



Welwyn Hatfield Borough Council

# Annual Monitoring Report 2019/20

January 2021



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# Annual Monitoring Report 2019/20

Covering 1 April 2019 to 31 March 2020

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# Contents

Overall summary	4
Introduction to the AMR	6
Chapter 1: The borough and its people	7
Chapter 2: Planning for the future	13
Chapter 3: Monitoring of Local Plan policies	19
Chapter 4: Centres, Services and Facilities	22
Chapter 5: Housing	28
Chapter 6: The Economy	42
Chapter 7: Environmental Assets	49
Chapter 8: Infrastructure and Movement	56
Chapter 9: Site-Specific Monitoring	59
Appendix 1: Housing site monitoring	63
Appendix 2: Housing trajectory summary table	69

## Cover photos:

Top Left: Brookmans Park Railway Station

Top Right: New homes at QEII, Welwyn Garden City

Bottom Left: Parkway, Welwyn Garden City Town Centre

Bottom Right: Mill Lane, Welwyn

Back Cover: The Digswell Viaduct

***Except where shown, the source of the data in the AMR is Hertfordshire County Council via the CDP Smart development monitoring software.***

## Overall summary

This is the 16<sup>th</sup> Annual Monitoring Report (AMR) produced by Welwyn Hatfield Borough Council. It reports on the development progress in the borough between 1 April 2019 and 31 March 2020.

### The borough and its people

- The Office for National Statistics mid-year estimates showed the borough's population grew at an estimated rate of 0.2% during the year, increasing to just over 123,000. Estimated population growth in Welwyn Hatfield has been low over the last two years, and this year saw slightly lower growth than for Hertfordshire as a whole (0.4%).
- The Index of Multiple Deprivation is published every 5 years and was released last year (2019) by MHCLG, it showed that the borough has one area among the most 20% deprived in England, as the area that had moved out of the most deprived 20% in 2015 moved back;
- Incidents of crime in the borough remained at 76.5 per 1,000 residents for 2019/20, which is below the national average of 84.3, however above the Hertfordshire average of 71.1.
- In terms of the health of the borough's population, Welwyn Hatfield scores better than the national average for 12 indicators in Public Health England's Health Profiles and worse than average for three indicators.

### Planning for the future

- The Draft Local Plan was submitted for examination in May 2017 and hearing sessions of the Examination in Public commenced in September 2017;
- Throughout the examination, further technical work has been requested and modifications have been proposed. The examining inspector indicated a need for modifications to the plan to increase the housing target in order to meet the objectively assessed need for housing of around 16,000 homes;
- A Call for Sites was undertaken in January 2019, with all promoted sites being consulted upon in May-June 2019, and the proposed changes to site allocations being consulted upon in Feb-May 2020. Following the release of the 2018-based household projections, the Council commissioned a review of its OAN. The Council has since updated its evidence and this has been submitted to the examination;
- An interim report was issued by the Inspector in October 2020.

### Monitoring of Local Plan Policies

- The Council's success at appeal improved slightly again during the year with 28% of appeals being allowed compared with 31% in 2018/19. However, this was still slightly higher than the national average of 25%.

### Centres, Services and Facilities

- There was a net loss in retail floorspace of 1,482m<sup>2</sup> in 2019/20. However, overall since the start of the plan period in 2016/17 there has been a net increase of 3,825m<sup>2</sup>.
- Community facilities saw a reasonable net gain in floorspace of 2,300m<sup>2</sup> during the year.
- Vacancy rates increased in five centres and declined in four. In Welwyn Garden City Town Centre, vacant frontage length increased to 8.6% in 2020 from 4.1% in 2019. Although some previously vacant units were filled, there were some larger units which became newly vacant this year. In Hatfield Town Centre vacant frontage also increased - to 16.5% from 13.8% in the 2019 survey. Part of the vacancy in Hatfield is due to the redevelopment at 1-9 Town Centre. Vacancy at the out-of-town centre, the Galleria, saw a reasonable increase again this year, with vacant units increasing to 22.4% from 13.3% when surveyed last year.

## Housing

- During the year 673 net new housing units have been completed, including 671 C3 dwellings and 2 C2 residential dwelling equivalents.
- A total of 69 new affordable homes were brought to the market during the year, accounting for 10.3% of total net C3 dwelling completions.
- Against the standard methodology, the borough has a housing land supply of 2.58 years. Whilst this is below the national 5-year requirement, until the Draft Local Plan advances further towards adoption and allocated sites are able to be included in the supply, the borough is unlikely to be able to meet this requirement.
- The average house price in Welwyn Hatfield was £392,354 across the 12 months April 2019 – March 2020. This was 0.9% higher than the same period the previous year. Lower quartile house prices were 12.25 times the lower quartile income, which was above the Hertfordshire average of 11.54, despite a slight decline compared with the figures for 2018.

## The Economy

- The borough has continued to lose employment premises to other uses during the year. The net loss of B2 floorspace was largely a result of the residential redevelopment of the former Ratcliff Tail Lift site in Welwyn Garden City (a Draft Local Plan allocation), for which the demolition was recorded this year. The overall net loss of all B Use class floorspace in 2019/20 amounted to just under 6,000m<sup>2</sup>.
- Ongoing losses of employment floorspace, greater than that previously estimated and over which the Council generally has no control, have resulted in the Council accepting through the Local Plan examination that it may not be able to meet its established economic needs. The implications of this are being explored through the examination.
- The latest data from the ONS for the number of enterprises showed a 1.9% increase in 2020. However, the number of claimants of Job Seekers Allowance again reported a small increase to 2.0% in March 2020, from 1.7% in March 2019.

## Environmental Assets

- There have been no changes to protected natural assets during the year or to the number or condition of heritage assets (such as listed buildings), in the borough. Last year saw the designation of two new Wildlife Sites - at Gobions Wood Meadows, south of Brookmans Park and Ayot St Lawrence Grassland in the North of the borough.
- The total area of open space in the borough with a Green Flag Award fell to 68 hectares in 2020, compared with 73 hectares in 2019 as Hatfield Lawn Cemetery was not awarded Green Flag status this year, however, Stanborough Park and the King George V Playing Fields both retained the award.

## Infrastructure and Movement

- During the year, the Council received £630,000 in Section 106 funds secured from new development, committed to a range of Borough Council projects;
- Hertfordshire County Council received £170,000 in Section 106 funds from new development during the year, funding schemes related to education and transport.

# Introduction to the AMR

## What is the AMR?

This is the 16<sup>th</sup> Annual Monitoring Report produced by Welwyn Hatfield Borough Council, and covers the period between 1 April 2019 and 31 March 2020 (referred to throughout as ‘the year’).

AMRs serve a number of purposes:

- To act as a record of the amount of development which has taken place in the borough during the year and of how the borough’s population and places are performing;
- To assess how that development meets the Council’s aspirations across a number of indicators, and compares to the progress made in previous years;
- To set out projections and expectations for future development in the borough, as well as acting as a feedback mechanism for policies and approaches which may need to change;
- To set out the Council’s progress against its ‘Local Development Scheme’, a high-level project plan for the production of new planning documents and policies;
- To report on the Council’s efforts under its ‘duty to cooperate’ with other public authorities.

## Chapters and contents

The main contents of the AMR are set out across 9 chapters, and follow the structure of the new Local Plan. Most contain a number of specific indicators (see below) and are themed by topic:

- Chapter 1 is contextual, setting out key information about the borough and its people;
- Chapter 2 covers the Council’s ‘plan-making’ duties, and how it engages with the public and cooperates with other public authorities and stakeholders;
- Chapter 3 examines the effectiveness of policies for dealing with planning applications;
- Chapters 4-8 cover the amount and quality of new development built in the borough;
- Chapter 9 reports the development progress on the 3 Mixed Use Sites and 7 Strategic Development Sites proposed to be allocated in the Draft Local Plan.

## Indicators

In order to monitor on an effective and consistent basis and enable trends to be established, the AMR contains a number of ‘indicators’. There are two types of indicators – Local Plan indicators, and contextual indicators. The 36 Local Plan indicators each specifically relate to at least one policy in the Draft Local Plan. Now that it has been submitted for examination, the majority of indicators monitor progress against a specific target or threshold set out in the Plan in order to understand if objectives are being delivered effectively. During the December 2019 hearing sessions the Council agreed that the start date of the plan should move to 2016 and the end date to 2036, giving over a 15 year plan period post-adoption. As a result, indicators which include figures for the plan period to date have been revised to start from 2016/17 rather than 2013/14, as was presented in previous AMRs. The contextual indicators do not specifically relate to Local Plan policies, but are just as crucial in indicating how the borough’s people and places are performing. They are also an essential part of the Sustainability Appraisal process taking place alongside the Local Plan, in helping to identify cases where an unexpected significant adverse environmental impact might occur. As these indicators are contextual and relate to issues outside the Council’s direct control, it is not appropriate for them to have targets. Due to data availability issues two contextual indicators which were reported on in the past have since been removed – these indicators were Town Centre footfall and bus routes and mileage.



# 1. The Borough and its People

This chapter introduces the borough and its context, and contains four indicators covering the borough's population and socio-economic state.

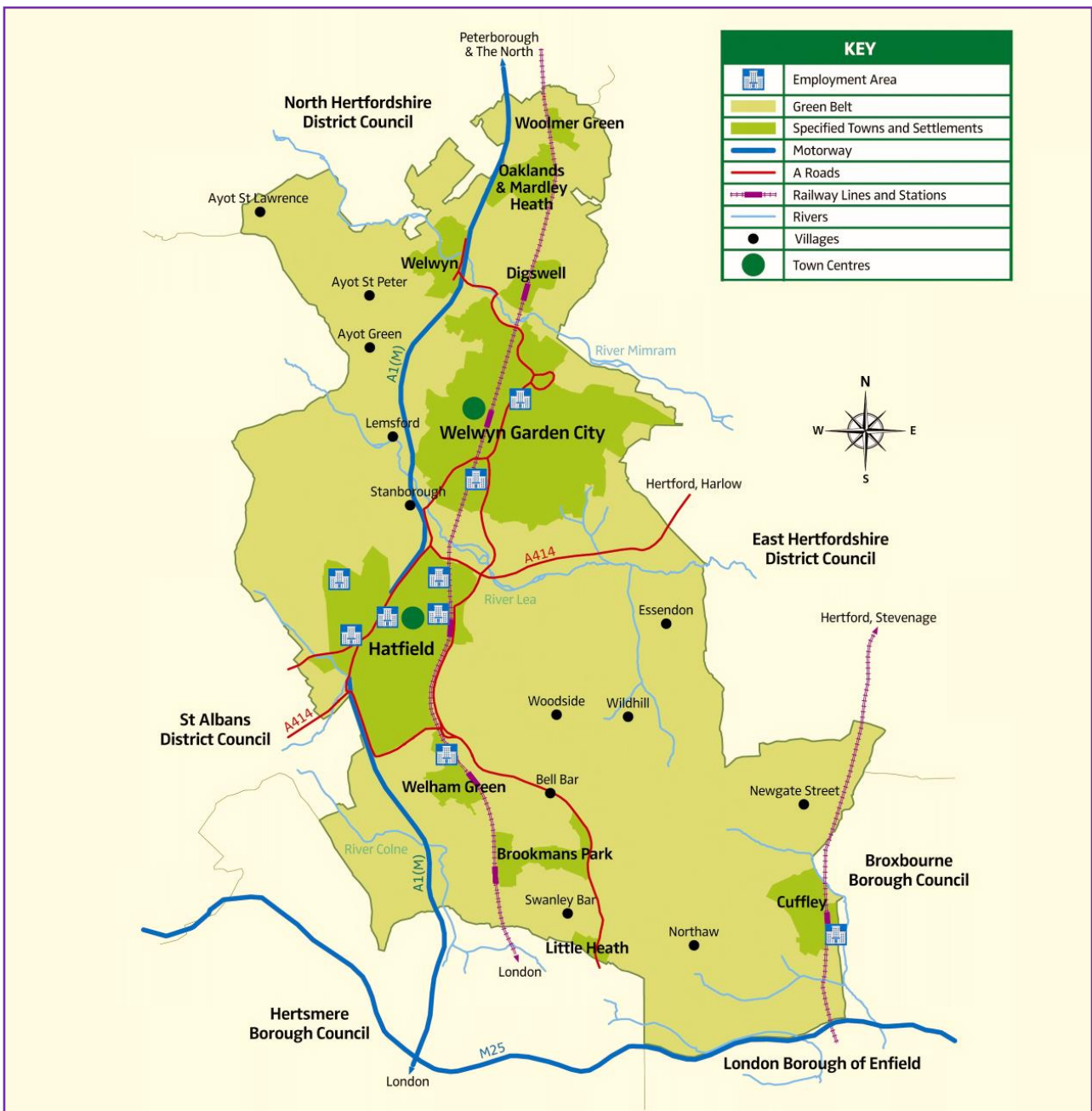
## Geography

- 1.1 Welwyn Hatfield is located centrally within Hertfordshire, and covers an area of approximately 130 square kilometres (12,954 hectares). 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 79% of the borough is currently designated as part of the Metropolitan Green Belt – this is a relatively high proportion, reflecting the borough's extensive countryside in such close proximity to London.
- 1.2 Welwyn Garden City is the largest town in the borough and had an estimated population (derived from output area data) of 46,600 at the 2011 Census – around 42% of the borough's total population. The other main town is Hatfield, only slightly smaller with an estimated population of 37,200 in 2011 – around 34% of the borough's population. Both towns have a wide range of retail and services serving both the towns themselves and the wider local area, as well as large regionally-significant employment areas with a particular prevalence of 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 Royal Veterinary Collage is also located within the borough, south of Brookmans Park.
- 1.3 The remaining 24% of the borough's population lives in a number of smaller settlements and in rural areas. The larger villages of Brookmans Park, Cuffley, Digswell, Oaklands & Mardley Heath, Welham Green, Welwyn and Woolmer Green are excluded from the green belt, as is Little Heath – a small part of the town of Potters Bar, largely in Hertsmere, but which extends beyond the border. Most of these villages contain a good provision of retail and services; whilst Cuffley, Welham Green and Woolmer Green also have employment areas. A further 13 smaller villages and hamlets are 'washed over' by the green belt – as are areas of more sporadic and ribbon development, particularly along the old Great North Road.
- 1.4 The nature of 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, providing orbital connectivity around London. In addition, the A414 passes east-west through Welwyn Hatfield and is a key cross county route connecting with other districts within Hertfordshire.

1.5 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. The Lea runs in a shallow valley separating Welwyn Garden City from Hatfield, whilst the Mimram runs in a deeper valley through Welwyn and between Welwyn Garden City and Digswell. With the exception of 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 in a very different direction, south west through Watford to Staines-upon-Thames in Surrey.

Figure 1 - Map of Welwyn Hatfield





## Population

<b>Indicator BP1</b>	<b>Contextual Indicator</b>
<i>Borough population</i>	

1.6 As a full census of population is only undertaken every 10 years, the Office for National Statistics (ONS) produces annual mid-year population estimates between census dates. The mid-2019 population estimate for Welwyn Hatfield was **123,043**, an increase of 297 people (0.2%) on the mid-2018 estimate. Estimated population growth in Welwyn Hatfield has been much lower over the last two years, and this year saw slightly lower than growth for Hertfordshire as a whole (0.4%). The table below shows the components of population growth in surrounding areas over the year. International migration continues to be a driving force behind estimated growth, while there was a net outflow in terms of internal migration.

**Table 1 - Annual Mid-year Population Estimates 2019**

Surrounding Authorities	Mid-2018 Estimate	Natural Change	Internal Migration	International Migration	Other	Mid-2019 Estimate	Annual % change
St Albans	147,373	592	291	190	6	148,452	0.7%
Hertsmere	104,205	323	329	46	16	104,919	0.7%
Broxbourne	96,876	395	-69	68	9	97,279	0.4%
Stevenage	87,754	426	-366	35	-4	87,845	0.1%
North Herts	133,214	211	74	59	12	133,570	0.3%
LB Barnet	392,140	2,555	-2,323	3,477	20	395,869	1.0%
LB Enfield	333,869	2,486	-5,073	2,502	10	333,794	0.0%
East Herts	148,105	344	1,006	279	14	149,748	1.1%
<i>Hertfordshire</i>	<i>1,184,365</i>	<i>4,078</i>	<i>-1,025</i>	<i>2,091</i>	<i>10</i>	<i>1,189,519</i>	<i>0.4%</i>
<b>Welwyn Hatfield</b>	<b>122,746</b>	<b>375</b>	<b>-1,132</b>	<b>1,048</b>	<b>6</b>	<b>123,043</b>	<b>0.2%</b>

Source: Office for National Statistics - [ONS 2019 Annual Mid-year Population Estimates](#)

1.7 In 2018 the ONS published revisions to the mid-year population estimates for mid-2012 to mid-2016 following changes made to its methodologies. This included recalculating local authority level emigration and immigration estimates, and resulted in the overall figures for Welwyn Hatfield being revised downwards. From the mid-2017 estimates, the ONS has also made changes to its calculation of internal migration, including how it accounts for destinations of students leaving higher education. This is particularly relevant for Welwyn Hatfield and was thought to be one of the reasons for over-estimating the population of the borough in the past. However, the borough's true population will not be known for certain until the results of the 2021 census are published.

## Health and social well-being

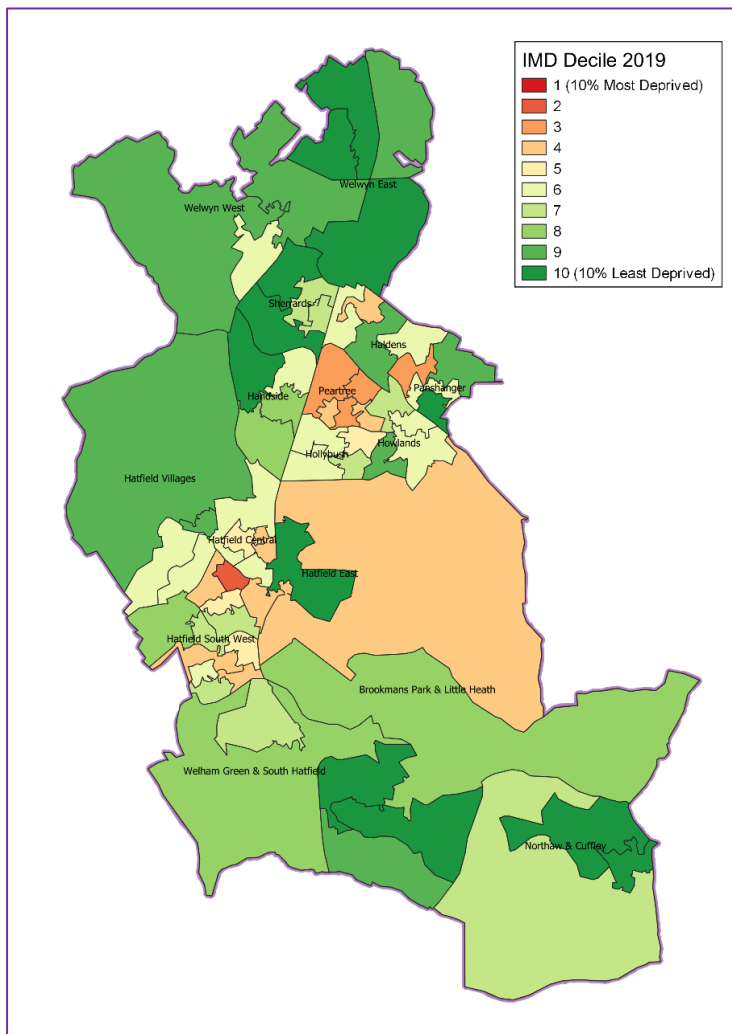
<b>Indicator BP2</b>	<b>Contextual Indicator</b>
<i>Number of deprived Lower Super Output Areas (LSOAs)</i>	

1.8 'Deprivation' is most comprehensively measured by the Index of Multiple Deprivation (IMD) published by the Ministry of Housing Communities & Local Government, which ranks each of England's LSOAs (Lower Super Output Areas - small areas with populations of around 1,500 people). The IMD combines seven topics to give a broad coverage of ways by which people can be 'deprived' – income, employment, health, education, skills and training, barriers to housing, and living environment and crime. The LSOA with a rank of 1 is the most deprived in England, while the LSOA with a rank of 32,844 is the least deprived.

1.9 The IMD is published roughly every five years with the most recent published last year in September 2019 – therefore, the data remains unchanged from that reported in the 2018/19 AMR. This showed that generally the overall picture of deprivation within the borough is good, though appears slightly less positive than when the index was last published in 2015. **The borough had one LSOA amongst the most deprived 20% in England in 2019**, as the area that had moved out of the most deprived 20% in 2015 moved back. In terms of the least deprived 20%, the borough had 19 LSOAs in 2019, down slightly from 24 in 2015 and 20 in 2010. It is important to note that the IMD shows *relative* change in deprivation over time - i.e. an area now falling in the least deprived 20% does not *necessarily* mean that deprivation has got worse as it could be that *all* areas have improved and this LSOA has improved more slowly.

1.10 The most deprived LSOA in the borough is within the Hatfield Central ward, which ranks at 6,540 out of 32,844 in England (in 2015 the area ranked at 8,669). The area ranks particularly poorly in terms of crime, falling in the most deprived 10% of LSOAs in England for this metric. It also ranks less well in terms of education, skills and training. Lower Super Output Areas within Peartree also do not score so well, with three of the four LSOAs in the ward falling in the 30% least deprived in England. At the other end of the scale, the least deprived LSOA within the borough is within the ward of Sherrards, ranking 32,657 of 32,844 in England (among the country’s 0.6% least deprived LSOAs). In terms of wards, LSOAs within Northaw and Cuffley and Welwyn East also perform well.

**Figure 2 – MHCLG’s Index of Multiple Deprivation 2019 by Lower Super Output Area (LSOA)**  
 Data Source: Ministry of Housing, Communities & Local Government (MHCLG)



- 1.11 Recorded incidences of crime in Welwyn Hatfield slightly increased during the year to 9,407 from 9,385 in 2018/19, according to Home Office statistics. There is an expectation that figures will increase each year as a result of improved recording and reporting – reasons include more of the reports made to the police being treated as crimes, and increased victim confidence. In terms of recorded offences per 1,000 of the population, Welwyn Hatfield continued to record a slightly higher number of reported crimes compared with Hertfordshire – and while Hertfordshire recorded a slight improvement in this figure of -2.2%, the number remained flat for Welwyn Hatfield. The number of crimes per 1,000 of the population in the borough however remains somewhat below the average for England and Wales, despite improvement during the year.

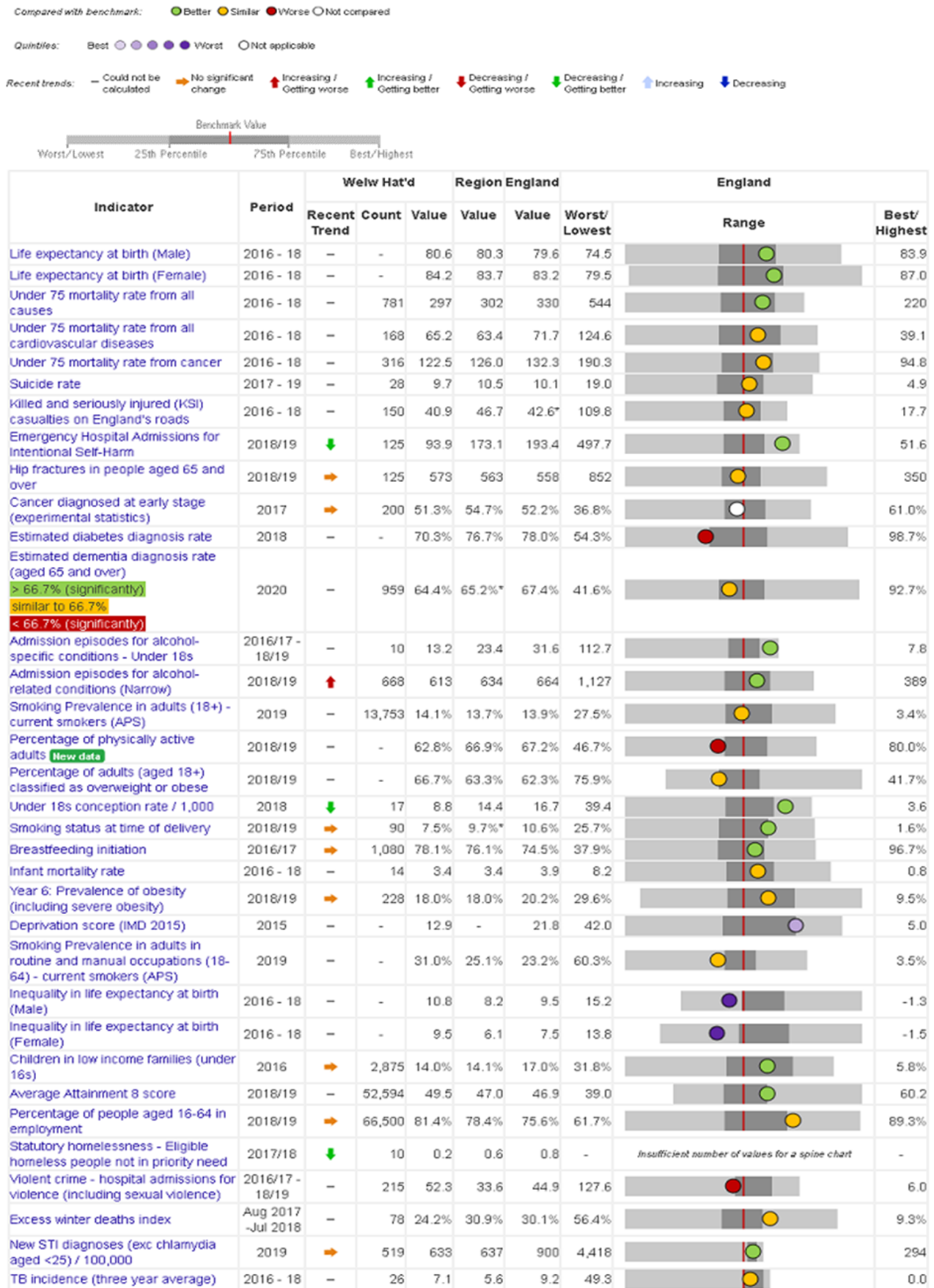
Table 2 - Recorded Incidences of Crime

	2018/19	2019/20
Recorded offences per 1,000 population in Welwyn Hatfield	76.5	76.5
Recorded offences per 1,000 population in Hertfordshire	72.6	71.1
Recorded offences per 1,000 population, England and Wales	86.5	84.3

Source: Home Office, [Police recorded crime open data tables by Community Safety Partnership](#)  
2018/19 figures have been revised

- 1.12 The latest figures covering 2016-2018 show that life expectancy in Welwyn Hatfield remains above average for both men and women (see Figure 3 on the following page). For men, life expectancy is 80.6 years, 1.0 year above the national average, and for women 84.2 years, also 1.0 year- above average. This is a minor decrease for both men and women on the average life expectancy reported last year, although still indicates that the borough is generally a healthy place in which to live.
- 1.13 Welwyn Hatfield scored better than the national average for 12 indicators and worse than the national average for 3 indicators in Public Health England's Public Health Profiles. Last year the borough performed significantly below average on only one indicator and performed better than average for 14 indicators. However, a small number of indicators have not been updated since this was reported last year – including diabetes diagnosis which was one indicator for which the borough performed worse than average. The average estimated diabetes diagnosis rate for 2018 was 70.3% compared with 78% nationally. Welwyn Hatfield also scored slightly below average in terms of the percentage of physically active adults and hospital admissions for violence. The borough performs better than the national average in a number of indicators including life expectancy.

Figure 3 - Welwyn Hatfield 2019 Public Health Profile Indicators



Source: Public Health England. Public Health Profiles. <https://fingertips.phe.org.uk> © Crown Copyright 2019



## 2. Planning for the future

This chapter summarises the progress made on the preparation of the borough's emerging Local Plan, as well as how the Council is working with neighbouring authorities and statutory bodies on joint strategic issues.

### Current planning policies for Welwyn Hatfield

- 2.1 Decisions on planning applications are taken in accordance with the development plan, unless material considerations dictate otherwise. As the Welwyn Hatfield Local Plan has now been submitted for examination (see paragraph 2.6), the policies can be given a limited amount of weight in determining planning applications<sup>1</sup>, however the saved policies in the [2005 Welwyn Hatfield District Plan](#) remain the adopted Local Plan for the borough.
- 2.2 Separate plans govern development of waste and minerals across the whole of Hertfordshire, produced by Hertfordshire County Council. The Waste Local Plan is made up of the [Waste Core Strategy](#) document, which was adopted in 2012 and the [Waste Site Allocations](#) document, which was adopted in 2014. This plan is currently under review and following an initial consultation early in 2018, a call for sites was carried out in summer 2018, and the County Council is now working on producing a Draft Waste Local Plan. The County Council is also currently reviewing its Minerals Local Plan which was adopted in March 2007. The Draft Plan Consultation took place in 2017/18 and the [Hertfordshire Minerals Local Plan Proposed Submission](#) was published in January 2019 and consulted upon until March 2019.
- 2.3 The Council produces a number of supplementary plans and guidance, which expand on policies in the District Plan or cover specific areas of the borough. No new supplementary plans or guidance have been published during the year, partly because of the continued focus on the Draft Local Plan examination. However, new supplementary plans and guidance will be produced once the Local Plan has been adopted, and will assist in its implementation (particularly for the strategic development sites in [Chapter 9](#)).
- 2.4 Existing adopted supplementary plans and guidance include:
- [Welwyn Garden City Guide to Shopfront and Advertisement Design](#)
  - [Houses in Multiple Occupation \(HMO\) SPD](#)
  - [Planning Obligations SPD](#)
  - [Welwyn Garden City Town Centre North SPD](#)
  - [Highview \(Hatfield\) Site SPD](#)
  - [Broadwater Road West \(Welwyn Garden City\) Site SPD](#)
  - [Boroughwide Supplementary Design Guidance](#)

<sup>1</sup> In accordance with the National Planning Policy Framework, paragraph 48.

- [Boroughwide Parking Standards](#)
- [Digswell Character Appraisal](#)

## Planning for the future of Welwyn Hatfield

2.5 [The Local Development Scheme](#) (LDS) is the means by which the Council formally sets out the proposed programme for the preparation of the Local Plan, as well as other key planning documents such as the Community Infrastructure Levy Charging Schedule. It is a procedural requirement that Local Plans are prepared in accordance with an adopted LDS. A revised LDS was published by the Council in April 2017 and is currently being reviewed to bring in line with the examination programme.

2.6 The submitted Draft Local Plan covers the period from 2013 to 2032<sup>2</sup>, and once adopted will replace the 2005 District Plan. Following consultation on the Draft Local Plan in 2016/17, a list of minor modifications were recommended by the Council in spring 2017 and the plan was subsequently submitted for examination on 15<sup>th</sup> May 2017. During the examination the soundness and legal compliance of the plan is considered. The process includes a number of [hearing sessions](#) of the Examination in Public (EIP), these sessions commenced in September 2017:

- Stage 1 - Legal soundness and duty to co-operate (21<sup>st</sup> - 22<sup>nd</sup> September 2017);
- Stage 2 - Objectively assessed needs, Green Belt, spatial vision and targets and housing land availability (24<sup>th</sup> - 27<sup>th</sup> October 2017);
- Joint Session with EHDC - Birchall Garden Suburb (30<sup>th</sup> January 2018);
- Stage 3 - Topic specific and development management policies, including: community services, transport, retail, housing, the local economy, infrastructure and new schools (20<sup>th</sup> – 22<sup>nd</sup> February 2018);
- Stage 4 - Sites in Welwyn Garden City and Hatfield (28<sup>th</sup> – 29<sup>th</sup> June 2018);
- Stage 5 - Green Belt Study (6 - 7<sup>th</sup> November 2018);
- Stage 6 - Birchall Garden Suburb, Housing need forecasts, Employment land need (16<sup>th</sup> – 18<sup>th</sup> December 2019);
- Stage 7 - Birchall Garden Suburb (Southern Section) and Symondshyde (10<sup>th</sup> - 12<sup>th</sup> March 2020);
- Stage 8 – Covering the villages – Oaklands & Mardley Heath, Welwyn, Woolmer Green, Brookmans Park, Little Heath, Cuffley, Welham Green, as well as Development Management Policies SP7, SP8, SP17 and SP21 (28<sup>th</sup> - 30<sup>th</sup> July 2020, 18<sup>th</sup> - 19<sup>th</sup> August 2020, 25<sup>th</sup>-26<sup>th</sup> August 2020).

2.7 Throughout the examination, further technical work has been requested by the examining inspector and a number of modifications have been proposed. This included further work in relation to the Green Belt and consequently the [Stage 3 Green Belt Study](#) was commissioned, published and subsequently examined in the stage 5 hearing session in November 2018.

2.8 During the examination, the inspector indicated a need for modifications to the plan to increase the housing target in order to meet the objectively assessed need for housing, currently acknowledged to be around 16,000 homes. A Call for Sites was undertaken in

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<sup>2</sup> During the December 2019 hearing sessions the council agreed that the start date of the plan should move to 2016 and the end date of the plan to 2036, giving a 15 year plan period post-adoption (now anticipated in 2021).

January 2019 and [consultation on sites promoted through the Call for Sites](#) took place in May/June 2019. An update to the Housing and Economic Land Availability Assessment (HELAA), which was published in January 2020, assessed the suitability, availability and achievability of these promoted sites for development, while the Site Selection Background Paper considered different options for the selection of sites and was presented to Cabinet Planning and Parking Panel on 23<sup>rd</sup> and 29<sup>th</sup> January 2020. Members agreed to consult on additional sites which would result in a target of around 14,000 dwellings. The consultation ran from 19<sup>th</sup> February until 1<sup>st</sup> May 2020.

- 2.9 Following the release of the 2018-household projections in June 2020, the inspector wrote to the Council to request an assessment as to whether the new projections resulted in a meaningful change in the housing need. The Council commissioned a review on the implications of the updated projections on its Objectively Assessed Need for housing which was published in September 2020. This was subject to consultation which was carried out by the examining Inspector. The work commissioned used the “alternative internal migration” variant of the 2018-based household projections (which was based on a 5-year trend period). The Council considered the work commissioned, reviewed the evidence, and at a meeting of the Cabinet Planning & Parking Panel (CPPP) on 17<sup>th</sup> November 2020 concluded that the use of the 10-year trend variant was more credible and less susceptible to anomalies. This resulted in a revised OAN for the plan period 2016-36 of 690 dwellings per annum. It is expected that this revision to the OAN will be examined at a Hearing session early in 2021.
- 2.10 An interim report on preliminary findings and advice was issued by the examining Inspector in October 2020.
- 2.11 The Council has continued to progress its [Community Infrastructure Levy \(CIL\)](#) during the monitoring year, by which it will be able to collect money from developers to fund all types of infrastructure within the borough. The Preliminary Draft Charging Schedule was published in spring 2017 and was consulted upon from 15<sup>th</sup> May 2017 to 26<sup>th</sup> June 2017. The consultation informed the production of the Draft Charging Schedule (DCS), which was subject to an eight week public consultation running from 30<sup>th</sup> September 2020 to 25<sup>th</sup> November 2020. Comments from this consultation will be considered and the DCS will then undergo an independent public examination.

## The Duty to Cooperate

- 2.12 The ‘duty to cooperate’ requirement was introduced via the 2011 Localism Act. Whilst planning authorities and other public bodies have clearly always aimed to cooperate, it was included in paragraph 178 of the 2012 National Planning Policy Framework (NPPF) and continues to feature in the revised NPPF, published in February 2019. Paragraphs 24-27 of which state that cooperation is required on strategic matters that cross administrative boundaries, in particular highlighting that joint working should help determine where additional infrastructure may be needed and whether development needs that cannot be met within a plan area could be met elsewhere. It also states that strategic policy making authorities should prepare and maintain statements of common ground documenting cross boundary matters to be addressed.
- 2.13 Liaison has taken place with a number of duty to cooperate bodies throughout plan preparation in order to identify what the specific priorities with cross-boundary implications involving Welwyn Hatfield are, so that these matters are properly addressed in the Local Plan:

- Joint working with East Herts District Council on proposals for Birchall Garden Suburb, which overlaps the administrative boundary between the two authorities. This has culminated in jointly-agreed policy wording and strategy diagrams being included in each authority's submitted Local Plan, as well as a Memorandum of Understanding. Birchall Garden Suburb was examined through a joint hearing session with East Herts in January 2018;
- Similarly a statement of common ground was produced between the council, East Herts District Council and Historic England regarding the site South East of Welwyn Garden City. The land spans across the two authorities and has been proposed for allocation in both local plans;
- In the lead-up to the Local Plan's examination hearings, the Council agreed Memoranda of Understanding with a number of Duty to Cooperate bodies, including Hertfordshire authorities – Broxbourne, Stevenage, East Herts, Hertsmere and North Herts, as well as Hertfordshire County Council, Historic England and Hertfordshire Local Enterprise Partnership;
- The Council has submitted significant amounts of evidence relating to its Duty to Cooperate activities as part of the Local Plan's examination. This notably includes Examination Documents EX04 and EX12, which are available at: <http://welhat.gov.uk/article/6938/Examination-Documents>;
- The Council has also engaged with DTC bodies and infrastructure providers in relation to the addition of sites into the Local Plan;

2.14 The eleven authorities in the county have created Hertfordshire Growth Board to establish long-term vision and objectives and to engage with the Government to agree a growth deal to help fund the delivery of new homes, jobs and supporting infrastructure. The Board is supported by Hertfordshire Infrastructure and Planning Partnership (HIPP) which seeks to progress joint projects and evidence. The five authorities in South-West Hertfordshire are working together on the preparation of a joint strategic plan to 2050 to help set a long-term vision for their respective local plans. The five authorities in North-East-Central Hertfordshire (which are Broxbourne, East Herts, North Herts, Stevenage and Welwyn Hatfield) are at an earlier stage in the process as some have yet to adopt their latest local plans but also contemplating the merits of a long-term joint strategic plan.

## Community Engagement

2.15 All members of the community who wish to do so should be able to engage in plan-making. The Welwyn Hatfield Statement of Community Involvement (SCI) sets out the means by which the Council aims to facilitate this, and ensure that the borough's diversity is recognised and the potential needs of all aspects of the community are considered. The [current SCI](#) was adopted in December 2013; and identifies young people, ethnic minorities, the borough's rural communities and those living in less well-off parts of the borough as under-represented, or 'hard-to-reach'. It sets out ways in which the Council will aim to consult on the Local Plan, for example by holding consultation events at a variety of times of day, at accessible venues and by making proposals as easy to understand as possible. The Council will look to review the SCI in light of any necessary changes resulting from coronavirus restrictions and reforms to the planning system.



- 2.16 The various stages of consultation that have been undertaken during the plan-making process include:
- Pre-Issues and Options Consultation (2007/08)
  - Core Strategy Issues and Options (2009)
  - Community Representatives - Neighbourhood Workshops (2010)
  - Housing Targets Consultation (2011)
  - How Many New Homes – Housing Targets (2011)
  - Emerging Core Strategy and Land for Housing Outside Urban Areas (2012/13)
  - Draft Local Plan Consultation (2016)
  - Consultation on Sites Promoted through the call for Sites (2019)
  - Consultation on proposed changes to the submitted Draft Local Plan 2016 - site allocations (2020).
- 2.17 In 2016/17, public consultation was undertaken on the publication of the Draft Local Plan and accompanying policies maps prior to its submission for examination. The consultation took place in accordance with Regulation 19 of the Town and Country Planning Regulations 2012, and was held between 30<sup>th</sup> August and 24<sup>th</sup> October 2016. The [Statement of Consultation \(Regulation 22\)](#) was published in 2017. The Council also simultaneously consulted on three supporting documents – a Sustainability Appraisal and Habitats Regulations Assessment of the proposals in the Draft Local Plan, and a revised Draft Infrastructure Delivery Plan.
- 2.18 The consultation on sites promoted through the Call for Sites 2019 took place at the start of the 2019/20 monitoring year, between 7<sup>th</sup> May 2019 and 24<sup>th</sup> June 2019. A variety of consultation methods were used to raise awareness of the consultation and engage with key stakeholders, interest groups and the wider community. This included:
- Advertisements which appeared in the local press including the Welwyn Hatfield Times and the Hertfordshire Mercury;
  - Direct contact with those on the Council's Local Plan database via email or letter;
  - An article in the Spring edition of the Council's *Life* magazine which is distributed to households across the borough;
  - The consultation document was made available to view online and at the Council's offices;
  - The consultation document and paper response forms were distributed and available to view at the usual public inspection points across the borough (libraries and town/parish council offices);
  - The consultation was publicised prominently on the Council's website and social media channels;
  - Efforts were made to ensure that all relevant town/parish councils and residents groups had been consulted. These organisations and groups played a significant role in further publicising the consultation.
- 2.19 In response to the Call for Sites 2019 consultation, just over 10,200 comments were received from over 2,000 different individuals and groups. This was significantly more than both the 2015 consultation (when just under 5,900 responses were received) and the 2016 consultation (when just over 3,100 comments were made).
- 2.20 Following the Council's Cabinet Planning and Parking Panel on 23<sup>rd</sup> and 29<sup>th</sup> January 2020, which considered additional suitable sites for allocation, the Council's Cabinet agreed to consult on a number of additional sites that are being considered for allocation, as well as changes being considered to some existing sites in the submitted Draft Local Plan. The

consultation 'Proposed Changes to the Submitted Draft Local Plan 2016 (site allocations)', ran from 19<sup>th</sup> February 2020 to 1<sup>st</sup> May 2020. The number of responses was much lower than previous consultations with 790 comments received from 387 different individuals and organisations. Of these comments, 62% were from organisations and groups while 38% were from individuals.



### 3. Monitoring of current planning policies

This chapter contains two indicators on the use of policies in the 2005 District Plan, including where decisions are appealed. It also examines the impact of permitted development rights which are contrary to those policies.

#### Current planning policy effectiveness

##### Indicator LP1

##### *Policies used in planning application refusals*

##### Contextual Indicator

3.1 One way to assess the effectiveness of policies and guidance is to examine how often each policy is referred to as a ‘reason for refusal’ within the decision notices sent to unsuccessful applicants for planning permission. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged on appeal – it indicates that it continues to be robust. However, it should be noted that some District Plan policies relate to very specific uses or sites – these are unlikely to be used often, but that does not in itself mean that they are ineffective.

**Table 3 – District Plan Policies mentioned in Planning Application Refusals**

Rank 2019/20	District Plan Policy Number	Description	Times mentioned 2019/20
1	NPPF	The National Planning Policy Framework	189
2	D1	Quality and Design	166
3	D2	Character and Context	143
4	SDG	Supplementary Design Guidance	132
5	GBSP2	Towns and Specified Settlements	41
6	GBSP1	Definition of the Green Belt	37
7	RA3	Extensions to dwellings in the Green Belt	29
8	M14	Parking Standards for New Development	16
9	D8	Landscaping	14
10	R17	Trees, Woodland and Hedgerows	10

3.2 The National Planning Policy Framework (NPPF) has been used with increasing frequency to supplement District Plan policies in reasons for refusal. This helps to demonstrate general conformity of those policies with the NPPF, which is an important requirement for the effectiveness of the District Plan as it gets older. In addition to the NPPF and the Supplementary Design Guidance, design policies D1 and D2 continue to be the most frequently used policies in the refusal of applications by a reasonable margin. Policies GBSP1, GBSP2 and RA3 are also frequently used against inappropriate proposals in the Green Belt. Policies within the Draft Local Plan have also been mentioned in refusals, where weight can be given in accordance with the NPPF.

- 3.3 During the 2019/20 monitoring year, 90 of the council's decisions were appealed. This was much higher than the 55 appeals in 2018/19. The extent to which Inspectors for appealed applications agree with District Plan policies is another indicator of their effectiveness. However, as the Council no longer has a five year housing land supply, District Plan policies used for determining housing led schemes are now considered out-of-date. The Council's policies are therefore likely to be less effective. This was evident in the decision of an appeal at the Entech House site in Woolmer Green in September 2018. The appeal was allowed and concluded that the Draft Local Plan was not at an advanced stage to give weight in decision making and that the Council could not demonstrate a five year housing supply.
- 3.4 Paragraph 11d of the NPPF explains that where plan policies are out of date presumption in favour of sustainable development should apply, meaning planning permission should be granted unless the policies in the NPPF that "protect areas or assets of particular importance provides a clear reason for refusing the development proposed" or the "adverse impacts of doing so would significantly outweigh the benefits when assessed against the policies in the framework as a whole"<sup>3</sup>.

Table 4 – Planning Application Appeals

Decision	2018/19		2019/20	
	Number	Percentage	Number	Percentage
Allowed	17	31%	25	28%
Dismissed	38	69%	60	67%
Other (Split Decisions or Withdrawn)	0	0%	5	6%
<b>Total</b>	<b>55</b>	<b>100%</b>	<b>90</b>	<b>100%</b>

- 3.5 Overall, the Council's success at appeal improved slightly again during the year, with 28% of appeals being allowed (compared with 31% in 2018/19). However, the local proportion of appeals allowed is slightly higher than the national average of 25% in 2019/20 ([Planning Inspectorate Statistics Table 2.4](#)). Where appeals were allowed, design policies D1 and D2 - which relate to the quality of design and the character and context of the local area, were most frequently referred to by inspectors in their decision to allow an appeal. As design can be subjective and a matter of interpretation, this may be expected to some extent.

## Changes to permitted development rights

- 3.6 Permitted development rights are set down in law, and grant a blanket nationwide planning permission for certain types of development. They were originally intended to remove the need for local authorities to deal with small non-contentious schemes such as fences and porches, but are now used by the government more widely. This has the effect of meaning that some types of development which are contrary to existing policies in the District Plan are now able to take place, with only minimal involvement for the Council.
- 3.7 Permitted development (PD) rights for change of use of a building from Class B1(a) (offices) to Class C3 (dwelling houses) were temporarily introduced in 2013, before being made permanent in 2016. [Indicator EC3](#) reports on the impact this has had on loss of employment

<sup>3</sup> National Planning Policy Framework, February 2019, paragraph 11d

land. Permitted development rights have since been extended to enable B1(c) light industrial and B8 distribution to be converted to residential.

- 3.8 The significant loss of office floor space that has arisen through PD rights has resulted in an Article 4 Direction being developed for four of the key employment areas in the borough – Welwyn Garden City Employment Area, Hatfield Business Park, Beaconsfield Road and Great North Road in Hatfield and Sopers Road in Cuffley. Following consultation in Autumn 2019, this took effect on 12 October 2020 and means that in these identified employment areas, planning permission will again be required for change of use from B1 office to C3 residential.



## 4. Centres, Services and Facilities

This chapter sets out seven indicators covering the health of the borough's centres; including the amount of new retail, leisure and community facility floorspace built during the year and progress on town centre redevelopment.

### Indicator CS1

### Local Plan Indicator (Policies SP2 & SP5)

#### Changes in retail floorspace

**Targets:** - Delivery of 12,500m<sup>2</sup> new retail floorspace by 2025/26  
 - 15-20% of new town centre comparison floorspace to be in Class A3 to A5 uses

**Achieved to date:** Net increase of 3,825m<sup>2</sup> since plan period start (2016/17)

- 4.1 This indicator covers changes in the amount of floorspace in each of the five retail use classes – A1 (Shops), A2 (Financial/Professional Services), A3 (Restaurants and Cafes), A4 (Pubs and Bars) and A5 (Hot Food Takeaways). It also includes retail-type 'sui generis' uses (i.e. those not in a specific use class), such as betting shops, payday loan offices and salons. The figures only include development which required planning permission – for example, some changes of use between the retail use classes (such as A1 to A2) do not. From September 1st 2020, changes to the use classes were introduced in which A1/A2/A3 will now fall under the new E (a,b,c) use classes. Meanwhile A4/A5 will be classed as sui generis. The new use classes will be monitored in future AMRs.

**Table 5 – Floorspace Change by Use Class in 2019/20**

Location	A1	A2	A3	A4	A5	SG	Total
Welwyn Garden City Town Centre	-231m <sup>2</sup>	-291m <sup>2</sup>	281m <sup>2</sup>	-97m <sup>2</sup>	-	-184m <sup>2</sup>	<b>-522m<sup>2</sup></b>
Hatfield Town Centre	-822m <sup>2</sup>	356m <sup>2</sup>	-241m <sup>2</sup>	-	-	-	<b>-707m<sup>2</sup></b>
Village & Neighbourhood Centres	-237m <sup>2</sup>	-151m <sup>2</sup>	42m <sup>2</sup>	-	-	93m <sup>2</sup>	<b>-253m<sup>2</sup></b>
Out-of-centre	-	-	-	-	-	-	-
<b>Borough Totals</b>	<b>-1,290m<sup>2</sup></b>	<b>-86m<sup>2</sup></b>	<b>82m<sup>2</sup></b>	<b>-97m<sup>2</sup></b>	-	<b>-91m<sup>2</sup></b>	<b>-1,482m<sup>2</sup></b>

- 4.2 There was a notable loss in A1 floorspace in Hatfield Town Centre this year which was - in part - a result of the change of use of a large unit to non-retail D1 use (the new library). Further A1 loss within Hatfield Town Centre resulted from change of use from retail to a job centre, resulting in A2 gains. In Welwyn Garden City Town Centre, the former Argos and neighbouring A2 premise were converted to a gym (D2 use), resulting in A1 and A2 losses. While in the village centres the residential conversion at Barham Court in Cuffley contributed to net losses in A1 and A2 floorspace.
- 4.3 Overall since the start of the plan period (2016/17 to 2019/20) there has been a net increase of 3,825m<sup>2</sup> of retail floorspace. The opening of a bulky goods retail warehouse and builders merchant just outside Welwyn Garden City Town Centre in 2017/18 resulted in large gains in A1 and SG retail floorspace and contributed to the overall net gain. In addition, the new Aldi retail food store, also just outside Welwyn Garden City Town Centre, resulted in a large gain in A1 floor space last year (2018/19).

## Indicator CS2

## Local Plan Indicator (Policy SADM5)

### New retail floorspace outside designated centres

<b>Target:</b>	No target until the new Local Plan is adopted (Target of no further gain thereafter)
<b>Performance:</b>	N/A

- 4.3 Policy SADM5 of the Draft Local Plan proposes a threshold for new out-of-centre retail floorspace of 280m<sup>2</sup> (the limit at which Sunday Trading laws apply), above which proposals will be resisted. The application for the Broadwater Road West site in Welwyn Garden City, approved in 2018/19, includes around 450m<sup>2</sup> of A1 retail floorspace. There were no approvals above the 280m<sup>2</sup> threshold this year.

## Indicator CS3

## Local Plan Indicator (Policy SADM4)

### Proportion of A1 shops by centre

<b>Target:</b>	<ul style="list-style-type: none"> <li>- Retention of at least 70% A1 frontage in town centre primary frontages</li> <li>- Retention of at least 30% A1 frontage in town centre secondary frontages</li> <li>- Retention of at least 50% A1 frontage in large neighbourhood and village centres</li> </ul>
<b>Performance:</b>	Meeting or exceeding target in 17 of 36 frontages (47%)

**Table 6 – Proportion of A1 Shop Frontage**

Town Centre Primary Frontages (Target: 70% A1 Frontage – by length)				Town Centre Secondary Frontages (Target: 30% A1 Frontage – by length)				
		2019	2020			2019	2020	
WGC	Howard Centre Gd. Floor	89.0%	81.9%	WGC	3-5 (Od.) Stonehills	88.3%	88.3%	
	Howard Centre 1 <sup>st</sup> Floor	71.3%	65.2%		1-19 (Ev.) Howardsgate	6.1%	6.1%	
	7-13 (Od.) Stonehills	12.7%	12.7%		4-24 (Ev.) Howardsgate	46.4%	46.4%	
	21-33 (Od.) Stonehills	40.6%	40.6%		30-50 (Ev.) Howardsgate	38.9%	38.9%	
	28-36 (Ev.) Stonehills	19.5%	19.5%		2-46 (Ev.) Fretherne Rd	35.2%	35.2%	
	31-49 (Od.) Howardsgate	59.0%	42.9%		8-22 (Ev.) Church Road	82.1%	82.1%	
	51-63 (Od.) Howardsgate	85.6%	85.6%		4-17 Wigmores South	33.6%	33.6%	
	52-66 (Ev.) Howardsgate	77.1%	77.1%		Hatfield	11-17 (Od.) Town Centre	0.0%	0.0%
	37-51 (Od.) Fretherne Rd	57.8%	57.8%			10-36 (Ev.) White Lion Sq	76.0%	6.6%
Hatfield	19-47 (Od.) Town Centre	59.0%	64.1%	38-66 (Ev.) White Lion Sq		59.5%	59.5%	
	68-96 (Od.) Town Centre	80.9%	80.9%	Market Place Gd. Floor		48.3%	48.3%	
	1-21 (Od.) The Arcade	37.9%	37.9%	Market Place 1 <sup>st</sup> Floor		20.8%	20.8%	
	2-14 (Ev.) The Arcade	41.8%	55.8%	38-54 (Ev.) The Common	23.4%	23.4%		

Large Neighbourhood & Village Centres (Target: 50% A1 Frontage – by units)			
		2019	2020
Neighbourhood Centres	Haldens	57.1%	57.1%
	Moors Walk	76.9%	76.9%
	Woodhall	60.0%	60.0%
	Parkhouse Court	28.0%	32.0%
	Old Hatfield	25.9%	25.9%
	High View	50.0%	50.0%
Villages	Welwyn	47.4%	47.4%
	Welham Green	58.8%	58.8%
	Brookmans Park	39.0%	41.5%
	Cuffley	38.5%	38.5%

- 4.4 The Draft Local Plan sets out a range of thresholds for ‘frontages’ within the borough’s retail centres, above which proposals for changes of use away from a Class A1 shop can be considered. It also allows for a level of flexibility where a lack of demand for A1 retail use can be demonstrated. This is an evolution of the approach currently used in the 2005 District Plan, which sets targets of 70% for primary frontages, 50% for secondary frontages and 60% for neighbourhood and village centre frontages.
- 4.5 The figures in table 6 show the proportion of A1 shops by centre in the Council’s most recent (October 2020/December 2020) Retail Frontage Survey. Just under half of frontages (17 out of 36) are meeting or exceeding targets in terms of the proportion of A1 shops. This was slightly lower than in 2019 when 19 (or 53%) of frontages were meeting targets. This indicator will continue to be monitored in future years to ensure that the policy remains relevant as the nature of the retail and leisure industry changes.
- 4.6 The proportion of Class A1 shops at The Galleria Shopping Centre and Oldings Corner Retail Park, both in Hatfield, are also reported. These centres are not designated within the borough’s retail hierarchy and therefore have no target level of provision, but nevertheless do draw significant amounts of trade. In 2020, 100% of the units at Oldings Corner were A1, whereas the proportion at The Galleria was 60%. Of these, 84.3% were branded as ‘outlet’-type stores, the remaining 15.7% performed a more general retail function.

## Indicator CS4

## Contextual Indicator

*Proportion of vacant retail floorspace*

**Table 7 – Proportion of Vacant Retail Floorspace**

Town/Village	Retail Centre	Vacancy Rate					Change 2019-20
		2016	2017	2018	2019	2020	
<b>Designated Town Centres (% of vacant frontage by length)</b>							
Welwyn Garden City Town Centre		2.4%	3.5%	4.3%	4.1%	8.6%	↑
Hatfield Town Centre		11.5%	11.7%	10.7%	13.8%	16.5%	↑
<b>Designated Large Neighbourhood Centres (% of vacant frontage by number of units)</b>							
Welwyn Garden City	Haldens	0.0%	7.1%	7.1%	0.0%	0.0%	↔
	Moors Walk (Panshanger)	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Woodhall	4.0%	4.0%	4.0%	4.0%	0.0%	↓
Hatfield	High View (South Hatfield)	0.0%	0.0%	0.0%	13.6%	13.6%	↔
	Parkhouse Court	4.0%	4.0%	4.0%	8.0%	4.0%	↓
	Old Hatfield	42.0%	44.4%	44.4%	40.7%	40.7%	↔
<b>Designated Small Neighbourhood Centres (% of vacant frontage by number of units)</b>							
Welwyn Garden City	Shoplands	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Peartree	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Handside	0.0%	0.0%	0.0%	33.3%	33.3%	↔
	Hollybush	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Hall Grove	0.0%	0.0%	0.0%	0.0%	0.0%	↔
Hatfield	Manor Parade	14.3%	0.0%	0.0%	0.0%	0.0%	↔
	Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Crawford Road	12.5%	12.5%	12.5%	12.5%	12.5%	↔
	St Albans Road East	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Roe Green	0.0%	0.0%	0.0%	0.0%	20.0%	↑



Retail Centre	Vacancy Rate					Change 2019-20
	2016	2017	2018	2019	2020	
<b>Designated Large Village Centres (% of vacant frontage by number of units)</b>						
Brookmans Park Village Centre	0.0%	0.0%	2.4%	2.4%	0.0%	↓
Cuffley Village Centre	2.6%	2.6%	5.1%	7.7%	5.1%	↓
Welham Green Village Centre	5.9%	0.0%	0.0%	0.0%	0.0%	↔
Welwyn Village Centre	0.0%	0.0%	5.3%	7.9%	7.9%	↔
<b>Designated Small Village Centres (% of vacant frontage by number of units)</b>						
Digswell Village Centre	0.0%	0.0%	0.0%	0.0%	14.3%	↑
Oaklands & Mardley Heath Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	↔
Woolmer Green Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	↔
<b>Undesignated centres (% of vacant frontage by number of units)</b>						
The Galleria, Hatfield	7.1%	6.0%	7.1%	13.3%	24.4%	↑
Oldings Corner, Hatfield	0.0%	0.0%	0.0%	0.0%	0.0%	↔

4.7 The table on the previous page sets out vacancy statistics, also from the Council's most recent (October 2020/December 2020) Retail Frontage Survey. Vacancy rates increased in five of the centres and declined in four. Vacancy in the Town Centres is presented in terms of frontage length. In Welwyn Garden City Town Centre, vacant frontage length increased to 8.6% in 2020 from 4.1% in 2019. Although some previously vacant units were filled, there were some larger units which became newly vacant this year, driving this increase. In terms of the *number* of vacant units, this actually only increased by one during the year – to 11 vacant units (or 6.5%). In Hatfield Town Centre vacancy also increased to 16.5% from 13.8% in the 2019 survey. Whilst the new Library has now opened in White Lion Square, another large unit has become vacant, which was largely behind the overall increase. In terms of the number of vacant units, these actually decreased by one unit to 14 vacant units (or 11.6%). The regeneration of the Town Centre is still ongoing, with retail units at 1-7 Town Centre remaining vacant for redevelopment. Figures from the Local Data Company showed the national average vacancy at 12.4% in the second quarter of 2020.

4.8 Vacancy at the out-of-town centre, the Galleria, saw a reasonable increase again this year, with vacant units increasing to 22.4% from 13.3% when surveyed last year and from 7.1% in 2018. On the lower floor vacancy was at 32.5%, while on the upper floor 10.3% of units were vacant. Two units also become vacant in the downstairs food court. At the neighbourhood centres two of the larger centres saw declines in vacancy – at Woodhall all units are now occupied and only one vacant unit remains at Parkhouse Court. At High View there was no change in vacancy this year but work has now started on the regeneration which will include 18 new commercial units for current tenants and new businesses. At the small neighbourhood centre in Roe Green total vacancy increased to 20%, however, this was as a result of one unit out of a total of five units becoming vacant. Vacancy remained unchanged in the borough's Northern villages, with the exception of Digswell in which one unit become vacant. Meanwhile in the borough's Southern villages vacancy decreased in both Brookmans Park (to 0%, as the one vacant unit became occupied) and in Cuffley (to 5.1%), all units in Welham Green remained occupied and vacancy at 0%.

4.9 Overall, Old Hatfield remains the centre with the highest level of vacancy - at 40.7%, which was unchanged since the last survey. The vacancy is concentrated within the 1970s precinct of Salisbury Square. The Square has been struggling for some time, and Gascoyne Cecil Estates has developed a regeneration scheme for the area in partnership with the Council. Part of this is now progressing, with the refurbishment of one side of the square recently

complete. However, it is understood that land assembly issues may prevent other parts of the scheme from coming forward for several more years.

## Indicator CS5

Number of evening economy premises

## Contextual Indicator

**Table 8 – Number of Evening Economy Premises**

Centre	Total premises 2019	Number of premises 2020				Change 2019-2020
		A3	A4	D2	Total	
Welwyn Garden City Town Centre	16	12	2	2	16	↔
The Galleria, Hatfield	11	8	0	1	9	↑
Hatfield Town Centre	10	7	1	2	10	↔
Welwyn Village Centre	8	4	4	0	8	↔
Parkhouse Court Neighbourhood Centre	6	5	1	0	6	↔
Old Hatfield Neighbourhood Centre	3*	1	2	0	3	↔
Brookmans Park Village Centre	4	3	1	0	4	↔
Cuffley Village Centre	3	3	0	0	3	↔

\*The 2019 Figure has been revised from 4 to 3.

4.10 As the future of ‘conventional’ retail becomes less certain, the evening economy of retail centres is an increasingly important component of their vitality. Welwyn Garden City Town Centre has the largest concentration of evening economy premises in the borough, with smaller concentrations in Hatfield Town Centre and some of the borough’s larger village and neighbourhood centres. The Galleria in Hatfield also has a significant cluster, although as a result of two restaurants becoming vacant this year this declined slightly.

### Hatfield 2030+ Update



In 2015 the Council formed the Hatfield Renewal Partnership; which incorporates Hatfield Town Council, Hertfordshire County Council, Gascoyne Cecil Estates, the University of Hertfordshire, Oaklands College, Greenwich Leisure Ltd, Arlington Business Parks, and the Hertfordshire Local Enterprise Partnership. Whereas the regeneration of Hatfield has historically been focussed around efforts to revitalise the town centre, the Hatfield 2030+ project will guide regeneration across the whole of the town. It has culminated in the [Hatfield New Town Renewal Framework](#), with six broad themes: Hatfield’s Centres; Housing in Hatfield; Business and Enterprise; Identity and Placemaking; Walking, Cycling and Transportation; and Community and Leisure.

In the town centre, the Council’s programme of improvements has continued. Work on replacing the shop fronts and first floor facades in White Lion Square has been completed, and the planning application for the redevelopment of 1-9 Town Centre, with a scheme to regenerate the eastern end of the town centre with new shops and homes, has been approved subject to a S106 agreement. The work to refurbish the public realm in White Lion Square, including the installation of play equipment, cycle parking and the creation of space to better host events began in February 2019 and completed in summer 2019. Further work to consolidate a number of the existing surface level car parks in the town centre onto one site, and enable the redevelopment of existing sites for new housing have also commenced.

Outside the Town Centre at High View in South Hatfield, a developer has been appointed for the scheme to re-provide the existing neighbourhood centre alongside new homes. The scheme will deliver 146 new homes, a new doctor’s surgery, 18 new commercial units for both current tenants and new businesses as well as new green spaces and play areas. A planning application was granted in July 2019 and works are now underway. The development is expected to complete in three phases with the first expected to take around 18 months.

**Indicator CS6****Local Plan Indicator (Policy SP6)****Changes in leisure and community facility floorspace**

**Target:** Net gain in community and leisure facility floorspace

**Achieved to date:** 11,400m<sup>2</sup> gain since 1 April 2016 (plan period start)

**Table 9 – Floorspace Change by Use Class 2019/20**

2019/20 Floorspace change	Use Class D1 – Community	Use Class D2 - Leisure
Floorspace gain	4,081m <sup>2</sup>	522m <sup>2</sup>
Floorspace loss	2,073m <sup>2</sup>	229m <sup>2</sup>
<b>Net change</b>	<b>2,008m<sup>2</sup></b>	<b>293m<sup>2</sup></b>

4.11 This year saw net gains in both D1 community and D2 leisure floorspace in the borough. The D1 gains were largely driven by the completion of a new business and social hub at the University of Hertfordshire. Other notable gains in D1 floorspace included the new library in Hatfield Town Centre and a church in Welwyn Garden City. However, these gains were partially offset by losses, including the QEII Nursery and MRI Centre which is being redeveloped for housing. In terms of D1 floorspace, the net gain was a result of a new gymnasium in Welwyn Garden City Town Centre.

**Welwyn Garden City Town Centre Update**

Welwyn Garden City Town Centre is the main shopping and service centre for the borough. In October 2016 the former Welwyn Garden City Town Centre Partnership, of which the Council was a member, was successful in becoming a Business Improvement District (BID), through a referendum. The BID is business-led and business-funded, although the Council continues to have officer and member-level representation on the BID's Development Board. The BID has 4 objectives – to make the town centre more animated and attractive, well promoted and celebrated, welcoming and accessible, and have a great business and leisure offer.

Hertfordshire County Council, in partnership with the council, undertook consultation on schemes to improve the pedestrian environment and traffic circulation around Stonehills and Howardsgate. A new system was trialled in May and June 2018 which restricted the traffic flow through Wigmores North to make it easier for pedestrians to cross the road, as well as removing traffic from the north side of Stonehills. Based on the outcome of the trial and the feedback received during consultation, the scheme layout and associated traffic regulation order has been updated to address concerns raised and the detailed design is being progressed.



## 5. Housing

This chapter sets out housing progress in the borough across thirteen indicators, including new housing; affordable housing and housing affordability; Gypsy & Traveller accommodation; and future housing land supply.

### New Homes

#### Indicator HO1

#### Local Plan Indicator (Policy SP2)

#### *New dwellings and progress against housing target*

**Target:** - To be determined

**Achieved to date:** 673 net new homes this year, 2,121 net since the plan period start (2016/17)

- 5.1 Planning appropriately for new homes and aiming to ensure that the housing needs of the local population are met are some of the Council's most important duties. Like all other planning authorities, the Council must do this by establishing a housing target which it then needs to meet.
- 5.2 The submitted Draft Local Plan sets a borough-wide housing target of 12,000 dwellings between 2013 and 2032. This overall target was phased across the plan period at a rate of 498 dwellings per annum from 2013/14 to 2021/22, rising to 752 dwellings per annum from 2022/23 to 2031/32. However, at the stage 2 hearing sessions, the inspector indicated the need for modifications to the plan to increase this target, therefore this is likely to be higher going forward. The council is still working to agree a revised target.
- 5.3 During the 2019/20 monitoring year, **673 net new housing units were completed**, including 671 C3 dwellings and 2 C2 dwelling equivalents<sup>4</sup>. Total net completions were above (35%) the Draft Local Plan target of 498 dwellings per annum for the first part of the plan period, as set out in the Council's submitted Local Plan. However, this target is in the form of an average and higher numbers are required to make up under delivery in previous years. Looking across the Draft Local Plan period on which the target was set to date (2013/14 – 2019/20), completions have averaged 477 per annum, 4% below the target of 498. Though, as discussed in the previous paragraph, this target is likely to be increased.

<sup>4</sup> In accordance with the Planning Policy Guidance - Housing and Economic Land Availability Assessment, paragraphs 42 and 43, student accommodation and older people's housing is included based on the 'amount of accommodation it releases to the market'. A ratio of 2.5:1 has been applied to any C1 communal student completions and a ratio of 1.8:1 to other communal C2 accommodation, as outlined in the Housing Delivery Measurement Test Rulebook published by MHCLG in July 2018.

**Table 10 – Annual Housing Completions**

Year		Gross Completions (includes C2 dwelling equivalents)	Losses	Net C3 Dwelling Completions	Net C2 Dwelling Equivalents	Total Net Completions
Pre Plan Period	2010/11	216	12	N/A	N/A	204
	2011/12	309	16	N/A	N/A	293
	2012/13	168	20	N/A	N/A	148
	2013/14	357	41	272	44	316
	2014/15	634	243	317	74	391
	2015/16	747	240	317	190	507
Plan Period	2016/17	693	22	347	324	671
	2017/18	343	28	238	77	315
	2018/19	500	38	456	6	462
	2019/20	<b>694</b>	<b>21</b>	<b>671</b>	<b>2</b>	<b>673</b>
<b>10 year avg.</b>		466	68	N/A	N/A	398
<b>Plan period avg.</b>		558	27	428	102	530
<b>Plan period total</b>		2,230	109	1,712	409	2,121

Historically a 5:1 ratio was used for student bedroom completions and no allowance was made for care home completions. Following the MHCLG's new guidance on the allowance for communal accommodation (as detailed in footnote 3 on the previous page), past figures for the years 2013/14 to 2016/17 have now been revised from those published in previous AMR reports in order to reflect the new published ratios for these types of accommodation.

5.4 The high number of completions this year was largely due to the completion of the student accommodation at the former Comet hotel site. As this accommodation is self-contained studio flats they are counted as individual dwellings and not dwelling equivalents. The past two years had seen slightly lower completion figures as a larger number of small and medium sized sites completed.

**Table 11 - Housing Completions by Settlement**

Settlement	Completions by year			
	This year 2019/20	% of total	Plan period 2016/17 – 2019/20	% of total
Hatfield	313	46.5%	797	37.6%
Welwyn Garden City	315	46.8%	1,017	47.9%
Welwyn	33	4.9%	156	7.4%
Cuffley	3	0.4%	41	1.9%
Brookmans Park	1	0.1%	46	2.2%
Welham Green	2	0.3%	8	0.4%
Rural Areas	0	0.0%	15	0.7%
Oaklands & Mardley Heath	4	0.6%	19	0.9%
Woolmer Green	0	0.0%	6	0.3%
Digswell	2	0.3%	11	0.5%
Little Heath	0	0.0%	5	0.2%
<b>Total</b>	<b>673</b>	<b>100%</b>	<b>2,121</b>	<b>100%</b>

5.5 Table 11 sets out a breakdown of new dwellings built in 2019/20 by settlement, as well as the plan period total. The towns, Welwyn Garden City and Hatfield delivered an almost even proportion of completions in 2019/20 at just under 47% each. The majority of remaining completions were within Welwyn village – largely due to the final completions at the Frythe,

former bioscience research facility development. For the plan period to date, there have been a slightly higher proportion of completions in Welwyn Garden City (48%) compared with Hatfield (38%).

5.6 The sites with the largest number of completions in 2019/20 (dwelling numbers in brackets) included:

- The Comet former hotel – Hatfield (272 self-contained student dwellings)
- The former Xerox office campus – Bessemer Road, WGC (176)
- Former office building at 51 Bridge Road East - WGC (54)
- Office conversion and redevelopment at Mercury House - Broadwater Road, WGC (43)
- Former Roche Products site – 40 Broadwater Road, WGC (34).

<b>Indicator HO2</b>	<b>Local Plan Indicator (Policy SADM1)</b>
<i>Proportion of dwellings on allocated sites</i>	
<b>Target:</b>	<i>No target until 2020/21</i>
<b>Achieved to date:</b>	<i>N/A for new Local Plan.</i>

5.7 Within a ‘plan-led’ system, it is generally expected that the majority of new homes will come forward on sites which are either allocated in a development plan or identified through processes such as the Housing and Economic Land Availability Assessment. However, it is inevitable that as circumstances change proposals will arise for sites which had not previously been envisaged for development. Such development is known as ‘windfall’ and is particularly common for smaller sites, but can sometimes take place on much larger sites as well.

5.8 The last allocated site to come forward from the District Plan was in 2016/17, therefore windfall has accounted for almost all completions over the last four years. As none of this year’s completions were on allocated sites, or sites previously acknowledged for development, the windfall proportion for 2019/20 was 100%. However, a number of urban sites identified within the Draft Local Plan have now been granted planning permission and are expected to commence construction shortly.

<b>Indicator HO3</b>	<b>Local Plan Indicator (Policy SP1)</b>
<i>Proportion of new dwellings on previously developed land (PDL)</i>	
<b>Target:</b>	<i>85% on PDL until the Local Plan is adopted, 45% on PDL for the whole plan period</i>
<b>Achieved to date:</b>	<i>99% on PDL in 19/20, 97% on PDL for the plan period to date</i>

5.9 The effective reuse of previously developed land (PDL) is a key component of national planning policy. Welwyn Hatfield has always taken a ‘brownfield first’ approach when identifying land for development. The figures in table 12 indicate the proportion of new dwellings which have been built on PDL over the past few years. In 2013/14 and 2014/15 there was a higher proportion of new homes built on greenfield sites (although few were in the Green Belt). During the first four years of the plan period, it can be seen that the vast majority of new dwellings (97%) have been on PDL.

**Table 12 – Proportion of Completions on PDL**

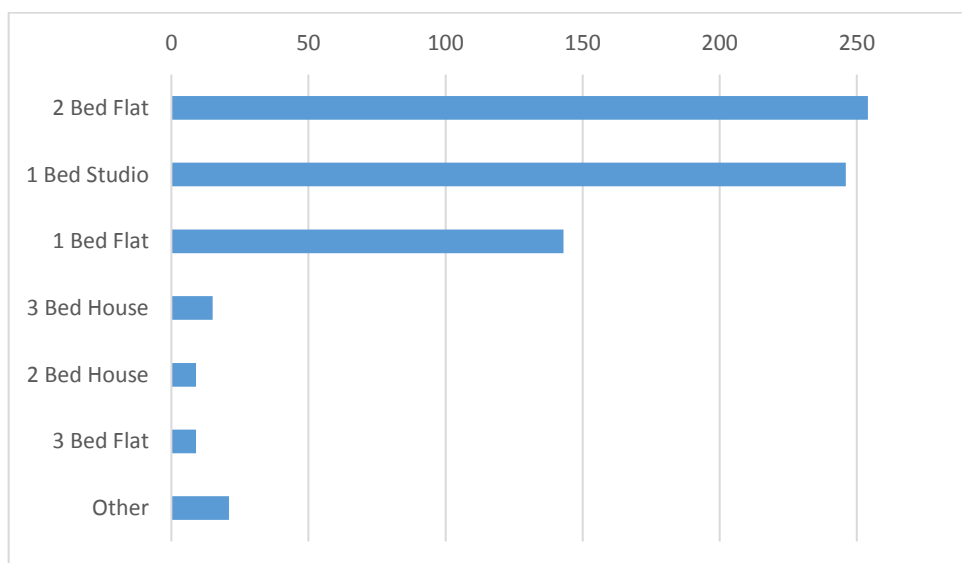
Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Plan period avg.	Plan period total
<b>Gross Completions</b>	168	357	634	747	693	343	500	694	558	2,230
<b>Of which PDL</b>	158 (94%)	284 (80%)	463 (73%)	706 (95%)	671 (97%)	322 (94%)	474 (95%)	688 (99%)	539 (97%)	2,155 (97%)

5.10 In 2017 the Government introduced requirements for each local authority to produce a Brownfield Land Register at least once each year, listing all PDL sites in their area which are considered to be suitable for development. The Council’s Brownfield Land Register is available to view at [www.welhat.gov.uk/brownfieldland](http://www.welhat.gov.uk/brownfieldland), although it has not resulted in the identification of any significant new dwelling capacity on PDL. Since the first register was introduced in 2017, 30 sites included on previous versions of the register have since completed amounting to 951 dwellings.

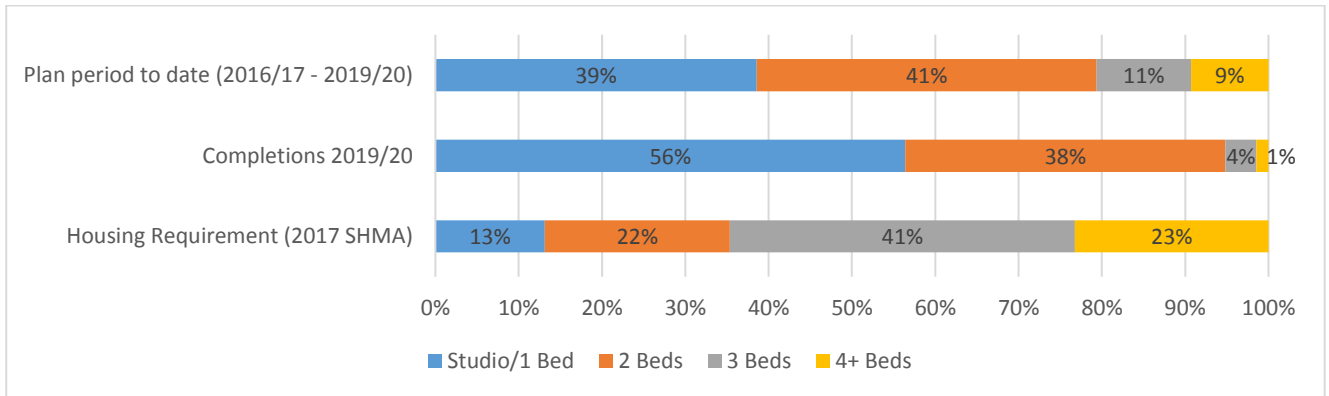
**Indicator HO4** **Contextual Indicator**  
*Size and type of new dwellings*

5.11 Policy SP7 of the Draft Local Plan, once adopted, will require proposals for major new housing developments to include a mix of dwelling sizes and types which reflect the Council’s latest evidence of housing need. Because this will change over time this is a contextual indicator, albeit monitoring against the estimated figures in the Local Plan.

5.12 The breakdown in size of the 694 gross new C3 dwellings completed in 2019/20 are shown below. Completions in 2019/20 were overwhelmingly flats and studio apartments. Just over one third of completions were two bedroom flats (36%), while a similar proportion (35%) were one bedroom studios. Three bedroom houses made up just 2% of gross completions, much lower than in previous years.



**Figure 4 - Gross new C3 dwelling completions in 2019/20 by bedroom count and dwelling type (left). Completions in 19/20 by bedroom count and across the plan-period compared to the borough’s housing requirement identified in the 2017 Strategic Housing Market Assessment Update (next page).**



5.13 The above chart also shows how the size of new dwellings compares to the borough's requirement, based on projected household change in the 2017 Strategic Housing Market Assessment Update. It can be seen that completions of one and two bed properties are well above the identified requirement, while medium and larger properties are somewhat below. In particular, the identified requirement showed a need for three-bed properties, however completions from the plan period to date (2016/17 - 2018/19) have been lower for properties of this size.

Indicator HO5	Local Plan Indicator (Policy SP9)
<i>New dwelling density</i>	
<b>Target:</b>	The Local Plan contains no specific target for this indicator
<b>Achieved to date:</b>	74.7dph average density this year

5.14 The density of new development is calculated by dividing the number of gross completions during the monitoring year (excluding conversions) by the total development area of all sites. This gives an average density for new dwellings completed in 2019/20 of 74.7 dwellings per hectare (dph), much higher than the 50.0 dph recorded for new dwellings in 2018/19. A high proportion of studios and flats, which accounted for 94% of gross completions this year (Indicator HO4) was behind the increase in density. In particular, there were 272 student completions at the Comet in Hatfield, which were self-contained studios and had a very high net density. If these are excluded average density falls to 42.1 dph for the year.

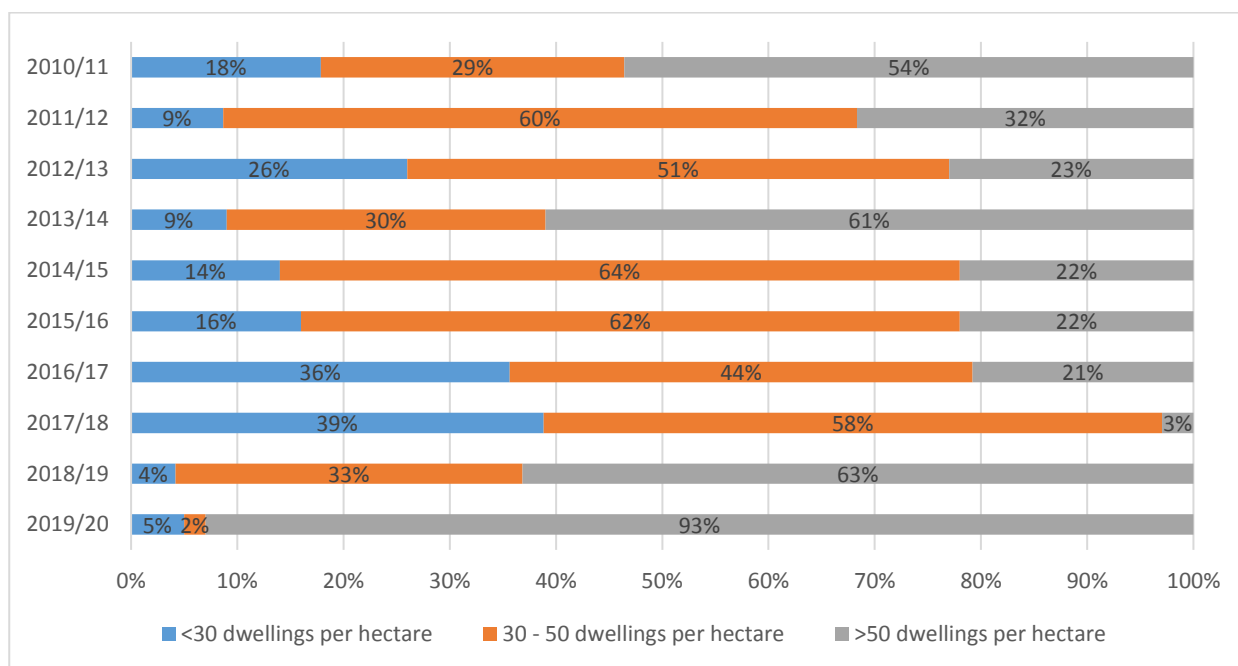
**Table 13 – New dwelling density**

Gross completions (Without conversions)	Total development area	Average density	<30dph		30-50dph		>50dph	
			No.	%	No.	%	No.	%
519	7.0 hectares	<b>74.7dph</b>	24	4.6%	10	1.9%	485	93.4%

5.15 Figure 5 shows dwelling density over the last ten years. As noted above a higher proportion of flats was behind the increase in density this year - with 93% of completions at above the 50 dwellings per hectare level. Similarly, last year a high number of flats also resulted in a higher proportion of completions at above 50dph than seen historically. In contrast, in years 2016/17 and 2017/18 a high number of completions at the The Frythe in Welwyn contributed to a lower average density and a high proportion of completions at under 30 dph (the parkland setting and large size of the site resulted in a net density of less than 5dph).



**Figure 5 – New Dwelling Density in Welwyn Hatfield, by year**



## Future Housing Land Supply

Indicator HO6	Local Plan Indicator (Policy SP2)
<i>Housing trajectory and 5 year housing land supply</i>	
<b>Target:</b>	Maintain a 5 year housing land supply, based on the Local Plan housing targets
<b>Achieved to date:</b>	2.58 years supply

- 5.16 The borough’s future housing land supply is one of the key reporting requirements for the AMR – the National Planning Policy Framework sets out (paragraph 73) that planning authorities should at all times be able to identify sites sufficient to provide a five year supply of housing land against their housing target.
- 5.17 National Planning Practice Guidance states that the ‘number of homes required’ for the calculation of the five year housing land supply is the housing requirement in Local Plans. However, as the borough’s new Local Plan is still under examination and the most recent adopted housing requirement figure is more than five years old, the minimum annual local housing need figure should be used. This is calculated using the [Standard Methodology](#), which takes national household growth projections over a ten-year period as a baseline, then applies an affordability adjustment using the median workplace-based affordability ratio. Any increase is capped at 40% of the projected household growth.
- 5.18 Policy guidance, released in February 2019, states that the 2014-based household projections should be used as the baseline for the standard method<sup>5</sup>. Under this methodology the minimum local housing need figure for Welwyn Hatfield is **875 dwellings per annum**.

<sup>5</sup> Housing and Economic Needs Assessment Guidance, MHCLG, Paragraph 5, February 2019.

**Table 14 – Housing land supply calculation against local housing need (standard methodology)  
Figures frozen as at 30/09/2020**

A	Housing target 2020/21 – 2024/25 (875 x 5)	4,375
B	NPPF 20% buffer adjustment <sup>1</sup> (A x 0.20)	875
C	Housing requirement for 5-year period (A+B)	5,250
D	Projected supply of sites in 5-year period (2020/21 – 2024/25) in Appendix 2	2,553
E	Windfall assumption <sup>2</sup>	215
F	Non-implementation rate <sup>3</sup>	-62
G	Actual projected five year supply (D+E+F)	2,706
<b>Number of years supply (G divided by C, multiplied by 5 years)</b>		<b>2.58</b>

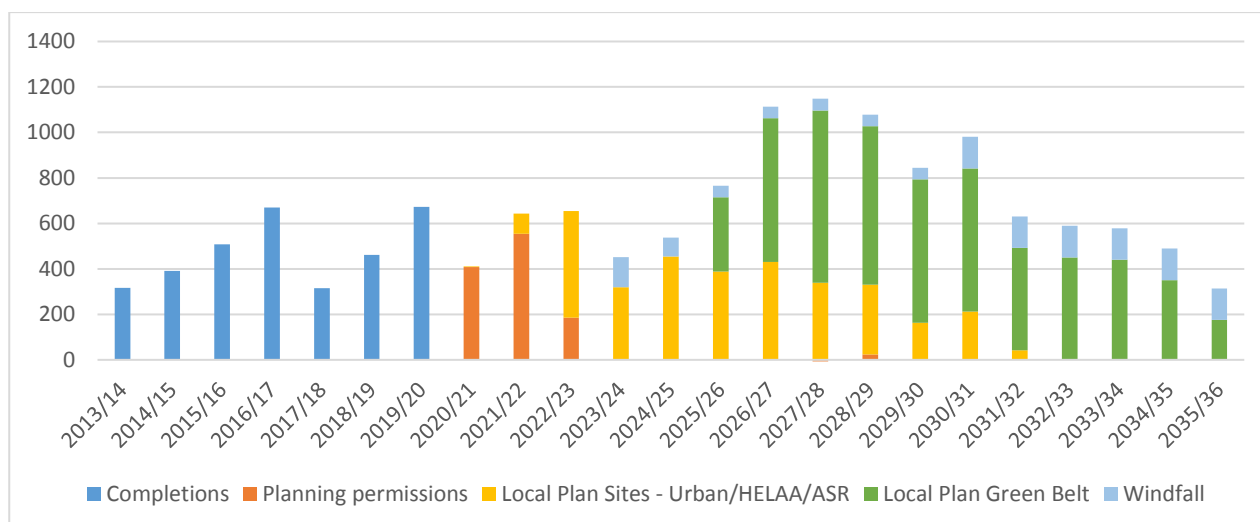
<sup>1</sup> The NPPF requires either a 5% or 20% buffer to be added depending on whether an area has seen 'significant under-delivery of housing over the previous three years'. This is measured against the Housing Delivery Test, where delivery is below 85% of the housing requirement. As Welwyn Hatfield's completions over the past three years only met 71% of the requirement, a 20% buffer has been applied this year.

<sup>2</sup> A windfall allowance is made from 2023/24 for completions from future planning permissions not yet known about. The calculation for the windfall allowance presented in table 14 above is detailed in the 2019 Housing and Employment Land Availability Assessment Update. However changes to the windfall allowance, which would result in an increase to the figure in table 14, have since been proposed following meetings of the Council's Cabinet Planning and Parking Panel in January 2020.

<sup>3</sup> The historic proportion of dwellings granted permission but never built is 3.0%. This is applied to sites which have not yet commenced construction.

5.19 Against the standard methodology the borough has a **housing land supply of 2.58 years**. Whilst the housing supply is below the national 5-year requirement, until the Draft Local Plan is adopted, the borough is unlikely to be able to meet this requirement. Figure 6 sets out the components of expected housing supply over the five year period, as well as the housing trajectory for the remainder of the plan period. The trajectory includes sites in the submitted Draft Local Plan, it does not include new sites currently being consulted upon. The 5-year supply is largely made up of planning permissions, although some urban local plan sites which already have permission granted, or have progressing applications and are included on the Brownfield Land Register, also make up part of the supply. It is apparent how delivery on sites proposed for allocation in the Local Plan is expected to accelerate towards the middle and end of the plan period. Infrastructure and other constraints on some of the larger strategic sites are likely to affect lead-in times and delivery in the earlier years of the plan period. Increasing levels of windfall (i.e. future planning permissions not yet known about) will make up an increased part of supply towards the end of the plan period.

**Figure 6 – Plan Period Housing Trajectory for Welwyn Hatfield**



## Homes for all

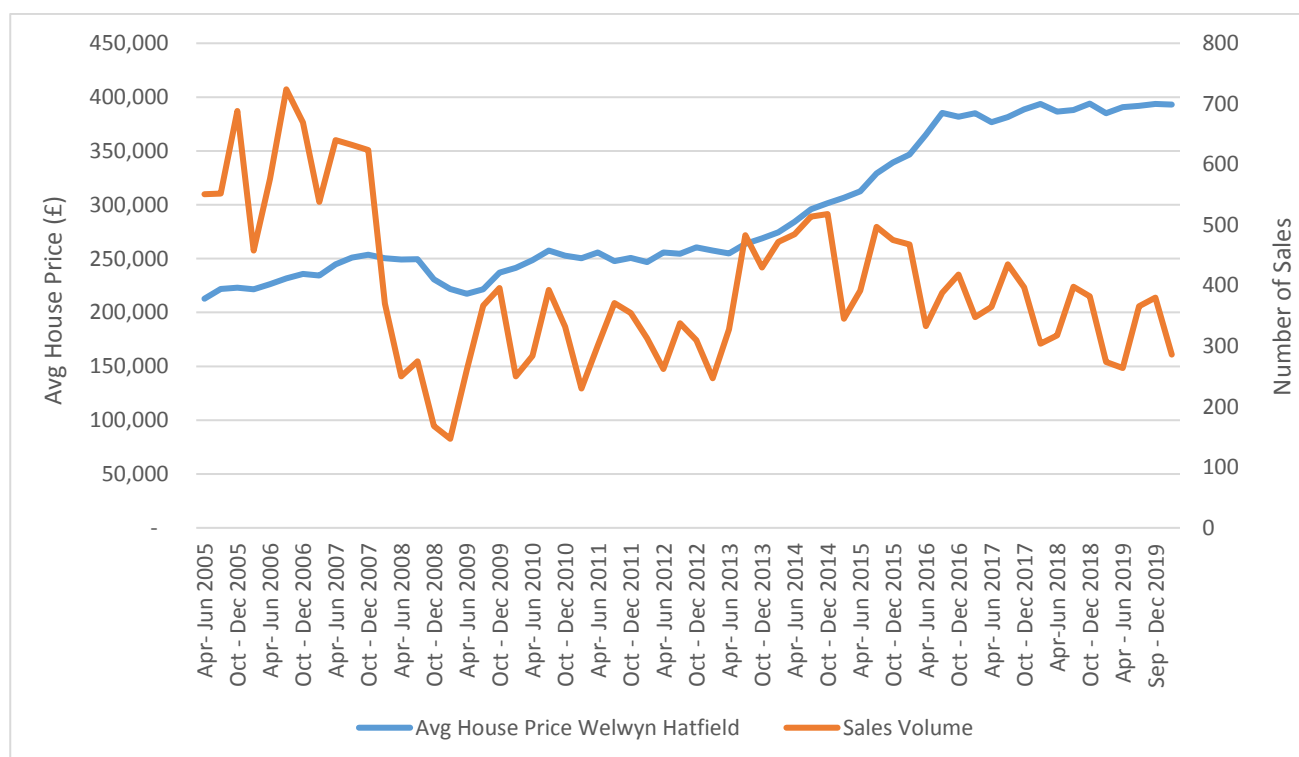
### Indicator HO7

House prices and housing affordability

### Contextual Indicator

5.20 Figure 7 below and table 15 show Land Registry's House Price Index based on sales in Welwyn Hatfield. The average house price between April 2019 and March 2020 was £392,354, a 0.9% increase from the same period the previous year. House prices in Welwyn Hatfield are still well above both the national and East of England regional averages. House prices in the borough remain just below the average for Hertfordshire, where prices recorded a minor decline (-1.0%) in 2018/19 compared with 2019/20. Table 16 shows the median price paid in Jan-Dec 2019 split by property type.

Figure 7 – Average House Prices and Sales Volumes in Welwyn Hatfield



Source: Land Registry - <http://landregistry.data.gov.uk/app/ukhpi>

Table 15 – Average House Prices

	Apr 18 - Mar 2019	Apr 19 – Mar 2020	% Change
<b>Welwyn Hatfield</b>	£388,719	£392,354	0.9%
<b>Hertfordshire</b>	£399,562	£395,468	-1.0%
<b>East of England</b>	£291,191	£290,014	-0.4%
<b>UK</b>	£229,264	£231,911	1.2%

Source: Land Registry - <http://landregistry.data.gov.uk/app/ukhpi>

Table 16 – Median Price Paid by Property Type, Year End Dec 2019

	Detached	Semi-detached	Terraced	Flat
<b>Welwyn Hatfield</b>	£700,000	£450,000	£350,000	£249,500

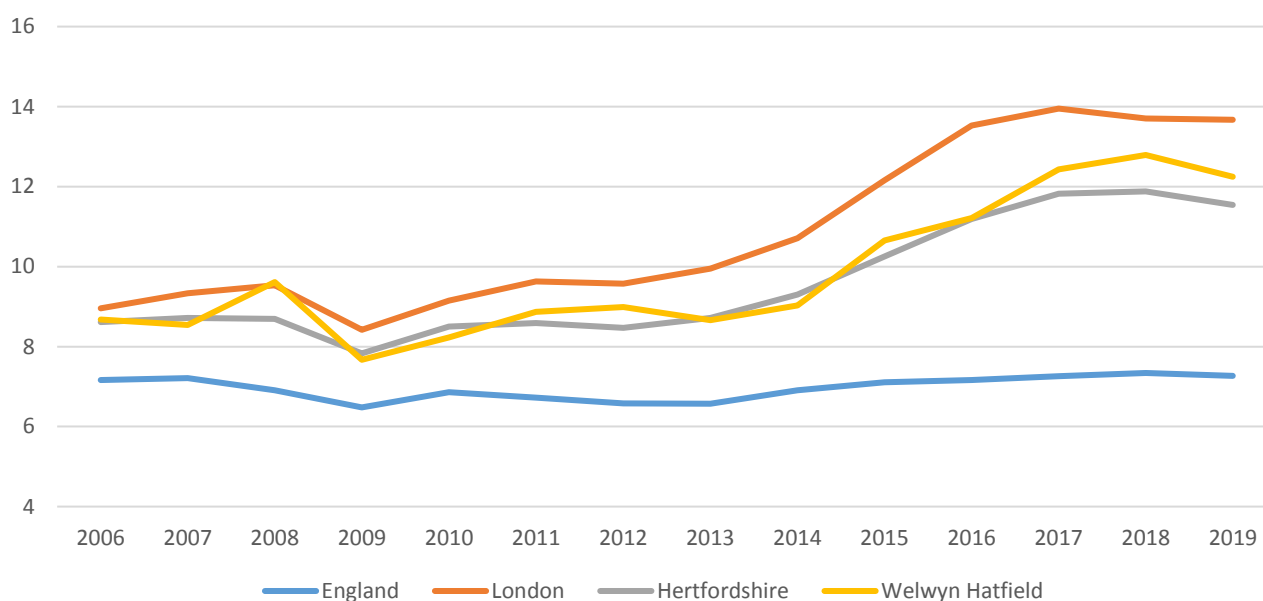
Source: Office for National Statistics –

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepriceforationalands/ubnationalgeographiesquarterlyrollingyearhpsadatadataset09>

5.21 House prices alone are only one component of change in the housing market – the relationship between prices and income allows a further understanding of housing affordability. Figure 8 below tracks changes over time in the ratio between lower quartile incomes (i.e. people on the lowest 25% of earnings from whom affordability is most likely to be an issue), and lower quartile house prices. The data is based on residence based earnings, using the lower quartile income of those who live in Welwyn Hatfield regardless of where they work. The figures are provided for Welwyn Hatfield against the England ratio and Hertfordshire ratio, as well as for London as it is well established that outward ‘push’ factors are a key dynamic of the borough’s housing market.

5.22 Houses are much less affordable in Welwyn Hatfield, Hertfordshire and London than the national average, and it is also evident that local affordability is also worsening more quickly. Lower quartile house prices are 12.25 times the average lower quartile income in Welwyn Hatfield – this means that those earning lower incomes (and even those earning somewhat higher incomes) will find it even harder to buy a home. The borough is now less affordable than Hertfordshire as a whole, however, more affordable than London. This is likely to mean that the borough will continue as an attractive destination for migration.

**Figure 8 – Housing Affordability: Ratio of Lower Quartile House Prices to Lower Quartile Residence Based Annual Earnings**



Source: Office for National Statistics

**Table 17 - Ratio of lower quartile house prices to lower quartile annual residence based earnings**

Area	2013	2014	2015	2016	2017	2018	2019	% change 2013-2019
<b>Welwyn Hatfield</b>	8.66	9.03	10.65	11.21	12.43	12.79	12.25	41.5%
<b>Hertfordshire</b>	8.72	9.30	10.25	11.19	11.82	11.88	11.54	32.3%
<b>London</b>	9.95	10.71	12.16	13.53	13.95	13.72	13.67	37.4%
<b>England</b>	6.57	6.91	7.11	7.16	7.26	7.34	7.27	10.7%

Source: Office for National Statistics -

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>

5.23 As explained in paragraph 5.17, where the most recent adopted housing requirement is more than five years old, the [Standard Methodology](#) for calculating housing need in an area is used in the Housing Delivery Test. The calculation uses an affordability adjustment of the ratio of median house prices to median annual workplace based earnings (presented below in table 18). Workplace based earnings are used rather than residence based earnings, demonstrating the level of affordability for those finding accommodation in the area in which they work.

**Table 18 - Ratio of median house prices to median annual workplace based earnings**

Area	2013	2014	2015	2016	2017	2018	2019	% change 2013-2018
Welwyn Hatfield	8.74	8.81	9.74	11.08	11.23	10.98	10.50	20.1%
Hertfordshire	8.70	9.55	10.65	11.46	12.18	12.10	11.91	36.9%
London	8.96	10.08	11.05	12.03	12.38	12.26	12.05	34.5%
England	6.76	7.09	7.52	7.72	7.91	8.04	7.83	15.8%

Source: Office for National Statistics -

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

<b>Indicator HO8</b>	<b>Contextual Indicator</b>
<i>New affordable housing</i>	

5.24 The provision of affordable housing in the borough is a key response to pressures of housing affordability. Affordable housing can either be provided by the Council or a number of housing associations operating locally. The majority of new affordable properties are secured through 'Section 106' agreements on new-build development sites above a certain size. In the current District Plan the threshold is 25 dwellings, but because of the acute need for affordable housing the Council may give weight to the 11 dwelling threshold specified in the submitted Draft Local Plan.

5.25 During the year, 69 new affordable homes were completed, equivalent to 10.3% of total new C3 dwelling completions. This proportion was somewhat lower than recent years and below the plan period average of 13.1%.

**Table 19 – Affordable Completions as a Proportion of Total Completions**

Year		Net C3 Dwelling Completions*	Affordable Completions	% affordable
Pre-Plan Period	2013/14	272	29	10.7%
	2014/15	317	75	23.7%
	2015/16	317	96	30.3%
Plan Period	2016/17	347	56	16.1%
	2017/18 <sup>6</sup>	238	36	15.1%
	2018/19 <sup>6</sup>	456	64	14.0%
	2019/20	<b>671</b>	<b>69</b>	<b>10.3%</b>
Plan period avg.		<b>428</b>	<b>56</b>	<b>13.1%</b>
Plan period total		<b>1,712</b>	<b>225</b>	<b>13.1%</b>

\*These figures are for Use Class C3 only.

<sup>6</sup> Affordable completions for 2017/18 and 2018/19 have been revised down from 44 to 36 and 74 to 64 respectively, to account for demolitions at Northdown Road and Little Mead which took place during these years.

5.26 Affordable housing is also provided through the open market purchase of existing ‘non-affordable’ properties for use as affordable housing, or on a voluntary basis in new schemes by housing associations and the Council. In addition to new affordable completions, there were also 20 open market purchases in 2019/20, made using Right to Buy receipts, as part of the Affordable Housing Programme. When these are offset against right to buy sales, the overall gain in affordable housing for the monitoring year was 39 dwellings.

**Table 20 – Affordable Completions Breakdown**

Year		Affordable Completions	Open Market Purchases	Right to Buy Sales	Net Affordable
Pre-Plan Period	2013/14	29	8	99	-62
	2014/15	75	19	87	7
	2015/16	96	18	68	46
Plan Period	2016/17	56	37	75	18
	2017/18 <sup>6</sup>	36	36	49	23
	2018/19 <sup>6</sup>	64	90	40	114
	2019/20	<b>69</b>	<b>20</b>	<b>50</b>	<b>39</b>
Plan period avg.		<b>56</b>	<b>46</b>	<b>54</b>	<b>49</b>
Plan period total		<b>225</b>	<b>183</b>	<b>214</b>	<b>194</b>

5.27 New affordable housing provided during the year included:

- 17 new build (flats) at a former office building in Welwyn Garden City
- 16 new flats to replace 16 former bedsits in Hatfield (demolitions were recorded in 2017/18 and 2018/19)
- 15 new homes across four former garage sites – three sites in Welwyn Garden City and one site in Hatfield.

Indicator HO9	Local Plan Indicator (Policy SP7)
<i>New specialist needs housing</i>	
<b>Target:</b>	Delivery of at least 340 new care home bedrooms throughout the plan period
<b>Achieved to date:</b>	151 care home bedrooms completed since 2016/17, further 150 bedrooms in supply

5.28 The 2017 SHMA establishes a need for 340 new care home bedrooms for residential or nursing care, to meet the specific needs of older people who are no longer able to live independently. There were no care home bedspaces completed during the year. However, 151 bedspaces have been completed since the beginning of the plan period and a further 255 are expected to be delivered over the next five years. The Draft Local Plan also includes targets for the proportions of new homes designed to cater for the needs of older people and also to meet accessible and adaptable dwellings standards, but these will not be monitored until the plan is adopted.

5.29 There are also other forms of specialist needs housing which form an important component of the borough’s housing provision, such as children’s homes or homes which provide adult disability care.

**Indicator HO10****Local Plan Indicator (Policy SP7)****Number of people on the self-build register**

**Target:** To provide sufficient self-build plots for the number of people on the register  
**Achieved to date:** 47 individuals on the self-build register, 6 permissions granted

5.30 The Self-Build and Custom Housebuilding Act 2015 requires local authorities to maintain a register of people and groups who would like to acquire a serviced plot of land to build their own home in the local authority area. This is to provide evidence of the scale of demand for self-build plots, which local authorities are then required to plan to meet in the same way as for other types of housing. Monitoring of the self-build register is carried out over 'base periods' prescribed by the government. During the year there were 21 individuals added to the register and at the end of base year 5 on 30 Oct 20, there were a total of 47 individuals on the self-build register. An outline application for the Draft Local Plan site SDS1 was granted permission in February 2020 which included 6 plots for self-build housing. The Council is seeking, through the Local Plan, to adopt a policy which will ensure that future developments over a certain size make provision for self-build plots.

**Table 21 – Self-build Registrations and Permissions by Base Period**

	<b>No. Individuals Registered in Year</b>	<b>Date to Grant Permissions by</b>	<b>Number of Permissions (Plots)</b>
BY1: 1 Apr 16 -30 Oct 2016	142	Oct 2019	0
BY2: 31 Oct 16 -30 Oct 17	102	Oct 2020	0
BY3: 31 Oct 17 – 30 Oct 18	68	Oct 2021	0
BY4: 31 Oct 18 – 30 Oct 19	17 <sup>7</sup>	Oct 2022	0
BY5: 31 Oct 19 – 30 Oct 20	21	Oct 2023	6

5.31 A report to the Council's Cabinet Planning & Parking Panel in October 2017 considered the initial levels of interest in self-build in Welwyn Hatfield, noting that the majority of those people entering onto the register had also indicated an interest in self-build in a wide array of other local authority areas. An emerging theme in analysis is therefore the extent to which double-counting is occurring, and to which the level of demand for self-build might therefore be overstated by the register. Following consultation in 2018, the Council introduced additional eligibility criteria and a fee to enter or remain on the register from 31<sup>st</sup> October 2018, in order to help the council better manage the register and measure true demand for plots of land within Welwyn Hatfield for self-build.

**Table 22 – Total number of Individuals on the Self-build Register by Area – as at 30/10/2020**

	<b>Looking in Welwyn Hatfield only</b>	<b>Looking in Welwyn Hatfield and elsewhere</b>	<b>Total</b>
Live in Welwyn Hatfield	13	6	<b>19</b>
Live elsewhere	11	17	<b>28</b>
All people on register	<b>24</b>	<b>23</b>	<b>47</b>

**Indicator HO11****Local Plan Indicator (Policy SP7 and HMO SPD)****Numbers of Houses in Multiple Occupation (HMOs)**

**Target:** The Local Plan contains no specific target for this indicator  
**Achieved to date:** No gain through the planning system

<sup>7</sup> Note this has been revised from the figure of 39 reported in the 2018/19 AMR, which was for the total number on the register rather than new registrations during the year.

5.32 For the purposes of planning, Houses in Multiple Occupation (HMOs) are defined as properties with shared communal facilities which are occupied by unrelated individuals. Depending on size they either fall into Use Class C4 (up to 6 bedrooms) or are *sui generis* (7 or more bedrooms). They are popular with students, and most of the borough's HMOs are located close to the University of Hertfordshire in Hatfield. In January 2012 the [Hatfield Article 4 Direction](#) came into force, removing permitted development rights and meaning that Use Class C3 dwellings in Hatfield need planning permission to change to C4 (the change to a large *sui generis* HMO has always needed consent). The [HMO Supplementary Planning Document](#) (SPD) was introduced in February 2012 and is a material consideration in the determination of planning applications for HMOs alongside Policy SP7 of the Draft Local Plan.

**Table 23 - Applications for HMOs in 2019/20**

Application type	Change of use	Approved	Refused	Withdrawn	Total
Full planning (New HMOs proposed)	C3 > C4 or <i>Sui generis</i>	1	1	0	2
	C4 > <i>Sui generis</i>	1	2	0	3
Certificate of lawfulness (For existing HMOs)	C3 > C4 or <i>Sui generis</i>	2	2	2	6
	C4 > <i>Sui generis</i>	0	1	0	1
<b>Total</b>		<b>4</b>	<b>6</b>	<b>2</b>	<b>12</b>

5.33 During the monitoring year 12 applications for HMOs have been determined; 5 for planning permission for a change of use, and 7 for certificates of lawfulness to demonstrate that an existing HMO does not require planning permission. While 4 applications were approved, 2 were for certificates of lawful development and already exist.

5.34 This year saw a further decline in the number of 'all student' HMOs in the borough, as can be seen in table 24 below, the number of student HMOs is now well below historic levels. New student accommodation at the University of Hertfordshire completed in recent years, could be a factor behind the fluctuations as well as a slight decline in the number of students (Higher Education Statistics Agency, 2018/19).

**Table 24 - 'All student' Council Tax HMOs**

	2013	2014	2015	2016	2017	2018	2019	2020
Hatfield Article 4 Area	1,452	1,385	1,249	1,157	1,043	1,255	855	661
Whole borough	1,545	1,504	1,349	1,258	1,130	1,331	941	793
Annual change	-1.0%	-2.7%	-10.3%	-6.7%	-10.2%	+17.8%	-29.3%	-15.7%

<b>Indicator HO12</b>	<b>Local Plan Indicator (Policy SP7)</b>
<i>New homes for the Gypsy and Traveller Community</i>	
<b>Target:</b>	Delivery of 61 new pitches within the plan period
<b>Achieved to date:</b>	None this year, none to date within plan period

5.35 In order to meet the need identified in the [2016 Gypsy & Traveller and Travelling Showpeople Accommodation Needs Assessment](#), Policy SP7 of the Draft Local Plan proposes a target of 61 new Gypsy and Traveller pitches on 8 sites across the borough, over the 16 year period from 2016 to 2032. No permanent new pitches have been completed to date, but it is anticipated that 16 will be delivered across 2 sites over the five years to 2023/24. The table below demonstrates that this does not result in the required five year supply of pitches (representing a shortfall of 18.3 pitches), largely because the majority of new pitches for the



plan period need to be delivered in association with the Strategic Development Sites – although the Council will explore options to speed-up the delivery through their masterplanning. The low frequency of windfall applications make this difficult to forecast, so no allowance has been made for windfall pitches in the five year supply. However, it might be expected for one windfall pitch to arise, which would slightly improve the supply position.

- 5.36 An outline application at the Draft Local Plan site SDS1 was granted in February 2020 which includes the provision of six pitches. However, these are not expected to come forward within the next five years. To help offset the deficit in the short term, the council granted a temporary permission for a site in Stanborough in 2016 and an application for an extension to this is currently under consideration. The County Council managed transit site at South Mimms also remains available to meet transit needs in Hertfordshire on a short-term tenancy basis.

**Table 25 – Five Year Land Supply of Pitches (2020/21 - 2024/25)**

A	Annual Gypsy & Traveller pitch target to 2031/32 ( <i>61 divided by 16 years x 5</i> )	3.8
B	Completions to date (2016/17 – 2019/20)	0
C	Target completions to current year ( <i>4 x 3.8</i> )	15.2
D	Resultant shortfall in completions against target ( <i>C-B</i> )	15.2
E	Pitch requirement for next five years 2020/21 to 2024/25 ( <i>A x 5</i> )+ <i>D</i>	34.3
F	Projected supply of sites (2020/21 - 2024/25)	16.0
	Number of years supply ( <b>F divided by E x 5 years</b> )	<b>2.3 years</b>

### Indicator HO13

### Contextual Indicator

#### *Unauthorised Gypsy and Traveller encampments*

- 5.37 The Council works with a range of service providers to monitor cases where Gypsy and Traveller encampments are established without planning permission, and without the permission of the landowner. The monitoring year saw 12 unauthorised encampments, compared with 8 in the 2018/19 monitoring year. At the time of the bi-annual caravan ‘census’ in January 2020, three of the borough’s five established Gypsy and Traveller sites were also in excess of their capacity, with 53 more caravans than permitted between them. This compares to 45 caravans in excess of their capacity at the same time in January 2019, and demonstrates the continuing scale of need for the permanent provision which the Local Plan will help to provide.

## 6. The Economy

This chapter sets out nine indicators on the state of the borough's economy, covering changes to floorspace and land in employment uses, and information on the numbers of companies and jobs in the borough.

### Employment land and floorspace

#### Indicator EC1

#### Local Plan Indicator (Policy SP2)

*New employment floorspace and progress against employment floorspace target*

**Target:** Currently being reviewed

**Achieved to date:** Net loss of 5,903m<sup>2</sup> this year, net loss of 24,400m<sup>2</sup> since 2016/17

- 6.1 This indicator monitors changes in employment floorspace – Use Classes B1a (Office), B1b (Research & Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution). Some planning permissions allow a mix of Class B uses on a site without specifying the amount of floorspace in each – these are shown below as 'B Mix'.

**Table 26 – Net Floorspace Change (m<sup>2</sup>)**

		Use Classes						Total
		B1a	B1b	B1c	B2	B8	'B Mix'	
2016/17	Net change	-17,252	0	-88	614	-451	4,754	<b>-12,423</b>
2017/18	Net change	-5,969	0	0	160	753	1,475	<b>-3,581</b>
2018/19	Net change	-5,930	0	0	79	3,940	-600	-2,511
2019/20	<i>Floorspace gain</i>	180	0	718	963	4,454	1,814	<b>8,129</b>
	<i>Floorspace loss</i>	-3,041	0	-844	-9,357	-575	-215	<b>-14,032</b>
	<b>Net change</b>	<b>-2,861</b>	<b>0</b>	<b>-126</b>	<b>-8,394</b>	<b>3,879</b>	<b>1,599</b>	<b>-5,903</b>
<b>Plan period net change</b>		<b>-32,012</b>	<b>0</b>	<b>-214</b>	<b>-7,541</b>	<b>8,121</b>	<b>7,228</b>	<b>-24,418</b>

- 6.2 The borough has continued to see a net loss of employment floorspace. Notable B1a losses this year were within Welwyn Garden City Employment area – Mercury House and 37 Broadwater Road which were converted to residential use. There were also significant losses of B2 floorspace, largely a result of the residential redevelopment of the former Ratcliff Tail Lift site in Welwyn Garden City (a Draft Local Plan allocation), for which the demolition was recorded this year. Another notable B2 loss in 2019/20 was at the Entech House site in Woolmer Green, which is being redeveloped for housing. There will be a small gain in B1a floorspace from this development, which is expected to be recorded next year. Gains from B8 uses, which included the redevelopment of a site at Bridgefields in Welwyn Garden City helped to slightly offset overall losses.

**Indicator EC2****Local Plan Indicator (Policy SP1)****Proportion of new employment floorspace on previously developed land (PDL)**

**Target:** For 60% of gross new employment floorspace to be on PDL across the plan period  
**Achieved to date:** 100% of floorspace on PDL for the plan period

- 6.3 The effective reuse of previously developed land (PDL) is a key component of national planning policy. Welwyn Hatfield has always taken a ‘brownfield first’ approach when identifying land for development, and this has continued to be the case during the preparation of the new Draft Local Plan. However, because of the scale of economic need it has been estimated that only 60% of new employment floorspace within the plan period will be on PDL – the remaining 40% would therefore be on greenfield sites.
- 6.4 However, all of the gross new employment floorspace completed since the start of the plan period has been on PDL. This largely reflects the fact that the new Local Plan is still progressing through examination, and the borough’s Green Belt boundaries have not yet changed. Until this takes place, the proportion of new employment floorspace on PDL will remain high.

**Indicator EC3****Local Plan Indicator (Policy SP8)****Employment areas lost to non-employment uses**

**Target:** No target until the new Local Plan is adopted (Target of no further loss thereafter)  
**Achieved to date:** Net loss of 2.5ha this year, total net loss of 10.4ha since plan period start

- 6.5 The Draft Local Plan identifies 294.1 hectares of designated employment land for Class B and associated uses. During the 2019/20 monitoring year, 9 sites changed from employment use to a non-employment use. Of these, 4 lie within designated employment land and amount to a total area of **2.5 hectares**. In total, since the start of the plan period, **3.5%** of designated employment land has been lost.

**Table 27 - Employment Land Lost to Non-Employment Uses**

Year	Sites lost to other uses	Of which in designated Employment Areas	Employment land loss	Employment land lost as a % of total designated employment land
2016/17	15	5	4.68 hectares	1.6%
2017/18	5	2	2.03 hectares	0.7%
2018/19	6	3	1.21 hectares	0.4%
<b>2019/20</b>	<b>9</b>	<b>4</b>	<b>2.50 hectares</b>	<b>0.8%</b>
<b>Plan period total</b>	<b>35</b>	<b>14</b>	<b>10.42 hectares</b>	<b>3.5%</b>

- 6.6 The losses to date are largely the result of schemes to convert office buildings to a residential use, a change which is now permitted development (i.e. it does not require planning permission). Between the introduction of these permitted development rights in May 2013 and the end of the 2019/20 monitoring year, 29,853sqm of office space has been lost within the borough, with further commitments of losses of 10,020sqm of office space. This is having a particularly notable effect around the western edge of Welwyn Garden City Employment Area. The Draft Local Plan accounted for the 37,000m<sup>2</sup> of floorspace losses known at the point it was published, and also projected some continued ‘windfall’ losses in the future.

However, the additional losses being encountered may ultimately have an impact on the extent to which the borough's employment needs for the plan period can be met.

6.7 The government's intention in introducing these permitted development rights was to create much-needed homes from empty offices, and there are some office-to-residential sites in the borough where offices were indeed underused. However, there are also examples of much more prime office spaces being lost. One such example – the former Xerox headquarters in Welwyn Garden City has meant the loss of a 4 hectare office campus, on a prime location, right in the centre of an employment area. In addition to the impacts upon employment land supply, some of these sites are also by their nature some way from other residential communities and facilities such as schools and shops.

<b>Indicator EC4</b>		<b>Local Plan Indicator (Policy SP2)</b>
<i>Future employment floorspace supply</i>		
<b>Target:</b>	Maintain a sufficient supply of employment floorspace to meet the target in <b>EC1</b>	
<b>Achieved to date:</b>	Forecast deficit against 116,400m <sup>2</sup> target of around 64,500m <sup>2</sup> (target under review)	

6.8 Whilst the delivery of sites will still depend on its adoption, the publication of the new Local Plan means that the borough now has three sources of future employment floorspace supply: planning permissions, vacant sites, and allocated sites. Unlike future housing supply the future supply of employment floorspace is more dependent on economic circumstances and the existence of prospective occupiers, making it generally much more difficult to anticipate an exact year in which new floorspace will be delivered. The Draft Local Plan and AMR do not include detailed annual trajectories for new employment floorspace, but the table below provides a plan period summary.

**Table 29 – Employment Floorspace Supply (m<sup>2</sup>)**

<b>Use Class</b>	<b>Completions 2016/17 – 2019/20</b>	<b>Sites with planning permission</b>	<b>Vacant sites in employment areas</b>	<b>Local Plan site allocations</b>	<b>Estimated further office-to-residential loss</b>	<b>Overall total</b>
B1	-32,226	1,630	9,200	65,650	-29,040	<b>15,214</b>
B2	-7,541	817	-	-4,410	-	<b>-11,134</b>
B8	8,121	3,628	-	-9,500	-	<b>2,249</b>
B Mix	7,228	38,311	-	-	-	<b>45,539</b>
<b>Total</b>	<b>-24,418</b>	<b>44,386</b>	<b>9,200</b>	<b>51,740</b>	<b>-29,040</b>	<b>51,868</b>

6.9 The shortfall against the Draft Local Plan employment floorspace target has increased further over the 2019/20 monitoring year, with forecast supply now 64,532m<sup>2</sup> below the 116,400m<sup>2</sup> target.<sup>8</sup> The reduction in floorspace against the Local Plan target is largely a result of office-to-residential conversions. In addition, the density of development at Hatfield Business Park has been lower than anticipated following the initial outline planning application with some of the floorspace going to sui generis uses including car showrooms and a hospital. Whilst these would generate some employment, they do not fall within the b use classes measured here. The overall undersupply of employment floorspace has been acknowledged by the Council during the examination of the Local Plan and the extent to which economic needs can be met are being explored.

<sup>8</sup> This target is currently being reviewed.

## Businesses, Jobs and Skills

### Indicator EC5 Contextual Indicator Number of enterprises

**Table 29 – Number of Enterprises in Welwyn Hatfield**

Type of count	Welwyn Hatfield							East Change 2019- 2020	National change 2019- 2020
	2015	2016	2017	2018	2019	2020	Change 2019- 2020		
<b>Number of enterprises</b>	4,535	4,775	5,015	5,090	5,230	5,330	+100 (+1.9%)	-320 (-0.1%)	+30,645 (+1.2%)
<b>Number of 'local units'</b>	5,355	5,585	5,850	5,935	6,090	6,205	+115 (+1.9%)	-255 (-0.1%)	+31,490 (+1.0%)

Data source: Inter-Departmental Business Register (ONS) via NOMIS

<https://www.nomisweb.co.uk/reports/lmp/la/1946157231/report.aspx>

- 6.10 The number of enterprises in an area can be broken down in two ways: the actual number of enterprises operating in an area, and the number of 'local units' – individual business premises of registered enterprises within an area. Tesco for example would only appear once in the number of enterprises, but would appear several times in the number of local units to account for its Welwyn Garden City headquarters, Hatfield superstore, and Welwyn, Cuffley and Panshanger express-format stores.
- 6.11 The number of enterprises and local units in the borough both increased during the year, with the rate of change above the national level and regional level (which actually saw a slight decline). It should be noted that these figures do not include very small businesses (those with turnover below the tax threshold and without employees).

### Indicator EC6 Contextual Indicator Jobs and job density

- 6.12 Data on jobs density is not published until the end of January - the latest available data from the ONS is for 2018 and was presented in the 2018/19 AMR. This showed that there was a small increase in the number of jobs from 100,000 in 2017 to 101,000 in 2018. Job density (the ratio of jobs to the working age population) saw a minor increase from 1.24 to 1.25.
- 6.13 It is understood that jobs which have no fixed location are included under the location of the business headquarters, potentially resulting in higher figures than would otherwise be recorded for an area. It is believed that recent fluctuations in these figures is likely to be from the restructure of a large retailer headquartered within the borough with a number of these jobs being based outside Welwyn Hatfield. In view of this, jobs data at this geographical level should be interpreted cautiously.

**Table 30 – Jobs and Job Density**

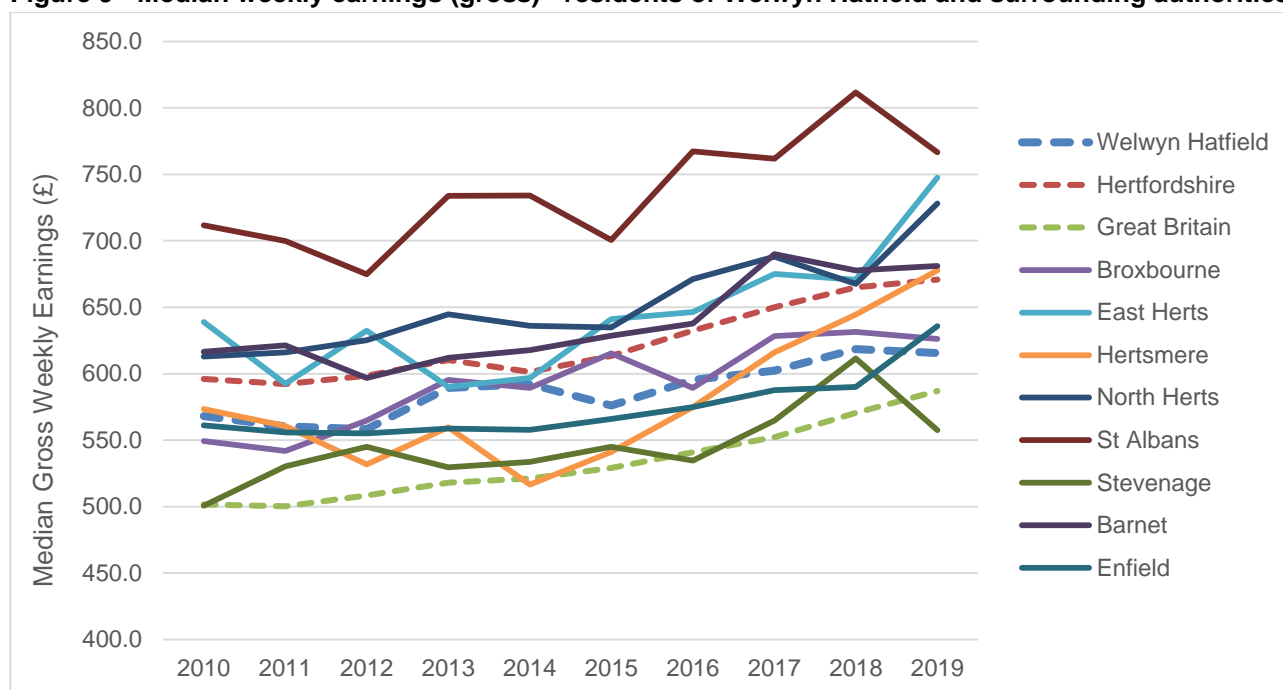
		2015	2016	2017	2018	% Change 2017-18
<b>Welwyn Hatfield</b>	Jobs Total	79,000	89,000	100,000	101,000	1.0%
	Job Density	1.03	1.11	1.24	1.25	0.8%
<b>Hertfordshire</b>	Jobs Total	670,000	690,000	725,000	751,000	3.6%
	Job Density	0.91	0.93	0.98	1.02	4.1%

Data Source: Office for National Statistics jobs density via NOMIS

<https://www.nomisweb.co.uk/reports/lmp/la/1946157231/report.aspx>

6.14 Figure 9 below shows that, for full-time workers, the median earnings of Welwyn Hatfield residents in 2019 saw a small decline to **£615.50 per week**, £28.50 per week above the national average. Average earnings in the borough remain below the Hertfordshire average by £55.30 per week. These figures should again be treated with a degree of caution given the relatively low sample sizes used in the annual ONS survey and tendency for earnings to fluctuate slightly from year to year.

**Figure 9 - Median weekly earnings (gross) - residents of Welwyn Hatfield and surrounding authorities**



Source: ONS annual survey of hours and earnings via NOMIS – <http://www.nomisweb.co.uk/default.asp>

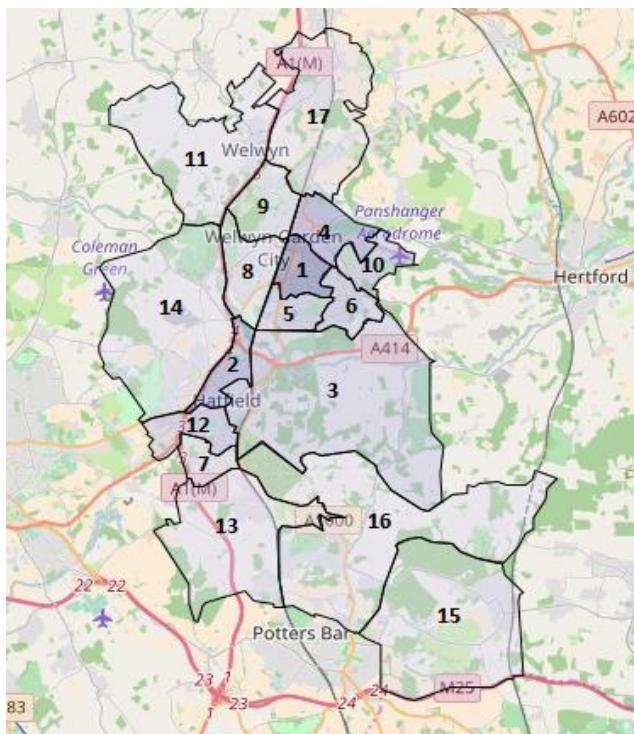
6.15 The average earnings of full-time workers employed in the borough in 2018 (regardless of where they lived) was **£671.90 per week**. This was an increase of £25.30 from the 2018 figure, and means that employee earnings remain above resident earnings – if this were to continue over a long period of time, it could conceivably alter the borough’s commuting dynamic. Again, it is important to be cautious given that these figures are also from a small sample.

6.16 The level of unemployment in an area is one of the most closely followed indicators of economic health, and can be measured in several ways. The most literal measure of unemployment comes from the ONS annual population survey (via NOMIS). This indicates that the percentage of people of working age who are not currently in employment, except where they are economically inactive (for example because they look after family at home or are retired). By this measure the 2019 official unemployment rate in Welwyn Hatfield was **3.2%**, a decrease from 3.7% in 2018 and remaining below the national average of 3.9% for 2019.

6.17 Numbers of Job Seekers Allowance (JSA) or Universal Credit (UC) claimants are another means of monitoring unemployment. JSA and UC are intended to address the financial hardship of unemployment and not all unemployed people are eligible to claim – for example, the income of an unemployed person’s spouse may put their household’s income above the required threshold. Unemployed people may also choose not to claim JSA/UC for a variety of reasons. JSA/UC claimant rates are therefore a better indicator of *actual* deprivation caused by unemployment. As JSA/UC figures indicate the precise number of claimants, they are also more reliable than overall unemployment figures.

6.18 The rate of JSA/UC claimants within Welwyn Hatfield was **2.0%** in March 2020, a 0.3% increase from March 2019. Figure 10 shows the breakdown in the number of claimants around the borough – Peartree in Welwyn Garden City has the highest rate of claimants by a reasonable margin and saw the highest increase of 0.8% from the same period the previous year. Hatfield East and Howland also saw higher increases of 0.6% and 0.5% respectively. Meanwhile Brookmans Park & Little Heath and Panshanger saw minor declines in the percentage of residents claiming JSA/UC. Welwyn East has the lowest level of claimants at 0.7% of residents aged 16-64.

**Figure 10 - Percentage of residents age 16-64 in each ward claiming JSA/UC (March 2020)**

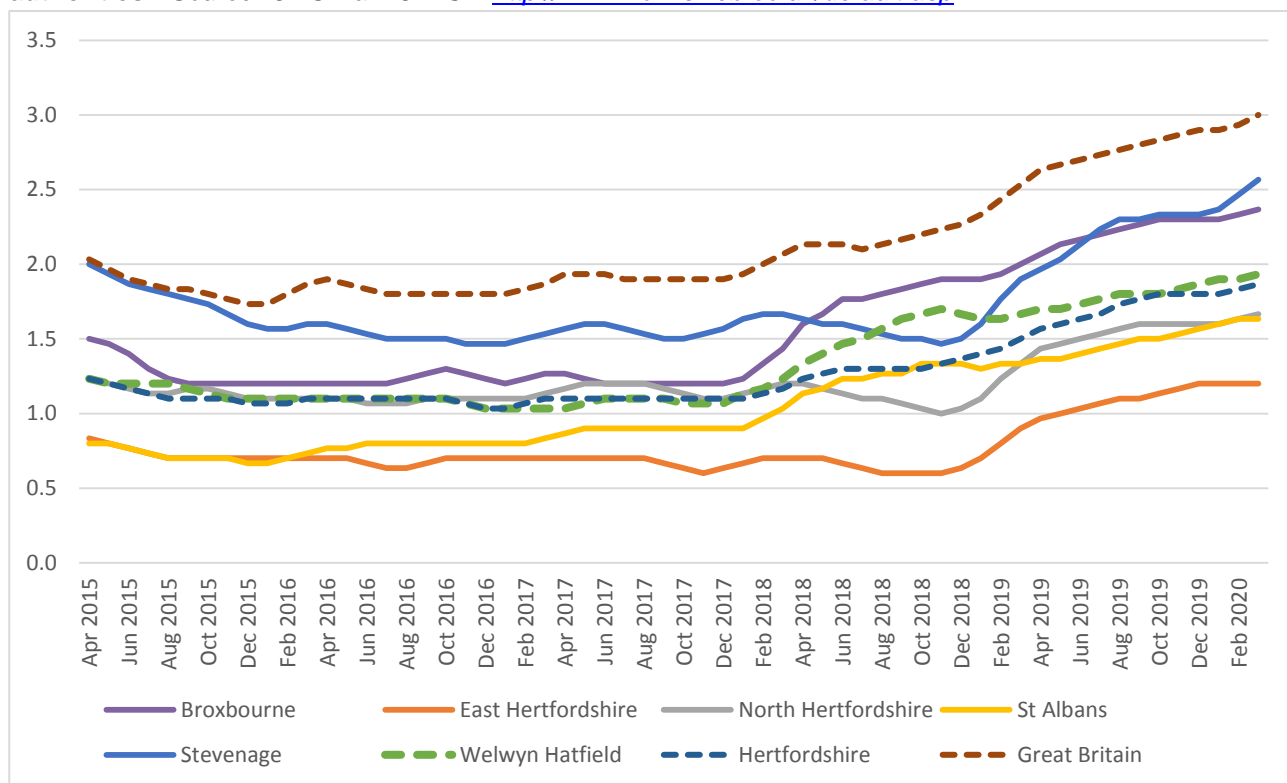


- 1 – Peartree (**4.5%**)
- 2 – Hatfield Central (**2.8%**)
- 3 – Hatfield East (**2.8%**)
- 4 – Haldens (**2.7%**)
- 5 – Hollybush (**2.5%**)
- 6 – Howlands (**2.4%**)
- 7 – Hatfield South (**1.9%**)
- 8 – Handside (**1.8%**)
- 9 – Sherrards (**1.7%**)
- 10 – Panshanger (**1.6%**)
- 11 – Welwyn West (**1.5%**)
- 12 – Hatfield West (**1.4%**)
- 13 – Welham Green (**1.3%**)
- 14 – Hatfield Villages (**1.1%**)
- 15 – Northaw and Cuffley (**0.9%**)
- 16 – Brookmans Park & Little Heath (**0.8%**)
- 17 – Welwyn East (**0.7%**)

Source: ONS via NOMIS - <http://www.nomisweb.co.uk/default.asp>

6.19 Figure 11 on the next page shows how JSA/UC claimant rates for the borough relate to surrounding districts, as well as the Hertfordshire and Great Britain averages. Claimant rates had been broadly stable since 2015, however have increased over the last two years. The borough’s claimant rate remains well below the national average, and again broadly in line with the Hertfordshire figure.

**Figure 11 - Percentage of working-age residents claiming JSA for Welwyn Hatfield and surrounding authorities - Source: ONS via NOMIS – <http://www.nomisweb.co.uk/default.asp>**



**Indicator EC9** **Contextual Indicator**  
**Educational attainment and skills**

**6.20** According to the ONS population survey via NOMIS (Jan - Dec 2019), 40.3% of working age residents in Welwyn Hatfield hold qualifications at NVQ level 4 and above (first degrees or degree equivalents). This is in line with the average for Great Britain (40.3%) and higher than the East of England (36.8%), although below the Hertfordshire average (44.2%).

**6.21** In terms of educational performance, the AMR began reporting on ‘Attainment 8’ scores in 2015/16 in line with national changes to the reporting of educational attainment. The AMR also monitors performance in the core subjects of English and Maths in terms of the percentage of grades 5-9 achieved. Due to the COVID-19 pandemic national curriculum assessments were cancelled for 2019/20, as well as the associated data collections. Data for 2018/19 showed that the borough’s schools continued to score below the Hertfordshire average on both metrics, though above the national average.

**Table 31 – Educational Performance**

Location of school	2017/18		2018/19		2019/20	
	‘Attainment 8’ Score	% Grade 5-9 in English and Maths	‘Attainment 8’ Score	% Grade 5-9 in English and Maths	‘Attainment 8’ Score	% Grade 5-9 in English and Maths
<b>Welwyn Hatfield</b>	46.5	42.6%	48.8	44.2%	N/A	N/A
<b>Hertfordshire</b>	51.4	52.9%	51.0	51.4%	N/A	N/A
<b>England</b>	44.5	40.2%	44.5	39.8%	N/A	N/A

Data source: Department for Education – <https://www.gov.uk/government/collections/statistics-gcses-key-stage-4> and [http://www.education.gov.uk/schools/performance/geo/pconE14001027\\_all.html](http://www.education.gov.uk/schools/performance/geo/pconE14001027_all.html)



## 7. Environmental Assets

This chapter contains indicators covering the borough's environment and the sustainability of new development; across a range of topics including the historic environment, wildlife, open space, green belt, energy, and transport.

### The Natural and Historic Environment

#### Indicator EN1

#### Local Plan Indicator (Policy SADM15)

##### *Changes to protected historic assets*

**Targets:** No loss of protected heritage assets, or increase in the number 'at risk'  
**Achieved to date:** No change to the number of protected assets. Still 1 asset 'at risk'.

Table 32 – Protected Historic Assets

Type	2018/19		2019/20		Change
	N° of sites	Area	N° of sites	Area	
<b>Listed Buildings</b>	431	n/a	431	n/a	No change
<i>Of which Grade I</i>	6	n/a	6	n/a	No change
<i>Of which Grade II*</i>	24	n/a	24	n/a	No change
<i>Of which Grade II</i>	401	n/a	401	n/a	No change
<b>Conservation Areas</b>	8	374ha	8	374ha	No change
<b>Areas of Archaeological Significance</b>	73	1,071ha	73	1,071ha	No change
<b>Scheduled Ancient Monuments</b>	4	n/a	4	n/a	No change
<b>Registered Historic Parks/Gardens</b>	5	1,005ha	5	1,005ha	No change
<b>Heritage assets at risk</b>	1	n/a	1	n/a	No change

Source: National Heritage List for England, Historic England – <https://www.historicengland.org.uk/listing/the-list>, Heritage at Risk Register, Historic England – <https://www.historicengland.org.uk/advice/heritage-at-risk>, Hertfordshire Historic Environment Record via Heritage Gateway – <http://www.heritagegateway.org.uk>

- 7.1 There have been no changes to the number of protected heritage assets in the borough during the year. Historic England's Heritage at Risk Register continues to show that one listed structure in the borough is at risk – the Grade II\* Paine Bridge at Brocket Hall in Lemsford. Whilst the bridge is not in any structural danger, stonework cladding on it is slowly decaying – no solution to address the decay has yet been agreed.

#### Indicator EN2

#### Local Plan Indicator (Policy SADM16)

##### *Changes to protected natural assets*

**Targets:** No loss of protected natural assets, or worsening in their condition  
**Achieved to date:** 2 new wildlife sites in 2018

- 7.2 There were no changes in terms of protected natural assets during the year. In 2018/19, there were two new Wildlife Sites designated at Gobions Wood Meadows, south of

Brookmans Park and Ayot St Lawrence Grassland, in the North of the borough. This increased the total area of wildlife sites in the borough by 18.5ha to 1,669ha.

7.3 The main indicator on the condition of protected natural assets relates to Sites of Special Scientific Interest (SSSI) – two sites have recently been resurveyed by Natural England. Sherrardspark Wood SSSI was graded as being in a partly favourable and partly unfavourable but recovering position, whereas Wormley-Hoddesdonpark Woods North SSSI was graded as largely favourable or improving. Two of the borough’s SSSIs (Northaw Great Wood and Sherrardspark Wood) are also Council-managed Local Nature Reserves with [Woodland Management Plans](#) adopted in 2015.

**Table 33 – Protected Natural Assets**

Type	2018/19		2019/20		Change
	Number of sites	Area	Number of sites	Area	
Wildlife Sites	194	1,667ha	194	1,667ha	No change
Local Nature Reserves	9	350ha	9	350ha	No change
Sites of Special Scientific Interest	5	329ha	5	329ha	No change
Special Areas of Conservation	1	6ha	1	6ha	No change

DEFRA/Natural England MAGIC mapping service – <http://magic.defra.gov.uk>

Herts Environmental Records Centre – <http://www.hercinfo.org.uk/>

**Indicator EN3**

**Contextual Indicator**

*New development in the Green Belt*

7.4 The amount of designated Green Belt in the borough remains the same, although the new Local Plan is proposing to remove some land from the Green Belt in order to accommodate future development needs. Development is otherwise restricted in the Green Belt, although it is not necessarily precluded where it accords with the National Planning Policy Framework, and/or the required ‘very special circumstances’ can be demonstrated.

**Table 34 – New Development in the Green Belt**

Type of development	Gross Completions	Losses	Net completions	% of completions in Green Belt to total net completions
Residential development	36 dwellings	3 dwellings	33 dwellings	4.9%
Commercial development	237m <sup>2</sup>	524m <sup>2</sup>	-287m <sup>2</sup>	N/A

7.5 In terms of residential development, there has been a net gain of 33 dwellings in the Green Belt during the monitoring year. This accounted for 4.9% of total net completions. This proportion was slightly higher than in 2018/19, when 3.2% of net completions were in the Green Belt, although still considerably lower than 21.4% in 2017/18. The lower number of completions in the Green Belt was largely due to development at the Frythe nearing completion – in previous years this development accounted for a high proportion of completions consequently pushing up this figure. However, this was a previously developed site which had significant coverage by buildings and is defined as a major developed site in the District Plan. As these were demolished to accommodate the redevelopment for housing there was not any overall harm to the openness of the Green Belt. The loss of commercial floor space in the Green Belt was largely the result of redevelopment for residential use, whilst nearly all of the new commercial development was on previously developed land, meaning that there will have been little overall Green Belt harm from development.

<b>Indicator EN4</b>	<b>Local Plan Indicator (Policy SADM17)</b>
<i>Amount of Urban Open Land</i>	
<b>Target:</b>	No development on designated Urban Open Land
<b>Achieved to date:</b>	No change since the publication of the Local Plan

7.6 The borough currently has around 241 hectares of designated Urban Open Land (UOL). This land is protected by Policy OS1 of the 2005 District Plan, which broadly restricts development within areas of UOL unless the development in question would enhance it. During the year, no planning applications have been approved for conflicting uses on areas of designated UOL.

7.7 The planning permission granted at Onslow St Audrey’s School covers an area of Urban Open Land; however, the proposal results in a very small loss of 205m<sup>2</sup> of this land (0.4% of total UOL at this site). The new building was considered to support and maintain the function of the UOL as playing fields and therefore was considered to be in accordance with policy OS1. The new Local Plan also proposes substantial increases in the amount of the borough protected by a UOL designation, and these will be reported in the AMR once the Local Plan is adopted.

<b>Indicator EN5</b>	<b>Contextual Indicator</b>
<i>Changes to the public rights of way network</i>	

7.8 This indicator assists in monitoring green infrastructure proposals and the monitoring of Sustainability Appraisal objectives around accessibility. Data on public rights of way is taken from Hertfordshire County Council’s Definitive Map; which includes all bridleways, footpaths and other rights of way which are not a part of the public highway. The length of public rights of way within the borough is 196.2km.

<b>Indicator EN6</b>	<b>Contextual Indicator</b>
<i>Open space with a Green Flag Award</i>	

7.9 The [Green Flag Award Scheme](#) is run by the Ministry of Housing, Communities and Local Government, and recognises and rewards the best green spaces in the country. The 52ha Stanborough Park and 16ha King George V Playing Fields in Welwyn Garden City have both long held the award in recognition of their quality, good facilities and standard of management. The 5ha Welwyn Hatfield Lawn Cemetery in Hatfield won the award for the first time in 2014, however it was not put forward for the award in 2020. This means that the total area of open space in the borough with a Green Flag Award was 68 hectares, compared with 73 hectares in 2019.

**The sustainability of new development**

<b>Indicator EN7</b>	<b>Local Plan Indicator (Policy SADM13)</b>
<i>Sustainable design and construction</i>	
<b>Target:</b>	No specific targets until after the new Local Plan is adopted.
<b>Achieved to date:</b>	N/A

7.10 The amount of new renewable energy capacity being completed is an important indicator, given the general need to reduce carbon emissions. Most small-scale schemes for renewable

energy generation (such as solar photovoltaic or thermal panels on houses) do not require planning permission. It is therefore only possible to monitor the large-scale or standalone schemes which do, as well as renewable energy provision in new development.

**Table 35 – Renewable Energy Completions 2019/20**

Energy source	Wind		Solar PV		Solar thermal		Anaerobic digestion		CHP		Other	
	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity
Committed (In supply)	0	N/A	11	Not Known	0	N/A	0	N/A	1	Not known	5	Not Known
Completed 2019/20	0	N/A	2	Not Known	0	N/A	0	N/A	0	N/A	2	Not Known

- 7.11 During the monitoring year, four schemes incorporating renewable energy generation were completed. However, it is not known what the overall energy generating capacity of these schemes are as this is not always provided by the applicant.
- 7.12 Once the new Local Plan is adopted, the AMR will also report on the sustainability of new construction itself. This will include the amount of non-residential development which meets BREEAM ‘excellent’ standards, and the levels of estimated water consumption in new homes. These feature within Policy SADM13 of the Draft Local Plan, which also sets out target levels of provision for each.

## Indicator EN8

## Contextual Indicator

### CO<sub>2</sub> emissions per capita

- 7.13 The general need to reduce carbon emissions is enshrined in both national and local policy. Table 36 lists emissions in kilotons (Kt) over time for both Welwyn Hatfield and Hertfordshire, across three categories of carbon emitters (the most recent figures available are for 2017). This then provides a grand total for each area, and allows per capita figures to be established.
- 7.14 It can be seen that CO<sub>2</sub> emissions have generally been decreasing in recent years. This was driven by falls in commercial and domestic emissions, meanwhile transport emissions have generally increased – although the most recent data for 2017 does show a slight decline in emissions from transport for both Welwyn Hatfield and Hertfordshire. Welwyn Hatfield’s emissions per capita have historically been slightly above the Hertfordshire average, however for 2017 are now inline at 5.1 tons of CO<sub>2</sub> per capita. Falls in emissions from transport in future would facilitate further reductions in carbon emissions – amongst other benefits this highlights the importance of those policies in the Draft Local Plan which encourage the provision of more sustainable modes of travel.

**Table 36 – CO<sub>2</sub> Emissions**

CO <sub>2</sub> Emissions	Commercial (Kt CO <sub>2</sub> )	Domestic (Kt CO <sub>2</sub> )	Transport (Kt CO <sub>2</sub> )	Grand Total (Kt CO <sub>2</sub> )	Per Capita (Tons CO <sub>2</sub> )	
Welwyn Hatfield	2013	314	226	263	790	7.0
	2014	273	189	269	718	6.2
	2015	241	185	272	685	5.8
	2016	204	178	279	648	5.4
	2017	195	166	277	624	5.1

CO <sub>2</sub> Emissions		Commercial (Kt CO <sub>2</sub> )	Domestic (Kt CO <sub>2</sub> )	Transport (Kt CO <sub>2</sub> )	Grand Total (Kt CO <sub>2</sub> )	Per Capita (Tons CO <sub>2</sub> )
Herts	2013	2208	2408	2673	7201	6.3
	2014	1924	2027	2726	6587	5.7
	2015	1770	1978	2811	6466	5.5
	2016	1564	1900	2873	6245	5.3
	2017	1440	1778	2870	5994	5.1

Data source: Department for Business, Energy & Industrial Sector -

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

## Indicator EN9

## Contextual Indicator

*Amount of the borough within Flood Zones 2&3*

7.15 Welwyn Hatfield is generally at a relatively low risk of flooding from rivers by virtue of most of its towns and villages being in elevated locations away from rivers and watercourses, although a number of properties are located within Flood Zone 2 (land with a medium probability of flooding) with some also in Flood Zone 3 (high risk of flooding). New development and other changes within the built environment, as well as improvements in flood risk modelling, mean that flood zones are subject to change over time. Given that the frequency of flood events is likely to increase in the future as a result of climate change, the amount of the borough within Flood Zones 2 and 3 will be important to monitor.

**Table 37 – Area of Welwyn Hatfield in Flood Zones 2 & 3**

Year	Area in Flood Zone 2 (Medium probability)	Area in Flood Zone 3 (High probability)	Total area in medium or high flood probability
2015	4.45km <sup>2</sup>	3.05km <sup>2</sup>	7.50km <sup>2</sup>

7.16 In 2015, Environment Agency Modelling put 7.5km<sup>2</sup> of land within Flood Zones 2 and 3 – this equates to 5.8% of the borough. Whilst this is a large amount of land in absolute terms, the vast majority of it is undeveloped. The risk of river flooding to homes is almost entirely limited to a small number of properties in the heart of the borough's historic riverside villages – for example alongside the River Mimram in Welwyn, alongside the River Lee in Lemsford, and alongside the Mimmshall Brook in Water End.

## Indicator EN10

## Contextual Indicator

*Number of flood events*

7.17 The Local Plan's Sustainability Appraisal has recommended also monitoring the number of actual flood events in the borough. This is useful in understanding changes in flood risk over time, and also reflects hazards from surface water flooding. This is generally more of an urban phenomenon, and can potentially be exacerbated by man-made features and development (although it can now usually be mitigated in new development through the provision of Sustainable Urban Drainage Systems). However, it has not yet been possible to source complete data on recorded flood events in the borough.

**Indicator EN11****Contextual Indicator*****Planning applications granted contrary to Environment Agency advice***

- 7.18 The Environment Agency (EA) issues advice on planning applications which raise potential issues relating to flood risk, water quality and contamination. During the monitoring year, EA data (<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>) indicates that they objected to two planning applications. One (non-residential) application was objected to due to an inadequate flood risk assessment in relation to a proposed recreational lake in Flood Zone 3. However, as this element was then removed from the application it was deemed that there were no objections to the revised development which was within Flood Zone 1. The other (residential) application which was objected to was due to the development being next to a watercourse – specifically within 3 metres of a designated main river. As this application is still (at the time of writing) under consideration, no applications were granted contrary to EA advice during the monitoring year.

**Indicator EN12****Local Plan Indicator (Policy SADM12/Parking Standards SPG)*****New development complying with parking standards***

**Target:** This indicator has no specific target.

**Achieved in year:** 64% of completions within +/-33% of target (75% for residential schemes)

- 7.19 The figures below show the compliance of both residential and non-residential completions in the monitoring year against the Council’s 2004 Parking Standards Supplementary Planning Guidance and 2014 Interim Policy for Car Parking Standards. Because the Council treats its parking standards as ‘guidelines’ rather than ‘maximums’, the AMR monitors the number of developments within a tolerance of 33% more or less than the standards.
- 7.20 The overall proportion of sites within 33% more or less than the standards increased this year to 64% (compared with 57% in 2018/19). This was largely a result of a high level of compliance for residential sites and residential institutions. Whilst for many non-residential completions compliance was much lower, as many of these are in town centre locations where car parking would not be expected to be provided on individual sites in the most accessible locations.

**Table 38 – Compliance of New Development with Parking Standards**

Use Class	2019/20 sites completed*	Number within +/- 33% of guidelines	% within +/-33%
<b>A (Retail etc)</b>	5	1	20%
<b>B (Employment etc)</b>	9	4	44%
<b>C (Residential institutions etc)</b>	4	4	100%
<b>D (Leisure, community etc)</b>	8	2	25%
<b>Residential sites</b>	48	36	75%
<b>Total</b>	<b>74</b>	<b>47</b>	<b>64%</b>

\*Only those sites where sufficient information was available to make an assessment

**Indicator EN13****Contextual Indicator*****New development accessibility by public transport***

- 7.21 The vast majority of homes built this year are accessible to key facilities listed in table 39 below. All new homes were within 30 minutes (by public transport or walking) of a primary school, secondary school or GP surgery. In terms of accessibility to hospitals, 97% of new homes built were within half an hour by walking or public transport. Those outside the 30

minute threshold were a small number of completions in Brookmans Park, South Hatfield and Digswell, which were just over the 30 minute threshold. New development's accessibility to major retail centres was 95%, with a small number of completions outside the half an hour threshold (in Welwyn and Brookmans Park). Meanwhile, 98% of developments which completed in 2019/20 were within 30 minutes of an employment area.

**Table 39 – New homes within 30 minutes by public transport (or walking) of key facilities**

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
<b>GP surgery</b>	100%	98%	100%	100%	98%	99%	100%
<b>Hospital</b>	98%	88%	97%	89%	93%	93%	97%
<b>Primary school</b>	100%	97%	92%	100%	99%	100%	100%
<b>Secondary school</b>	100%	99%	99%	99%	96%	97%	100%
<b>Employment area</b>	99%	98%	91%	92%	96%	98%	98%
<b>Major retail centre</b>	100%	96%	86%	97%	97%	94%	95%

*Data source: TRACC accessibility software, via Hertfordshire County Council*



## 8. Infrastructure and Movement

This chapter covers the development of the borough's infrastructure, including its future infrastructure needs. The chapter includes an indicator on the amount of 'Section 106' funding held and collected during the year.

- 8.1 Ensuring that development has infrastructure to support it is a key part of making Welwyn Hatfield a pleasant and convenient place to live and work. To do this the Council works closely with other public authorities such as Hertfordshire County Council in respect of education and the Environment Agency in respect of flood risk, as well as private sector service providers such as bus operators and utility companies.

### Indicator IN1 Local Plan Indicator (Policy SP13 and Planning Obligations SPD) *Section 106 funds collected and held*

**Target:** There is no specific target for this indicator  
**Achieved to date:** £630,000 received (WHBC); £170,000 received (HCC) in 2019/20

- 8.2 Section 106 (S106) legal agreements are a key mechanism by which infrastructure, occurring as a direct result of development, can be funded. It is also a means by which funding for other projects can be secured (such as offsite affordable housing); as well as a means to secure other non-financial measures (such as requiring a developer to provide affordable housing within a development site). In the future, the Community Infrastructure Levy (CIL) will supplement S106 contributions as means to fund infrastructure provision. [The Council's proposed CIL Draft Charging Schedule](#) was published in spring 2017 and consultation took place between May and June 2017. The Council updated its evidence on CIL viability in a report published in July 2020 and further consultation took place from 30<sup>th</sup> September – 25<sup>th</sup> November 2020.
- 8.3 S106 agreements are secured in accordance with the Council's adopted [Planning Obligations Supplementary Planning Guidance](#). Many also fall under Hertfordshire County Council's Planning Obligations Toolkit, which covers contributions for county-provided services such as education and highways. Although these contributions are requested by the County Council, borough and district councils are responsible for negotiating and collecting contributions from applicants.
- 8.4 During the monitoring year, Welwyn Hatfield Borough Council received a total of just under £630,000 in S106 funding for projects within its own remit. Contributions received were from eight implemented developments, including:



- £483,000 for improvements to the Welwyn Garden City train station footbridge (from the developer of the South side of the former Shredded Wheat site);
- £27,000 towards improving the leisure opportunities in the vicinity of the Luna student accommodation (behind the Comet Hotel);
- 16,000 towards improving play facilities at the Bushey Ley play area in Howlands;
- Smaller amounts were received for allotments, local green spaces, play facilities, parking surveys and waste and recycling provision at specific developments;
- £112,000 was also collected from and behalf of Hertfordshire County Council for one of their owned sites for education, library and transport.

8.5 As Hertfordshire County Council is responsible for higher level services and infrastructure, it generally receives much larger sums of S106 money (though as noted, it is the borough council that is responsible for securing these amounts). During the year the County Council received £170,000 to fund a range of schemes including:

- £34,000 towards bus infrastructure improvements in the vicinity of the Bericot & Shackleton Way development;
- £6,000 towards monitoring and administering the Green Travel Plan;
- Other amounts towards education and youth contributions.

<b>Indicator IN2</b>	<b>Local Plan Indicator (Policy SP13 and IDP)</b>
<i>Delivery of new infrastructure – Section 106 funds spent</i>	
<b>Target:</b>	There is no specific target for this indicator
<b>Achieved to date:</b>	£274,000 spent (WHBC); £1,955,000 spent (HCC) in 2019/20

8.6 Welwyn Hatfield Borough Council spent a total of just under £274,000 in S106 funding for projects within its own remit. In terms of funds spent, this included:

- Just under £50,000 towards various sports club projects;
- £27,000 towards the basketball court, outdoor gym equipment, the cable run and benches at the Ellenbrook Recreation Ground;
- £48,000 towards the Gosling Sports Park gymnastics hall;
- £32,000 towards the removal and replanting of new trees along Lyles Lane in Welwyn Garden City;
- £14,000 towards the St Audrey's Green Allotment in Welwyn Garden City;
- £14,000 towards waste and recycling bins at five new residential developments.

8.7 During the year Hertfordshire County Council spent £1,955,000 in S106 money within the borough, funding a range of schemes which included:

- £1,644,500 towards an expansion and improvements at Stanborough School;
- £78,000 towards the new Library in Hatfield Town Centre;
- Other smaller amounts were also spent on three new pedestrian crossings, upgrades of bus stops and improvements to Cole Green Way.

8.8 Notable infrastructure developments have included:

- Hertfordshire County Council, in partnership with the council, undertook a consultation on schemes to improve the pedestrian environment and traffic circulation around Stonehills and Howardsgate. A new system was trialled in May and June 2018 and based on the outcome of the trial and feedback received during consultation, the scheme has been

updated. A number of objections were received in relation to the Traffic Regulation Orders which are being considered as part of the revised decision;

- At the end of March 2019, train operator GTR introduced new trains on the routes between Moorgate and Hertfordshire, replacing Great Northern's oldest train fleet. The new trains have space for around an additional 100 passengers per train as well as wider doors and interconnected carriages to help improve accessibility;
- The Government and Highways England plans to convert the A1(M) to a Smart Motorway between Junction 6 (Welwyn) and Junction 8 (Stevenage), with the current hard shoulder converted to a running lane. This £100m+ scheme, expected to start work by 2020, would result in the A1(M) having three lanes in each direction all the way from Hatfield to Hitchin.

8.9 To deliver the larger number of smaller scale infrastructure improvements needed to support the growth proposed in the Local Plan, a revised Draft Infrastructure Delivery Plan (IDP) has been published alongside its submission. In addition to the more typically thought of 'physical' infrastructure (such as transport and utilities), the IDP identifies requirements for social infrastructure (such as schools and community facilities) and green infrastructure (such as open spaces and conservation areas). The IDP will facilitate further dialogue with service providers and developers, and will be a 'living' document that continues to evolve. It will be able to influence spending priorities for public bodies and service providers, and form the basis of the Council's emerging CIL Charging Schedule.



## 9. Site-Specific Monitoring

This chapter monitors the development and implementation progress on the Mixed-Use Sites and Strategic Development Sites proposed for allocation in the Draft Local Plan

- 9.1 The AMR has historically included a section monitoring the implementation of development on sites with adopted Supplementary Planning Documents (SPDs). SPDs set out additional detail to District Plan (and in the future, Local Plan) policies in certain topics or areas, and are used in the determination of planning applications. More importantly, they also assist both the Council in articulating its development aspirations and developers in preparing their development proposals. As none of the three SPD sites have yet been completed, all are proposed for allocation in the Draft Local Plan – one as a Strategic Development Site (in two parts, reflecting its significant size and complexity), and two as Mixed-Use Sites.
- 9.2 In order to aid in their implementation, the AMR monitors the progress of the newly proposed Strategic Development Site and Mixed-Use Site allocations in the Draft Local Plan. Whilst none of these sites have SPDs in place, each has nevertheless been the subject of masterplanning work to identify development constraints and opportunities.
- 9.3 This results in a total of nine areas proposed for allocation in the Draft Local Plan which will be subject to site-specific monitoring, and for each site the respective site allocations policy in the plan sets out a number of targets (these are also listed in Table 19 of the Draft Local Plan). Once development on a site commences the AMR will itself list all of the site-specific targets in order for them to be monitored – currently the only site to which this applies is the Broadwater Road West site in Welwyn Garden City.

### Welwyn Garden City Town Centre North – Mixed-Use Site MUS1

- 9.4 The Draft Local Plan maintains the 2005 District Plan allocation of this site for a mixed-use development, and the [Town Centre North SPD](#) was adopted in 2015 following public consultation. 6,000m<sup>2</sup> of new retail floorspace and 100 new homes are envisaged, and the SPD provides detailed guidance to ensure that development is sympathetic to its conservation area location, whilst also maximising opportunities to deliver the town centre's development needs. To date, there is no development progress to report on this site although the Council is in the process of developing proposals.

### 1-9 Town Centre, Hatfield – Mixed-Use Site MUS2

- 9.5 The Local Plan proposes the allocation of this site to provide new ground floor retail floorspace and new homes above. The site was originally envisaged to have been part of a much more comprehensive redevelopment scheme for Hatfield Town Centre, but this ultimately fell through following the recession of the late 2000's. A planning application has

now been approved (subject to a S106 agreement) for 1,100m<sup>2</sup> of commercial retail space and 71 new flats.

### **High View Neighbourhood Centre, Hatfield – Mixed-Use Site MUS3**

9.6 The Local Plan proposes the comprehensive redevelopment of High View to provide more modern retail and community provision as well as new homes. The High View SPD was adopted in April 2011 in order to help to drive the development of this site forward, but because of the condition of the property market since it had been challenging to bring the scheme forward. However, a commercial developer partner was appointed and a planning application was granted in July 2020 for 146 new dwellings, 18 retail units, a doctor's surgery as well as new public open space. Demolition work has since commenced and the development is expected to complete in up to four phases by 2023.

### **North East Welwyn Garden City (Panshanger Airfield) – Strategic Development Site SDS1**

9.7 The Local Plan proposes the allocation of this site as part of a major urban extension, with a target provision of 650 new homes supported by infrastructure including a new school. The Local Plan also proposes that any masterplan for the site allows the opportunity for a realigned grass runway to the north of the site. Until the adoption of the Local Plan the site remains a designated Area of Special Restraint, although the landowner has carried out pre-application public consultation and the Council is continuing to work with them to secure a successful scheme for the site. During the hearing sessions in June 2018 the inspector observed that the council could consider bringing forward a larger area for residential development. An outline planning application was granted permission in February 2020 for 650 dwellings.

### **South East Welwyn Garden City (Birchall Garden Suburb) – Strategic Development Site SDS2**

9.8 The Draft Local Plan proposes the allocation of this site as part of a major urban extension, with a target provision of 1,200 new homes supported by infrastructure including a new school, neighbourhood centre, and new parkland. This site extends into East Herts District, where a further 1,350 new homes and additional supporting infrastructure are proposed. The East Herts District Plan was adopted in October 2018. Until the adoption of the Local Plan the Welwyn Hatfield part of the site remains within the Green Belt, and there is no development progress to report on the site. Concerns were raised in the Inspector's Interim report regarding the Southern part of the site and the impact on openness of the wider Green Belt.

### **Broadwater Road West, Welwyn Garden City – Strategic Development Sites SDS3 (North) and SDS4 (West)**

9.9 The Broadwater Road West site is the only one of the sites subject to site-specific monitoring on which development has taken place. The 16.2 hectare site is situated immediately east of Welwyn Garden City Town Centre across the East Coast Main Line, and comprises four main areas along with some highway and railway land:

- 3.0ha (once the factory and offices of Roche Pharmaceuticals) on which 209 homes were completed between 2012-2014;
- 9.1ha (once a factory for Shredded Wheat), which is proposed for allocation in the Local Plan as Strategic Development Site SDS3. A planning application was granted in February 2019 for 1,340 dwellings, as well as 114 care home bedrooms, office floorspace and a number of other uses and supporting infrastructure. Demolition works have now started on the Southern side of the site.

- 2.1ha (currently occupied by a warehouse and distribution centre), which is proposed for allocation in the Local Plan as Strategic Development Site SDS4 and has a target provision of 170 new homes and 11,350m<sup>2</sup> of new office floorspace;
- 1.1ha occupied by the BioPark research and development complex, which provides state-of-the-art facilities for science and technology companies. This is an established use, and not anticipated for any form of redevelopment.

9.10 The [Broadwater Road West SPD](#) was adopted in December 2008. It sets out the Council's vision and a masterplan to help shape the mixed-use redevelopment of this key site. Whilst the progress of development on the site has been somewhat slower than anticipated, 85% of the land envisaged for redevelopment now has planning permission in place. This will secure the reuse of the most important heritage assets on the site, notably including the landmark Grade II listed silos formerly used to store grain.

9.11 Because development of these sites has commenced, the targets set out in the Local Plan can now be monitored against. It can be seen that meeting the targets is heavily dependent on provision on site SDS3 (as well as SDS4 in the future).

**Table 40 – Broadwater Road West SPD Performance**

Site-Specific Local Plan Target	Performance to date
1,230 new dwellings across three areas	209 completed, remainder in proposed allocations
17,650m <sup>2</sup> new B1 employment floorspace	None completed, remainder in proposed allocations
Maximum 600m <sup>2</sup> A1 convenience retail floorspace	572m <sup>2</sup> in planning permission for site SDS3
Provision of a new hotel	Forms part of planning permission for site SDS3
Provision of a new healthcare facility	Forms part of planning permission for site SDS3
Provision of new community facility floorspace	Forms part of planning permission for site SDS3
0.8ha new urban space per 1,000 residents	1.16ha per 1,000 residents achieved to date
No loss or harm to protected heritage assets	Some loss as authorised by planning permission/listed building consent
10% of site energy need from renewable sources	10.1% to date
Introduce traffic calming along Broadwater Road	Forms part of planning permission for site SDS3
Improvements to bus services serving the site	Funding received, but scheme not yet implemented
Improvements to the footbridge to the town centre	Forms part of planning permission for site SDS3
Delivery of new primary school capacity (offsite)	Forms part of planning permission for site SDS3

### North West Hatfield – Strategic Site SDS5

9.12 The Draft Local Plan proposes the allocation of this site as part of a major urban extension, with a target provision of 1,650 new homes supported by infrastructure including a new school and neighbourhood centre. Until the adoption of the Local Plan in due course the site remains within the Green Belt, and there is no development progress to report on the site – although the landowner has carried out pre-application public consultation and the Council is continuing to work with them to secure a successful scheme for the site. This site was examined at the stage 4 hearing sessions in June 2018.

### Symondshyde New Village – Strategic Site SDS6

9.13 The Draft Local Plan proposed the allocation of this site, north of Hatfield, to create a new village. The target provision of 1,130 new homes would be supported by infrastructure including a new school and neighbourhood centre. Hearing sessions on the soundness of the allocation took place on 11<sup>th</sup> March 2020.

### **Marshmoor, Welham Green – Strategic Site SDS7**

9.14 The Draft Local Plan proposes the allocation of this site as part of an urban extension, with a target provision of over 40,000m<sup>2</sup> of new employment floorspace in addition to 80 new homes. Until the adoption of the Local Plan in due course the site remains within the Green Belt, and there is no development progress to report on the site – although the landowner has carried out pre-application public consultation and the Council is continuing to work with them to secure a successful scheme for the site. This site was examined at the stage 8 hearing session on 30<sup>th</sup> July 2020.

## Appendix 1 – Housing Site Monitoring

In June 2016 the Council published its first [Housing and Economic Land Availability Assessment \(HELAA\)](#), following the methodology laid out in the national [Planning Practice Guidance](#). The HELAA assesses the suitability, achievability and availability of potential development sites promoted to the Council, and was a key part of the production of the new Local Plan for the borough.

However, the HELAA's predecessor SHLAAs (Strategic Housing Land Availability Assessments) also had a monitoring role which the HELAA does not have. In order to retain that monitoring, it has been incorporated into the AMR and makes up this Appendix. The 2015/16 AMR explained this process in more detail, including how the AMR's approach differs.

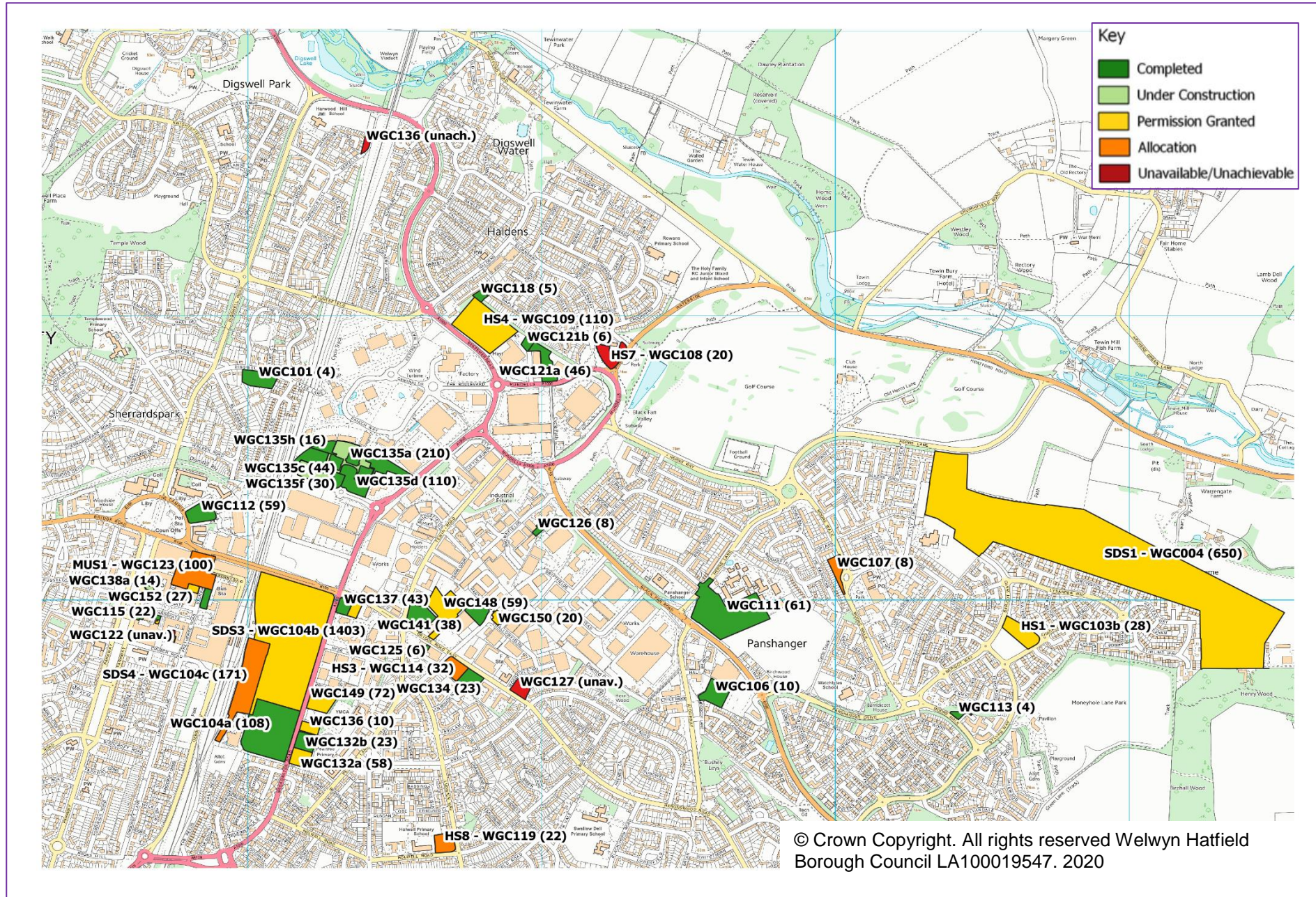
Sites with at least some prospect of delivering 5 or more dwellings within the plan period are subject to ongoing monitoring on their status. Note that the additional sites identified in the 2019 HELAA have not been included in the site monitoring this year.

<b>Site statuses as of 31/03/2020</b>	<b>Completed (2016/17 – 2019/20)</b>	<b>Planning permission granted – Under construction</b>	<b>Planning permission granted – Awaiting construction start</b>	<b>Proposed allocation or HELAA site</b>	<b>Planning permission or HELAA site – Unavailable or Unachievable within plan period</b>	<b>Totals</b>
<b>Settlement</b>						
Brookmans Park	4	1	1	3	-	<b>9</b>
Cuffley	2	-	2	6	1	<b>11</b>
Digswell	1	-	2	-	-	<b>3</b>
Hatfield	19	5	5	9	2	<b>40</b>
Little Heath	-	-	-	2	-	<b>2</b>
Oaklands & MH	1	1	-	2	-	<b>4</b>
Welham Green	2	-	-	2	-	<b>4</b>
Welwyn	2	3	-	3	-	<b>8</b>
Welwyn Garden City	21	5	14	13	3	<b>56</b>
Woolmer Green	-	1	-	-1	-	<b>2</b>
Rural Areas	2	2	3	2	1	<b>10</b>
<b>Borough total</b>	<b>54</b>	<b>18</b>	<b>27</b>	<b>43</b>	<b>7</b>	<b>149</b>

A large number of monitored sites remain at early stages of the development process, however there are already more sites completed than proposed allocations or HELAA sites. A number of urban allocated or HELAA sites have now being granted permission and are either awaiting construction start or under construction.

These housing sites are shown on the maps on the following pages, which are separated by settlement. The references shown are the sites' monitoring references, and sites are also prefixed by their allocation reference number if they are proposed for allocation in the Draft Local Plan. The numbers in brackets are the number of dwellings expected to come forward.

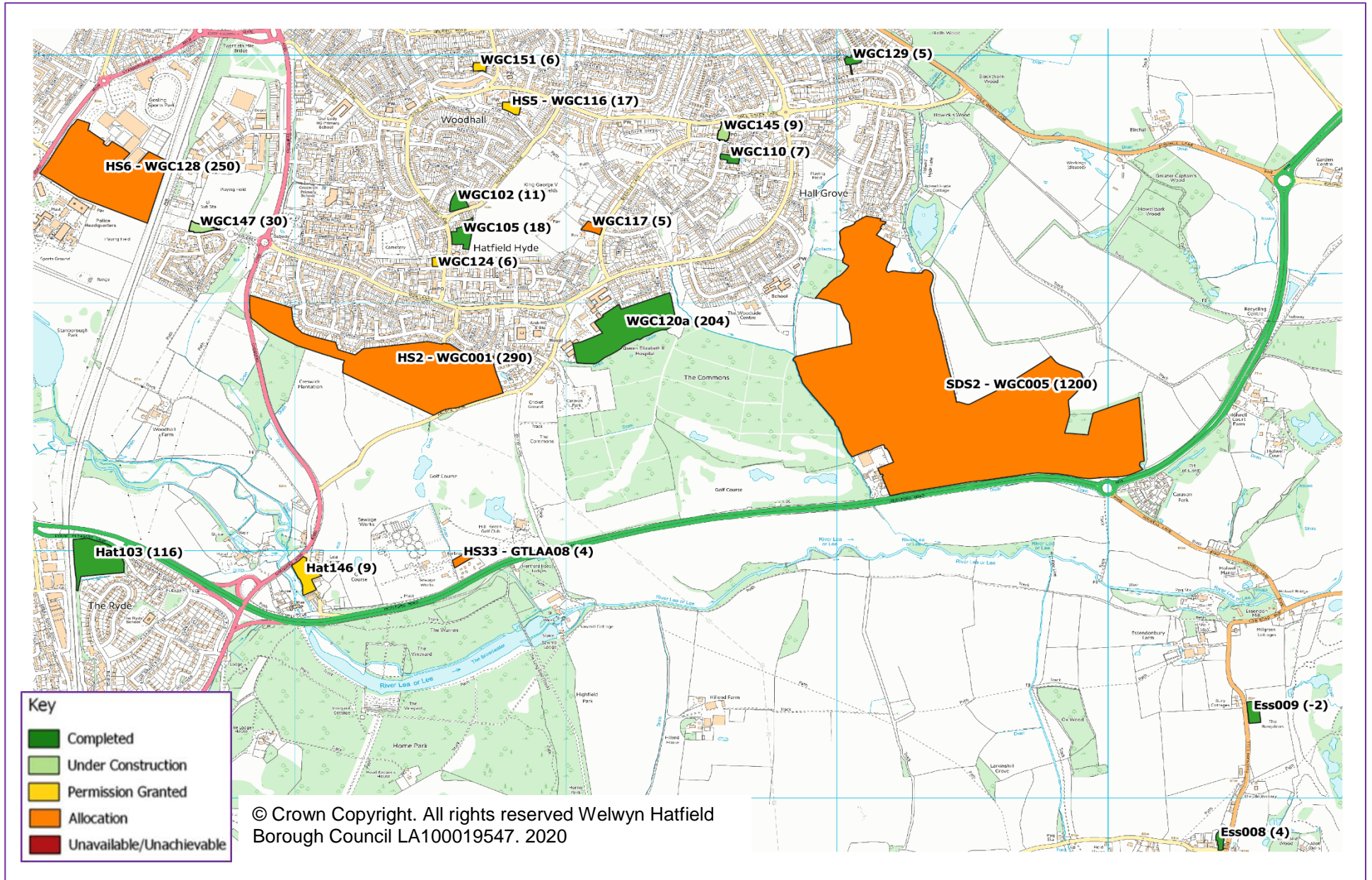
# Welwyn Garden City (North, Central and East)



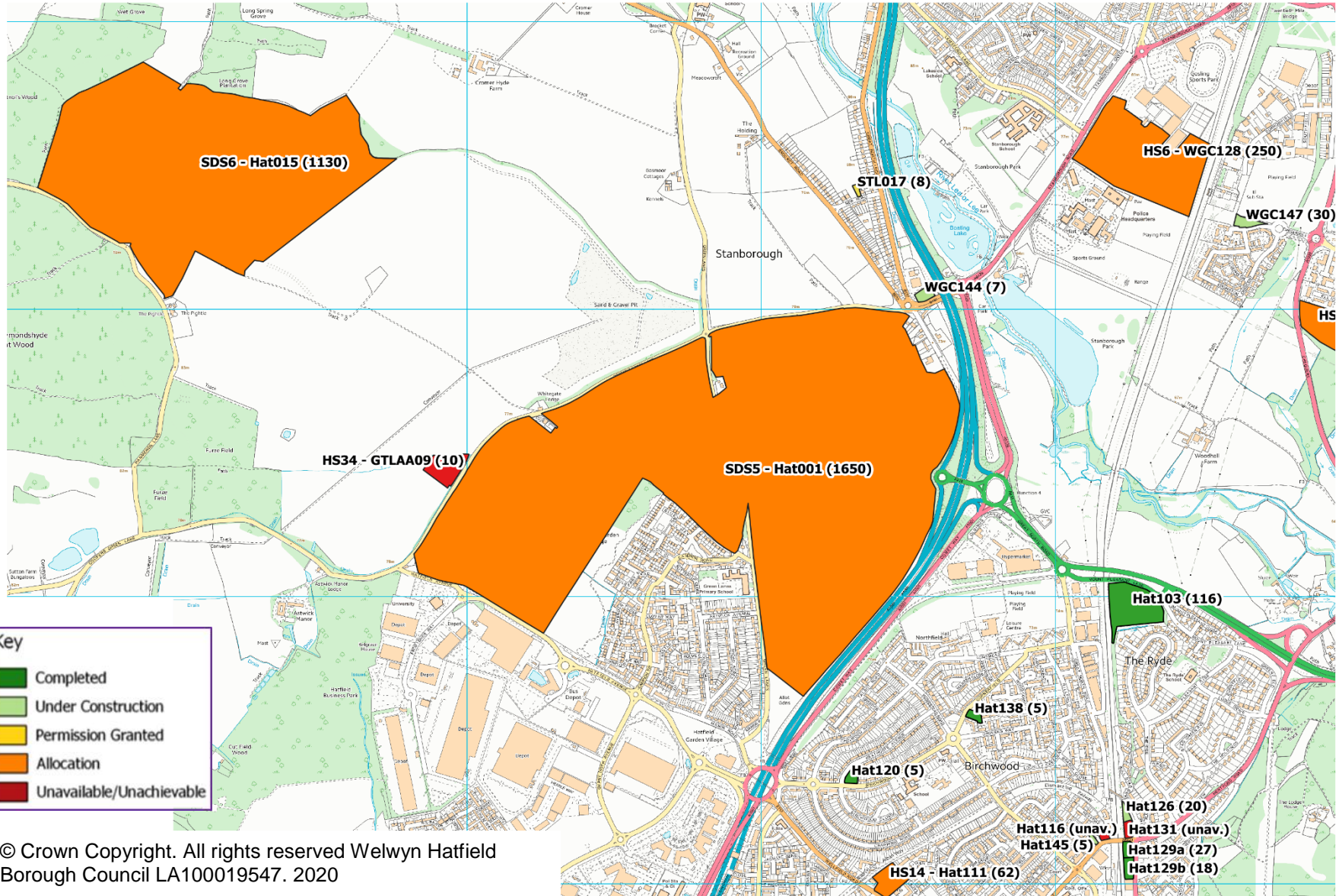
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# Welwyn Garden City (South) and Essendon

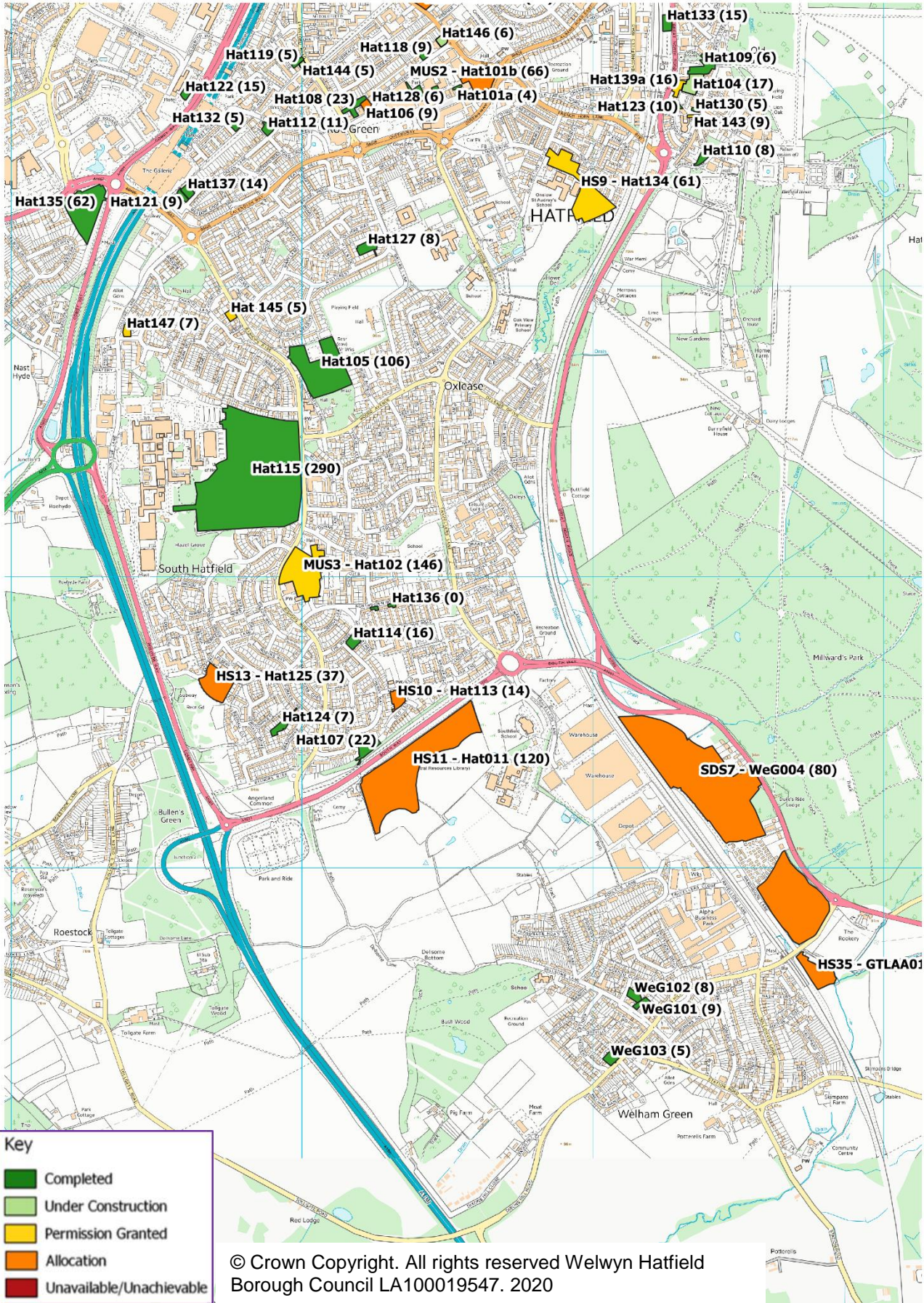


# Hatfield (North) and Symondshyde

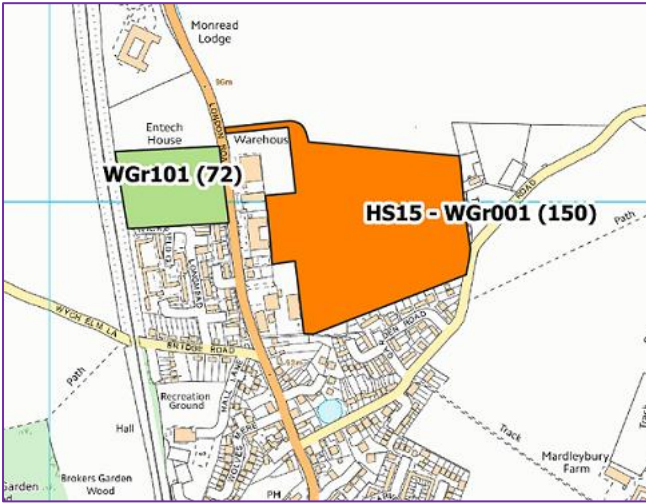


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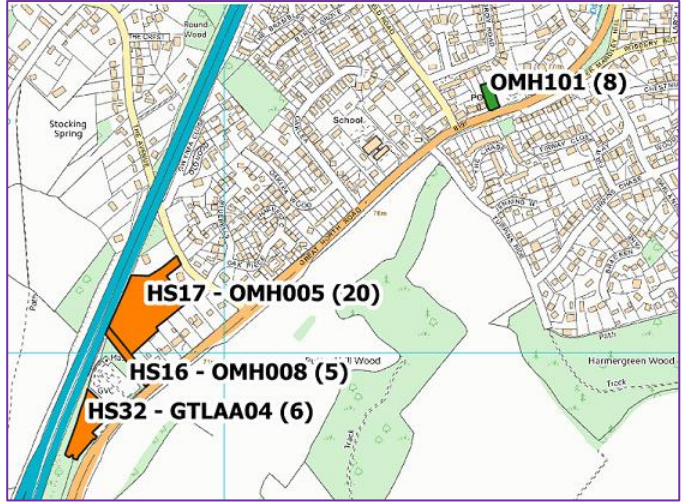
# Hatfield (Central and South) and Welham Green



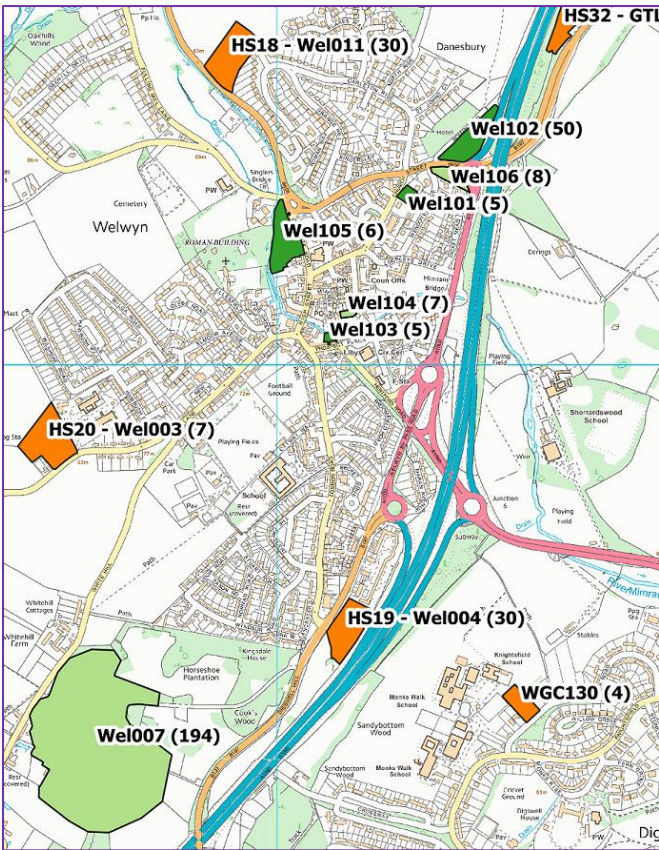
## Woolmer Green



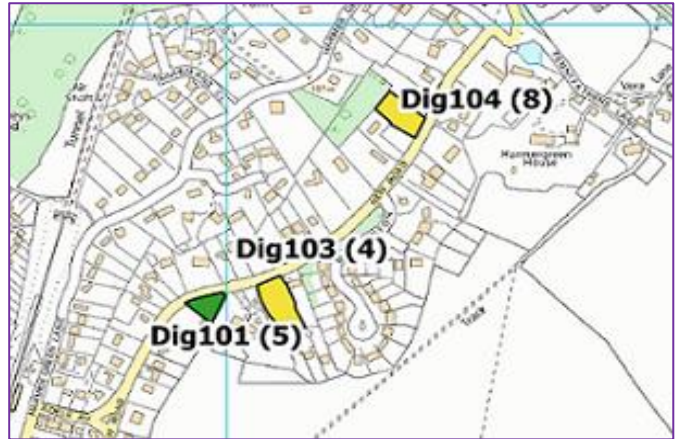
## Oaklands & Mardley Heath



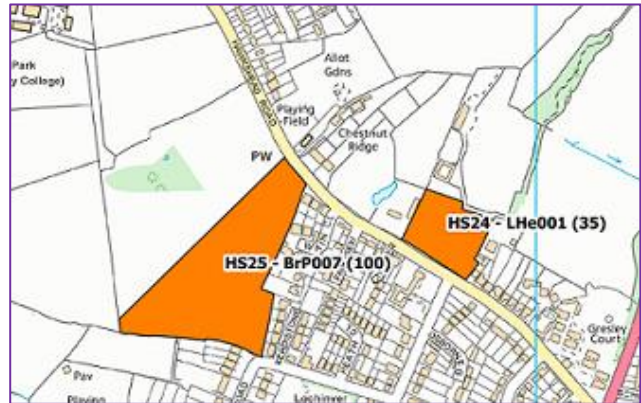
## Welwyn



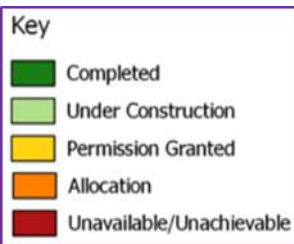
## Digswell



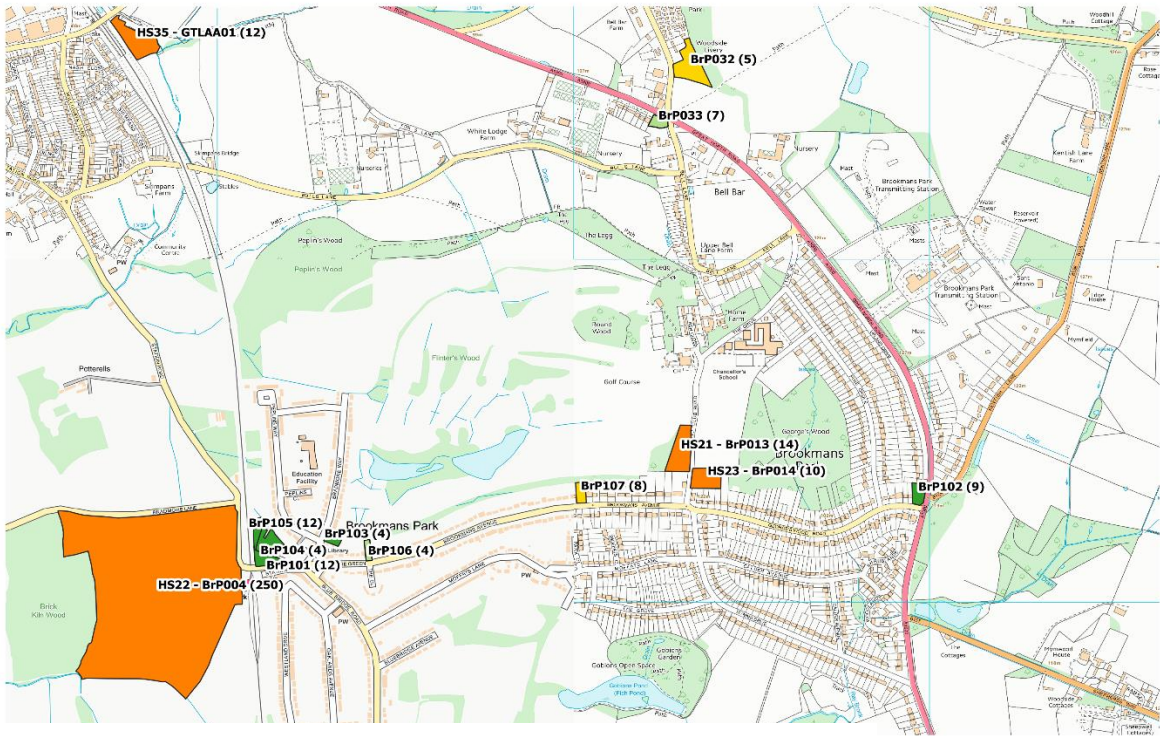
## Little Heath



## Newgate Street



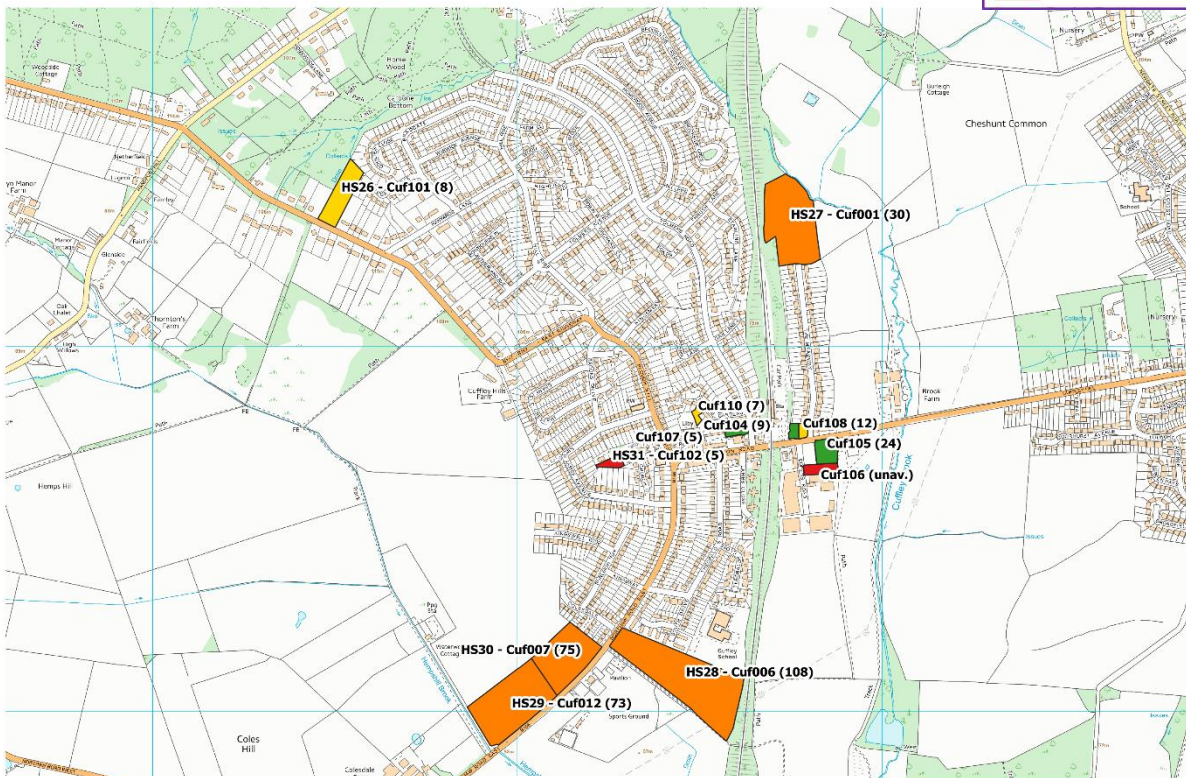
# Brookmans Park



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Key	
<span style="color: green;">■</span>	Completed
<span style="color: lightgreen;">■</span>	Under Construction
<span style="color: yellow;">■</span>	Permission Granted
<span style="color: orange;">■</span>	Allocation
<span style="color: red;">■</span>	Unavailable/Unachievable

# Cuffley



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## Appendix 2 – Housing trajectory summary table to 2024/25

This table includes all sites contributing to the five year housing land supply set out in *Indicator HO6*. It does not include dwellings which have been completed, or sites where all dwellings are expected to be completed beyond 2022/23 (i.e. outside the five year period).

Use Class	C1	Student halls of residence, converted to dwelling equivalents (see Chapter 5)
	C2	Care Homes, converted to dwelling equivalents (see Chapter 5)
	C3	Dwellings (e.g. houses and flats)
Site Status	UC	Site with planning permission, under construction
	PG	Site with planning permission, not yet under construction
	BLR	Site identified on the Brownfield Land Register
	AD	Application submitted - Awaiting determination
	RG	Resolution to grant

Monitoring Reference	Site	Use Class	Planning Permission Reference	Expires	Site Status	2020/21	2021/22	2022/23	2023/24	2024/25	Total 5YLS
BrP108	75 Oaklands Avenue	C3	6/2020/0456/FULL	21/08/2023	PG		-2	9			7
BrP107	77 Brookmans Avenue	C3	6/2018/1996/FULL	04/01/2022	PG	-1	8				7
BrP109	101 Brookmans Avenue	C3	6/2019/2313/FULL	18/12/2022	PG		6				6
BrP106	11 Brookmans Avenue	C3	6/2016/1778/FULL	N/A	UC	5					5
N/A	<b>Small Sites x5 - Under Construction</b>	C3	Various	N/A	UC	5					5
N/A	<b>Small Sites x12 - Permission Granted</b>	C3	Various	N/A	PG	-6	10	5			9
<b>TOTAL BROOKMANS PARK</b>						<b>3</b>	<b>22</b>	<b>14</b>			<b>39</b>
Cuf108	Cufley Motor Company	C3	6/2016/0887/MAJ	06/12/2020	PG		12				12
Cuf110	12 Tolmers Gardens	C3	6/2018/3125/FULL	13/09/2022	UC	8					8
Cuf101 (No02)	36 The Ridgeway and land to the rear	C3	6/2018/2863/FULL	28/03/2022	PG	-1	6				5
N/A	<b>Small Sites x4 - Under Construction</b>	C3	Various	N/A	UC	4					4
N/A	<b>Small Sites x12 - Permission Granted</b>	C3	Various	N/A	PG		1	6			7
<b>TOTAL CUFFLEY</b>						<b>11</b>	<b>19</b>	<b>6</b>			<b>36</b>
Dig105	63-65 New Road	C3	6/2019/1569/FULL	28/02/2023	PG		-1	9			8
N/A	<b>Small Sites x1 - Under Construction</b>	C3	Various	N/A	UC	1					1
N/A	<b>Small Sites x2 - Permission Granted</b>	C3	Various	N/A	PG	4					4
<b>TOTAL DIGSWELL</b>						<b>5</b>	<b>-1</b>	<b>9</b>			<b>13</b>
Hat102 (HW100)	High view (Hilltop) SPD Site	C3	6/2019/1067/MAJ	N/A	PG		2	40	47	57	146
Hat148 (HE17)	Link Drive Car Park	C3	6/2019/2431/MAJ	N/A	BLR/RG				80		80
Hat149	Minster House	C3	6/2019/2086/FULL	17/09/2023	PG			49			49
Hat134 (HE80)	Land at Onslow St Audrey's School, Howe Dell	C3	6/2017/1641/MAJ	05/10/2021	PG			-1	43	44	86
Hat101b (HC100b)	1-9 Town Centre	C3	6/2019/2430/MAJ	N/A	BLR/RG				35	35	70
Hat140	Plot 6000, Hatfield Business Park	C2	6/2017/0550/MAJ	16/02/2021	PG		45				45
Hat125 (HS91)	Land south of Filbert Close	C3	6/2019/2162/OUTLINE	N/A	PG				39		39
Hat141	98-102 Great North Road	C3	6/2017/1194/MAJ	N/A	UC	24					24
Hat126	Colonial House, 87 Great North Road	C3	S6/2014/1541/MA	N/A	UC	20					20
Hat139a	Blackhorse House, 36 Salisbury Square	C3	6/2020/0918/PN11	N/A	UC		8	8			16
Hat113 (HS31)	Garages at Hollyfield	C3	N/A	N/A	BLR			10	3		13
Hat143	Andre House, 19-25 Salisbury Square	C3	6/2018/0688/PN11	14/06/2022	PG		9				9
Hat146	Maynard House, 1 The Common	C3	6/2018/2552/FULL	N/A	UC	8					8
Hat147	1 Roe Green Close	C3	6/2019/1699/FULL	11/10/2022	PG	-1	8				7
Hat145	14-16 Bishops Rise	C3	6/2018/1883/FULL	23/05/2022	PG		5				5
Hat139b	36 Salisbury Square	C3	6/2017/1902/FULL	27/02/2022	PG		5				5
N/A	<b>Small Sites x10 - Under Construction</b>	C3	Various	N/A	UC	22	7				29
N/A	<b>Small Sites x17 - Permission Granted</b>	C3	Various	N/A	PG	4	15	5			24
<b>TOTAL HATFIELD</b>						<b>77</b>	<b>104</b>	<b>111</b>	<b>247</b>	<b>136</b>	<b>675</b>
	<b>Small Sites x1 - Permission Granted</b>	C3	Various	N/A	PG		1				1
<b>TOTAL LITTLE HEATH</b>							<b>1</b>				<b>1</b>
	<b>Small Sites x7 - Under Construction</b>	C3	Various	N/A	UC	9					9
	<b>Small Sites x3 - Permission Granted</b>	C3	Various	N/A	PG	-3	7				4
<b>TOTAL OAKLANDS &amp; MARDLEY HEATH</b>						<b>6</b>	<b>7</b>				<b>13</b>
	<b>Small Sites x2 - Permission Granted</b>	C3	Various	N/A	PG		3				3
<b>TOTAL WELHAM GREEN</b>							<b>3</b>				<b>3</b>
Wel106	37 Church Street	C3	6/2017/2107/FULL	N/A	UC	8					8
	<b>Small Sites x5 - Under Construction</b>	C3	Various	N/A	UC	9					9
	<b>Small Sites x9 - Permission Granted</b>	C3	Various	N/A	PG	-1	11				10
<b>TOTAL WELWYN</b>						<b>16</b>	<b>11</b>				<b>27</b>

Continued on the next page.

## Appendix 2 – Housing trajectory summary table to 2024/25 continued

Monitoring Reference	Site	Use Class	Planning Permission Reference	Expires	Site Status	2020/21	2021/22	2022/23	2023/24	2024/25	Total 5YLS
WGC104b (Pea02b)	Broadwater Road West SPD Site	C2/C3	6/2018/0171/MAJ	15/02/2022	PG			360	152	239	751
WGC135e	Xerox Campus, Bessemer Road (Blocks X2 and X3)	C3	6/2016/1975/RM	N/A	UC	70	55				125
WGC109 (Hal03)	Ratcliff Tail Lift Site, Bessemer Road	C3	6/2018/3110/MAJ	19/09/2022	PG	4	61	45			110
WGC149	29 Broadwater Road	C3	6/2019/3024/MAJ	N/A	BLR/RG		72	56			128
WGC148	Norton Building, Bridge Road East	C3	N/A	N/A	BLR			59	63		122
WGC132a	Highways House, 43-45 Broadwater Road	C2	6/2018/3292/MAJ	17/02/2023	PG		58				58
WGC120c	QEII hospital nursery and MRI centre off William Close	C3	6/2018/2809/MAJ	N/A	UC	41					41
WGC147	Land north of Chequersfield	C3	6/2018/1519/MAJ	N/A	UC	30					30
WGC152	26 Stonehills	C3	6/2019/1452/MAJ	07/02/2023	PG		27				27
WGC139b	Accord House, 28 Bridge Road East	C3	6/2018/2472/MAJ	07/05/2022	PG		25				25
WGC136	37 Broadwater Road	C3	6/2018/2387/MAJ	18/07/2022	PG		24				24
WGC103b	Land at Bericot Way (North)	C3	6/2019/0564/RM	18/07/2022	PG		21				21
WGC138a	Fountain House, Howardsgate	C3	6/2018/1067/PN11	N/A	UC	18					18
WGC139a	Accord House, 28 Bridge Road East	C3	6/2020/0461/PN11	03/04/2023	PG		17				17
WGC117 (Hol19)	Hyde Valley House, Hyde Valley	C2/C3	6/2018/3233/OUTLINE	19/12/2022	PG		-26	12			-14
WGC150	Units 1,1a, 3 Swallow End	C3	6/2018/0231/PN11	27/03/2021	PG		12				12
WGC145	Diocesan Education Centre, Hall Grove	C3	6/2018/1029/FULL	N/A	UC	9					9
WGC144	The East, Great North Road	C3	6/2018/2085/FULL	N/A	UC	8					8
WGC138b	Fountain House, Howardsgate (Roof Extension)	C3	6/2018/1057/FULL	18/06/2021	PG	9					9
WGC150	Units 1,1a, 3 Swallow End	C3	6/2019/1172/FULL	16/01/2023	PG		8				8
WGC158	St Andrews Care Home	C2	6/2020/1249/FULL	30/07/2023	PG			7			7
WGC151	Land behind 140 Ludwick Way	C3	6/2019/1616/FULL	06/12/2022	PG		6				6
N/A	<b>Small Sites 8x - Under Construction</b>	C3	Various	N/A	UC	19					19
N/A	<b>Small Sites 10x - Permission Granted</b>	C3	Various	N/A	PG	-2	10	11			19
<b>TOTAL WELWYN GARDEN CITY</b>						<b>206</b>	<b>370</b>	<b>550</b>	<b>215</b>	<b>239</b>	<b>1517</b>
WGr101	Entech House	C3	6/2017/0848/MAJ	N/A	UC	72					72
<b>TOTAL WOOLMER GREEN</b>						<b>72</b>					<b>72</b>
Nor001	Northaw House, Coopers Lane, Northaw	C3	6/2019/0217/MAJ	07/01/2023	PG		11	14			25
Hat146	Mill Green Mill, Green Lane	C3	6/2018/0717/MAJ	14/12/2021	PG	9					9
BrP033	Swan Lodge, Bell Lane, Brookmans Park	C3	6/2016/0168/FULL	N/A	UC	8					8
NgS101	Ponsbourne Riding Centre, Newgate Street	C3	6/2018/0598/MAJ	N/A	UC	7					7
Wel105	Guessens, 6 Codicote Road	C3	6/2018/3140/FULL	25/03/2022	PG	7					7
BrP032	Firs Stables, Woodside Lane	C3	6/2016/0946/RM	07/06/2020	PG	5					5
N/A	<b>Small Sites 10x - Under Construction</b>	C3	Various	N/A	UC	16					16
N/A	<b>Small Sites 18x - Permission Granted</b>	C3	Various	N/A	PG	-7	20	4			17
<b>TOTAL RURAL AREAS</b>						<b>45</b>	<b>31</b>	<b>18</b>	<b>0</b>		<b>94</b>
<b>TOTAL WELWYN HATFIELD</b>						<b>441</b>	<b>567</b>	<b>708</b>	<b>462</b>	<b>375</b>	<b>2553</b>



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