well-designed extension to Little Heath with access from Hawkshead Road.

Access and Movement

- Provide safe and suitable vehicular, pedestrian and cycle access from Hawkshead Road, including appropriate visibility splays and internal routes that accommodate refuse and emergency access.
- Retain the existing Videne access only where required to serve dwellings in the south-eastern part of the site.
- Provide off-site pedestrian and cycle improvements on Hawkshead Road, including a shared footway/cycleway connection towards Osborne Road and traffic-calming/crossing measures where justified through transport assessment.
- Seek a direct pedestrian connection to the adjoining recreation ground and play area, subject to agreement with the relevant landowner.

Infrastructure

- Design SuDS to maximise biodiversity, landscape and amenity value, with appropriate long-term management arrangements.

Flood Risk

- The site is within Flood Zone 1.
- Address the identified area of surface water flood risk within the site through the detailed layout and drainage strategy, ensuring development is appropriately located and designed.
- Incorporate SuDS and attenuation measures to manage surface water runoff and avoid increasing flood risk on or off site.

Heritage Assets

- Development should preserve the setting and significance of Grade II listed Osborne House, including through careful siting, scale, massing, materials and landscaping.
- Keep the land directly in front of Osborne House free from built development and retain a strong tree/landscape line to prevent development intruding into key views of the listed building.
- Use high-quality materials and architectural detailing that respond positively to the character and appearance of the surrounding area.
- Consider archaeological potential through an appropriate desk-based assessment and any necessary mitigation.

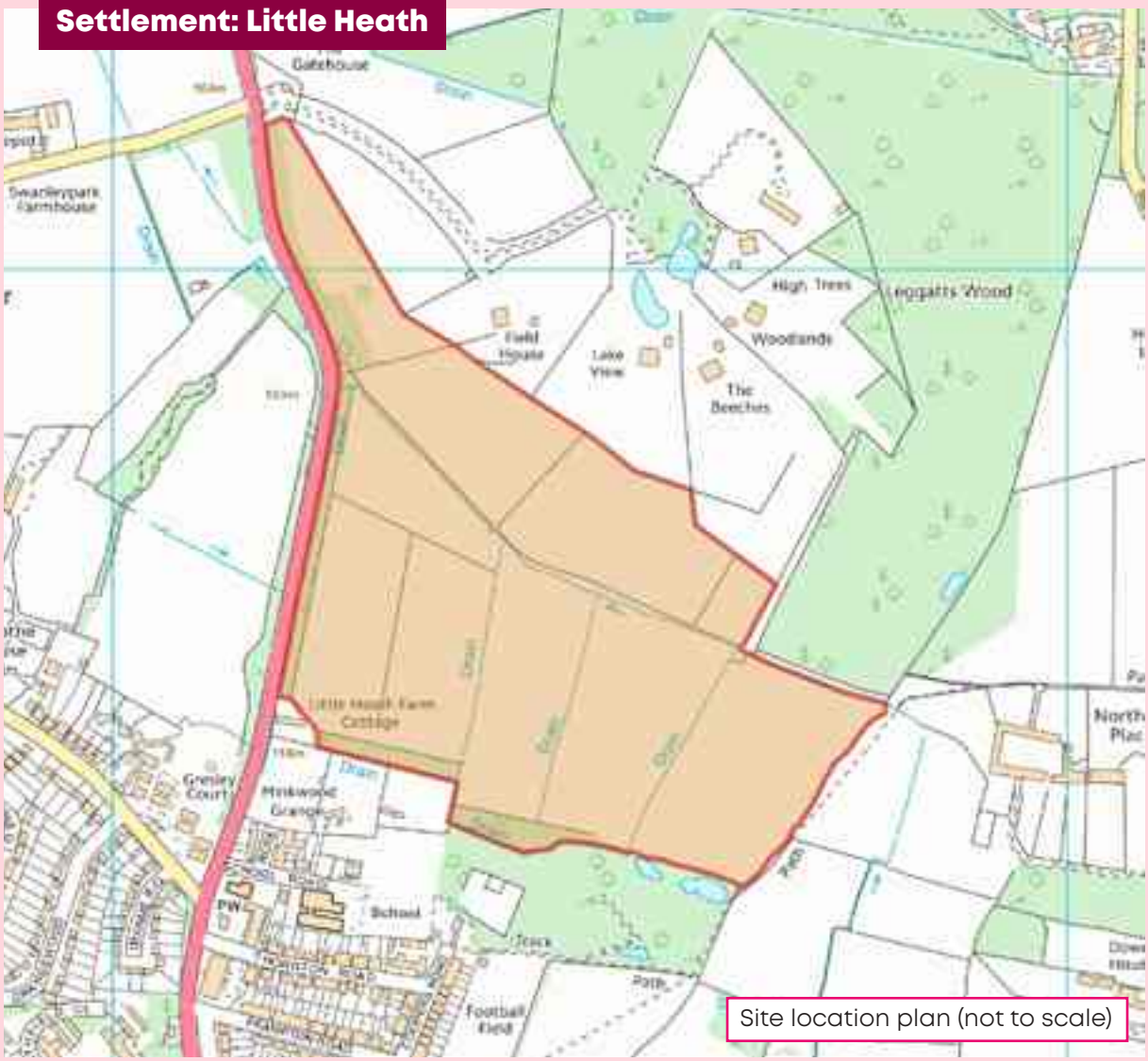
Natural Environment

- Retain and protect higher-quality trees and boundary vegetation, including Category A trees and the mature landscaped frontage to Hawkshead Road where possible.
- Strengthen site boundaries with new native tree, hedge and shrub planting to integrate development into the landscape and provide a robust Green Belt edge.
- Protect retained trees and hedgerows during construction through an arboricultural method statement and construction management measures.
- Provide ecological mitigation and enhancement, including measures for birds, bats and hedgehogs; native hedgerow/tree planting; riparian planting around the pond; grassland transition habitats; and integrated bird and bat boxes. A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).

Design, Layout and Masterplanning

- Provide a layout that responds to the site's edge-of-settlement location, maintains a landscaped setting and minimises harm to Green Belt openness through containment, landscape buffers and a clear, defensible northern boundary.
- Use a compact, traditional house form and a scale, massing and rhythm that reflect the adjoining residential context, including predominantly two-storey development with limited taller elements where appropriate.
- Create a coherent, legible and safe layout, with active frontages, natural surveillance of streets and open spaces, and a clear hierarchy of streets and shared surfaces.
- Retain the existing pond and incorporate it within public open space, alongside meaningful landscape and amenity provision within the site.
- Ensure dwellings provide adequate private amenity space and safeguard the amenity and privacy of existing and future residents through appropriate separation distances, orientation and boundary treatment.

Settlement: Little Heath



Site location plan (not to scale)

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Leggatts Park

Local Plan Site Ref: SA LH3 | **HELAA Ref:** HEL-5 | **Site Area (gross):** 23.17ha

Proposed land use: Residential, Education

Estimated Yield: 400 homes, 2FE Primary School | **Timescale (completions):** 1-10 years

Planning Designations: Adjacent to Fritillary Meadow Local Wildlife Site (79/014) and the Woodland Area South-East of Little Heath Farm Local Wildlife Site (79/033).

Relevant Permissions: None

Proposal: A new residential neighbourhood to the north of Little Heath delivering approximately 400 homes, a new primary school and public open space.

Access and Movement

- Provide the principal vehicular access from the A1000 Great North Road, subject to detailed design, road-safety audit and the agreement of the highway authority. Provide a separate emergency access to the A1000. The access strategy must include the highway, public transport and active-travel measures necessary to mitigate the development's effects.
- Provide safe, direct and accessible pedestrian and cycle crossing facilities across the A1000, integrated with the principal site access and routes to bus stops and local services, in accordance with details agreed with the highway authority.
- Provide continuous, safe and accessible walking and cycling routes along the site's western boundary and the eastern side of the A1000 Great North Road, including a segregated cycle path if feasible, and footway of dimensions agreed with the highway authority, together with connections into the site and the surrounding network.
- Provide conveniently located, accessible bus stops serving the development, together with any service, route, shelter, real-time information and financial-support measures demonstrated to be necessary through the transport assessment and agreed with the highway authority and relevant operators.
- Provide a safe, direct and accessible walking and cycling connection between the development and Little Heath Primary School, subject to land availability
- Retain North Mymms Footpath 049 on an attractive, safe and overlooked alignment, enhance its surface and accessibility where appropriate, and connect it to the development's walking and cycling network without obstructing or diminishing its legal status.

Infrastructure

- Provide a serviced site of approximately 2 hectares at the south-western end of the allocation for a two-form-entry primary school, including safe access by walking, cycling, public transport and vehicles. The timing, transfer arrangements, servicing and any safeguarding period must be agreed with the education authority and set out in the phasing and infrastructure delivery strategy.
- Contribution towards increasing GP premises capacity at one or more Potters Bar practices will be required as a result of growth arising from this development. Early engagement with the NHS necessary. To be secured through planning obligation at application stage.
- Provide a C2 dwelling with up to three bedspaces, either within a single children's home or within a number of smaller homes, having regard to the need identified by the relevant public service provider at the time of application. Each developer-completed home should be transferred to Hertfordshire County Council, or its successor body, on a not-for-profit basis and secured through a planning obligation.
- Wastewater network modelling and upgrades needed to accommodate the scale of development; liaison with Thames Water is necessary. The phasing and infrastructure delivery strategy must identify the necessary works and completion triggers so that occupation does not outpace available capacity
- Provide publicly accessible open space in accordance with DMP 56s requirement for new space to meet Natural England's Green Infrastructure Framework Accessible Greenspace Standards, that is integrated with the site's blue-green infrastructure and walking and cycling network, together with arrangements for its long-term management and maintenance.
- Coordinate electricity, water, telecommunications and other utility infrastructure through the site-wide infrastructure delivery strategy. Demonstrate sufficient capacity, identify any reinforcement and land requirements necessary to serve the development.

Flood Risk

- Flood Zone 1 (low probability of flooding from rivers).
- A linear area through the centre of the site, is at high risk of surface-water flooding.
- Submit a site-specific flood risk assessment and drainage strategy which locates development in areas of lowest flood risk, preserves safe access and egress, avoids increasing flood risk elsewhere, and incorporate multifunctional sustainable drainage within the blue-green infrastructure network.

- Retain the ordinary watercourse within a continuous blue-green corridor of sufficient width to accommodate modelled flood extents, maintenance access, biodiversity enhancement and sustainable drainage.

Heritage Assets

- Site forms part of wider rural landscape setting of GII* LB Northaw Place and associated GII LB garden walls.
- A HIA would be required to inform the layout, scale, massing, landscape strategy and building heights addressing the contribution made by the site to the significance and rural landscape setting of designated heritage assets. Development must avoid or minimise harm through sensitive siting, design and landscape treatment, with any residual harm assessed in accordance with national policy.
- Archaeological finds possible due to site lying on old Leggatt's Park Grounds. Undertake archaeological desk-based assessment and proportionate field evaluation, including geophysical survey and trial trenching where indicated.

Health

- Submit noise and air-quality assessments addressing the effects of traffic on the A1000 and any other relevant sources. The site layout, building orientation, ventilation, landscaping and acoustic measures must secure acceptable internal and external living conditions without relying on closed windows as the sole means of mitigation.

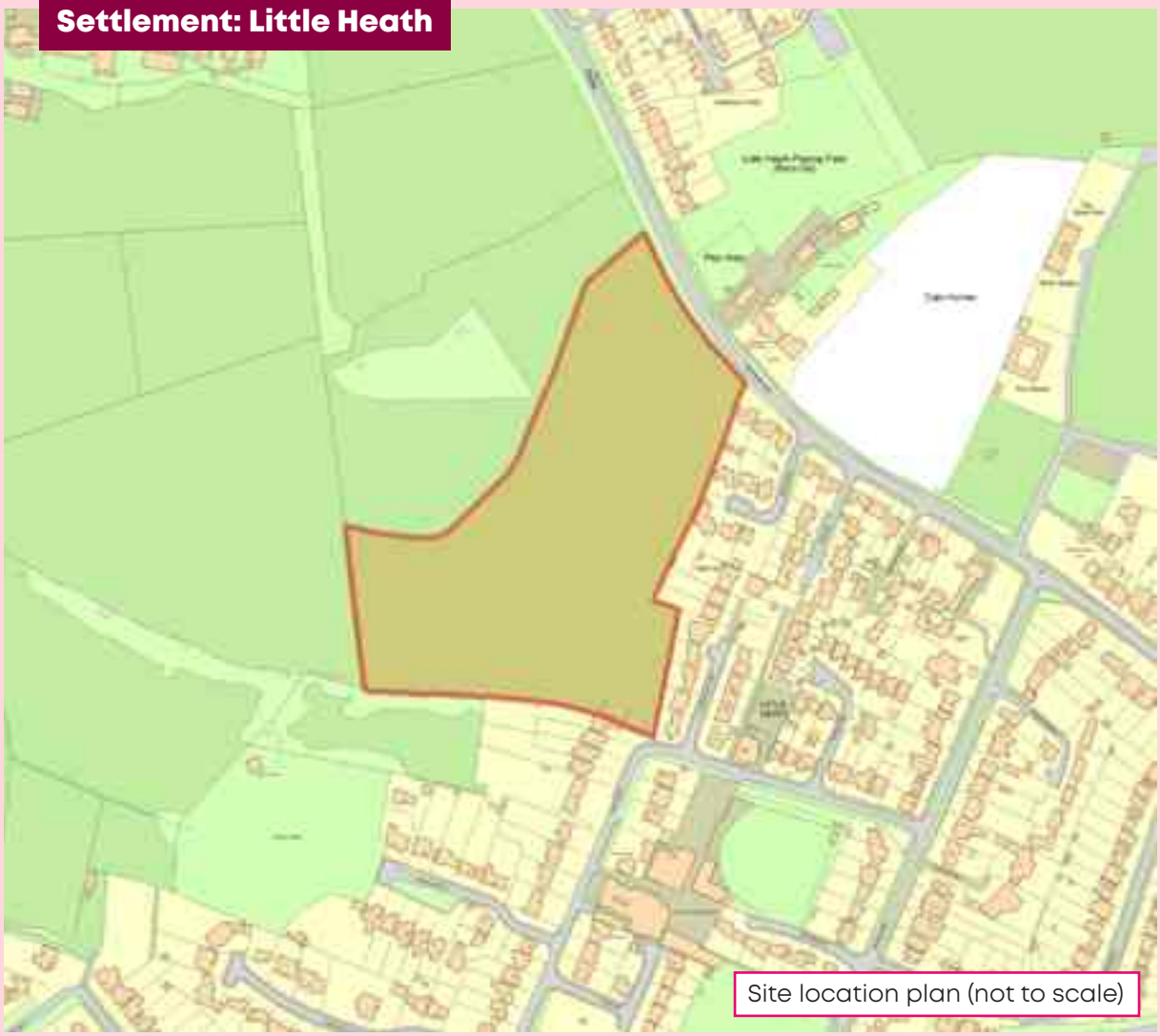
Natural Environment

- Site lies 560m from Northaw Great Wood SSSI. Demonstrate, in consultation with Natural England, that the development will not adversely affect Northaw Great Wood SSSI. Identify and secure any avoidance or mitigation measures.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected.
- Ancient Woodland (Leggatts Wood) to the north/north-east. Within the site there is one Veteran Tree (Ash) and a notable Oak Tree close to southern boundary. Provide semi-natural buffer zones of at least 15 metres from the ancient woodland boundary and seek to retain the veteran tree and the oak near the southern boundary and integrate all retained trees and buffers into the green-infrastructure network.
- Prioritise the retention, protection and strengthening of existing hedgerows, including any identified as important under the Hedgerows Regulations 1997 and maintain ecological connectivity.
- Site lies within a Groundwater Inner Source Protection Zone (SPZ1 – vulnerable to pollution). Ground investigations may be required to ensure no impact on water source/supply.
- Hertfordshire Local Nature Recovery Strategy – Site lies partly within and adjoining an Area that Could become of particular Importance for Biodiversity (ACIB). Opportunity to include new acid grassland, heathland and wood pasture where ecologically appropriate, and the restoration and long-term management of any retained grassland and heathland habitats.

Design, Layout and Masterplanning

- Development proposals for Site SA LH1 must accord with an approved site-wide masterplan and infrastructure delivery strategy. These must demonstrate how the whole allocation will deliver approximately 400 homes, a serviced site for a two-form-entry primary school, public open space, blue-green infrastructure, sustainable transport measures and the necessary utilities and highway works. Applications for part of the site must not prejudice the comprehensive development or timely infrastructure delivery of the allocation.
- The site-wide masterplan and phasing and infrastructure delivery strategy must accompany the first planning application. These documents must demonstrate comprehensive development of the allocation, identify the location and timing of housing, the primary school, open space, blue-green infrastructure, access and sustainable transport measures, and establish how later phases will be coordinated and delivered.
- Create a landscape-led settlement edge residential neighbourhood that responds to local topography, views, existing vegetation and the relationship with Little Heath and the surrounding countryside. Building heights, density and massing must be arranged to minimise landscape and visual effects, protect settlement identity and provide a durable transition to the Green Belt and rural landscape.

Settlement: Little Heath



Site location plan (not to scale)

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Land South of Hawkshead Road

Local Plan Site Ref: SA LH4 | **HELAA Ref:** HEL-49 | **Site Area (gross):** 4.82ha

Proposed land use: Residential

Estimated Yield: 88 (gross) | **Timescale (completions):** 1-5 years

Planning Designations: None

Relevant Permissions: None

Proposal: A landscape-led residential development on the edge of Little Heath delivering approximately 88 homes, with access from Hawkshead Road, enhanced walking and cycling connections, green infrastructure and landscape mitigation to respond to the site's edge-of-settlement and Green Belt context.

Access and Movement

- Provide the principal vehicular, pedestrian and cycle access from Hawkshead Road towards the northern part of the site, subject to detailed design, road-safety audit and the agreement of the highway authority.
- Provide a safe, direct and accessible pedestrian and cycle connection from the southern boundary to Heath Road, subject to land availability, to reduce walking and cycling distances to schools, Potters Bar railway station and local services.
- Provide walking and cycling improvements along Hawkshead Road, including safe connections to existing bus stops and the wider footway and cycle network, in accordance with details agreed with the highway authority.
- The access strategy must include the highway, public transport and active-travel measures necessary to mitigate the development's effects and encourage sustainable travel for local journeys.

Infrastructure

- Thames Water is necessary to confirm the timing of any capacity upgrades and ensure occupation does not outpace available wastewater treatment capacity.
- Coordinate electricity, water, telecommunications and other utility infrastructure through the site-wide infrastructure delivery strategy. Demonstrate sufficient capacity and identify any reinforcement or land requirements necessary to serve the development.

Flood Risk

- Flood Zone 1 (low probability of flooding from rivers).
- Low to medium surface-water flow paths affect the west of the red line boundary, originating on site, and there is surface-water flood risk on Hawkshead Road.
- Submit a site-specific flood risk assessment and drainage strategy which applies the sequential approach within the site, locates development in areas of lowest flood risk, preserves safe access and egress, avoids increasing flood risk elsewhere and incorporates multifunctional sustainable drainage within the blue-green infrastructure network.

Heritage Assets

- The site forms part of the wider landscape setting of the Grade II Registered Park and Garden at Gobions and the Grade II* listed Folly Arch, although it is separated from these assets by fields and field boundaries.
- Submit a Heritage Statement which considers the impact on views from the Registered Park and Garden and Grade II* listed Folly Arch and informs the layout, scale, massing, landscape strategy and building heights. Development must avoid or minimise harm through sensitive siting, design and landscape treatment, with any residual harm assessed in accordance with national policy.
- Undertake an archaeological desk-based assessment and, where required, proportionate archaeological evaluation to identify and mitigate any archaeological remains.

Natural Environment

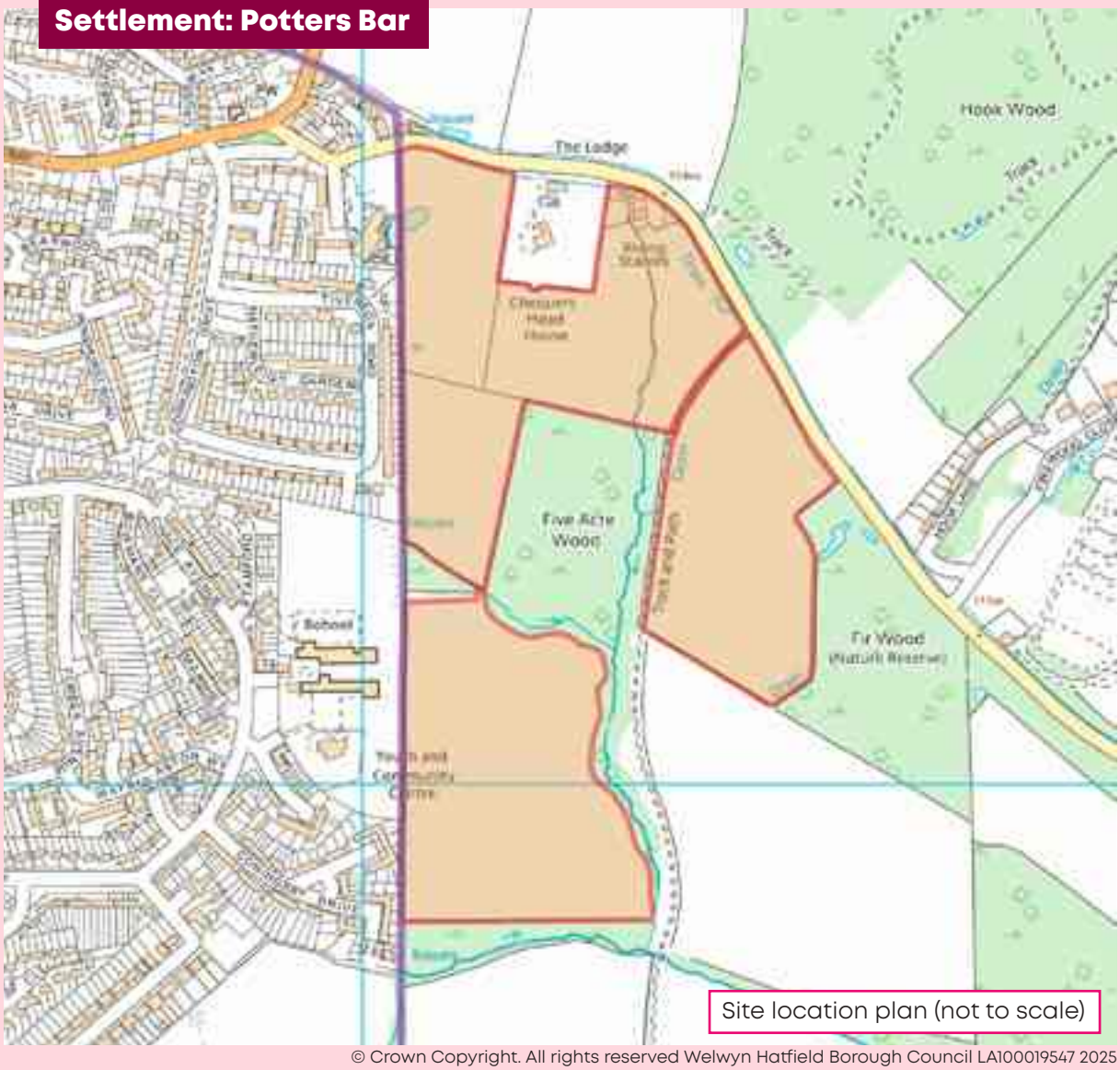
- Site lies within a Natural England Impact Risk Zone. Demonstrate, in consultation with Natural England where required, that the development will not adversely affect designated sites. Identify and secure any avoidance or mitigation measures.
- Undertake up-to-date ecological surveys proportionate to the habitats and species potentially affected, including a Preliminary Ecological Assessment and assessment of any protected species mitigation required.
- Provide a semi-natural buffer zone of at least 15 metres from the nearby ancient woodland boundary and identify and protect any ancient or veteran trees through appropriate buffers, integrating retained trees, hedgerows and buffers into the green-infrastructure network.
- Prioritise the retention, protection and strengthening of existing trees and hedgerows, including any identified as important under the Hedgerows Regulations 1997, and maintain ecological connectivity.

- Site lies within Drinking Water Safeguard Zones and a Groundwater Inner Source Protection Zone (SPZ1 – vulnerable to pollution). Ground investigations may be required to ensure no impact on water source or supply.
- Hertfordshire Local Nature Recovery Strategy – Site lies within an Area that Could become of Particular Importance for Biodiversity (ACIB). Opportunity to manage and enhance grassland and heathland habitats where ecologically appropriate, and to maximise strategic significance.

Design, Layout and Masterplanning

- Development proposals must demonstrate how the whole allocation will deliver approximately 88 homes, landscape mitigation, green infrastructure, sustainable transport measures and the necessary utilities and highway works.
- Create a landscape-led edge-of-settlement residential development that responds to local topography, views, existing vegetation and the relationship with Little Heath, Hawkshead Road and the surrounding countryside.
- Building heights, density, layout and massing must be arranged to avoid development on visually prominent open ground where this would mark a distinct change in settlement form, maintain the role of higher ground south of Hawkshead Road as a visual separator, minimise landscape and visual effects and provide a durable transition to the Green Belt and rural landscape.
- The design and layout should have regard to surrounding character and context, the setting of designated heritage assets, the relationship with adjoining residential development, the interface with the adjoining rural area, and the need to maintain and enhance assets of ecological and biodiversity value.

Settlement: Potters Bar



Site location plan (not to scale)

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Land South of Coopers Lane Road

Local Plan Site Ref: SA PB1 | **HELAA Ref:** HEL-30 | **Site Area (gross):** 21.7ha

Proposed land use: Residential (Use Class C3). Potential Education expansion. Gypsy and Traveller Pitches.

Estimated Yield: 425 Class C3 homes and 6 Gypsy and Traveller pitches

Timescale (completions): 0-10 years

Planning Designations:

- Local Wildlife Site (part of site: Chequers Mead House Meadows & Ponds)
- Adjacent to Five Acres Wood Local Wildlife Site and Local Green Space

Relevant Permissions: None

Proposal: Deliver a landscape-led extension to Potters Bar, delivering approximately 424 homes, 6 Gypsy and Traveller Pitches, and new public open space, and enhanced connectivity to Potters Bar.

Access and Movement

- Provide the principal vehicular access from Coopers Lane Road, subject to detailed design, road-safety audit and the agreement of the highway authority. The access strategy must include the highway, public transport and active-travel measures necessary to mitigate the development's effects.
- Deliver improvements to Coopers Lane Road and associated pedestrian and cycle infrastructure necessary to provide safe and convenient access to Potters Bar town centre, local services and public transport.
- Provide a direct pedestrian, cycle and, if possible, bus connection between the site and Chace Avenue via land associated with Oakmere Primary School, or an alternative connection that delivers equivalent accessibility benefits, in conjunction with any school expansion proposals.
- Provide conveniently located and accessible bus stops and infrastructure necessary to ensure all homes are within reasonable walking distance of public transport.
- Demonstrate through a transport assessment and travel plan how direct, safe and attractive walking, cycling and public transport connections will be secured, including any necessary upgrades to Coopers Lane Road, The Causeway and links to Potters Bar station and local services.
- Retain Northaw Bridleway 014 on an attractive, safe and accessible alignment and integrate it within the development's walking and cycling network without obstructing or diminishing its legal status.

Infrastructure

- Safeguard and provide land necessary to facilitate the expansion of Oakmere Primary School, including associated access arrangements where required.
- Integrate the high-pressure gas main and associated easement corridor (minimum 6 metres either side) into the site layout and public realm strategy.
- Undertake wastewater network modelling and deliver any reinforcement or upgrade works required to accommodate the development. The phasing strategy must ensure occupation does not outpace available network capacity. Thames Water are aware of capacity concerns at the STW, and a scheme is planned to accommodate future growth.
- Coordinate utility infrastructure through a site-wide infrastructure delivery strategy demonstrating sufficient capacity and identifying any necessary reinforcement works.
- Contribution towards increasing GP premises capacity at one or more Potters Bar practices; possible extension, reconfiguration and/or branch surgery on this sjte will be required as a result of growth arising from this development. Early engagement with the NHS necessary. To be secured through planning obligation at application stage.
- Provide a C2 dwelling with up to three bedspaces, either within a single children's home or within a number of smaller homes, having regard to the need identified by the relevant public service provider at the time of application. Each developer-completed home should be transferred to Hertfordshire County Council, or its successor body, on a not-for-profit basis and secured through a planning obligation.

Flood Risk

- Flood Zone 1
- Low to high surface water flow paths within the red line boundary and surface water ponding.
- Submit a site-specific Flood Risk Assessment and drainage strategy which locates development in areas of lowest flood risk, preserves safe access and

egress, avoids increasing flood risk elsewhere and incorporates multifunctional sustainable drainage systems.

- Retain and enhance ordinary watercourses within a multifunctional blue-green infrastructure corridor that accommodates flood risk management, maintenance access, biodiversity enhancement and sustainable drainage.
- Obtain any necessary ordinary watercourse consents and demonstrate that development will not adversely affect the function of existing watercourses or the Turkey Brook catchment.

Heritage Assets

- The site forms part of the wider rural landscape setting of the Grade II listed Holly Frindle Cottage, Grade II listed Hook House and the Northaw Conservation Area, including views associated with the Grade II* listed Church of St Thomas a Becket.
- Submit a Heritage Impact Assessment to inform the layout, scale, massing, landscape strategy and building heights of development. Development must avoid or minimise harm to the significance and setting of designated heritage assets through sensitive siting, design, screening and landscape treatment.
- Retain appropriate open space, landscape buffers and/or low building heights along Coopers Lane Road where necessary to preserve important views and minimise impacts on the setting of heritage assets.
- Undertake an archaeological desk-based assessment and, where required, archaeological evaluation and mitigation in accordance with advice from Hertfordshire County Council Archaeology.
- Where long-range views towards the Church of St Thomas a Becket contribute to the significance of the Northaw Conservation Area, development proposals must preserve those views through appropriate layout, building heights, open space, screening and landscape design.

Health

- Submit noise assessments addressing the effects of traffic associated with Coopers Lane Road and any other relevant sources. The site layout, building orientation, landscaping and acoustic measures must secure acceptable internal and external living conditions.
- Incorporate accessible green infrastructure, active travel routes and opportunities for recreation that support healthy lifestyles and wellbeing.

Natural Environment

- Apply the mitigation hierarchy in relation to Chequers Mead House Meadows & Ponds Local Wildlife Site and any other habitats of ecological value, seeking first to avoid impacts before minimising, restoring and compensating for any residual effects.
- Retain Five Acres Wood Local Wildlife Site and provide an appropriate buffer zone of at least 15 metres, integrated within the site's green infrastructure network.
- Undertake an Ecological Impact Assessment and any other ecological surveys necessary to assess impacts on protected species, habitats, Local Wildlife Sites, priority habitats and veteran trees.
- Retain, protect and enhance existing woodland, veteran trees and enhance habitat connectivity across the site.
- Deliver habitat creation, woodland management, biodiversity enhancements and any necessary biodiversity offsetting measures to support the priorities of the Hertfordshire Local Nature Recovery Strategy.
- Provide appropriate buffers to ancient woodland and other irreplaceable habitats and demonstrate that development will not result in adverse effects on their ecological integrity.
- Provide new publicly accessible open space, including play and recreational areas.

Design, Layout and Masterplanning

- Integration of underground infrastructure easement (6m either side) into site design.
- Noise mitigation measures likely required at the northern access point
- Development proposals must accord with an approved site-wide masterplan and infrastructure delivery strategy demonstrating comprehensive development of the allocation.

- The masterplan must demonstrate how approximately 424 homes, school expansion land if required, green infrastructure, ecological mitigation, flood mitigation, sustainable transport measures and supporting infrastructure will be delivered in a coordinated manner.
- Create a landscape-led extension to Potters Bar that responds positively to the site's topography, watercourses, woodland, heritage assets and relationship with the surrounding countryside.
- Building heights, density and massing must respond to landscape and heritage sensitivities and provide an appropriate transition to the adjoining rural landscape and Green Belt.
- Retain and reinforce existing boundary vegetation, woodland blocks, hedgerows and watercourse corridors as structuring landscape features, with development set within a connected green infrastructure framework.
- Applications for part of the allocation must not prejudice the comprehensive development of the wider site or the timely delivery of strategic infrastructure and mitigation measures.
- Gypsy and Traveller provision sufficient to accommodate 6 pitches should be provided as part of the comprehensive development of the site.
- The location and design of Gypsy and Traveller pitches should be integrated with the wider access, landscape, amenity and infrastructure strategy while ensuring safe and suitable access arrangements.

Settlement: Welham Green



Site location plan (not to scale)

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Marshmoor

Local Plan Site Ref: SA WEG1 | **HELAA Ref:** WeG4b | **Site Area (gross):** 13.35ha

Proposed land use: Employment | **Timescale (completions):** 0-10 years post adoption

Estimated Yield: Up to 40,500 sqm of Class E(g) employment floorspace

Planning Designations:

- Existing Local Plan allocation SDS7.
- Public Right of Way Welham Green 026 crosses the southern parcel.
- Flood Zones 2 and 3 affect parts of the southern parcel.
- Adjacent to Millwards Park and Marshmoor Lane Grassland Strip Local Wildlife Sites.

- Within the impact risk zone of Water End Swallow Holes Site of Special Scientific Interest (SSSI).

Relevant Permissions: The Marshmoor Policy Area Supplementary Planning Document (SPD) was adopted by Welwyn Hatfield Borough Council in July 2025 and is a material planning consideration. Development proposals should be consistent with the SPD and its approved masterplan framework.

Proposal: Development should be brought forward comprehensively in accordance with the Marshmoor Policy Area SPD and associated masterplan, which establishes the agreed framework for the delivery of the allocation.

Access and Movement

- Primary vehicular access should be taken from the Dixons Hill Road/A1000 roundabout.
- Development should provide appropriate pedestrian, cycle and public transport connections to Welham Green village centre and railway station.
- The Public Right of Way crossing the southern parcel should be retained and integrated into the site's movement network.
- Development should accord with the access and movement principles set out in the SPD.

Infrastructure

- Necessary transport, utilities and drainage infrastructure should be provided to support the development.
- Development should be delivered in accordance with an appropriate phasing strategy.
- Development should accord with the infrastructure requirements set out in the Marshmoor SPD.

Flood Risk

- A site-specific Flood Risk Assessment and Drainage Strategy will be required.
- Built development should be directed to areas at the lowest risk of flooding.
- Sustainable drainage systems should be integrated into the development.
- Development should accord with the flood risk and drainage principles set out in the Marshmoor SPD.

Heritage Assets

- Development should assess and respond to the significance and setting of nearby heritage assets, including Hatfield House and its Registered Park and Garden.
- A Heritage Impact Assessment may be required.
- Development should accord with the heritage and landscape principles set out in the Marshmoor SPD.

Health

- Air Quality and Noise Impact Assessments may be required.
- Development should protect the amenity of neighbouring occupiers and provide a high-quality working environment.

Natural Environment

- Development should protect and enhance ecological assets and biodiversity.
- Appropriate ecological assessment and mitigation will be required.
- Development should deliver biodiversity net gain and accord with the ecological framework established by the Marshmoor SPD.

Design, Layout and Masterplanning

- Development should be brought forward comprehensively in accordance with the Marshmoor Policy Area SPD and approved masterplan.
- Development should deliver a high-quality employment-led scheme with a strong landscape framework and a distinct sense of place.
- Building heights, scale, massing and landscaping should respond to heritage, landscape and amenity considerations.
- Development should maintain a landscaped setting to the A1000 and create an attractive gateway to Welham Green.

Settlement: Welham Green



Site location plan (not to scale)

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Land at Welham Manor and West of Station Road

Local Plan Site Ref: SA WEG2 | **HELAA Ref:** WeG1, WeG3 | **Site Area (gross):** 3.09ha

Proposed land use: Residential

Estimated Yield: 72 | **Timescale (completions):** 0-5 years post adoption.

Planning Designations:

- Adopted Local Plan allocation HS44 and HS45.
- Adjacent to listed buildings and their settings.
- Site lies within a Natural England SSSI Impact Risk Zone.

Relevant Permissions:

- Planning permission has been granted for residential development under application reference 6/2024/1866/FULL (9 dwellings).
- Planning permission has been granted for residential development under application reference 6/2024/2418/MAJ (64 dwellings net).

Proposal: The site is proposed for residential development, providing around 72 homes with high-quality design that responds positively to the edge-of-settlement location, and creates a well-connected residential environment that relates effectively to Welham Green and the surrounding countryside.

Access and Movement

- Development should provide vehicular access from Welham Manor and Station Road in accordance with approved access arrangements.
- Safe and convenient pedestrian and cycle connections should be provided between the two development parcels and to the wider village centre, public transport facilities and local services.
- Necessary off-site highway works, visibility improvements, footways and crossing facilities should be delivered to support the development.
- Development proposals should prioritise active travel and create attractive pedestrian and cycle routes throughout the site.

Infrastructure

- Development should incorporate appropriate utilities, drainage and other supporting infrastructure.
- Sustainable drainage infrastructure should be integrated with public open space and landscape design.
- Provision should be made for fire hydrants, utilities and service infrastructure required to support development.
- Infrastructure delivery should be coordinated across the allocation to ensure a comprehensive development.

Flood Risk

- The site lies within Flood Zone 1 and is not identified as being at risk of surface water flooding.
- Development should be supported by an appropriate Flood Risk Assessment and Drainage Strategy.
- Sustainable Drainage Systems (SuDS) should be incorporated throughout the site.
- Surface water management should be integrated with green infrastructure, open space and biodiversity enhancements.
- Drainage proposals should ensure no increase in flood risk on or beyond the site.
- Arrangements for the long-term management and maintenance of SuDS infrastructure should be secured,

Heritage Assets

- Development should conserve and enhance the significance of nearby heritage assets and their settings.
- Development should respond positively to the site's location within the Hatfield Heritage Assessment Area.
- Layout, scale, massing and landscaping should minimise impacts on heritage significance and local character.

Health

- Development should provide a high-quality residential environment with satisfactory standards of amenity for future occupiers.
- Appropriate mitigation measures should be incorporated where required to address noise, overheating, air quality and ventilation considerations.
- Layout and design should ensure adequate levels of privacy, outlook, daylight and outdoor amenity space.

Natural Environment

- Retain and enhance existing hedgerows, mature trees and boundary planting, particularly along the southern and western boundaries.
- Retain the four oak trees which form important landscape features.
- Deliver biodiversity net gain and ecological enhancement measures throughout the site.
- Provide habitat creation, ecological corridors and native planting as part of the site's green infrastructure network.
- Protect and reinforce the site's Green Belt edge through additional planting and landscape buffers.
- Development proposals should have regard to the site's location within an SSSI Impact Risk Zone and the nearby Water End Swallow Holes SSSI.

Design, Layout and Masterplanning

- Development should be brought forward comprehensively across the site.
- Proposals on part of the allocation must demonstrate that they will not prejudice

the comprehensive delivery of the wider allocation.

- Development should provide coordinated access, movement, open space, drainage, green infrastructure and landscaping across the allocation.
- Existing landscape features, trees, hedgerows and site topography should inform the design and layout of development.
- Development should create a strong and defensible Green Belt edge through landscape-led design.
- Public open space and green infrastructure should be used to integrate development with the surrounding landscape and countryside edge.

Settlement: Welham Green



Site location plan (not to scale)

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Dixon Hill Road

Local Plan Site Ref: SA WEG3 | **HELAA Ref:** WeG10 | **Site Area (gross):** 3.96ha

Proposed land use: Residential

Estimated Yield: 120 | **Timescale (completions):** 0-5 years post adoption.

Planning Designations:

- Existing Local Plan allocation HS46
- Adjacent to Bush Wood Wildlife Site (WS87) and Ancient Woodland.
- Located within the Mimmshall Valley Landscape Character Area.

Relevant Permissions: None

Proposal: The site is proposed for residential development, providing around 120 homes, delivering high-quality design that responds positively to its edge-of-settlement location at Welham Green and integrates effectively with the existing built form, and creates a strong and defensible settlement edge.

Access and Movement

- Provide safe and suitable vehicular access from Dixons Hill Road.
- Provide a direct pedestrian and cycle connection between Dixons Hill Road and the recreation ground to the north.
- Provide a pedestrian and cycle connection towards to improve access to Welham Green village centre, local services and public transport.
- Opportunity to deliver Right of Way Improvement Plan 5/61 to improve the grass verge on the south east boundary for horse riders.

Infrastructure

- Make provision for any upgrades to wastewater infrastructure necessary to serve the development.
- Safeguard the water and oil pipelines crossing the site and their associated easements.
- Provide appropriate long-term management arrangements for public open space, sustainable drainage features and other non-adopted infrastructure.

Flood Risk

- Provide a site-wide sustainable drainage strategy that responds to the water and oil pipeline easements.
- Use multifunctional drainage features, including swales, rain gardens and permeable paving, where appropriate.

Heritage Assets

- Undertake archaeological assessment and, where necessary, provide appropriate investigation and mitigation.

Health

- Provide a local equipped area for play and opportunities for informal and incidental play within the development.
- Provide convenient pedestrian and cycle connections to the adjoining recreation ground and towards Welham Green village centre.
- Ensure that the design of the sustainable drainage and play areas provides safe, accessible and usable open space.

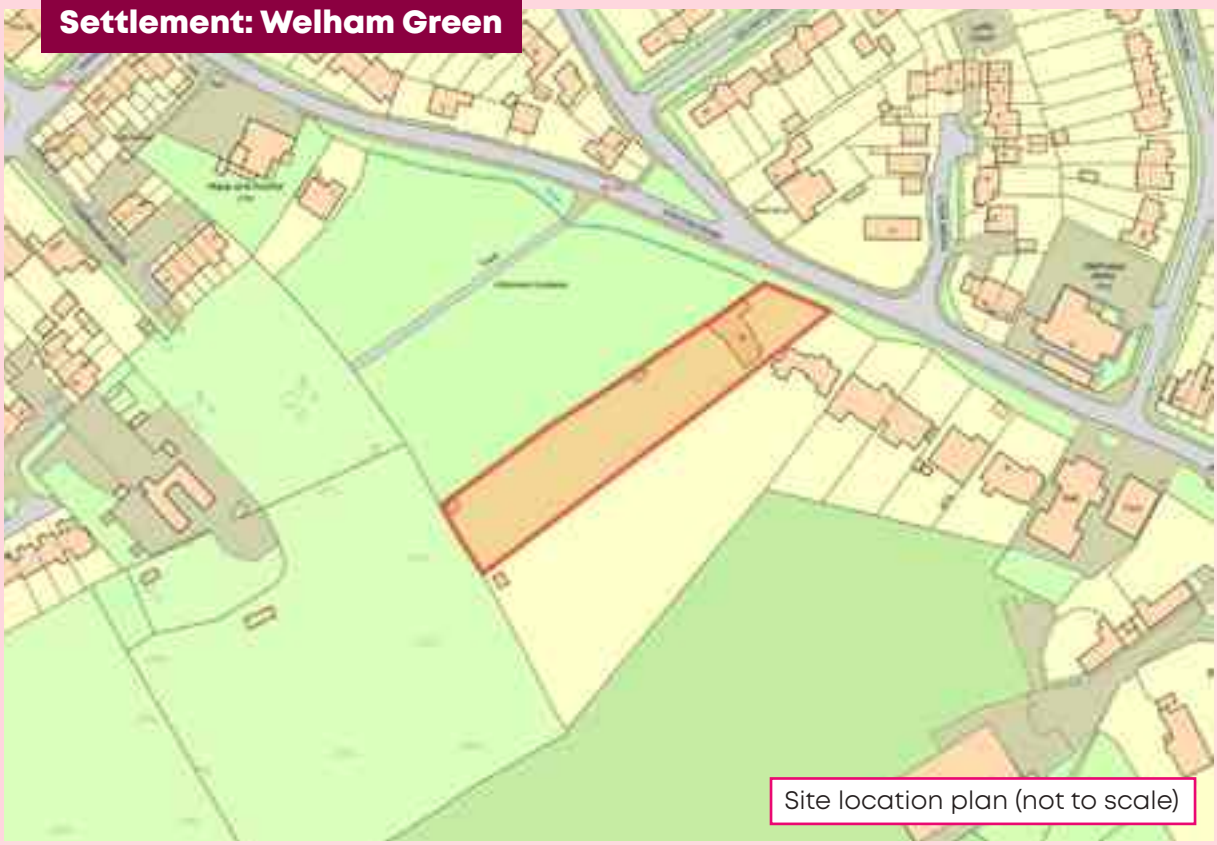
Natural Environment

- Protect and enhance Bush Wood Wildlife Site, ancient woodland and associated habitats adjoining the site.
- Provide an appropriate landscape and ecological buffer along the northern and western boundaries of the site.
- Retain and enhance existing trees, hedgerows and boundary vegetation where appropriate.
- Deliver habitat creation and biodiversity enhancements that strengthen ecological connectivity and support long-term biodiversity gains.

Design, Layout and Masterplanning

- Create a strong and defensible settlement edge along the western and northern boundaries.
- Respond appropriately to the water and oil pipeline easements crossing the site.
- Provide an appropriate relationship between new development and existing residential properties adjoining the eastern boundary of the site.
- Ensure development integrates successfully with the existing built form of Welham Green and the site's edge-of-settlement location.
- Safeguard opportunities for pedestrian and cycle connections to adjoining recreation facilities and surrounding land.

Settlement: Welham Green



Site location plan (not to scale)

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Barnbeth, 24 Station Road

Local Plan Site Ref: SA WEG4 | **HELAA Ref:** HEL-1 | **Site Area (gross):** 0.33ha

Proposed land use: Residential

Estimated Yield: 7 | **Timescale (completions):** 5-10 years post adoption

Planning Designations: Within the Watling Chase Community Forest

Relevant Permissions: None

Proposal: Limited redevelopment of the site to provide new, high-quality homes, that integrate with the surrounding character.

Access and Movement

- Vehicular access should be provided from Station Road.
- Development should provide safe and convenient access for pedestrians and cyclists.
- Development should integrate with existing pedestrian connections to local services, facilities and public transport.

Infrastructure

- Development should make appropriate provision for utility and drainage infrastructure.
- Planning applications should demonstrate that the development can be accommodated within local infrastructure networks.

Flood Risk

- The site is located within Flood Zone 1.
- A site-specific drainage strategy should be provided to demonstrate the use of sustainable drainage solutions where appropriate.

Heritage Assets

- Development should conserve the significance and setting of nearby listed buildings, including Fairview and 9 Station Road.
- Building heights, scale, massing and landscaping should be informed by an appropriate heritage assessment.

Health

- Development should provide a high-quality residential environment.
- Development should safeguard the amenity of neighbouring occupiers through appropriate layout, design and landscaping.

Natural Environment

- Existing trees and hedgerows of amenity or ecological value should be retained and incorporated into the development where practicable.
- Development should deliver biodiversity net gain.

Design, Layout and Masterplanning

- Development should respond positively to the character of Station Road and the surrounding residential area.
- Development should reflect the site's relationship with adjoining residential development, including SA WEG2.
- Building heights, scale and density should respect the character of the area and nearby heritage assets.
- Development should provide appropriate landscaping and boundary treatments, particularly adjacent to neighbouring properties and allotments.

Settlement: Welham Green



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Land South of Bulls Lane

Local Plan Site Ref: SA WEG5 | **HELAA Ref:** HEL-4 | **Site Area (gross):** 4.08ha

Proposed land use: Residential

Estimated Yield: 60 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Public Right of Way North Mymms 034 adjoining the eastern and south-western boundaries.
- Within Watling Chase Community Forest.
- Within the impact risk zone of Water End Swallow Holes SSSI.

Relevant Permissions: Outline planning permission (reference 6/2025/2337/OUTLINE) for up to 60 dwellings has been resolved to be granted subject to the completion of a Section 106 Agreement.

Proposal: A residential-led development of approximately 60 homes is proposed on land south of Bulls Lane, Welham Green, providing a well-designed edge-of-settlement extension that relates positively to the village and surrounding countryside.

Access and Movement

- Vehicular access should be provided from Bulls Lane.
- Development should provide safe and convenient pedestrian and cycle access to Welham Green village centre, local services and public transport.
- The Public Right of Way network should be retained and integrated into the development.

Infrastructure

- Development should provide or contribute towards infrastructure necessary to support the development.
- Development should make appropriate provision for utilities, drainage and wastewater infrastructure.

Flood Risk

- Parts of the site are within Flood Zones 2 and 3 and are affected by ordinary watercourses. Development should be directed to areas at lowest risk of flooding through the application of a sequential approach.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required.
- Sustainable drainage systems should be integrated into the design and layout of the development.
- Development should maintain and enhance watercourses and associated green infrastructure corridors.

Heritage Assets

- Development should preserve the significance and setting of the Grade II listed Skimpans Farm and Granary at Skimpans Farm.
- Layout, scale, massing and landscaping should provide an appropriate transition between the listed buildings and new development.
- Opportunities should be taken to retain open land and landscaping around the listed buildings to protect their setting.

Health

- Development should provide a high-quality residential environment.
- Appropriate mitigation should be incorporated to address noise from the adjoining railway, local roads and nearby community uses.
- The amenity of neighbouring occupiers should be protected.

Natural Environment

- Existing trees, hedgerows and watercourses should be retained and integrated into development wherever practicable.
- Development should protect and enhance biodiversity and deliver biodiversity net gain.
- Opportunities should be taken to contribute towards the priorities of the Hertfordshire Local Nature Recovery Strategy.

Design, Layout and Masterplanning

- Development should respond positively to the edge-of-settlement character of the site.
- Development should provide a strong landscape framework, including the retention and enhancement of existing vegetation.
- Building heights, scale and density should respect the character of the surrounding area and the setting of nearby heritage assets.
- Development should incorporate areas of public open space and green infrastructure and maintain an appropriate relationship with the adjoining railway corridor.

Settlement: Welham Green



Site location plan (not to scale)

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Land North of Pooleys Lane

Local Plan Site Ref: SA WEG6 | **HELAA Ref:** HEL-66 | **Site Area (gross):** 4.77ha

Proposed land use: Residential

Estimated Yield: 80 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Mimmshall Valley Landscape Character Area.
- Adjacent to Grasslands North of Parsonage Road Local Wildlife Site.
- Within Watling Chase Community Forest.
- Public Rights of Way North Mymms 020 and 023A adjoining the site.

Relevant Permissions: Outline application for up to 80 dwellings with all matters reserved except access. Resolution to grant planning permission.

Proposal: The site is proposed for residential development of approximately 80 homes on land north of Pooleys Lane, forming a well-connected extension to Welham Green which responds positively to its edge-of-settlement location.

Access and Movement

- Primary vehicular access should be taken from Pooleys Lane, or as otherwise agreed with the Highway Authority.
- Development should provide safe and convenient pedestrian and cycle connections to the surrounding network, including Public Rights of Way North Mymms 020 and 023A and National Cycle Network Route 12.
- Provision should be made to improve Public Right of Way North Mymms 020 for shared pedestrian and cycle use, including additional width within the eastern edge of the site where required.
- Opportunity to deliver Right of Way Improvement Plan 5/397, 5/398 and 5/254 included to improve the bridleway network for the horse riders in the livery yard and stables.
- Improvements should be provided to pedestrian crossing facilities on Pooleys Lane and to nearby bus stops, in consultation with the Highway Authority.
- The internal layout should prioritise walking and cycling and provide safe, direct and attractive connections between the new homes, public open space and the surrounding village.

Infrastructure

- Thames Water has identified capacity concerns at the sewage treatment works serving the site. The developer should engage with Thames Water before reserved matters applications are submitted and ensure that any necessary wastewater infrastructure is available to serve the development.
- The layout must take account of the overhead powerlines and pylon crossing the site. No built development should be located beneath the powerlines, and appropriate clearance distances, maintenance access and safety requirements should be agreed with the relevant infrastructure provider.

Flood Risk

- The site is located within Flood Zone 1.
- The layout should apply a sequential approach within the site and locate built development away from areas subject to surface-water ponding and identified flow paths.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application or reserved matters stage, in consultation with the Lead Local Flood Authority.
- Surface water should be managed through an integrated sustainable drainage system that provides appropriate attenuation, water-quality treatment and biodiversity benefits.
- The drainage strategy should demonstrate that development will not increase flood risk elsewhere and should provide safe management of exceedance flows.

Heritage Assets

- Development should assess and respond to any potential effects on the setting of the Grade I Registered Park and Garden of Hatfield House and associated designated heritage assets.
- Building heights, scale, massing and the disposition of development should avoid visually prominent built form that would adversely affect the setting or significance of these assets.
- A Heritage Impact Assessment should accompany any future detailed proposals where required and should demonstrate how heritage considerations have informed the layout, scale and landscape strategy.
- A programme of archaeological investigation should be undertaken in accordance with a Written Scheme of Investigation agreed with the local planning authority.

Health

- An appropriate noise assessment should inform the layout and detailed design, having particular regard to noise from the Travellers Lane employment area to the east.
- Development should apply the agent-of-change principle and secure acceptable internal and external noise levels through good acoustic design, orientation, building design, ventilation and landscape mitigation.

- A contaminated-land investigation will be required, including intrusive investigation and remediation where necessary, having regard to the existing structures and neighbouring employment uses.
- Development should protect groundwater and the public water supply. Further investigation and appropriate construction controls may be required because the site lies within Source Protection Zone 1.
- The layout should provide a healthy living environment, including usable open space, opportunities for walking and cycling and appropriate separation from overhead power infrastructure.

Natural Environment

- Development should provide an appropriate ecological buffer to Grasslands North of Parsonage Road Local Wildlife Site.
- A Preliminary Ecological Appraisal and any further protected species surveys should be undertaken to inform the detailed design of the development.
- Existing trees, hedgerows and the pond should be retained and positively integrated into the development wherever practicable.
- A comprehensive tree and hedgerow survey will be required. The layout should retain mature landscape features and provide appropriate buffers between trees, buildings and private amenity space.
- Development should deliver biodiversity net gain and contribute to a connected green infrastructure network across the site.
- Groundwater Source Protection Zone 1. Further ground investigation may be required to ensure there would be no unacceptable impact on groundwater source protection or water supply.

Design, Layout and Masterplanning

- Development should incorporate a multifunctional green corridor associated with the overhead electricity infrastructure crossing the site.
- A landscaped buffer should be provided between new homes and the employment area to the east.
- Existing trees, hedgerows and the pond should be retained and positively integrated into the design of the development wherever practicable.
- Building heights, density, massing and layout should respond to the site's edge of settlement location and the Mimmshall Valley Landscape Character Area.
- Development should provide a coherent network of green infrastructure, sustainable drainage, usable open space and pedestrian and cycle routes integrated throughout the site.

Settlement: Welwyn



Site location plan (not to scale)

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The Vineyards

Local Plan Site Ref: SA WEL1 | **HELAA Ref:** Wel11 | **Site Area (gross):** 1.2ha

Proposed land use: Residential

Estimated Yield: 37 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Forms part of Danesbury Park Unregistered Historic Park and Garden.
- Adjacent to Danesbury Park Local Nature Reserve and Local Wildlife Site.
- Adjacent to ancient woodland.

Relevant Permissions: Outline planning application 6/2025/1781/OUTLINE is under consideration for the demolition of the existing buildings and erection of up to 37 dwellings, with all matters reserved.

Proposal: The site is proposed for a landscape-led residential development of around 37 homes, making efficient use of this edge-of-settlement site while responding sensitively to its relationship with Codicote Road, Danesbury Park and the surrounding historic and natural environment.

Access and Movement

- Vehicular access should be taken from Codicote Road and must provide safe and suitable access for all users.
- Safe, convenient and inclusive pedestrian connections should be provided between the development, Codicote Road and surrounding services and facilities.

Infrastructure

- Development should make appropriate provision for utilities and other infrastructure required to serve the site.
- Infrastructure and drainage features should be integrated into the layout from the outset and designed to avoid unnecessary loss of trees or important landscape features.

Flood Risk

- The site is located within Flood Zone 1.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage.
- Sustainable drainage systems should be integrated into the layout and designed to manage surface water runoff without increasing flood risk within the site or elsewhere.
- SuDS serving access roads, parking and communal areas must incorporate an appropriate number of treatment stages to protect groundwater, having regard to the site's location within a Groundwater Source Protection Zone.

Heritage Assets

- Development should assess and respond to the site's contribution to the setting and significance of nearby heritage assets, including the Grade II listed Danesbury.
- A Heritage Impact Assessment will be required at planning application stage and should demonstrate how harm to heritage assets and their settings has been avoided, minimised or mitigated.

Health

- A Noise Impact Assessment will be required due to road traffic noise from Codicote Road.
- The layout and design must demonstrate that acceptable internal and external noise levels and a healthy residential environment can be achieved through good acoustic design.
- Development should provide appropriate private or communal amenity space for future residents, integrated with the site's landscape and ecological requirements.

Natural Environment

- Dvelopment must protect the ecological interest of the adjoining Danesbury Park Local Nature Reserve, Local Wildlife Site and ancient woodland.
- An appropriate undeveloped ecological and landscape buffer should be provided along the boundaries adjoining Danesbury Park. The extent and treatment of the buffer should be informed by up-to-date ecological and arboricultural evidence.
- A Preliminary Ecological Appraisal and any necessary protected species surveys should inform the layout and mitigation strategy, including consideration of reptiles, nesting birds and bats.
- Important trees and hedgerows should be retained and positively integrated into the development.
- An Arboricultural Impact Assessment and tree protection measures will be required.
- The landscape structure along the northern and western boundaries should be retained and strengthened to provide an appropriate transition between the development and Danesbury Park.
- Groundwater Source Protection Zone. Further ground investigation may be required to ensure there would be no unacceptable impact on groundwater source protection or water supply.

Design, Layout and Masterplanning

- Development should adopt a landscape-led approach that responds to the site's edge-of-settlement location, sloping topography and relationship with Danesbury Park.
- Development should demonstrate that development can be accommodated without creating a cramped form of development or compromising landscaping, tree retention, ecological buffers, residential amenity, access or parking.
- Buildings along Codicote Road should respond sensitively to the scale and character of the existing frontage and avoid creating an unduly dominant or urbanising edge.
- Existing trees, hedgerows and strengthened boundary planting should form an integral part of the site's layout and green infrastructure.

Settlement: Welwyn



Site location plan (not to scale)

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Sandyhurst, The Bypass

Local Plan Site Ref: SA WEL2 | **HELAA Ref:** Wel4 | **Site Area (gross):** 1.02ha

Proposed land use: Residential

Estimated Yield: 36 | **Timescale (completions):** 0-5 years post adoption

Planning Designations: Existing Local Plan allocation HS19

Relevant Permissions:

- 6/2020/3418/MAJ – Demolition of existing dwelling and erection of 37 dwellings with associated access, landscaping and parking. Granted 31 May 2023.
- 6/2026/1033/MAJ – Erection of a 66-bedroom care home for the elderly (Use Class C2) with associated access, parking and landscaping following demolition of the existing dwelling and outbuildings. Application pending determination.

Proposal: The site is suitable for residential redevelopment to provide high quality, sensitively integrated residential extension to Welwyn village.

Access and Movement

- Vehicular access should be provided from The Bypass.
- Provide safe and convenient pedestrian connections to nearby services, facilities and public transport.

Infrastructure

- Ensure adequate capacity and connections for utilities and drainage infrastructure.
- Sustainable drainage systems should be incorporated as part of the development.

Flood Risk

- Within Flood Zone 1.
- Incorporate sustainable drainage measures to manage surface water runoff and protect groundwater quality.

Heritage Assets

- None.

Health

- Design should provide a high-quality residential environment with appropriate mitigation for noise and air quality impacts arising from the proximity of the A1(M).

Natural Environment

- Retain and protect existing trees where possible.
- Provide compensatory planting where loss of trees is unavoidable.
- Protect and enhance biodiversity and secure appropriate ecological mitigation and net gain.

Design, Layout and Masterplanning

- Development should respond positively to the site's sloping topography.
- Building heights should respect surrounding development and avoid over-dominance.
- Appropriate landscaping and screening should be provided along the site's boundaries and adjacent to the A1(M).

Settlement: Welwyn



Site location plan (not to scale)

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School Lane

Local Plan Site Ref: SA WEL3 | **HELAA Ref:** Wel3 | **Site Area (gross):** 1.31ha

Proposed land use: Residential

Estimated Yield: 9 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Adopted Local Plan allocation HS20.
- Adjacent to an Area of Archaeological Significance.

Relevant Permissions: Planning application 6/2026/1355/FULL for the erection of nine dwellings following demolition of existing garages and office building with associated access, internal roads, parking, landscaping, drainage and ancillary works is under consideration.

Proposal: The site is proposed for a small-scale residential development of approximately nine homes on land at School Lane, Welwyn, making effective use of previously developed land while responding sensitively to its edge-of-settlement location.

Access and Movement

- Access should be taken from School Lane and provide safe and suitable access arrangements for all modes.
- Development should provide safe access for pedestrians and cyclists and should not prejudice future walking and cycling improvements along School Lane and the wider Welwyn area.
- Internal layout should maintain access to retained utility infrastructure and operational requirements.
- Opportunity to deliver Right of Way Improvement Plan 5/374 to upgrade Ayot St Peter 003 to bridleway to provide a safe off road route for walkers, cyclists and horse riders as an alternative to Ayot St Peters Road.

Infrastructure

- Development should retain and safeguard the operational Affinity Water pumping station and associated infrastructure.
- Development should be informed by requirements relating to utilities, groundwater protection and any necessary infrastructure upgrades.
- Foul and surface water drainage connections should be agreed with the relevant infrastructure providers.

Flood Risk

- The site lies within Flood Zone 1.
- A sequential approach should be applied to the site layout having regard to areas affected by surface water flow routes.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required.
- Sustainable drainage should be designed to protect groundwater quality and integrated within the landscape framework of the site.

Heritage Assets

- There are no designated heritage assets within the site.
- Archaeological investigation may be required having regard to the adjacent Area of Archaeological Significance.
- Development should preserve and record any archaeological remains identified through further investigation.

Health

- Appropriate design, layout and mitigation measures should secure satisfactory living conditions for future occupiers.
- Development should assess and mitigate any impacts arising from nearby utility infrastructure where necessary.

Natural Environment

- Existing trees and hedgerows should be retained and reinforced wherever practicable.
- Development should provide compensatory planting where tree loss is necessary.
- Biodiversity enhancements, including habitat creation and biodiversity net gain, should be incorporated into the scheme.
- Particular attention should be given to strengthening the northern and north-western boundaries to provide habitat enhancement, landscape screening and a robust settlement edge.

Design, Layout and Masterplanning

- Development should respond positively to the site's edge-of-settlement location and provide an appropriate transition between Welwyn and the surrounding countryside.
- Existing landscape features should inform the layout and design of the development.
- Building heights, scale and massing should respect the character of the surrounding area.
- The northern and north-western boundaries should be reinforced through landscaping to provide a robust and defensible long-term settlement edge.
- Development should demonstrate how residential development, utility infrastructure, drainage and landscape features can be accommodated within a coherent layout.

Settlement: Welwyn



Site location plan (not to scale)

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Land at School Lane / White Hill

Local Plan Site Ref: SA WEL4 | **HELAA Ref:** HEL-40 | **Site Area (gross):** 4.0ha

Proposed land use: Residential

Estimated Yield: 63 | **Timescale (completions):** 0-5 years post adoption

Planning Designations: Whitehill Wildflower Meadow Local Wildlife Site lies close to the eastern boundary.

Relevant Permissions: None

Proposal: The site is proposed for a sensitively designed residential development of around 63 homes, forming a logical extension to Welwyn on land at School Lane / White Hill.

Access and Movement

- Primary vehicular access should be taken from School Lane, or as otherwise agreed with the Highway Authority.
- The access strategy must demonstrate safe and suitable access for all modes and address the constrained nature of School Lane, including existing pinch points, on-street parking and limited pedestrian provision.
- Any emergency or active travel access from Whitehill must preserve its rural and low-traffic character and not compromise its designation as a Quiet Lane.
- Safe, direct pedestrian and cycle routes should be provided to Welwyn village centre, Welwyn St Mary's Primary School, nearby bus stops and the surrounding Public Rights of Way network.
- Necessary improvements to footways, crossings, junctions, traffic management and public transport infrastructure should be agreed with the Highway Authority.
- The layout should safeguard the opportunity for a pedestrian and cycle connection towards SA WEL5 and Public Footpath Welwyn 043. If both sites are developed, proposals should coordinate the connection between them.

Infrastructure

- The layout should take account of overhead electricity lines and underground water infrastructure, including necessary clearance distances, easements and access for maintenance.
- Thames Water is aware of capacity concerns at Rye Meads Sewage Treatment Works and has identified a scheme to accommodate future growth.

Flood Risk

- The site is within Flood Zone 1.
- A low to high surface water flow path affects the northwestern boundary and School Lane. The layout should apply a sequential approach and locate vulnerable development away from areas of greatest risk.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage.
- Sustainable drainage should be integrated with the site's open space, landscape and green infrastructure.

Heritage Assets

- No designated heritage assets are identified within or in proximity to the site.
- An Area of Archaeological Significance lies immediately north of the site, with further identified areas to the south.
- Archaeological investigation, comprising a geophysical survey followed by trial trench evaluation, will be required having regard to the potential for Roman and other archaeological remains.

Health

- The layout should protect the amenity of existing residential properties adjoining the northern boundary through appropriate separation, orientation, landscaping and boundary treatment.
- Pedestrian and cycle routes should be designed to be accessible to users with different mobility needs and should not rely solely on stepped connections.

Natural Environment

- Development should protect the ecological value of Whitehill Wildflower Meadow Local Wildlife Site and provide an appropriate undeveloped buffer informed by ecological assessment.
- Important hedgerows should be retained and incorporated into the layout.
- A tree and hedgerow survey and appropriate ecological surveys will be required.
- An Agricultural Land Classification survey may be required.

Design, Layout and Masterplanning

- Development should respond sensitively to the site's sloping landform, rural lanes and edge-of-settlement location.

- A strong landscaped southwestern edge should reinforce the settlement boundary.
- Building heights, density, massing and layout should respond to the site's topography, adjoining residential properties and views towards the wooded skyline.
- Boundary hedgerows and other important landscape features should be retained and reinforced.
- Utility corridors and surface water flow paths should be positively integrated into the layout and should not result in fragmented or poorly overlooked areas of open space.
- The layout should provide a coherent network of green infrastructure, sustainable drainage, open space and pedestrian and cycle routes.

Settlement: Welwyn



Site location plan (not to scale)

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White Hill

Local Plan Site Ref: SA WEL5 | **HELAA Ref:** HEL-34 | **Site Area (gross):** 6.27ha

Proposed land use: Residential and potential expansion of the adjoining primary school

Estimated Yield: 135 | **Timescale (completions):** 0-10 years post adoption

Planning Designations:

- Public Right of Way Welwyn 043 crosses the site.
- Adjacent to Whitehill Wildflower Meadow Local Wildlife Site.
- Ancient woodland and deciduous woodland Priority Habitat adjoin the site.

Relevant Permissions: None

Proposal: sidential, with land available for potential expansion of Welwyn St Mary's Primary School if required.

Access and Movement

- Primary vehicular access should be taken from Tudor Road, or as otherwise agreed with the Highway Authority.
- Any emergency access from Whitehill must preserve its low-traffic, pedestrian and cycle-friendly character.
- Public Footpath Welwyn 043 should be retained and enhanced as a safe, attractive and accessible pedestrian and cycle route connecting the site to Welwyn St Mary's Primary School, nearby recreational facilities and Welwyn village.
- Safe and direct pedestrian and cycle connections should be provided to Tudor Road, Whitehill and the surrounding active travel network.
- Improvements to nearby pedestrian routes, bus stops and public transport infrastructure may be required in consultation with the Highway Authority.
- The layout should safeguard the opportunity for a pedestrian and cycle connection towards SA WEL4. If both sites are developed, proposals should coordinate the connection between them and its link through SA WEL5 to Public Footpath Welwyn 043. Development of SA WEL5 is not dependent on SA WEL4 coming forward.

Infrastructure

- Provision should be made for the potential expansion of Welwyn St Mary's Primary School where this is demonstrated to be required through engagement with the education authority.
- The layout should take account of overhead electricity infrastructure crossing the northern part of the site, including necessary clearance distances, easements and access for maintenance.
- Thames Water is aware of capacity concerns at Rye Meads Sewage Treatment Works and has identified a scheme to accommodate future growth.

Flood Risk

- The site is within Flood Zone 1.
- A low to medium surface water flood risk affects the northeastern part of the site. The layout should apply a sequential approach and locate vulnerable development away from areas of greatest risk.
- A site-specific Flood Risk Assessment and Drainage Strategy will be required at planning application stage.
- Sustainable drainage should be integrated with the site's open space, landscape and green infrastructure.

Heritage Assets

- No designated heritage assets are identified within or in proximity to the site.
- Archaeological investigation, comprising a geophysical survey followed by trial trench evaluation, will be required having regard to the potential for Roman and other archaeological remains.

Health

- A Noise Impact Assessment will be required to assess noise from the adjoining primary school and nearby recreational uses.
- The layout should apply the agent of change principle and secure acceptable living conditions through appropriate orientation, separation and acoustic design.

Natural Environment

- Development should protect and enhance adjoining ecological assets, including Whitehill Wildflower Meadow Local Wildlife Site, ancient woodland and deciduous woodland Priority Habitat.
- Appropriate undeveloped buffers should be provided to adjoining woodland, habitats, mature trees and hedgerows, informed by ecological, tree and hedgerow surveys.
- Public Footpath Welwyn 043 should be incorporated within a connected green corridor and should not be confined between development.
- Important hedgerows should be retained and positively incorporated into the layout.
- Development should deliver biodiversity net gain and provide a connected network of habitats and green infrastructure.
- An Agricultural Land Classification survey may be required.

Design, Layout and Masterplanning

- Development should respond sensitively to the site's elevated and sloping edge-of-settlement location and its transition to the countryside.
- A strong landscaped southern and western edge should reinforce the settlement boundary and maintain a visible rural setting to this part of Welwyn.
- Building heights, density, massing and layout should respond to the site's topography, adjoining residential development and views towards the wooded skyline.
- The existing tennis club and associated facilities to the north will remain.
- Mature trees, hedgerows and other important landscape features should be retained and reinforced.
- The layout should integrate Public Footpath Welwyn 043, open space, sustainable drainage and active travel routes within a coherent green infrastructure network.
- The layout should demonstrate how residential development, any land required for potential school expansion and associated infrastructure can be satisfactorily accommodated.

Site Allocations in Tier 3 Settlements

Settlement: Woolmer Green



Site location plan (not to scale)

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Land East of London Road

Local Plan Site Ref: SA WOL1 | **HELAA Ref:** WGr1 | **Site Area (gross):** 7.66ha

Proposed land use: Residential

Estimated Yield: 150 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Existing Local Plan allocation HS15.
- Adjacent Grade II Listed Building (Paynes Farmhouse).
- Adjacent designated employment land.
- Public Right of Way adjoining the south eastern part of the site.

Relevant Permissions:

- Outline planning permission 6/2023/2552/OUTLINE for up to 150 dwellings.
- Reserved Matters approval 6/2025/1501/RM.

Proposal: A residential development of around 150 homes to deliver a high-quality, landscape-led extension to the village, with integration with adjoining land to support permeability.

Access and Movement

- Primary vehicular access should be taken from London Road.
- Development should provide safe and attractive pedestrian and cycle connections throughout the site and to the wider village.
- A vehicular connection should be provided between SA WOL1 and SA WOL2 to ensure permeability and connectivity between the two allocations.
- Opportunities should be taken to enhance connections to existing Public Rights of Way and local services and facilities.

Infrastructure

- Development should make appropriate provision for utility and infrastructure upgrades where required.
- Capacity constraints at Rye Meads Sewage Treatment Works and the wider wastewater network should be appropriately addressed in consultation with infrastructure providers.

Flood Risk

- The site is located within Flood Zone 1.
- Small areas of surface water flood risk affect parts of the site.
- Development should apply a sequential approach to site layout and locate the most vulnerable development in areas of lowest flood risk.
- A site-specific Flood Risk Assessment and Drainage Strategy should be prepared at planning application stage.
- Sustainable Drainage Systems (SuDS) should be incorporated throughout the development.

Heritage Assets

- Development should conserve and where possible enhance the significance and setting of the nearby Grade II listed Paynes Farmhouse.
- Layout, landscaping and boundary treatments should be informed by the relationship of the site to nearby heritage assets.
- A Heritage Impact Assessment may be required at planning application stage.

Health

- A Noise Impact Assessment may be required to address the relationship between future residents and neighbouring employment uses.
- Development should provide a healthy living environment through appropriate design, layout and mitigation measures where necessary.

Natural Environment

- Existing trees, hedgerows and landscape features should be retained and enhanced wherever practicable.
- A Preliminary Ecological Appraisal and any necessary follow-up surveys should be undertaken.
- Landscape buffers should be provided and managed to strengthen green infrastructure and ecological connectivity.

Design, Layout and Masterplanning

- Development should provide a landscape-led design which responds positively to the site's edge of settlement location.
- A landscaped buffer should be retained along the northern boundary to provide a robust long-term settlement edge and soften wider landscape impacts.
- Layout and design should provide an appropriate relationship with adjacent employment uses and surrounding development.
- The development should deliver a coherent network of streets, open spaces, green infrastructure and walking and cycling routes.

Settlement: Woolmer Green



Site location plan (not to scale)

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51-53 London Road

Local Plan Site Ref: SA WOL2 | **HELAA Ref:** WE100 | **Site Area (gross):** 0.85ha

Proposed land use: Residential

Estimated Yield: 34 | **Timescale (completions):** 6-10 years post adoption

Planning Designations: Existing Local Plan allocation HS43

Relevant Permissions: None

Proposal: The site is proposed for residential development of around 34 homes on previously developed land at 51–53 London Road, making efficient use of its accessible location within Woolmer Green while respecting the character and amenity of the surrounding area.

Access and Movement

- Vehicular access should be provided from London Road.
- Development should provide safe and attractive pedestrian and cycle connections to the wider village.
- A vehicular connection should be provided between SA WOL2 and SA WOL1 to ensure permeability and connectivity between the two allocations.
- Opportunities should be taken to improve walking and cycling connectivity to local services, facilities and public transport.

Infrastructure

- Development should make appropriate provision for utility and infrastructure upgrades where required.
- Capacity constraints at Rye Meads Sewage Treatment Works and the wider wastewater network should be appropriately addressed in consultation with infrastructure providers.

Flood Risk

- The site is located within Flood Zone 1.
- Small areas of surface water flood risk affect parts of the site.
- A site-specific Flood Risk Assessment and Drainage Strategy should be prepared at planning application stage.
- Sustainable Drainage Systems (SuDS) should be incorporated throughout the development.

Heritage Assets

- No designated heritage assets are known to be directly affected by the allocation.

Health

- A Noise Impact Assessment will likely be required due to the proximity of London Road.
- Development should provide a healthy living environment through appropriate design, layout and mitigation measures where necessary.

Natural Environment

- Existing trees and landscape features on boundaries should be retained and enhanced wherever practicable.

Design, Layout and Masterplanning

- Development should make efficient use of this previously developed site whilst respecting the character of the surrounding area.
- Layout and design should ensure an appropriate relationship with neighbouring development and the adjoining allocation at SA WOL1.
- The site should be planned comprehensively with SA WOL1 where appropriate, particularly in relation to movement, access and green infrastructure.

Settlement: Woolmer Green



Site location plan (not to scale)

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Land at London Road, Knebworth

Local Plan Site Ref: SA WOL3 | **HELAA Ref:** HEL-35 | **Site Area (gross):** 1.19ha

Proposed land use: Residential

Estimated Yield: 25 | **Timescale (completions):** 0-5 years post adoption

Planning Designations:

- Landscape Character Area 37: Datchworth Settled Slopes.
- Within a Natural England SSSI Impact Risk Zone.
- Adjacent to the East Coast Main Line railway corridor.

Relevant Permissions: Outline planning application pending consideration under application reference 6/2025/0847/OUTLINE for residential development of up to 25 dwellings and open space with all matters reserved except access. Previous outline planning application 6/2022/0787/OUTLINE for up to 25 dwellings was refused and the subsequent appeal withdrawn.

Proposal: The site is proposed for a residential development of approximately 25 dwellings, delivered through a landscape-led layout that responds positively to its edge-of-settlement location, the adjoining railway corridor and nearby residential development.

Access and Movement

- Vehicular access should be provided from London Road.
- Development should provide safe and attractive pedestrian and cycle connections to nearby services, facilities and public transport.
- Opportunities should be taken to improve pedestrian connectivity along London Road and connections to Knebworth railway station.

Infrastructure

- Development should take account of underground utility infrastructure within the site and any associated easements or asset protection requirements.
- Site layout should be informed by consultation with relevant utility providers.
- Appropriate infrastructure provision should be secured to support development.

Flood Risk

- An Archaeological Desk-Based Assessment may be required at planning application stage.
- Further archaeological investigation may be required where identified through consultation with the County Archaeologist.

Heritage Assets

- No designated heritage assets are known to be directly affected by the allocation.

Health

- A Noise Impact Assessment will be required due to the proximity of London Road and railway line.
- Development should utilise good acoustic design and any necessary mitigation to deliver a healthy residential environment.
- Development should provide high quality residential amenity for future occupiers.

Natural Environment

- A Preliminary Ecological Appraisal and any necessary protected species surveys should be undertaken.
- Development should appropriately consider the potential presence of bats, Great Crested Newts, important hedgerows and veteran trees.
- Existing trees and hedgerows should be retained and enhanced wherever practicable.
- Appropriate landscape buffers and habitat enhancements should be incorporated within the development.

Design, Layout and Masterplanning

- Development should provide a landscape-led design that responds positively to its edge-of-settlement location.
- The layout should respect the site's relationship with the railway corridor and surrounding residential development.
- Structural landscaping and green infrastructure should form an integral part of the development.
- Appropriate asset protection measures should be incorporated in relation to the adjacent railway.
- Development should maintain and respond positively to important views identified within the Knebworth Neighbourhood Plan, including View 7 along London Road.
- Building heights, density and layout should reflect the site's landscape setting and create a high-quality residential environment.

Site Allocations in Tier 4 Settlements

Settlement: Swanley Bar



Site location plan (not to scale)

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Land off Swanley Bar Lane

Local Plan Site Ref: HEL-94 | **HELAA Ref:** HEL-94 | **Site Area (gross):** 1.84ha

Proposed land use: Gypsy and Traveller Pitches

Estimated Yield: 6 | **Timescale (completions):** Within 5 years from plan adoption

Planning Designations: None

Relevant Permissions: Certificate of lawfulness S6/2014/2148/LUE confirmed the previous lawful use of the land as an animal sanctuary with ancillary residential accommodation.

Proposal: Gypsy and Traveller site for an estimated 6 pitches.

Access and Movement

- Vehicular access should be provided from London Raccess should be taken from the existing access onto the A1000 Great North Road, unless an alternative access arrangement is demonstrated to be acceptable with the Highways Authority .
- Access, internal circulation and parking arrangement that is safe, suitable for the intended use and compliant with the Local Transport Plan must be secured.
- Opportunities should be taken to improve pedestrian and cycle access to local facilities and public transport, including improvements to the narrow footways on Swanley Bar Lane and the Great North Road where practicable and necessary.

Infrastructure

- The site lies within the Maple Lodge Sewage Treatment Works catchment, where capacity concerns are known and future growth is expected to be addressed through planned or further assessed infrastructure provision. Engagement with Thames Water at an early stage will be required.
- The mobile network mast and associated equipment along the northern boundary should be retained or appropriately managed as part of the detailed layout.

Flood Risk

- The site is within Flood Zone 1 and is at low risk of fluvial flooding.
- Development must avoid and appropriately manage areas of low to high surface water flood risk, including the flow paths along the western boundary, through the centre of the site, and in the southern and northern parts of the site.
- The ordinary watercourses and associated surface water flow paths should be retained as blue-green corridors, with the developable area refined through detailed flood risk and drainage assessment.
- A Flood Risk Assessment and Drainage Strategy will be required at planning application stage, including safe access and egress, consideration of the sequential approach within the site, and watercourse hydraulic modelling where necessary.
- Ordinary watercourse consent is likely to be required for works affecting ordinary watercourses. Culverting should be avoided except for short access crossings where clear-span arrangements are not possible and subject to site-specific modelling.

Heritage Assets

- Development must conserve and, where possible, enhance the significance and setting of the Grade II Registered Park and Garden of Gobions to the north-west of the site.
- The design and layout should minimise harm to the setting of Gobions Registered Park and Garden, including by retaining a verdant and undeveloped character within the more sensitive northern parts of the site and focusing built development within less sensitive areas.
- A Heritage Statement or Heritage Impact Assessment will be required to assess effects on designated heritage assets and identify appropriate mitigation.
- Development should have regard to non-designated heritage assets and archaeological interest, including anti-tank obstacles associated with the Outer London Stop Line and potential post-medieval and early twentieth-century remains.
- Archaeological evaluation, including trial trenching, will be required at planning application stage and may be secured by condition.

Health

- Development should provide a healthy living environment for future occupiers, having regard to traffic noise from the A1000 and the previous uses of the site.
- A noise impact assessment will be required at planning application stage, demonstrating appropriate noise levels, good acoustic design and any necessary mitigation.
- A contaminated land desk study will be required, with further investigation and remediation undertaken where necessary in accordance with an agreed remediation strategy.

Natural Environment

- The layout must retain and protect the priority deciduous woodland and important trees, hedgerows and woodland character within and adjoining the site, with development excluded from the woodland areas except where necessary for access.
- A Preliminary Ecological Appraisal will be required to assess ecological interest and impacts, including priority habitats, protected species and opportunities for biodiversity net gain.
- A Preliminary Roost Assessment may be required where mature trees or buildings could support roosting bats, and any required protected species mitigation must be incorporated into the layout.
- Development should protect groundwater resources, having regard to the site's location within Source Protection Zone 1 and Drinking Water Safeguard Zones, and should include any necessary ground investigations and pollution prevention measures.
- Green infrastructure proposals should respond positively to the Hertfordshire Local Nature Recovery Strategy, including opportunities for surface water attenuation, grassland and wood pasture enhancements where appropriate.

Design, Layout and Masterplanning

- A comprehensive layout and design approach should be prepared to demonstrate how the site can accommodate an estimated 6 pitches while responding to flood risk, ecological, heritage, landscape and access constraints.
- Built development should be focused within the least sensitive parts of the site, avoiding priority woodland, ordinary watercourses, surface water flow paths and areas required for ecological or heritage mitigation.
- The layout should retain and reinforce the wooded and verdant qualities of the site, particularly along the A1000, Swanley Bar Lane and the northern and eastern parts of the site, to reduce landscape and visual effects and help conserve the setting of Gobions Registered Park and Garden.
- Pitch layout, internal access, parking, amenity buildings and associated infrastructure should provide safe and functional living conditions while maintaining appropriate separation from retained trees, hedgerows, watercourses and sensitive habitats.
- Lighting, boundary treatments and site management measures should be designed to minimise light spill and disturbance to retained habitats, woodland edges and protected species.



Appendices

Appendix A – Monitoring & Delivery

Chapter	Policy	Monitoring Indicator	Target
Chapter 1: Sustainable Development, Spatial Strategy & Neighbourhood Planning	SP2 – Spatial Strategy and Settlement Hierarchy	Total number of net dwellings completed, split by site allocations and windfall	14,796 new homes over the plan period to 2043, including an average of 145 dpa through windfall (total 2,030 dwellings over the plan period)
		Number of net dwellings completed each year split by settlement and settlement tiers	No specific target
		Proportion of completions on previously developed land (residential dwellings and employment floorspace	No specific target
Chapter 2: The Green Belt	DMP1 – Development in the Green Belt	Number of new dwellings and amount (sqm) of new commercial development completed within the Green Belt, including number/amount of which completed on land that has been identified as Grey Belt	No specific target
Chapter 3: Climate Change and Flood Risk	SP6 – Mitigating and Adapting to Climate Change	CO2 emissions per capita	No specific target
	DMP3 – Energy Efficiency and Net Zero Design	Number/percentage of new residential dwellings/or commercial floorspace applications approved proposing improvement on Target Emission Rate Number/percentage of non-residential development applications for 1,000sqm+ approved proposing meeting BREEAM 'excellent' standard	100% of applicable applications
	DMP10 – Flood Risk and Mitigation	Planning applications granted contrary to Environment Agency advice	No applications granted contrary to Environment Agency advice

Chapter	Policy	Monitoring Indicator	Target
Chapter 4: A Healthy Community	DMP11 – Provision and Loss of Community Services & Facilities	Change in community and leisure facility floorspace	Net gain in community and leisure facility floorspace
	DMP14 – Open Spaces and Urban Open Land	Number of permissions granted for conflicting uses on Urban Open Land	No permissions granted for conflicting uses on designated Urban Open Land
Chapter 5: Sustainable Travel	SP9 – Sustainable Transport	Proportion of new development within walking distance of key facilities	No specific target
	DMP7 – Parking Standards	Percentage of new development granted permission which complies with car parking standards	No specific target
Chapter 6: Homes	SP11 – Housing Requirements and Delivery	Total number of net dwellings completed per annum	Housing delivery of an average of 822 dwellings per annum to 2043 (14,796 total over plan period)
	SP12 – Affordable Housing Requirements	Percentage of (net) affordable dwellings permissioned each year as a proportion of total dwellings permissioned on sites of 10+ dwellings (C3) Total affordable dwellings completed per annum	25%-50% (in line with policy requirement for location) on sites of 10+ dwellings
	DMP20 – Housing Mix by Size and Type	Number of dwellings completed by dwelling size (number of bedrooms) and type (flat/house)	Delivery of a mix of housing types and sizes to reflect local need
	DMP22 – Specialist Housing for Older People and People with Care and Support Needs	Number of net dwellings completed for specialist housing for older people and people with care and support needs	Delivery of new specialist housing for older people and people with care and support needs (sheltered or extra care) to reflect local need
		Number of net C2 bedspaces completed	In addition to the overall housing requirement, a net increase of 324 nursing home bed spaces (falling within Use Class C2) over the plan period to 2043
	DMP24 – Purpose Built Student Accom-modation	Number of net student accommodation completions (bedspaces)	No specific target
	DMP25 – Houses in Multiple Occupation	Number of applications for HMOs granted and refused	No specific target

Chapter	Policy	Monitoring Indicator	Target
Chapter 6: Homes (cont.)	DMP26 – Build to Rent	Number of net build to rent completions and proportion of which are affordable private rent	No specific target / 20% of build to rent homes affordable private rent
	DMP27 – Build to Rent Development of Sites for Gypsies, Travellers and Travelling Showpeople	Number of additional pitches granted permission and completed	As a % of overall Gypsy and Traveller pitch need
	DMP29 – Accessible, Adaptable and Wheelchair User Housing	Proportion of new dwellings granted permission that comply with M4(2) standards Proportion of new market homes granted permission that comply with M4(3)(a) Proportion of new affordable homes granted permission that comply with M4(3)(a) or M4(3)(b)	All new dwellings built to M4(2) of the Building Regulations for accessible and adaptable dwellings 5% of new market homes built to M4(3)(a) of the Building Regulations for wheelchair adaptable housing. 10% of new affordable homes built to meet M4(3)(a) or M4(3)(b)* of the Building Regulations for wheelchair adaptable and wheelchair accessible dwellings * M4(3)(b) only where there is evidenced need by Housing Register
	DMP32 – Self Build and Custom Housebuilding	Number of self-build plots permissioned	To reflect local need
Chapter 7: Economy	SP13 – Employment Land Need	Net change in employment floorspace (Use classes B2, B8, E(g))	Delivery of sqm of new employment floorspace over the plan period to 2043
	SP14 – Designated Employment Areas and Floorspace	Net change in employment floorspace in designated employment areas (Use classes B2, B8, E(g)).	No net loss of designated employment floorspace
Chapter 8: Town, Neighbourhood and Village Centres	SP16 – Vibrant Centres	Retail vacancy rates within town, neighbourhood and village centres.	No specific target
	SP17 – Town Centres First	Net change in retail floorspace (falling within main town centre uses)	New retail floorspace over the plan period to 2043 to include: • 344 sqm convenience goods • 2,058 sqm comparison goods • 1,611 sqm food/beverage

Chapter	Policy	Monitoring Indicator	Target
Chapter 8: Town, Neighbourhood and Village Centres (cont.)	DMP39 – Town Centre Uses and Core Retail Zones DMP40 – Neighbour-hood & Village Centres	Proportion of retail units falling within main town centre uses by centre.	No specific target
	DMP41 – Out of Centre	Permissions granted for over 280sqm plus of retail floorspace outside designated centres	No new retail floorspace outside designated centres (other than individual convenience shops of under 280 sqm)
Chapter 9: Place making and High Quality Design	SP19 – Design Codes and Design Guidance DMP44 – Character and Identity	Number of planning applications refused on design grounds	No specific target
	DMP50 – Private and Community Amenity Space – Outdoor Space Standard	Number/proportion of permissions granted that meet minimum private outdoor amenity space standards (as per policy DMP50)	No specific target
Chapter 10: The Historic Environment	SP20 – Protection and Enhancement of the Historic Environment DMP53 – Heritage Assets	Number of buildings/structures listed as 'at risk' on Heritage at Risk Register	Decrease in number of buildings/ structures listed as at risk on Heritage at Risk Register
Chapter 11: The Natural Environment	SP22 – Conserving and Enhancing the Natural Environment and Landscape Character	Number of Wildlife Sites Number of Local Nature Reserves Number and condition of SSSIs Special areas of conservation	No loss of protected natural assets
	DMP58 – Biodiversity	Number of approved Biodiversity Gain Plans Net gain in number of units	Applicable planning permissions to deliver at least 10% net gain
	DMP59 – Urban Greening	Number of major permissions granted meeting minimum applicable urban greening factor.	Major development proposals to achieve a minimum urban greening factor (UGF) of 0.4 for residential developments, 0.3 for commercial developments, 0.5 for residential developments on previously undeveloped sites.

Chapter	Policy	Monitoring Indicator	Target
Chapter 12: Infrastructure	SP24 – Infrastructure Provision	Delivery of infrastructure as set out in the Infrastructure Delivery Plan S106/CIL funds spent and collected	To meet requirements set out in Infrastructure Delivery Plan No specific target
Site Allocations	N/A	Development progress (permission granted, construction started, completion/s) at allocated sites	Delivery of 10,616 dwellings at identified allocated sites over the plan period Delivery of 63 gypsy and traveller pitches at identified allocated sites over the plan period Delivery of 218,000 sqm employment floorspace at identified allocated sites over the plan period

Appendix B – Local Plan Housing Trajectory

ESTIMATED HOUSING PER ANNUM																		
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Site Name	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**	**2041/42**	**2042/43**	**Total**
Completions & Commitments	101	303	331	225	172														**1,132**
Windfall					145	145	145	145	145	145	145	145	145	145	145	145	145	145	**2,030**
SA WGC1: North East of WGC, WGC				84	85	100	100	100	100	100	100	101							**870**
SA WGC2: South East of WGC (BGS) / Land Adjacent A414 Southern Fields BGS, WGC							50	100	125	125	125	125	125	100	50				**925**
SA WGC3: Broadwater Road West (N), WGC				126	126	126	126	126	127	127	127								**1,011**
SA WGC3: Bio Park, Broadwater Rd, WGC				96	96	97													**289**
SA WGC4: Creswick, WGC	18	52	52	52	52	52	52	10											**340**
SA WGC5: Town Centre North – Campus East, WGC						105	105												**210**
SA WGC6: YMCA, 90 Peartree Lane, WGC		-14	40																**36**
SA WGC7: Caravan Club and Cricket Club, Ascots Lane, WGC												48	48						**96**
SA WGC8: Land at Broadwater Road/ Peartree Primary School, WGC													21						**21**
SA WGC9: Land at Haldens House / Blythway House, WGC									24										**24**
SA WGC10: 64-68 Bridge Road East, WGC							8												**8**
SA WGC11: Greenvale, WGC											33								**33**
SA WGC12: Campus North, WGC											50	50	70						**170**
SA WGC13: Charter House, Parkway, WGC							34												**34**
SA WGC15: Land at Gosling Sports Park, Stanborough Road, WGC														50	50				**100**
SA HAT1: North West Hatfield, Hatfield								181	181	182	182	182	182	182	182	182	182	182	**2,000**
SA HAT2: Land at Southway, Hatfield				40	40	40													**120**
SA HAT3: L Kahn Manufacturing, Wellfield Road, Hatfield														31	31				**62**
SA HAT4: Meridian House, The Common, Hatfield							17												**17**
SA HAT5: College Lane, Hatfield										38	38	39							**115**
SA HAT6: Hatfield Town Centre, Hatfield											100	100	100						**300**
SA HAT7: Lord William Cecil Memorial Hall, Hatfield							20												**20**
SA BRP4: Land North of Bradmore Way, Brookmans Park							50	50	50										**150**
SA BRP5: Land at Potterells Farm, Station Road, Brookmans Park								60	60	65									**185**
SA BRP6: Land West of Bluebridge Road, Brookmans Park								48	48	48	11								**155**
SA BRP7: Land at Raybrook Farm, Brookmans Park							28												**28**

ESTIMATED HOUSING PER ANNUM																			
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Site Name	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**	**2041/42**	**2042/43**	**Total**
SA BRP1: Land West of Golf Club Road, Brookmans Park				14															**14**
SA BRP2: Land East of Golf Club Road, Brookmans Park							10												**10**
SA BRP3: Land West of Brookmans Park Station, Brookmans Park					86	86	86	86	86										**430**
SA CUF1: Land at The Meadway, Cuffley		6	37	30															**115**
SA CUF2: Land North of Northaw Road East, Cuffley						15	40	18											**73**
SA CUF3: Wells Farm, Northaw Road East, Cuffley									37	38									**75**
SA CUF4: Land to the East of Colesdale Farm, Cuffley						35													**35**
SA CUF5: Cuffley Telephone Exchange, Station Road, Cuffley															6				**6**
SA CUF6: Land to the Southeast of the KGV Playing Fields, Cuffley								60	65										**125**
SA CUF7: Land North of HS29 Northaw Road East, Cuffley								70	70	70	70	70							**350**
SA CUF8: The Ridgeway, Cuffley										70	70	70	70						**280**
SA LH1: Land North of Hawkshead Road, Little Heath			17	17															**34**
SA LH2: Part of Studlands / Videne, Little Heath	6	28	27																**61**
SA LH3: Leggatts Park (Scenario 2), Little Heath								66	66	67	67	67	67						**400**
SA LH4: Land South of Hawkshead Road, Little Heath							44	44											**88**
SA WEG2: 51 Welham Manor / Land South of Wel Manor, Welham Green			36	36															**72**
SA WEG3: Dixons Hill Road, Welham Green					40	40	40												**120**
SA WEG4: Barnbeth, 24 Station Road, Welham Green										7									**7**
SA WEG5: Land South of Bulls Lane, Welham Green					30	30													**60**
SA WEG6: Land North of Pooleys Lane, Welham Green					40	40													**80**
SA WEL1: The Vineyards, Welwyn					37														**37**
SA WEL2: Sandyhurst, The Bypass, Welwyn						36													**36**
SA WEL3: School Lane, Welwyn					9														**9**
SA WEL4: Land at School Lane / White Hill, Welwyn							30	33											**63**
SA WEL5: White Hill, Welwyn								35	50	50									**135**

ESTIMATED HOUSING PER ANNUM																			
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Site Name	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**	**2041/42**	**2042/43**	**Total**
SA WOL1: Land east of London Road, Woolmer Green				50	50	50													**150**
SA WOL2: 51-53 London Road, Woolmer Green											34								**34**
SA WOL3: Land at London Road, Knebworth, Woolmer Green						25													**25**
SA PB1: Land South of Coopers Lane Road, Rural/Potters Bar								85	85	85	85	85							**425**

ESTIMATED HOUSING PER ANNUM																			
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2025/26	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**	**2041/42**	**2042/43**	**Total**
Total Supply	**125**	**375**	**540**	**770**	**1,008**	**1,022**	**985**	**1,317**	**1,319**	**1,217**	**1,237**	**1,082**	**828**	**508**	**464**	**327**	**327**	**327**	**13,778**
Cumulative Supply	*125*	*500*	*1,040*	*1,810*	*2,818*	*3,840*	*4,825*	*6,142*	*7,461*	*8,678*	*9,915*	*10,997*	*11,825*	*12,333*	*12,797*	*13,124*	*13,451*	*13,778*	
Housing Requirement (Avg.)	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	**14,778**
Cumulative Requirement	*821*	*1,642*	*2,463*	*3,284*	*4,105*	*4,926*	*5,747*	*6,568*	*7,389*	*8,210*	*9,031*	*9,852*	*10,673*	*11,494*	*12,315*	*13,136*	*13,957*	*14,778*	

Appendix C – Marketing and Viability Requirements Guidance for Planning Applications

Marketing

A number of policies in the Local Plan require evidence of active, comprehensive and realistic marketing prior to allowing the redevelopment or change of use of a building or land. This appendix sets out the detailed requirements for marketing to demonstrate that there is no longer a realistic demand for the existing use, or expected demand for alternative employment generating use(s) in future, in order to justify a change.

Vacant or under-used premises should normally be continuously marketed under their existing use and other suitable employment-generating uses. Where the premises are in poor condition, have been partially demolished, or are otherwise not capable of meeting modern business needs without significant investment, the marketing exercise should extend to the site being promoted as a potential redevelopment opportunity, whilst still reflecting the existing or other suitable employment-generating uses.

Where the loss of an employment generating use is proposed, the Council will have regard to the length of marketing, marketing strategy and marketing report. Further details on the requirements for each of these elements can be found below.

Length of Marketing

Prior to applying to change the use of land or buildings protected under the relevant policies of the Local Plan the property should be marketed for a continuous period of at least 12 months, starting from the point at which the advertisement is published or erected. It is expected that the property will be marketed with at least two recognised commercial agents with appropriate coverage and local expertise.

Marketing Strategy

Before marketing begins, a strategy should be prepared in accordance with the requirements set out below.

- **Background** – why the property is being marketed.
- **Location** – including consideration of context and links to transport networks as well as general setting and surroundings (i.e. employment area/local centre)
- **Descriptions** – including details on floorspace, layout, specification, occupation history and car parking as relevant.
- **Planning** – a summary of the existing planning use, site history.
- **Restrictions** – no covenant or any other form of tie restricting the future use or operation of the property or land.
- **Tenure** – both freehold and leasehold terms should be offered.
- **Marketing recommendations** – this should consider:
  - Basis of instruction – joint agency (minimum 2) with details of chosen or favoured agents etc.
  - Method of disposal – private treaty or formal/informal bids.
  - Advertisement options – sale boards, internet, PR, publications, mailing etc.
- **Expenditure** – the budget for the marketing campaign should be proportionate to the anticipated return from the property. This is expected to be a minimum of 3% of the anticipated return from the property.
- **Guide price** – this should be commensurate with the current market price for comparable premises. It is expected that the value of the property will be derived from an expert RICS registered valuer or accredited member of RICS (Royal Institute of Chartered Surveyors) to avoid the premises being advertised at an aspirational value that is unrealistic and may deter interest.
- **Guide terms** – these should be flexible and take into account prevailing market conditions. The length of leases should not be overly prescriptive.

The extent of marketing initiatives will vary based on the type of premises being advertised. However, as a minimum the following initiatives should be employed for all premises:

- **Marketing board** – this should be relative to the type and size of premises. A simple 'For Sale' or 'To Let' board may be appropriate for small commercial premises and community facilities. For larger commercial units, larger

boards giving details of the property including the guide price and number or size range of spaces available (i.e. multi-occupancy buildings) should be employed. Boards should be clearly visible from main transport routes.

- **Marketing particulars** – including the following:
  - Location
  - Internal and external photographs
  - Description of accommodation
  - Terms (leasehold, freehold, long lease etc.)
  - Guide Price/Rent (separated where multiple spaces are available)
  - Current planning position and Other Potential Uses – to include other employment generating uses* (to be defined in footnote)
  - Services and Utilities
  - Energy Performance Certificate
  - Rateable value and business rates
  - VAT status
  - Legal and professional costs
  - Contact information for the agent(s)
- **Press advertisement** – for small commercial units and community facilities an advert should be placed and maintained in the local newspaper, and specialist publications as appropriate. For larger commercial units, specialist publications (i.e. *Estates Gazette*, *Property Week*) should always be used. In addition, for large commercial units a press release should be given to local and regional press.
- **Online advertisement** – the premises should be published on agents' websites as well as at least one national commercial property search engine (i.e CoStar, EGI, Rightmove). For very large or significant commercial units/ sites, a bespoke website for the property could be created.
- **Targeted advertisement** – where appropriate, other providers should be informed directly that the premises is being marketed. This is likely to be particularly relevant for community facilities where there may be a requirement for alternative provision.

Marketing Report

If, following the 12 months of marketing, there has been no success in selling or letting a unit (or spaces comprises therein) then a report detailing the marketing undertaken and demonstrating compliance with these requirements should be prepared and submitted alongside any planning application for redevelopment or change of use.

To demonstrate that alternative uses have been properly considered, the planning application must be submitted no earlier than three months and no later than nine months after the marketing period has concluded.

The marketing report must demonstrate:

- The original marketing strategy (in accordance with the above requirements).
- A copy of the agents' marketing instructions (excluding any commercially sensitive data e.g. fees).
- The duration and dates of the marketing campaign (minimum 12 months).
- Evidence that the marketing strategy was delivered – photos of marketing boards, copies of particulars, screenshots of online adverts, copies of press articles, records of advertisements sent via mailing lists and any other relevant adverts.
- A full log of relevant correspondence throughout the marketing campaign. This should include, where relevant:
  - The number of enquiries received (by email, phone, direct to agent)
  - The number of viewings undertaken, including the date and nature of interest (i.e. investment, occupation, redevelopment etc.)
  - Offers received, including date and level. If any offers were rejected the grounds for rejection must be provided.
  - Details of reasons why the prospective occupier(s) deemed the premises unsuitable.
  - If the record of enquiries indicated a lack of interest, the report should include two agents' opinions as to why the property is not selling and demonstrate measures taken to increase interest.
- Evidence to show how the marketing strategy has been regularly reviewed and modified in response to the level of interest received, including consideration as to whether the unit could be reconfigured, sub-divided or altered to improve the marketing prospects. This may also include whether the existing space could be used by micro and start-up businesses.

In summary, the marketing statement should include all details and evidence of the steps taken to market premises as detailed above. The Council will assess the marketing statement against the check-list of requirements.

For clarity a check-list of the marketing requirements is set out below:

PHASE: PRE-MARKETING

Requirement:

- **Property Information**
  (Background, Location, Description, Planning)
- **Terms and Conditions**
  (Restrictions, Tenure, Pricing, Guide Terms)
- **Marketing Plan**
  (Instruction, Method, Advertising, Budget)

PHASE: DURING MARKETING

Requirement:

- **Duration**
  (Minimum 12 months)
- **Required Initiatives**
  (Marketing Board, Marketing Particulars, Press Ad, Online Ad, Targeted Ad)

PHASE: POST-MARKETING

Requirement:

- **Submission Window**
  (Submit report with planning application no earlier than 3 months and no later than 6 months after marketing period ends)
- **Report Content**
  (Strategy Evidence, Correspondence Log, Agents Opinions, Strategy Review)

Viability

Applications proposing the loss of an employment-generating use are required to submit a viability assessment only where the submitted marketing report has identified a level of market demand for the site, but a sale or letting has not been achieved due to the Applicant arguing that the high costs associated of modernising or redeveloping the premises to meet that demand make the use economically unviable. The viability appraisal must provide a clear explanation of the potential to redevelop/ reuse the site or premises for a range of employment generating uses, having regard to its location and site characteristics, and demonstrate that the cost of aligning the site with modern occupier needs is financially unviable.

The appraisal must consider a range of potential alternatives for the proposed site or premises, including the following:

- The re-use, refurbishment, partial or complete redevelopment of the site for its current or alternative employment generating uses;
- The sub-division or adjoining of plots;
- Other alterations to existing units.

Costs and values must be set at prevailing market rates at the time of submission of the planning application. However, sensitivity analysis should be undertaken to demonstrate how changes in economic cycles may impact development viability. Viability evidence should demonstrate consideration of the guidance and standards set out in the PPG and RICS publications.

Appendix D – Welwyn Hatfield Car Parking Size Standards

Below are the sizes that the Council expects car parking spaces on new developments to follow. Car and cycle parking requirements identifying the number of spaces to be provided are set out in Local Plan policy DMP 18: Parking Standards.

- **Perpendicular** – 5.5m x 2.9m (plus 0.5m x 0.5m if bounded by a wall or fence)
- **Parallel** – 6m x 2.9m
- **Echelon** – 5.5m x 2.9m
- **Single Garage** – 7m x 3.4m (assumes cycle parking space required)
- **Double Garage** – 7m x 5.8m (assumes cycle parking space required)
- **Tandem Garage** – 14m x 3.4m (assumes cycle parking space required)
- **Carport** – 5.5m x 2.9m
- **Undercroft** – 5.5m x 2.9m (+0.5m if bounded by a solid side)

Please note that any electric vehicle (EV) charging infrastructure should be excluded from the size above, unless they are flush to the wall or otherwise positioned in such a way that they will not encroach upon the space for the vehicle. For those spaces which assume cycle parking provision is included, the lengths quoted can be reduced by 1m if separate cycle parking provision is made elsewhere.

Appendix E – Glossary

Best and most versatile agricultural land:
Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Design code:
A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide:
A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Green infrastructure:
A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Householder development:
(a) Development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or,
(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development.

Main town centre uses:
Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development:
For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Minor development:
The provision of dwellinghouses where
(a) the number of dwellinghouses to be provided is less than 10; or
(b) the development is to be carried out on a site having an area of less than 0.5 hectares and it is not known whether the development falls within (a).

The provision of a building or buildings where the floor space to be created by the development is less than 1,000 square metres, or development carried out on a site having an area of less than 1 hectare.

Nationally Described Space Standards:
As set out in the Statutory Guidance on Technical Housing Standards (or its successor), including the minimum gross internal floor areas and storage as set out on the following page.

MINIMUM GROSS INTERNAL FLOOR AREAS AND STORAGE					
Number of Bedrooms (b)	Number of Bed Spaces (persons)	1 Storey Dwellings	2 Storey Dwellings	3 Storey Dwellings	Built-in Storage
1b	1p	39 (37*) m^2			1 m^2
1b	2p	50 m^2	58 m^2		1.5 m^2
2b	3p	61 m^2	70 m^2		2 m^2
2b	4p	70 m^2	79 m^2		2 m^2
3b	4p	74 m^2	84 m^2	90 m^2	2.5 m^2
3b	5p	86 m^2	93 m^2	99 m^2	2.5 m^2
3b	6p	95 m^2	102 m^2	108 m^2	2.5 m^2
4b	5p	90 m^2	97 m^2	103 m^2	3 m^2
4b	6p	99 m^2	106 m^2	112 m^2	3 m^2
4b	7p	108 m^2	115 m^2	121 m^2	3 m^2
4b	8p	117 m^2	124 m^2	130 m^2	3 m^2
5b	6p	103 m^2	110 m^2	116 m^2	3.5 m^2
5b	7p	112 m^2	119 m^2	125 m^2	3.5 m^2
5b	8p	121 m^2	128 m^2	134 m^2	3.5 m^2
6b	7p	116 m^2	123 m^2	129 m^2	4 m^2
6b	8p	125 m^2	132 m^2	138 m^2	4 m^2

*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m^2 to 37m^2, as shown bracketed.

Original building:
A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Rural exception sites:
Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Urban Open Land:
Areas of open land in urban areas, which are considered to be of such significance that they must not be developed other than for minor ancillary facilities, that have been defined in the Council's Open Space Survey and are to be protected from development. These areas have been identified as performing a key built environment function, in addition to any recreational, ecological, landscape or other amenity they provide. They are also an intrinsic part of the borough's green infrastructure.