

Consultation	Consultation on proposed changes to the submitted Draft Local Plan 2016 (site allocations) 2020
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Welwyn Hatfield
Borough Council

Consultation on proposed changes to the submitted Draft Local Plan 2016 (site allocations)

February 2020



LP *

www.welhat.gov.uk/new-local-plan

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HATFIELD**

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Introduction

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Introduction

- 1.1 Welwyn Hatfield Borough Council has a duty to prepare a Local Plan which sets out the long term planning framework for the borough. Once adopted the Local Plan will shape the future of the borough for at least 15 years ahead. In 2016, the Council published the Draft Local Plan for consultation.
- 1.2 The Plan was submitted for examination in May 2017 and an independent Planning Inspector, Melvyn Middleton BA (Econ), DiPMgMt, MRTPI was appointed to consider the soundness of the submitted plan. The Council is part way through the examination process and a number of hearing sessions have already been held. More information on the Examination can be found here: <https://www.welhat.gov.uk/localplanexamination>
- 1.3 However, the Plan as submitted does not make sufficient provision to meet the full objectively assessed need for housing and as part of the examination, the Council has been asked to explore if further provision could be made to address the housing shortfall.
- 1.4 A rigorous assessment of potential alternative sites has been carried out and the Council's Cabinet has recently agreed to consult on a number of potential additional sites and changes to a number of sites contained in the submitted Draft Local Plan.
- 1.5 **This consultation will be open for a 6 week period from Wednesday 19th February until 5:00pm on Wednesday 1 April 2020.**
- 1.6 You can respond online, by post or email and details of how to respond are explained in this document.

2 This Consultation

What is this consultation for?

- 2.1** The Council has undertaken additional work to demonstrate how the submitted Draft Local Plan could be updated to plan for an appropriate balance of new homes, jobs, services and facilities whilst protecting the most sensitive areas of the borough's Green Belt.
- 2.2** A number of additional sites were considered suitable for allocation by officers and were included in a recommended strategy to address the need for housing. These sites were considered by the Council's Cabinet Planning and Parking Panel on 23rd and 29th January 2020.
- 2.3** The recommendations of the Panel were agreed by the Council's Cabinet on 30th January 2020, and the Council is now consulting on a number of sites which it considers could be submitted to the Inspector as part of the on-going Local Plan examination to help address the shortfall between the level of housing growth proposed in the submitted Draft Local Plan and the full objectively assessed need for housing. The Council's Cabinet also agreed to consult on potential changes relating to a limited number of sites in the submitted Draft Local Plan 2016.
- 2.4** All interested parties are being invited to comment on:
- 'Additional' sites that are being considered for allocation, and
 - 'Changes' that are being considered for some of the existing sites in the submitted Draft Local Plan.
- 2.5** Comments may also be submitted with regards to the Addendum to the Sustainability Appraisal 2020 and the updated Habitats Regulations Assessment 2020.
- 2.6** Comments received during this consultation event from interested parties, including organisations and individuals, will be considered before Full Council makes a final decision on which changes to housing site allocations it proposes to submit to the Inspector for examination for consideration as to the soundness of their intended development.
- 2.7** Details of how to respond to the consultation are set out in this document. However, it is important to remember that the Planning Inspector is considering if the Local Plan is legally compliant and consistent with national policy and guidance and responses should relate to the matters the Inspector will be considering. These are referred to as the 'tests' of soundness and legal compliance and will relate to the 'proposed changes' to the submitted Plan.

This Consultation

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Soundness

2.8 The relevant 'tests' of soundness for this Plan are set out in paragraph 182 of the NPPF (2012). When responding, you need to indicate if you consider the following tests have been met:

- Has the plan been **positively prepared** – is the Plan based on a strategy which seeks to meet the objectively assessed development and infrastructure requirements and is consistent with achieving sustainable development?
- Is the plan **justified** – is the Plan an appropriate strategy based on proportionate evidence?
- Is the plan **effective** – can the Plan be delivered over the plan period?
- Is the plan **consistent with national policy** – enabling sustainable development consistent with the National Planning Policy Framework?

Legal Compliance

2.9 This concerns the process of preparing the Plan, so when responding you need to indicate if you consider the following requirements have been met:

- Has the preparation of the Plan followed the programme set out in the most recent **Local Development Scheme**?
- Has the process of preparing the Plan been in accordance with the Council's most recent **Statement of Community Involvement**?
- Does the Plan meet the requirements for content and consultation set out in the **Town and Country Planning (Local Planning) Regulations 2012**?
- Has the Council complied with requirements arising from the **duty to cooperate** on strategic and cross-boundary issues?
- Do the **(Addendum) Sustainability Appraisal** and **(Updated) Habitats Regulations Assessment** form a suitable assessment of the sustainability of the proposals, and follow the Sustainability Appraisal guidance?

2 This Consultation

How to respond to this consultation

- 2.10** We welcome comments that relate to the potential changes to housing site allocations in the submitted Draft Local Plan in the context of the matters of soundness and legal tests, as described earlier in this document and as set out in the National Planning Policy Framework 2012.⁽¹⁾
- 2.11** We are publishing a series of supporting documents to accompany this consultation. These documents will be available during the consultation period and can be viewed and accessed at the Council offices, and from the Council website at: <http://www.welhat.gov.uk/local-plan-sites> Key documents will also be available at local libraries, and at town and parish council offices.
- 2.12** You can view, download documents and submit your comments through our interactive website: <http://www.welhat.gov.uk/local-plan-sites> . If you are unable to comment online, written response forms can also be obtained from the Council's offices and at other inspection points across the borough including local libraries and town/parish council offices. A downloadable form will also be available from the Council's website.
- 2.13** Please respond in a concise manner and specify clearly which site or settlement your comments relate to.
- 2.14** Response forms can be sent in the following ways:

By Post to: Planning Policy, Welwyn Hatfield Borough Council, Council Offices, The Campus, Welwyn Garden City, AL8 6AE

By email to: localplan@welhat.gov.uk

The consultation will take place for six weeks from **Wednesday 19th February 2020** to **Wednesday 1st April 2020**. **Comments should be received by 5pm on the closing day.**

If you need further information, please call Planning Policy on 01707 357000

¹ In accordance with paragraph 214 of the NPPF 2019, as the Welwyn Hatfield Draft Local Plan 2016 was submitted for examination prior to 24 January 2019 (in May 2017), the National Planning Policy Framework 2012 applies.

The Welwyn Hatfield Local Plan

The Welwyn Hatfield Local Plan

Background

- 3.1** Welwyn Hatfield Borough Council is in the process of preparing a Local Plan to guide development across the borough to 2036.
- 3.2** National policy states that ‘to boost significantly the supply of housing’, Local Planning Authorities ‘should use their evidence base to ensure their Local Plan meets the full objectively assessed needs for housing’ and that ‘Green Belt boundaries should only be altered in exceptional circumstances through the preparation of the Local Plan’ ‘taking account of the need to promote sustainable patterns of development’.⁽²⁾
- 3.3** The borough is located entirely within the Green Belt, apart from those towns and villages already excluded. Planning for new homes and jobs requires a balance to be struck between seeking to maximise the use of land in urban areas in an effort to minimise the need for Green Belt sites to be released and developed, whilst also balancing the need to retain employment sites, to ensure there are enough jobs provided alongside new homes.
- 3.4** In 2016, the Council published the Draft Local Plan for consultation. This was prepared following the various stages of plan preparation and consultation with a range of statutory bodies, other organisations such as infrastructure providers, developers, town and parish councils, amenity and interest groups and with residents and businesses.
- 3.5** The Draft Local Plan was submitted to the Secretary of State for examination in May 2017. An independent Planning Inspector, Mr Melvyn Middleton BA (Econ), Dip Mgmt, MRTPI, was appointed to consider the soundness of the submitted Plan.
- 3.6** For the Plan to be adopted successfully, it must be in conformity with national policy, guidance and legislation. In accordance with paragraph 214 of the National Planning Policy Framework (NPPF) 2019, the submitted Draft Local Plan is being examined against the NPPF 2012.
- 3.7** Since the Draft Plan was submitted to the Secretary of State for examination in May 2017, a number of Local Plan Examination hearing sessions have been held. If you would like to find out more about these hearing sessions, view the examination documents or the evidence base please refer to our website:
<https://www.welhat.gov.uk/localplanexamination>

2 NPPF 2012: [Archived NPPF 2012](#)

The Welwyn Hatfield Local Plan

- 3.8** Following the initial examination hearing sessions, the Planning Inspector raised a number of matters with the Council including:
- a. The submitted plan does not meet the identified need for housing and as a result, the Inspector has asked the Council to investigate if additional housing sites could be identified;
 - b. The amount of employment land to be allocated should be related to the accompanying housing proposals put forward. A situation where employment growth outstrips housing growth, would not (in the Inspector's opinion) be a sustainable outcome and would not be found to be sound;
 - c. In the process of moving the plan forward, the Council will need to determine what its approach to the Green Belt is going to be and what weight is to be given to the findings of the most up-to-date Green Belt Study; and
 - d. Exceptional Circumstances would need to be advanced before site allocations could be found sound, noting that the release of some sites would be considered more harmful than others.

Consequences of not getting the plan adopted

- 3.9** If the Local Plan does not plan for sufficient housing in a way that is consistent with national policy, guidance and legislation, then it may not be successfully adopted.
- 3.10** The Inspector has indicated that unless the Council adds in more sites to the Local Plan, it will be found unsound. He has also made it clear that decisions upon which sites to add in to the Plan need to be based on sound planning grounds which are then applied consistently.
- 3.11** The current District Plan (adopted in 2005), is considered to be out of date particularly with regard to policies relating to new residential development. If this Draft Plan is found to be unsound the Council would have to rely on the National Planning Policy Framework for decision making.
- 3.12** Without an up to date adopted Local Plan the Council's five year land supply figures will continue to be based on the Government's standard methodology. Because the Council no longer has a five year land supply, the presumption in favour of sustainable development already applies. As a consequence, policies seeking to protect areas from residential development or protect the character of an area may carry less weight and the Council is more likely to lose decisions on appeal. This means the Council will have much less control over development in the borough and may not result in less housing being delivered across the borough.

The Welwyn Hatfield Local Plan

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The Call for Sites 2019

- 3.13** Following the Inspector's comments on the soundness of the Plan, a new Call for Sites Consultation took place between 7th January and 4th February 2019.
- 3.14** Over 140 sites were promoted for either housing, employment, mixed use or other forms of development. Sites promoted to the Council through the Call for Sites 2019 were published for consultation between 7th May and 24th June. Over 10,000 responses were received.
- 3.15** The consultation on the sites promoted through the Call for Sites 2019 identified a common range of issues and concerns. These include the importance of protecting the Green Belt, ensuring that any development is accompanied by new infrastructure and that existing infrastructure is often considered inadequate to support more growth.
- 3.16** The Council has undertaken a rigorous approach to assessing potential sites.
- 3.17** The sites have been considered through a detailed Sites Selection process, informed by a range of evidence including the harm to the Green Belt, and engagement with key stakeholders, including in relation to infrastructure requirements. This process is discussed in more detail in the Site Selection Background Paper 2019 (a supporting document).

The Welwyn Hatfield Local Plan

Sites included in this consultation

- 3.18** A strategy to reach the Objectively Assessed Need was considered by the Council's Cabinet Planning and Parking Panel on 23rd and 29th January 2020. This strategy sought to maximise the re-use of previously developed land, land in existing urban areas and also proposed the release of land from the Green Belt as there is an insufficient supply of land from within the borough's urban areas to accommodate the need for housing.
- 3.19** However, the Panel was concerned about the extent of harm to the Green Belt, coalescence between villages and the sustainability of some locations which had been identified for development. The Panel agreed to recommend an alternative strategy, for a lower housing target of approximately 14,000 to the Council's Cabinet for consultation. This strategy involves a number of new sites and changes to existing sites contained in the Draft Local Plan.
- 3.20** The sites included in this document reflect the decision of the Cabinet on the 30th January 2020, which was to consult on potential additional sites and other changes to site allocations.
- 3.21** The potential changes, if carried forward, would result in a housing development strategy consistent with the Council's Settlement Hierarchy and Spatial Strategy. The majority of growth would continue to be focused on the two main towns (Hatfield and Welwyn Garden City) and the smaller settlements would have very limited or no growth.
- 3.22** Following this consultation, Full Council will consider the responses received before reaching a decision to submit additional site proposals and changes to sites in the Draft Local Plan to the Inspector for consideration through the ongoing Local Plan Examination hearing sessions. These are likely to take place later in the year.
- 3.23** As the Plan has already been submitted for examination, there is no provision in relevant legislation which allows the Council to replace all or part of the submitted plan with revised proposals during the examination.
- 3.24** **Main Modifications (e.g. changes to site allocations), may only be made if they are considered to be necessary by the Inspector to address matters of unsoundness. These can only be made following a rigorous examination of the relevant policies and proposals as submitted and in the context of their soundness or legal compliance.**
- 3.25** If the evidence base has changed sufficiently to justify a change in the Council's consideration, then any revised evidence should be made available to the examination in accordance with the Hearing timetable to allow interested parties an appropriate opportunity to respond at hearing sessions.

What is changing?

What is changing

- 4.1** For context and illustration, Table 1 below sets out the distribution of housing capacity arising from site allocations across the borough relevant to the Draft Local Plan 2016.
- 4.2** Table 2 on the following page then illustrates an alternative distribution of growth, reflecting updated data on completions and commitments together with site allocations (including those presented through this consultation).

Table 1: Distribution of housing capacity from site allocations of the Draft Local Plan 2016

Settlement	Capacity within Urban Areas (Draft Local Plan 2016)	Capacity within Green Belt / Area of Special Restraint (Draft Local Plan 2016)	Total number of dwellings
Welwyn Garden City	1,598	2,140	3,738
Hatfield	327	1,170	2,097
Potters Bar	0	0	0
Woolmer Green	0	150	150
Oaklands and Mardley Heath	0	31	31
Welwyn	0	67	67
Digswell	0	0	0
Lemsford	0	0	0
Stanborough	0	0	0
Welham Green	0	92	92
Bell Bar and Brookmans Park	0	274	274
Little Heath	0	135	135
Cuffley	13	286	299
Rural Areas	0	1,144	1,144
Rest of the borough	0	0	0
Total	1,938	6,089	8,027

4 What is changing?

Table 2: Updated distribution of housing growth for Urban/Green Belt areas presented through this consultation, including completions and commitments

Settlement	Completions (2016/17 - 2018/19) and Commitments ⁽¹⁾	Capacity within Urban Areas (Draft Local Plan 2016)	Capacity within Green Belt / Area of Special Restraint (Draft Local Plan 2016)	Total number of dwellings
Welwyn Garden City	1,395	2,942	2,415	6,752
Hatfield	722	702	1,870	3,344
Potters Bar	0	0	160	160
Woolmer Green	78	34	150	262
Oaklands and Mardley Heath	31	0	31	62
Welwyn	178	0	69	247
Digswell	16	0	0	16
Lemsford	0	0	0	0
Stanborough	17	0	0	17
Welham Green	8	0	296	304
Bell Bar and Brookmans Park	76	0	128	204
Little Heath	6	0	71	77
Cuffley	74	10	151	235
Rural Areas	38	0	0	28
Rest of the borough ⁽²⁾	25	0	0	25
Sub-total	2,714	3,688	5,341	11,743
Small Sites Allowance				19
Allowance for Windfall				2,249
Total				14,011

1. Excludes commitments which are also Local Plan sites
2. Essendon, Swanley Bar, Newgate Street, Northaw

What is changing?

- 4.3** The Draft Local Plan proposed to allocate 44 sites for housing or mixed-use development (including housing). Two of these sites (HS7 – Land at Waterside, Welwyn Garden City and HS34 – Coopers Green Lane, Hatfield) have already been discussed at an earlier examination hearing session and flowing from this may form part of the Council's formal request to the Inspector to recommended modifications to the Plan in the form of their deletion. 21 new residential sites are now proposed for development.
- 4.4** The Council's Cabinet resolved to consult on a number of potential changes to the site allocations in the submitted Draft Local Plan 2016. Details of these sites can be found in the settlement sections but in summary, amendments are being considered in relation to the following sites:
- Welwyn Garden City - SDS1 (WGC4) North East of Welwyn Garden City - an increase to 815 dwellings when carried forward alongside WGC4a.
 - Welwyn Garden City - SDS2 (WGC5) South East of Welwyn Garden City - an increase of 100 dwellings to a revised capacity of 1,300.
 - Welwyn Garden City - HS2 (WGC1) Creswick - an increase of 10 dwellings to a revised capacity of 300 (as already discussed at the Stage 4 Hearing Session).
 - Welwyn Garden City - HS6 (Han91) Land at Gosling Sport Park - a reduction of 150 dwellings to a revised site capacity of 100.
 - Hatfield - SDS5 (Hat1 inc 13) North west Hatfield - an increase of 100 dwellings to a revised capacity of 1,750.
 - Welwyn - HS20 (Wel3) School Lane - an increase of 2 dwellings to a revised capacity of 9.
 - Brookmans Park - HS22 (BrP4) Land west of Brookmans Park Railway Station - the deletion of the proposed allocation.
 - Little Heath - HS24 (BrP7) Land south of Hawkshead Road - the deletion of the proposed allocation.
 - Cuffley - HS29 (Cuf12) Land north of Northaw Road East - the deletion of the proposed allocation.
 - Cuffley - HS30 (Cuf7) Wells Farm, Northaw Road East - the deletion of the proposed allocation.
 - Rural Areas - SDS6 (Hat15) Symondshyde new village - the deletion of the proposed allocation.
 - Rural Areas - HS33 (GTLAA08) Barbaraville, Mill Green - the deletion of the proposed allocation.

What is changing?

- 4.5** This could potentially result in the removal of 6 sites from the submitted Draft Local Plan (in addition to the two sites referred to earlier), .
- 4.6** In total, 57 sites are now being considered for allocation through this consultation (a combination of 21 new sites and 36 existing Draft Local Plan sites).
- 4.7** The assessment of the sites has involved detailed consideration of a wide range of matters and was informed by an updated series of detailed evidence. This evidence is published as supporting documents to this consultation and is therefore available for scrutiny.

Where can you find out more?

Where can you find out more?

- 5.1** This section sign-posts where to find supporting documents and information that has informed the process of site selection.
- 5.2** These documents are available on the Council website and help to provide useful contextual information.

- **Site Selection Background Paper 2019**

The site selection paper summaries the Council's Site Selection process, including the detailed assessments that have been carried out both on a site-by-site basis, and for each settlement. It summarises how the wider evidence base has informed the process.

<https://welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

- **Housing and Economic Land Availability Assessment (HELAA) 2019**

The HELAA forms the first two stages of the site selection process and identifies a pool of sites which are considered suitable, available and achievable within the plan period:

<https://www.welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

- **Sustainability Appraisal (SA) 2020**

The SA sets out where there are 'likely' 'significant' sustainability effects of the plan proposals, such as site allocations or policies.

[Sustainability Appraisal February 2020](#)

- **Habitats Regulations Assessment (HRA) 2020**

The HRA provides an assessment of the potential effects that a development plan is likely to have and examines whether this will result in a significant effect on the integrity of any Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site, either alone or in combination with other plans or projects.

[Habitats Regulations Assessment February 2020](#)

Where can you find out more?

- **The Green Belt Review (Stage 1) and (Stage 2)**

The Stage 1 Green Belt Review (November 2013) is a Strategic Review of the Green Belt and assessment of how land in the Green Belt contributes to national and local purposes as set out in national policy. The Stage 2 Green Belt Review (October 2014) and the Stage 2 Addendum Report (2016) brought together key findings of the Stage 1 Green Belt Review with site level assessments.

<https://www.welhat.gov.uk/article/5521/Green-belt>

- **The Green Belt Review (Stage 3)**

The Stage 3 Green Belt Review (March 2019) considered whether or not any of the washed-over villages should be released from the Green Belt, the potential harm to the Green Belt from new settlement locations and undertook a detailed assessment of all parcels of land adjoining the borough's settlements.

<https://www.welhat.gov.uk/local-plan/new/examination/documents>

- **Landscape Sensitivity Assessment July 2019**

This study concentrated on understanding the sensitivities of land in the borough to residential development.

<https://www.welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

- **Strategic Flood Risk Assessment 2019**

This study assesses the flood risk from all types of flooding in the borough, taking into account the existing climate and predicted changes in the climate.

<https://www.welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

- **Sequential and Exception Test 2019**

This document explains how the Council has applied the Flood Risk Sequential and Exception Test.

<https://www.welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

- **Summary of Responses to Consultation 2019**

This document provides a summary of the representations received from the Consultation on sites promoted through the Call-for-Sites 2019.

https://welhat.gov.uk/promoted_sites_2019

Where can you find out more?

- **Transport modelling 2019**

This updated transport evidence tests the impact of additional development and ensures that any proposals are both compliant with national policy, and where necessary, identifies appropriate infrastructure improvements.

<https://www.welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

The Consultation Sites

The Consultation Sites

- 6.1** The following sections provide detailed information regarding the sites which were selected for consultation, as agreed by Cabinet (30th January 2020), on a settlement by settlement basis.
- 6.2** Settlement maps are presented of all the sites considered and further information is then provided on the individual sites selected for consultation, setting out the site address, the site reference number, if the site is currently located in a urban or Green Belt area, the Green Belt harm which would result from the development of the site, the number of dwellings, the delivery within the plan period and any other key information which relates to the site e.g. loss of employment land.
- 6.3** Each site is accompanied by a map showing where the site is located, with a red line site boundary and also showing if a change to the Green Belt boundary would result, should the site be allocated for housing development in the Local Plan.

Welwyn Garden City

7

Welwyn Garden City

- 7.1 Welwyn Garden City is the largest settlement in the borough. It is identified as the top tier settlement, known as 'Main town', as set out in Policy SP3: Settlement Hierarchy.
- 7.2 Welwyn Garden City is the most sustainable location for development within the borough as the only 'main town' providing good accessibility to public transport, a major town centre, services and facilities and employment opportunities. Housing allocations in Welwyn Garden City will be supported by a new secondary school at site SDS2 (WGC5) alongside the available capacity/expansion of existing secondary schools in the area. In addition, two additional primary schools are proposed on sites SDS1 (WGC4) and SDS5 (WGC5), as well as the expansion of existing primary schools including the relocation/expansion of Peartree School.

Proposed changes to the site allocations at Welwyn Garden City

- 7.3 There are **13 sites** proposed for allocation in the Draft Local Plan 2016 at Welwyn Garden City for 3,738 dwellings. However, site HS7 (for 20 dwellings) may form a Main Modification (to delete the site from the Plan) to reflect the debate at an earlier Local Plan hearing session. This would leave a total of 3,718 dwellings.
- 7.4 The capacity of five Draft Local Plan sites have changed to either correct a minor error in the Draft Plan (MUS1/Han40), to reflect the granting of planning permissions (SDS3/Pea02b and HS1/Pan01b) or to reflect a change debated at an earlier hearing session (HS2/WGC1). The capacity of site SDS2 (WGC5) is now proposed to increase from 1,200 to 1,300. The capacity of HS6 (Han91) is proposed to be reduced from 250 to 100 dwellings.
- 7.5 There were 20 additional sites promoted for consideration by the Council and **of these, nine sites are proposed for allocation**, including WGC4a, which if allocated, would form an extension of Draft Local Plan site SDS1 (WGC4) which in combination would result in a capacity of 815 dwellings (**i.e. 21 sites in total with a combined capacity of 5,357 dwellings**).
- 7.6 There are five sites that are located either within Employment Area EMP3 in the adopted District Plan 2005 and/or EA1 of the Draft Local Plan 2016 under consideration for allocation as housing sites. The loss of employment land is indicated on each site.
- 7.7 **The consultation sites section** indicates the additional sites that are proposed for allocation and where an amended dwelling capacity is proposed for a site already proposed for allocation in the Draft Local Plan. **Figures 1 and 2** illustrates all the sites proposed for allocation along with proposed changes to the Green Belt boundary. **These changes are now the subject of this consultation event.**
- 7.8 For information, the implications of the proposed changes for the Draft Local Plan site allocation policy relating to this settlement are shown on the following pages, including site specific policy requirements. These requirements complement the

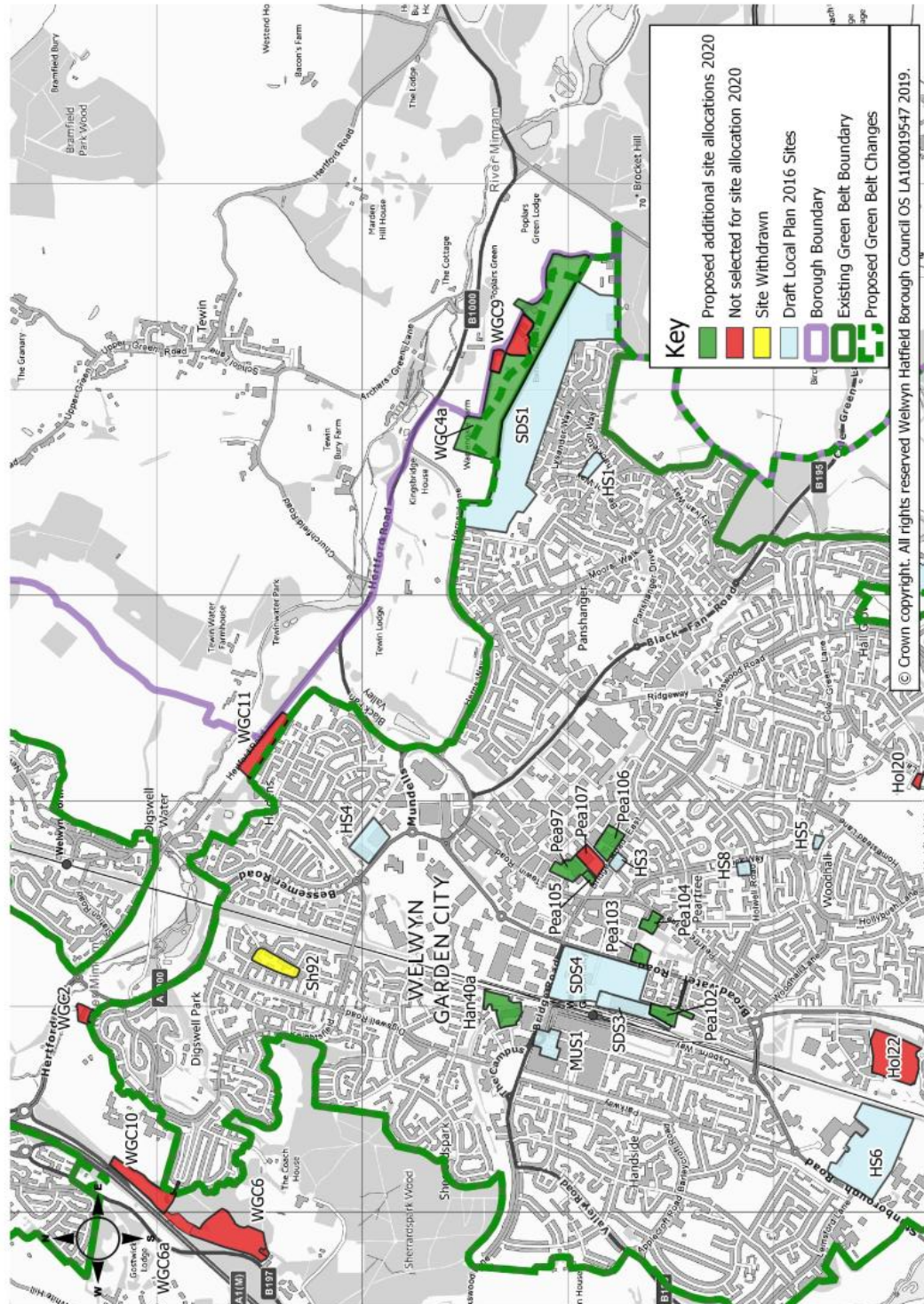
Welwyn Garden City

other policies set out in the plan to ensure that any site specific requirements are properly planned for. This does not however form part of the current consultation. Changes to the policy, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.

Welwyn Garden City

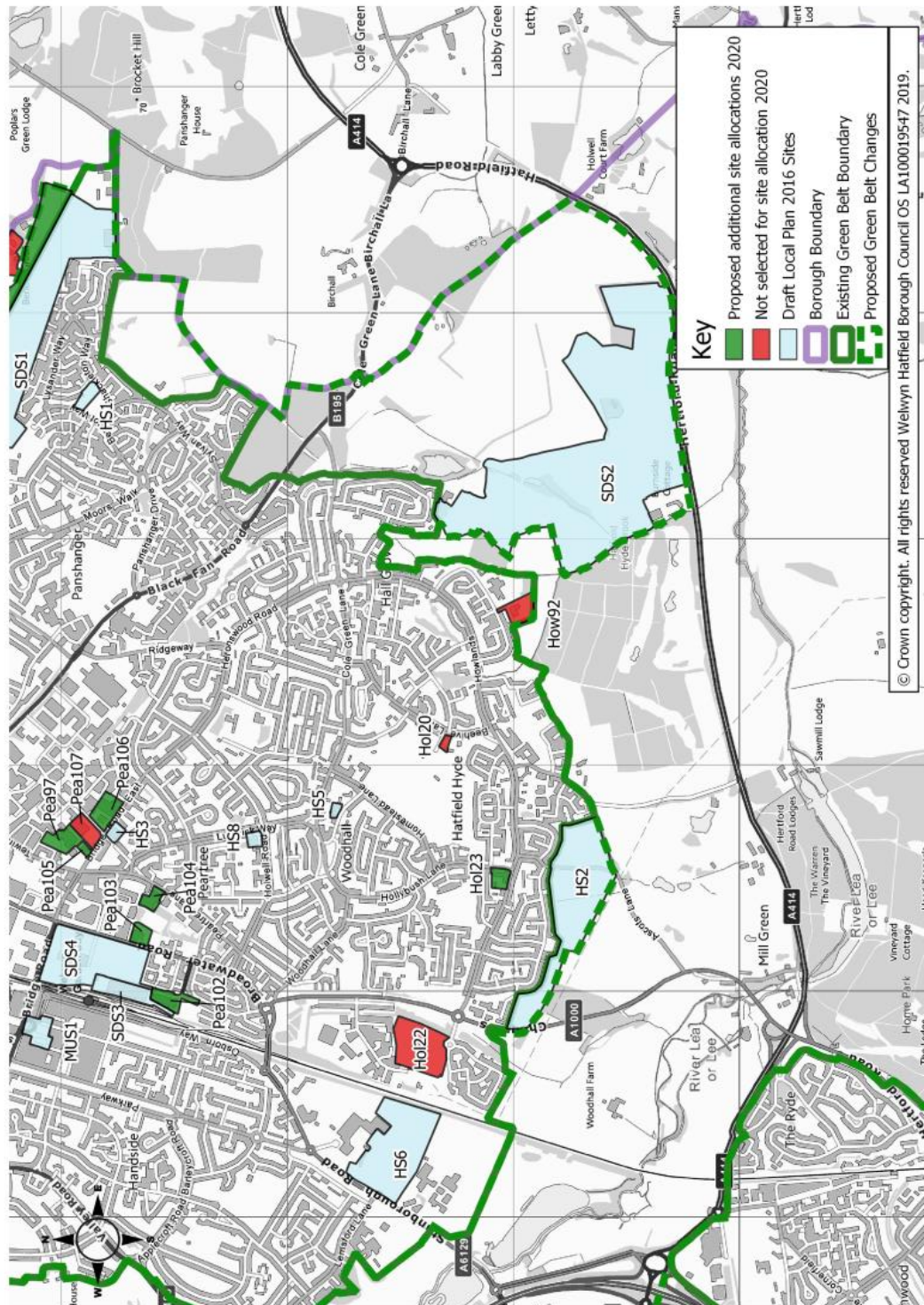
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Figure 1: Welwyn Garden City (north)



7 Welwyn Garden City

Figure 2: Welwyn Garden City (south)



Welwyn Garden City

7

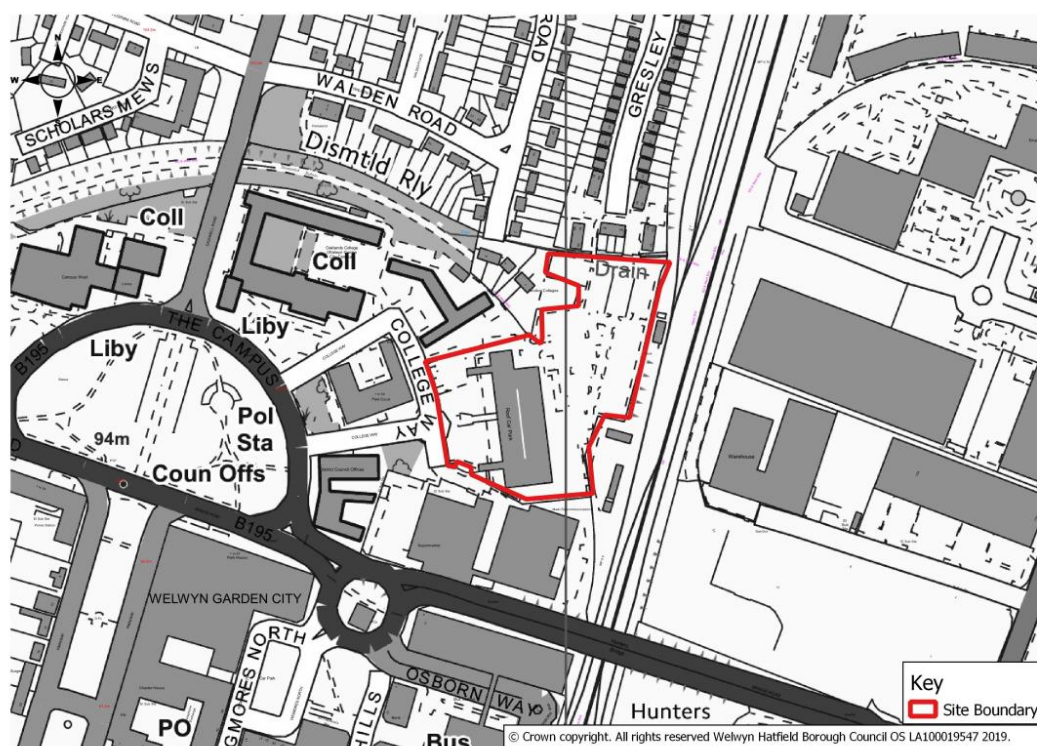
Welwyn Garden City – Consultation Sites

7.9 There are 9 new sites for potential inclusion in the Plan at Welwyn Garden City. Almost all of the new sites considered at Welwyn Garden City are urban sites, that would result in no change or harm to the Green Belt. Only one additional site (WGC4a) is considered in the context of the Green Belt, which if allocated, would constitute an extension to site SDS1 (WGC4/7), which is already proposed for allocation in the Draft Local Plan 2016 for 650 dwellings. In addition, the capacity for site (WGC5) is increased from 1,200 to 1,300 and the capacity of site HS6 (Han91) has been revised.

7.10 The following sites are located within the existing urban area:

Table Han40a

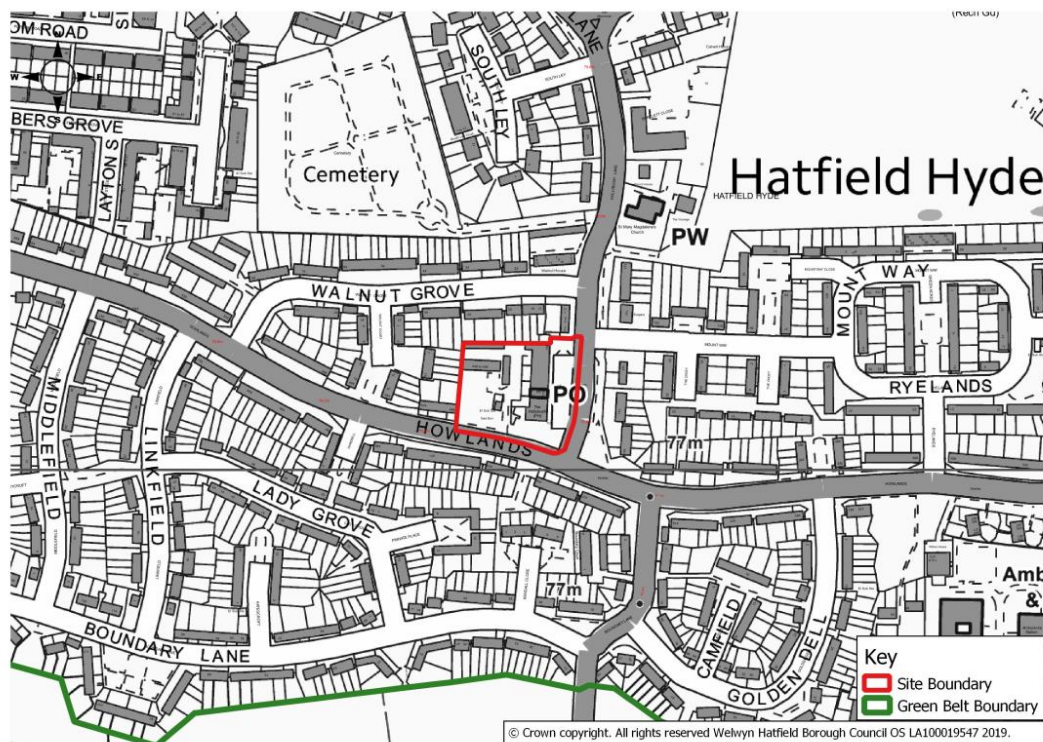
Site Address	Campus East Car Park	DLP 2016 / HELAA 2019 (Site Ref)	NA / Han40a
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	250	Delivery within plan period	1 - 10 years
Other information:	A larger site was originally promoted through the Call for Sites 2019. A smaller developable area, comprising the car park area at Campus East only (as shown on the plan below) is now subject to consultation.		



7 Welwyn Garden City

Table Hol23

Site Address	Hollybush Lane	DLP 2016 / HELAA 2019 (Site Ref)	NA / Hol23
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	16	Delivery within plan period	11 - 15 years
Other information:	Redevelopment would include the re-provision of the neighbourhood centre.		

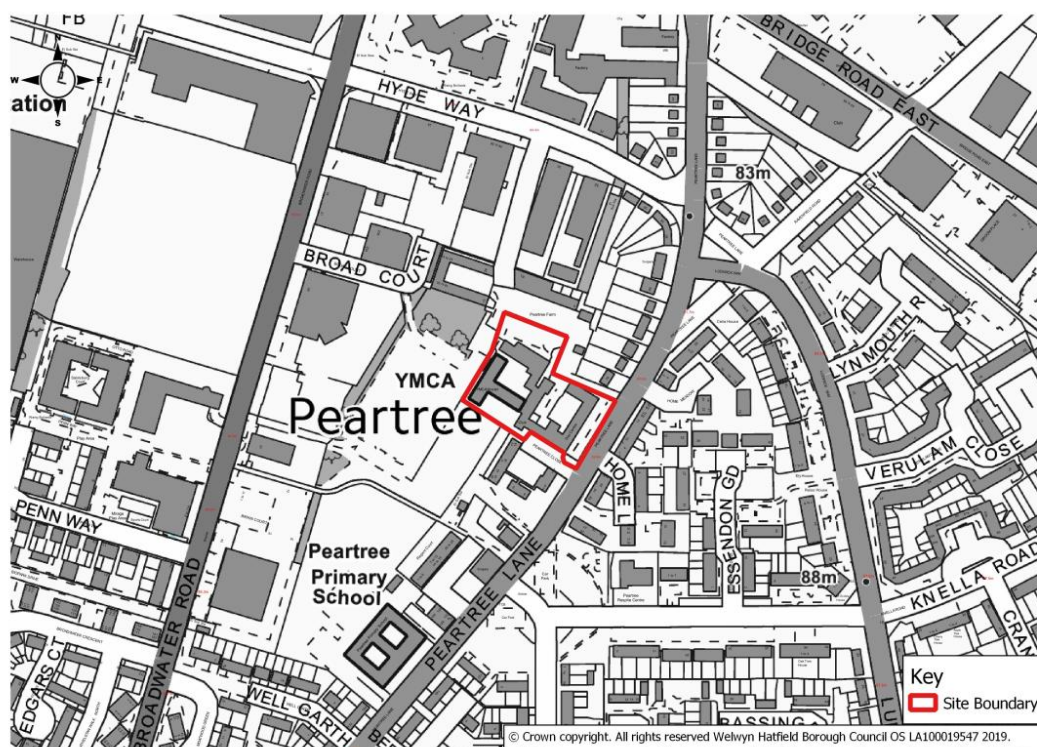


Welwyn Garden City

7

Table Pea104

Site Address	YMCA, 90 Peartree Lane	DLP 2016 / HELAA 2019 (Site Ref)	NA / Pea104
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	29 (15 net)	Delivery within plan period	1 - 5 years
Other information:	Redevelopment would also involve the re-provision of hostel accommodation alongside new dwellings.		



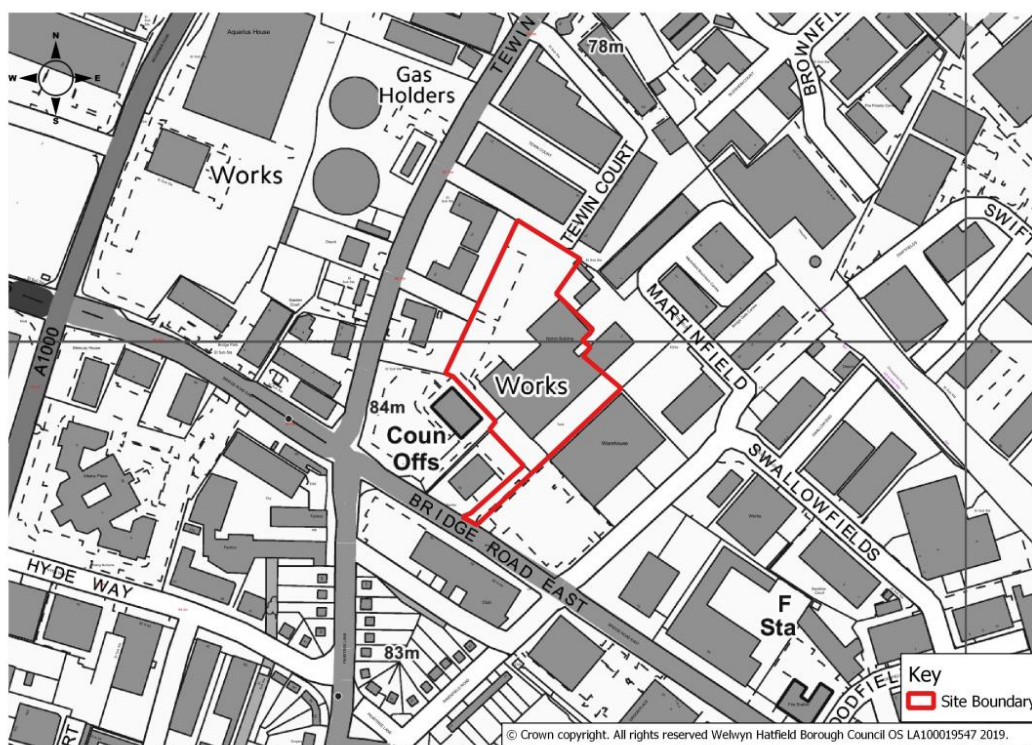
7 Welwyn Garden City

7.11 The following sites are located within the existing urban area and designated employment areas.

If the following 5 sites are allocated, in combination they would result in an overall loss of 4.75ha of designated employment land. This is shown on a site by site basis below:

Table Pea97

Site Address	Former Norton Building	DLP 2016 / HELAA 2019 (Site Ref)	NA / Pea97
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	122	Delivery within plan period	1 - 5 years
Other information:	Development of this site will result in the loss of 1.35ha of land within Employment Area EA1 in the Draft Local Plan 2016.		

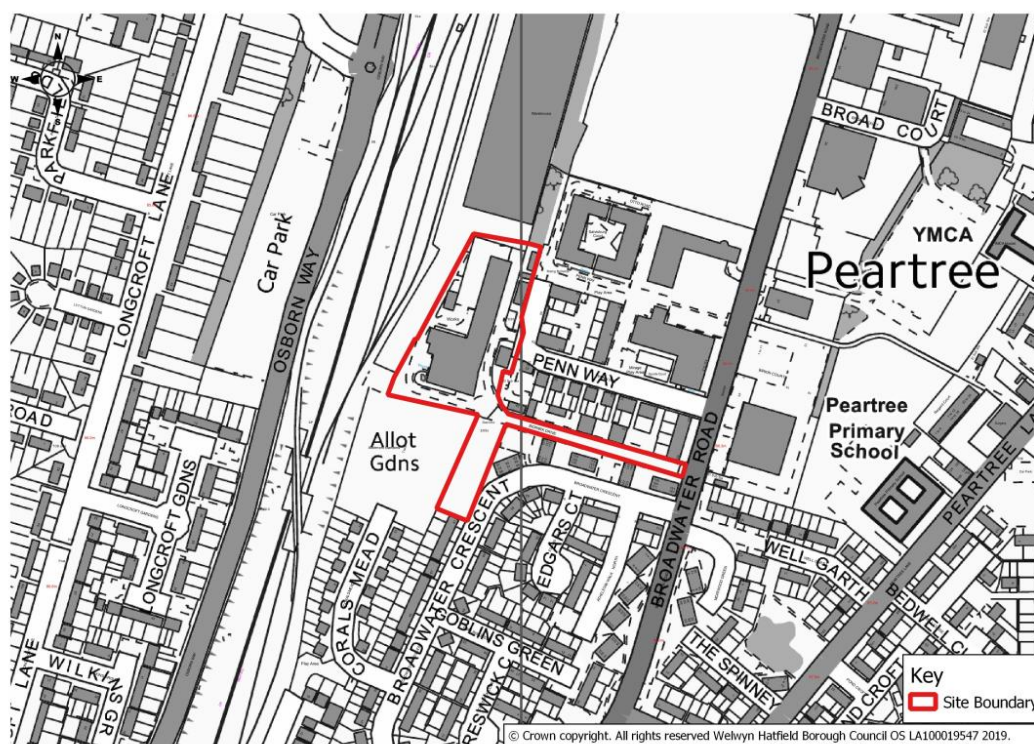


Welwyn Garden City

7

Table Pea102

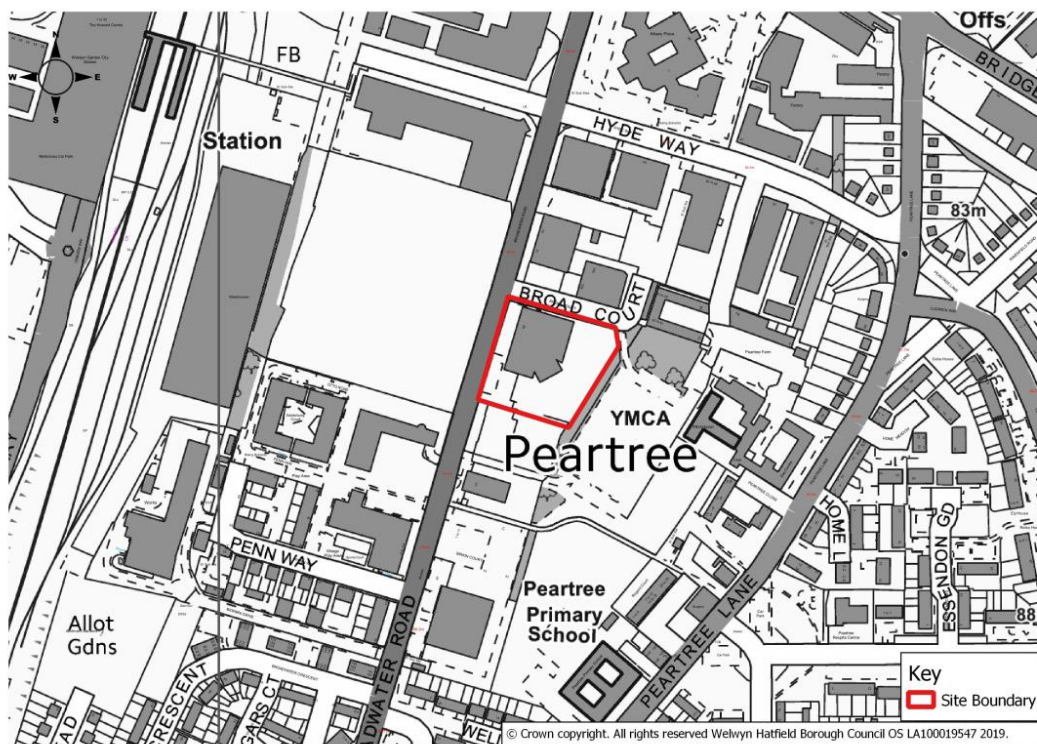
Site Address	Bio-Park, Broadwater Road	DLP 2016 / HELAA 2019 (Site Ref)	NA / Pea102
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	179	Delivery within plan period	6 - 10 years
Other information:	Development of this site will result in the loss of 1.2ha of employment land (EMP3 in the adopted District Plan 2005/ within the Broadwater Road West Mixed-Use Policy Area, Draft Local Plan 2016 SP17).		



7 Welwyn Garden City

Table Pea103

Site Address	29 Broadwater Road	DLP 2016 / HELAA 2019 (Site Ref)	NA / Pea103
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	128	Delivery within plan period	1 - 5 years
Other information:	Development of this site will result in the loss of 0.7ha of land within Employment Area EA1 in the Draft Local Plan 2016. A Prior Approval is already in place for 72 dwellings.		

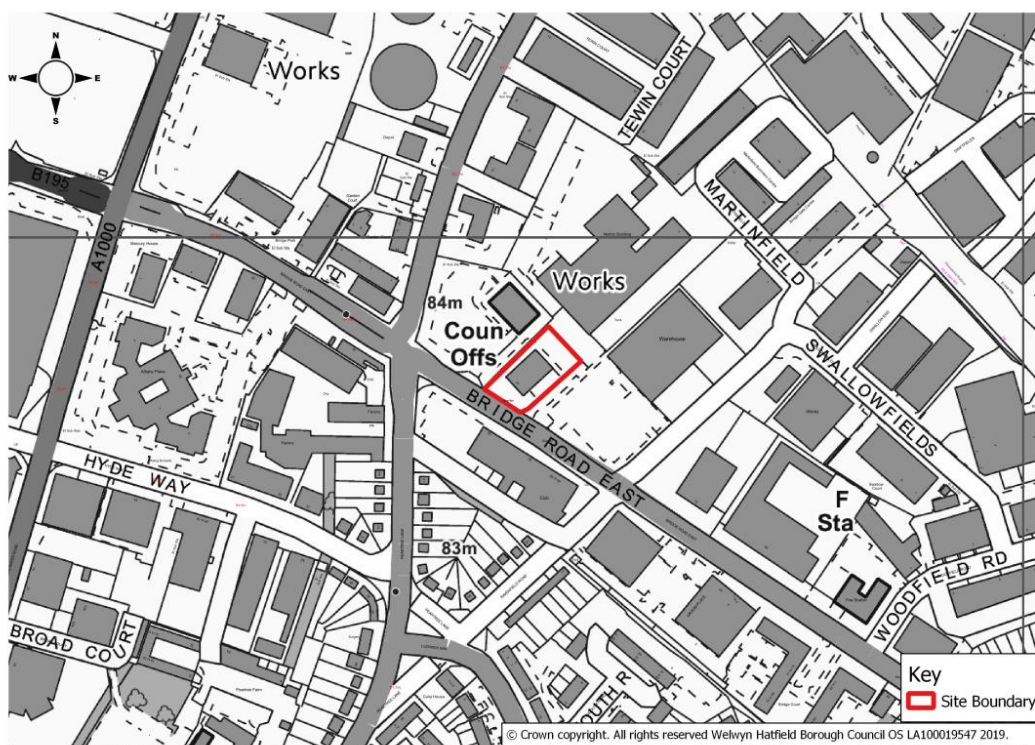


Welwyn Garden City

7

Table Pea105

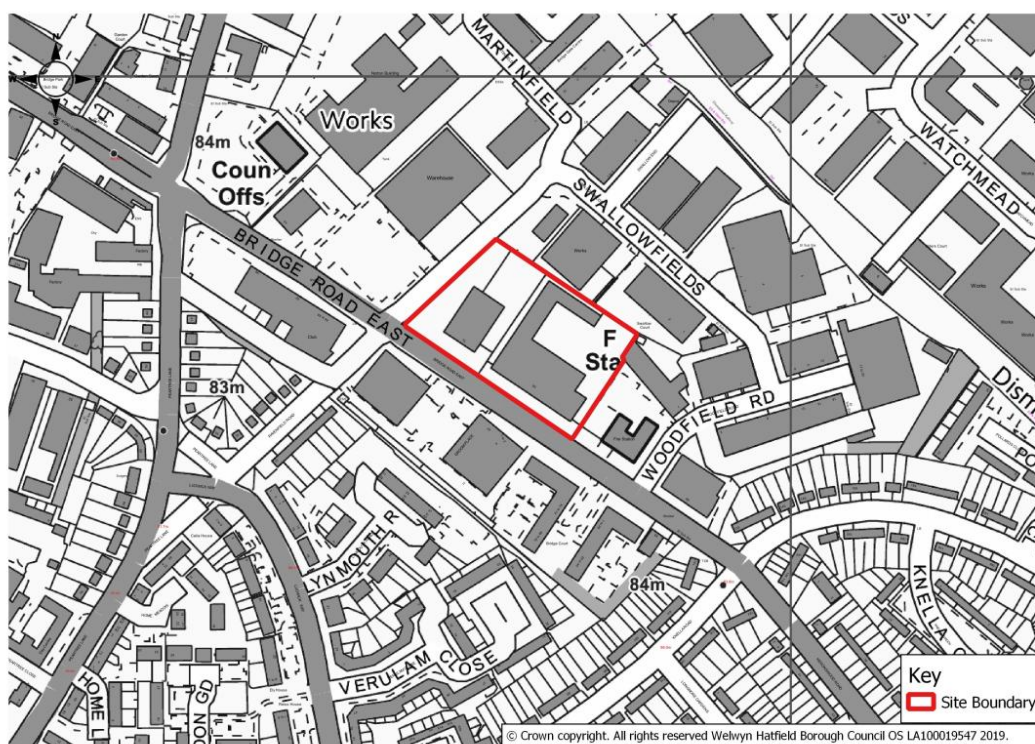
Site Address	61 Bridge Road	DLP 2016 / HELAA 2019 (Site Ref)	NA / Pea105
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	21	Delivery within plan period	1 - 5 years
Other information:	Development of this site will result in the loss of 0.2ha of land within Employment Area EA1 in the Draft Local Plan 2016.		



7 Welwyn Garden City

Table Pea106

Site Address	73-83 Bridge Road East	DLP 2016 / HELAA 2019 (Site Ref)	NA / Pea106
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	235 (+1,653sqm B1a)	Delivery within plan period	1 - 5 years
Other information:	Development of this site will result in the loss of 1.3ha of employment land within Employment Area EA1 in the Draft Local Plan 2016. However, the potential exists to re-provide some B1a employment use as part of a mixed-use scheme.		



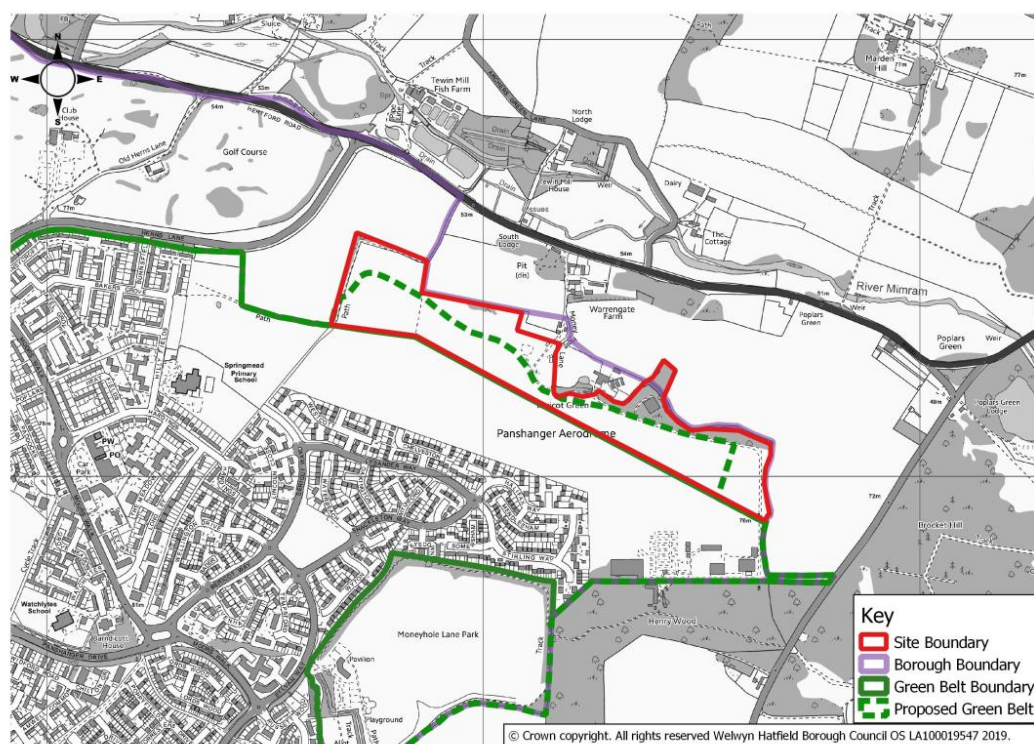
Welwyn Garden City

7

7.12 The following site (WGC4a) is located in the existing Green Belt.

Table WGC4a

Site Address	Land North East of Welwyn Garden City	DLP 2016 / HELAA 2019 (Site Ref)	N/A / WGC4a
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Number of dwellings	160	Delivery within plan period	6 - 10 years
Other information:	If site WGC4a is allocated it would form an extension to the site SDS1/WGC4 which is proposed for allocation in the Draft Local Plan 2016. A total of 815 dwellings would be delivered across both sites.		

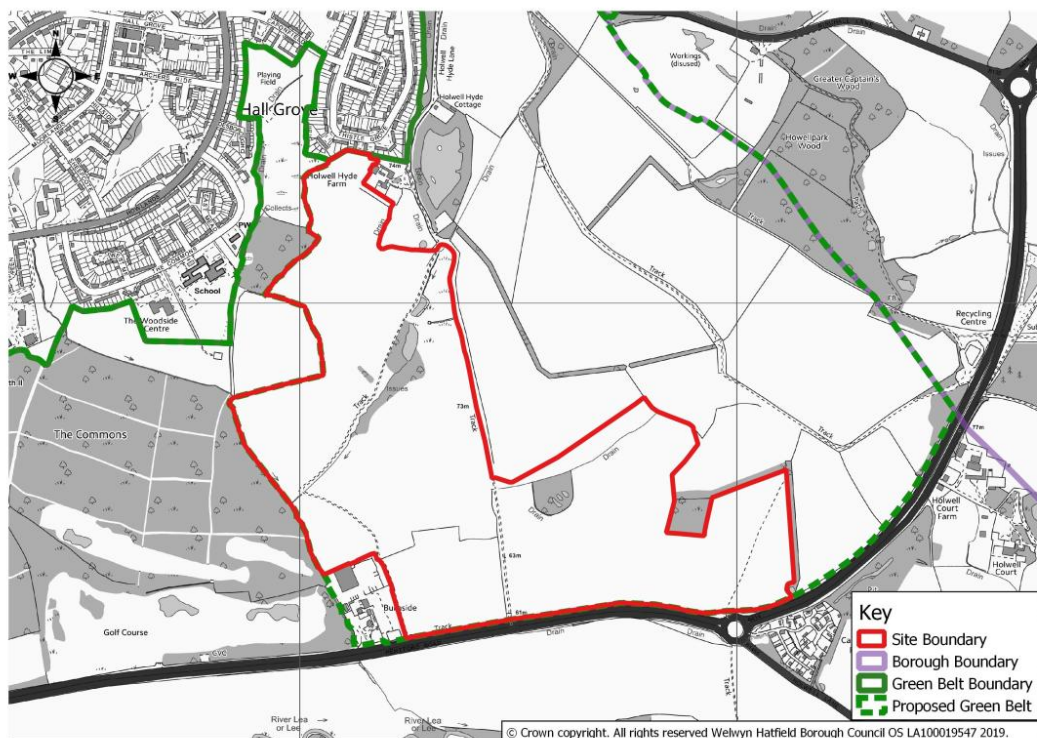


7 Welwyn Garden City

7.13 Proposed change to Draft Local Plan 2016 allocation SDS2 (WGC5).

Table WGC5

Site Address	Land SE of Welwyn Garden City	DLP 2016 / HELAA 2019 (Site Ref)	SDS2 / WGC5
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate- High
Number of dwellings	4,200 / <u>1,300</u>	Delivery within plan period	1 - 15 years
Other information:	Proposed change to the number of dwellings (+100).		



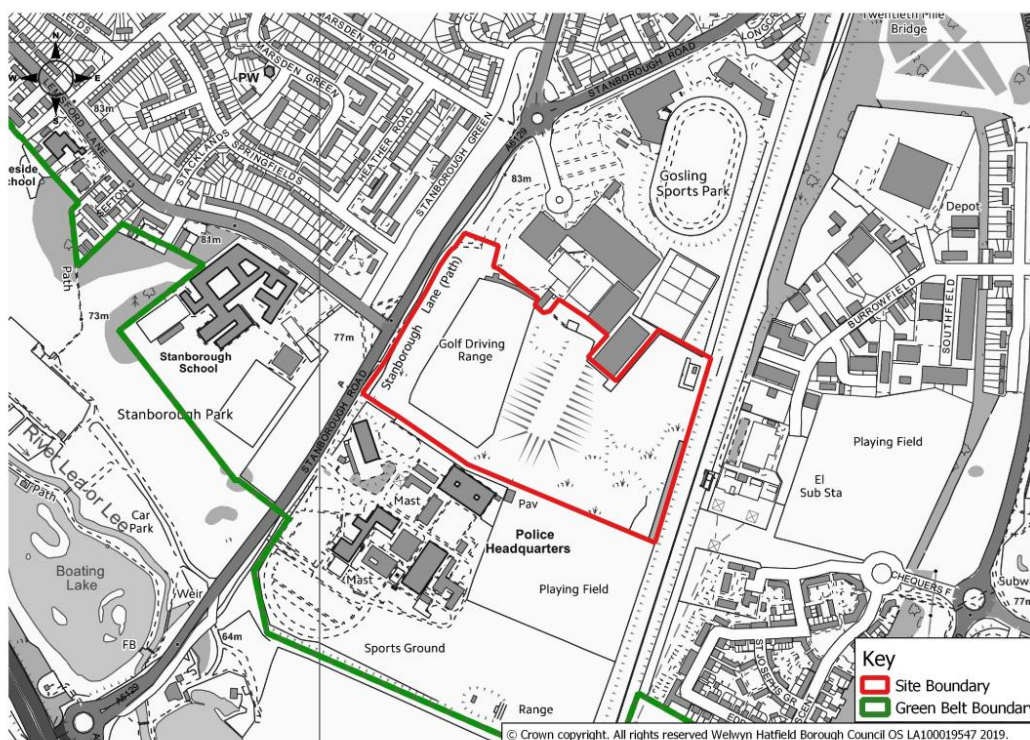
Welwyn Garden City

7

7.14 Proposed change to Draft Local Plan 2016 allocation HS6 (Han91).

Table Han91

Site Address	Land at Gosling Sport Park	DLP 2016 / HELAA 2019 (Site Ref)	HS6 / Han91
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	250 / <u>100</u>	Delivery within plan period	6 - 15 years
Other information:	The capacity of this site has been reduced as the Council has recently agreed a Sport Strategy. This proposes that a masterplan be prepared for Gosling Sport Park in order to consider the future of sporting provision and the opportunity for new homes.		



Welwyn Garden City

Overall growth for Welwyn Garden City

The potential changes set out above would, in combination with the amended capacities for sites within the Draft Local Plan (arising from planning permissions, planning applications etc. as set out in the table that follows), result in an overall capacity of 5,357 dwellings.

7 Welwyn Garden City

Welwyn Garden City – Information only

- 7.15** Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with a underline is a proposed change/addition.
- 7.16** The following is for information only, indicating the implications for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage. The modifications will also include changes to capacity as a result of planning permission being granted since the plan was submitted for examination.

Policy SADM 21

Housing allocations in Welwyn Garden City

In accordance with policies SP2 and SP3, the sites below are allocated on the policies map for development in Welwyn Garden City.

Strategic Sites

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
SDS1 (WGC4 + WGC4a) ⁽¹⁾	North East of Welwyn Garden City	Residential-led mixed use	650 815	1-5/6-10 years
SDS2 (WGC5)	South East of Welwyn Garden City	Residential-led mixed use	4,200 / <u>1,300</u>	1-10 years
SDS3 (Pea02b)	Broadwater Road West SPD site (North)	Residential-led mixed use	850 / <u>1,043</u>	1-10 years
SDS4 (Pea02c)	Broadwater Road West SPD site (West)	Mixed use employment and residential	171	11-15 years

1. Site SDS1 (WGC4) was originally proposed for 650 dwellings in the Draft Local Plan 2016 as submitted, (please note that it was incorrectly shown as 725 dwellings in the printed documents and corrected by an errata note). It is proposed this site is extended, incorporating part of the adjoining site WGC4a, increasing the dwelling numbers to 815 in total.

Welwyn Garden City

7

Other key sites

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
HS1 (Pan01b)	Land at Bericot Way and Waterbeach	Residential	28 / <u>21</u>	0-5 years
HS2 (WGC1)	Creswick	Residential	290 / <u>300</u>	1-10 years
HS3 (Pea08)	80 Bridge Road East	Residential	32	1-10 years
HS4 (Hal03)	Ratcliff Tail Life site, Bessemer Road	Residential	110	6-10 years
HS5 (Hol19) ⁽¹⁾	Hyde Valley House, Hyde Valley	Residential	17*	6-10 years
MUS1 (Han40)	Town Centre North Development Site	Retail-led mixed use	98 / <u>100</u>	6-10 years
HS6 (Han91)	Land at Gosling Sports Park, Stanborough Road	Residential	250 <u>100</u>	6-15 years
HS7 (Hal02)	Land at Waterside	Residential	20	11-15 years
HS8 (Pea24)	St Michael's House, Holwell Road	Residential	22	11-15 years

1. Development of site HS5 (Hol19) follows the loss of 46 care home bedrooms, re-provided on another site.

7 Welwyn Garden City

Other key sites (continued)

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
<u>Han40a</u>	<u>Campus East Car Park</u>	<u>Residential</u>	<u>250</u>	<u>1-10 years</u>
<u>Hol23</u>	<u>Hollybush Lane</u>	<u>Residential</u>	<u>16</u>	<u>11-15 years</u>
<u>Pea97</u>	<u>Norton Building</u>	<u>Residential</u>	<u>122</u>	<u>1-5 years</u>
<u>Pea102</u>	<u>Bio-Park, Broadwater Road</u>	<u>Residential</u>	<u>179</u>	<u>1-5 years</u>
<u>Pea103</u>	<u>29 Broadwater Road</u>	<u>Residential</u>	<u>128</u>	<u>1-5 years</u>
<u>Pea104</u>	<u>YMCA, Peartree Lane</u>	<u>Residential/Hostel</u>	<u>29 + 100 bed space hostel</u>	<u>1-5 years</u>
<u>Pea105</u>	<u>61 Bridge Road East</u>	<u>Residential</u>	<u>21</u>	<u>1-5 years</u>
<u>Pea106</u>	<u>73-83 Bridge Road East</u>	<u>Residential / Office</u>	<u>235 + 1,653 sqm B1a</u>	<u>1-5 years</u>

Welwyn Garden City

7

Site-specific considerations: Welwyn Garden City

7.17 The site specific considerations as set out below would need to be considered in addition to the site specific considerations included in Table 9 of the Draft Local Plan 2016.

Site	Site specific considerations
<u>Han40a</u>	<ul style="list-style-type: none"> • <u>Air quality/noise survey and report may be required at planning application stage due to proximity to railway.</u> • <u>Railway land asset protection measures</u> • <u>Heritage impact assessment may be required (WGC Conservation Area)</u>
<u>Hol23</u>	<ul style="list-style-type: none"> • <u>Southern part of the site is within outer groundwater source protection zone.</u> • <u>Electricity sub-station and gas governor located on the site may impact on layout</u>
<u>Pea97</u>	<ul style="list-style-type: none"> • <u>Part of the site affected by surface water flooding</u> • <u>Southern part of the site is within outer groundwater source protection zone.</u> • <u>Potential land stability issue - detailed investigations may be required.</u> • <u>A noise survey report may be required at planning stage, given the surrounding business uses, to ensure no unreasonable restrictions are placed upon them.</u>
<u>Pea102</u>	<ul style="list-style-type: none"> • <u>Potential contamination issues may need investigation at application stage.</u> • <u>No known protected species on site. However, Local Wildlife Site, to south west and potential for slow-worms, lizards; nesting birds from nearby allotments/railway banks/trees - may require Preliminary Ecological Survey.</u> • <u>Potential noise and air quality issues - may require further investigation at application stage.</u> • <u>Waste water upgrades.</u> • <u>Heritage Impact Assessment (proximity to Grade II Listed Building and views of Hatfield House).</u>
<u>Pea103</u>	<ul style="list-style-type: none"> • <u>A noise survey and report may be required (traffic and adjoining commercial uses).</u> • <u>Potential land stability issues - detailed investigations may be required.</u>
<u>Pea104</u>	<ul style="list-style-type: none"> • <u>A noise survey and report may be required at planning stage.</u> • <u>Electricity cables in the north east of the site could have design/layout implications.</u>

7 Welwyn Garden City

Pea105	<ul style="list-style-type: none"> • <u>Within an area known for potential underground cavities (swallow holes). Potential land stability issues - detailed investigations may be required.</u> • <u>A noise survey report may be required at planning stage, given the surrounding business uses, to ensure no unreasonable restrictions are placed upon them.</u>
Pea106	<ul style="list-style-type: none"> • <u>Access from three points. It may need enhancement due to intensification of use</u> • <u>Within an area known for potential underground cavities (swallow holes). Potential land stability issues - detailed investigations may be required.</u> • <u>GII Listed Buildings within proximity to site (circa 500m). Historic impact assessment may be needed depending on the height of new development</u> • <u>A noise survey report may be required at planning stage, given the surrounding business uses, to ensure no unreasonable restrictions are placed upon them.</u>

Hatfield

- 8.1 Hatfield is the second largest settlement in the Borough and is identified as a second tier settlement, as set out by Policy SP3: Settlement Hierarchy.
- 8.2 Hatfield is one of the most sustainable locations for development within the borough, providing good accessibility to public transport, a town centre, services and facilities and employment opportunities. Housing allocations in Hatfield will be supported by new primary and secondary schools at site SDS5 (Hat1/13), the expansion of the existing Greens Lane primary school and the provision of a new primary school on site HS11 (Hat11).

Proposed changes to the site allocations at Hatfield

- 8.3 There were **eight sites** proposed for allocation in the Draft Local Plan 2016 for Hatfield, for a total of 2,097 dwellings.
- 8.4 The capacity of five Draft Local Plan 2016 sites has changed to reflect either; increased capacities (SDS5/Hat1 and Hat13), or to reflect the granting of planning permissions (MUS2/HC100b, MUS3/HW100, HS9/HE80). One site, HS13/HS31, has decreased in capacity by 1 dwelling.
- 8.5 There were 17 additional sites promoted at Hatfield for consideration by the Council **five** of these sites are proposed for allocation (i.e. **13 sites in total with a combined capacity of 2,572 dwellings**). All of the additional sites proposed for allocation are located in the existing urban area and will have no further impact on the Green Belt.
- 8.6 **The consultation sites section** indicates the additional sites that are proposed for allocation and where an amended dwelling capacity is proposed for a site already proposed for allocation in the Draft Local Plan. **Figures 3 and 4** illustrates all the sites proposed for allocation along with proposed changes to the Green Belt boundary. **These changes are now the subject of this consultation event.**
- 8.7 For information, the implications of the proposed changes for the Draft Local Plan site allocation policy relating to this settlement are shown on the following pages, including site specific policy requirements. These requirements complement the other policies set out in the plan to ensure that any site specific requirements are properly planned for. This does not however form part of the current consultation. Changes to the policy, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Main Modification stage.

Hatfield

Figure 3: Hatfield (north)

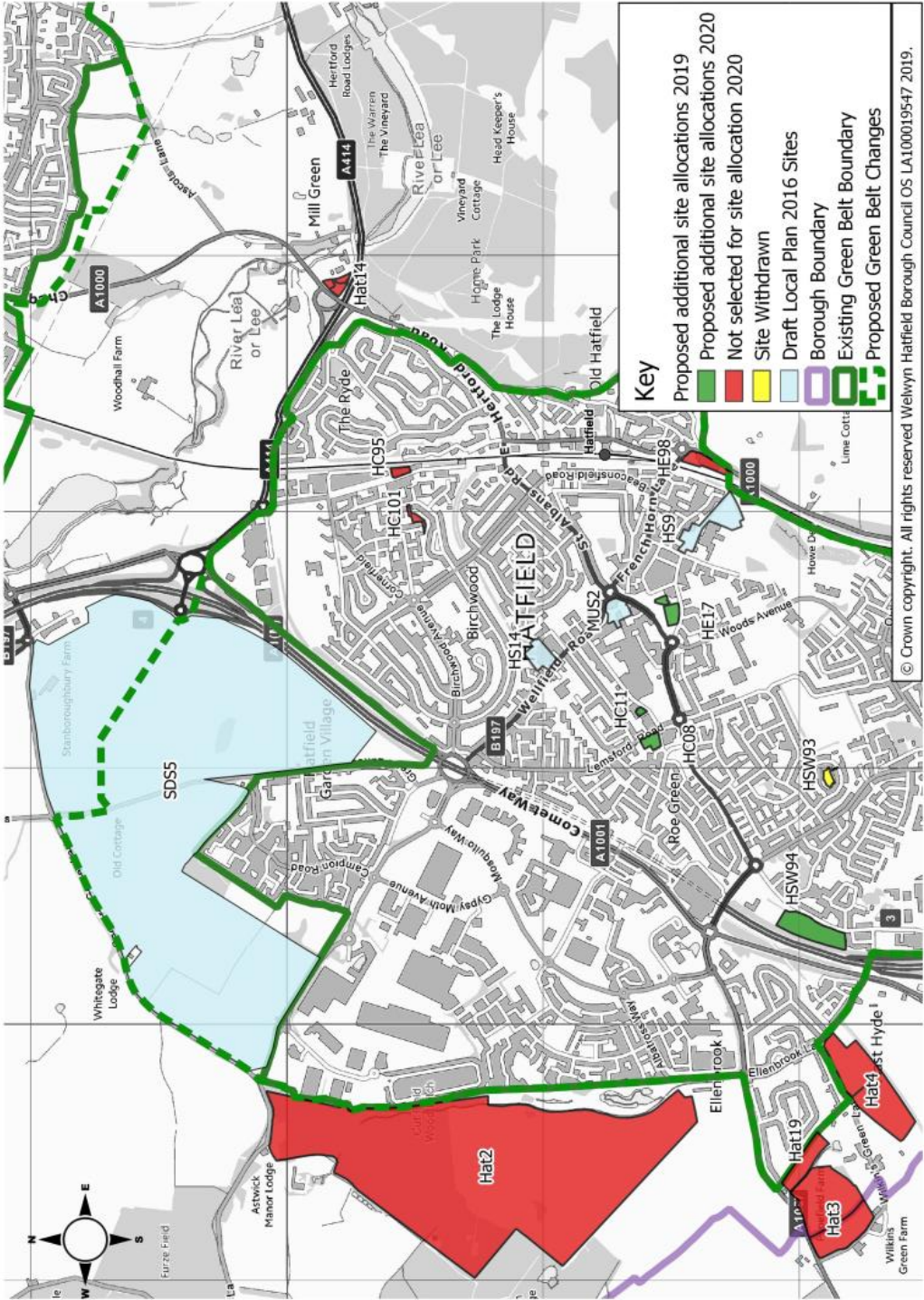


Figure 4: Hatfield (south)

Hatfield

Hatfield – Consultation Sites

There are 5 new sites for potential inclusion in the Plan in this consultation. All of the new sites considered at Hatfield are urban sites, that would result in no change or harm to the Green Belt. The capacity of one Draft Local Plan 2016 site, SDS5 (Hat1/13) is included in this consultation to reflect on the increased capacity proposed.

8.8 The following sites are located within the existing urban area:

Table HC08

Site Address	Lemsford Road	DLP 2016 / HELAA 2019 (Site Ref)	N/A / HC08
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	32	Delivery within plan period	6 - 10 years
Other information	Delivery of a multi-storey car park at The Common will act as the catalyst for development.		

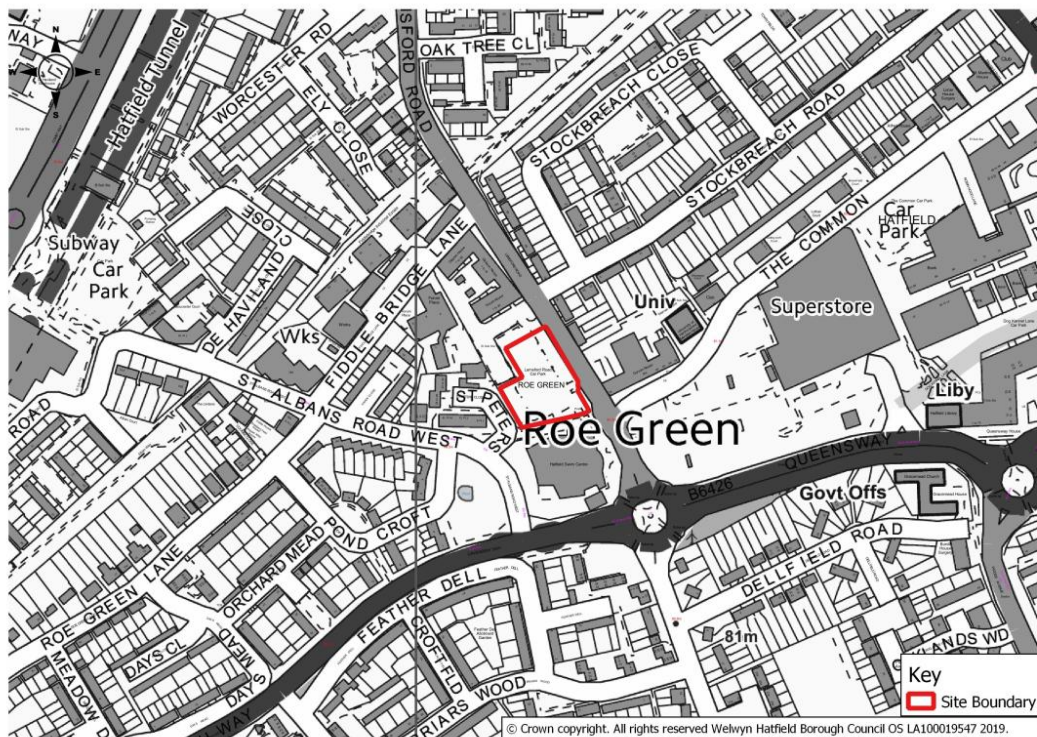
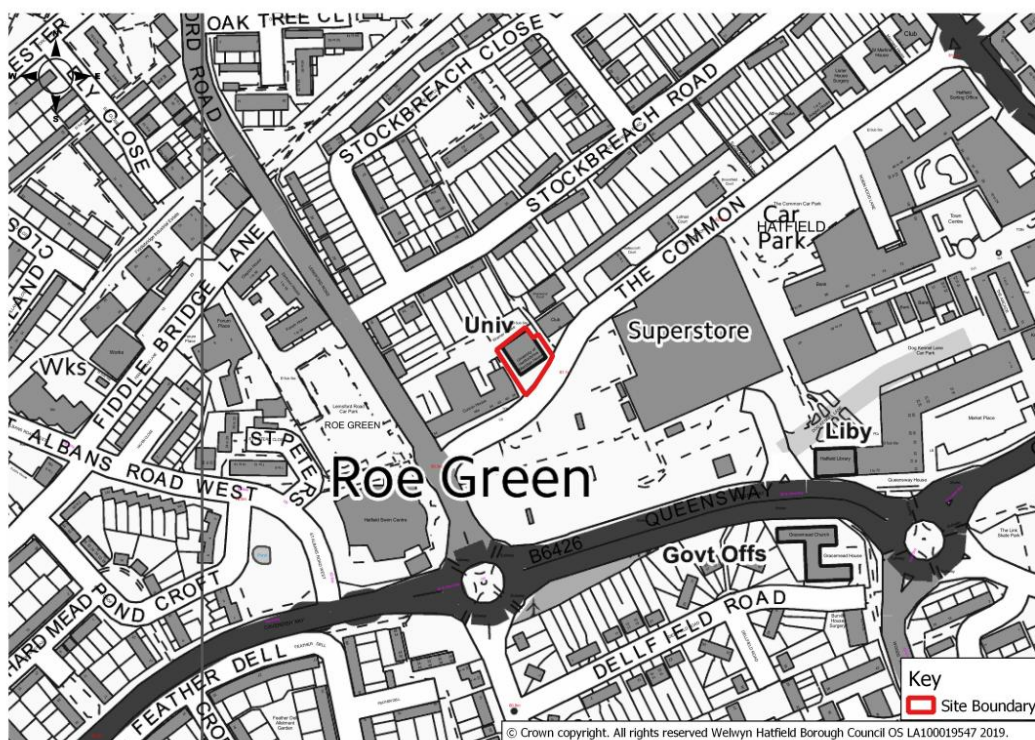


Table HC11

Site Address	Meridian House	DLP 2016 / HELAA 2019 (Site Ref)	N/A / HC11
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	11	Delivery within plan period	1 - 5 years
Other information	Development would result in the loss of a teaching/laboratory building now surplus to the users requirements.		



Hatfield

Table HE17

Site Address	Link Drive car park and skate park	DLP 2016 / HELAA 2019 (Site Ref)	N/A / HE17
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	80	Delivery within plan period	1 - 5 years
Other information	Delivery of a multi-storey car park at The Common will act as the catalyst for development.		

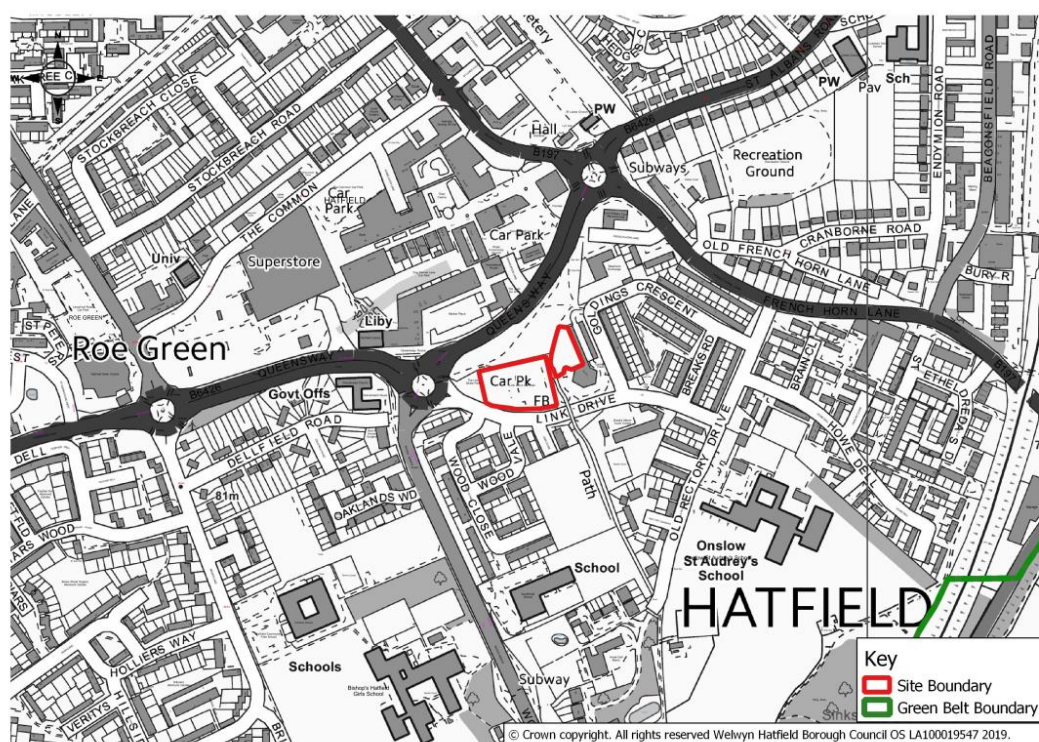
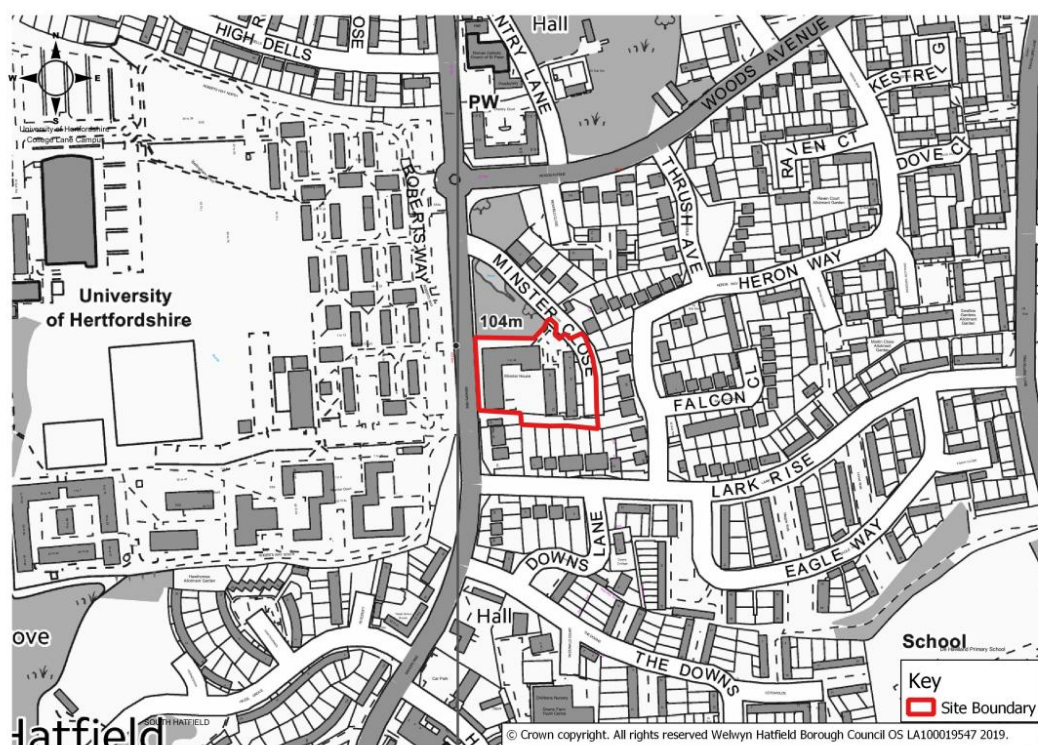


Table HSW92

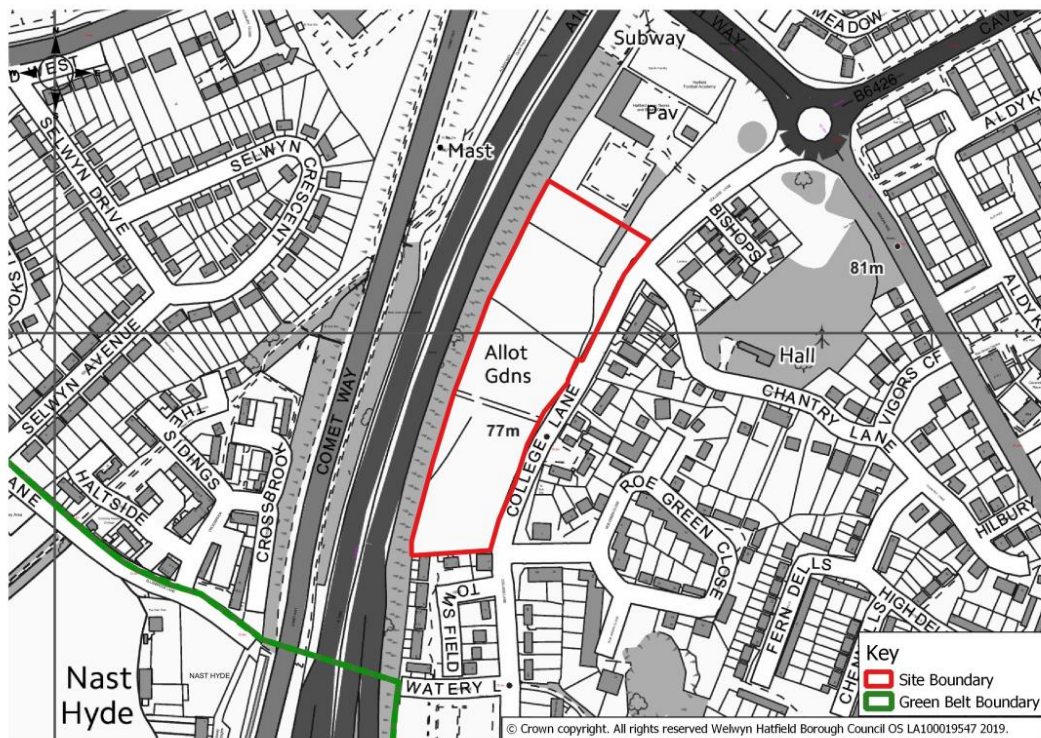
Site Address	Minster House	DLP 2016 / HELAA 2019 (Site Ref)	N/A / HSW92
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	49	Delivery within plan period	1- 5 years
Other information	Planning permission recently approved (subject to a S106 agreement) for 90 units (net gain 49) for the over 55s.		



Hatfield

Table HSW94

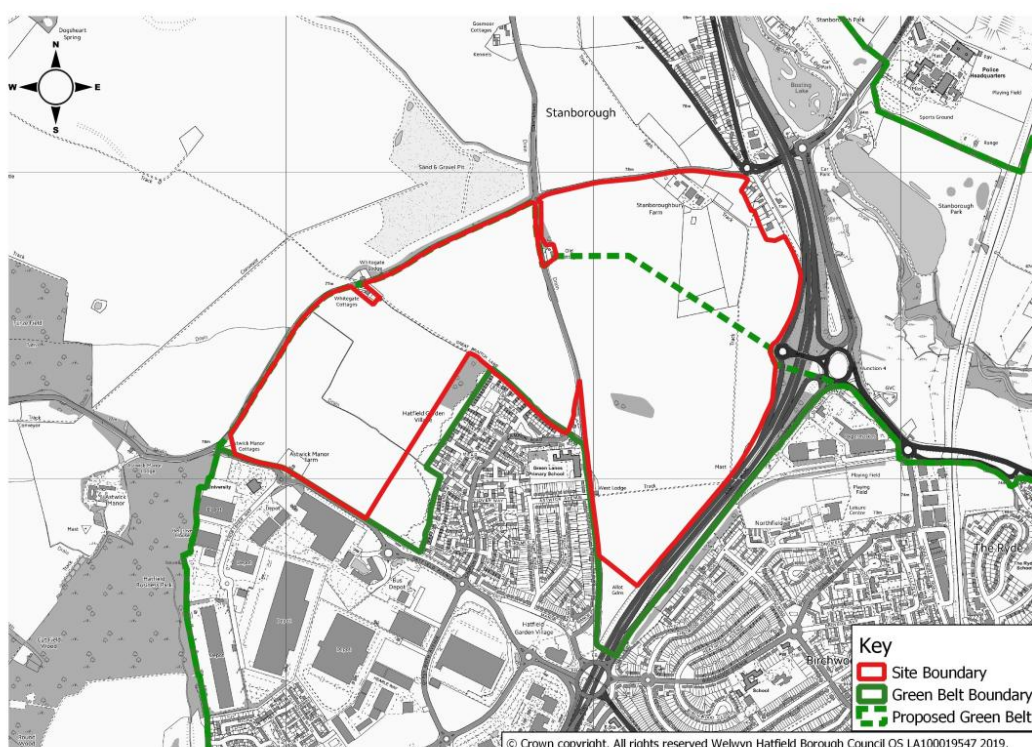
Site Address	College Lane (north)	DLP 2016 / HELAA 2019 (Site Ref)	N/A / HSW94
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	115	Delivery within plan period	6 - 10 years
Other information	(Sport/Leisure facilities to the north are excluded from this site).		



8.9 Proposed change to Draft Local Plan 2016 allocation SDS5 (Hat1/13)

Table Hat1/13

Site Address	North West Hatfield	DLP 2016 / HELAA 2019 (Site Ref)	SDS5 / Hat1/13
Urban / Green Belt	Green Belt	Green Belt Harm	High
Number of dwellings	4,650 / <u>1,750</u>	Delivery within plan period	6 - 10 / 11 - 15 years
Other information	Potential increase of dwelling capacity of 100 (to 1,750).		



Hatfield

Overall growth for Hatfield

The potential changes set out above would, in combination with the amended capacities for sites within the Draft Local Plan (arising from planning permissions, planning applications etc. as set out in the table that follows), result in an overall capacity of 2,572 dwellings.

Hatfield

Hatfield – information only

- 8.10** Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with an underline is a proposed changed/addition.
- 8.11** **The following is for information only, indicating the implications for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.** The modifications will also include changes to capacity as a result of planning permission being granted since the plan was submitted for examination and provision for a primary school at HS11 (Hat11) to meet current needs and need arising from growth in the Submitted Plan.

Policy SADM26

In accordance with Policies SP2 and SP3, the following sites are allocated for development in Hatfield.

Strategic sites

Site	Location	Proposed uses	Dwelling capacity	Delivery within plan period
SDS5 (Hat1 inc Hat13)	North West Hatfield	Residential-led mixed use	4,650 / <u>1,750</u>	<u>1-5/6-10/11-15 years</u>

Other key sites

Site	Location	Proposed uses	Dwelling capacity	Delivery within plan period
MUS2 (HC100b)	1-9 Town Centre	Residential-led mixed use	<u>66</u> 71	1-5 years
MUS3 (HW100)	High View	Residential-led mixed use	87 <u>146</u>	1-5 years
HS9 (HE80)	Land at Onslow St Audreys School, Howe Dell	Residential	61-87 (<u>86 net</u>)	1-5 years
HS10 (HS31)	Garages at Hollyfield	Residential	44 <u>13</u>	1-5 years
HS11 (Hat11)	Land at South Way	Residential	120 (+ <u>2FE Primary School</u>)	1-10 years
HS13 (HS91)	Land to the rear of Filbert Close	Residential	37	6-10 years
HS14 (HE23)	L.Kahn Manufacturing site, Wellfield Road	Residential	62	6-15 years
<u>HC08</u>	<u>Lemsford Road</u>	<u>Residential</u>	<u>32</u>	<u>6-10 years</u>
<u>HC11</u>	<u>Meridian House</u>	<u>Residential</u>	<u>11</u>	<u>1-5 years</u>
<u>HE17</u>	<u>Link Drive</u>	<u>Residential</u>	<u>80</u>	<u>1-5 years</u>
<u>HSW92</u>	<u>Minster Close</u>	<u>Residential</u>	<u>49</u>	<u>1-5 years</u>
<u>HSW94</u>	<u>College Lane (north)</u>	<u>Residential</u>	<u>115</u>	<u>1-5/6-10 years</u>

Hatfield

Site-specific considerations: Hatfield

Site	Site specific considerations
<u>HC08</u>	<ul style="list-style-type: none"> • <u>Delivery of a multi-storey car park at The Common will act as the catalyst for development.</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u>
<u>HC11</u>	<ul style="list-style-type: none"> • <u>A noise survey and report may be required at planning application stage due to proximity to Town Centre uses.</u>
<u>HE17</u>	<ul style="list-style-type: none"> • <u>Delivery of a multi-storey car park at The Common will act as the catalyst for development.</u> • <u>Noise and air quality survey and report may be required (proximity to Queensway)</u> • <u>Proximity to an existing high rise building may require consultation with appropriate bodies (recommendations of Hackitt Review).</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u>
<u>HSW92</u>	<ul style="list-style-type: none"> • <u>Mitigate noise pollution from Bishops Rise</u> • <u>Potential for nesting birds/roosting bats in trees / reptiles in pond to the north.</u> • <u>Site located within Ground Source Protection Zone</u>
<u>HSW94</u>	<ul style="list-style-type: none"> • <u>Air quality survey and report may be required (proximity to A1(M)) An acoustic buffer and single aspect (habitable rooms) design may be required</u> • <u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees / reptiles in rough vegetation)</u> • <u>Wastewater infrastructure upgrades likely to be required</u> • <u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site</u>

Potters Bar

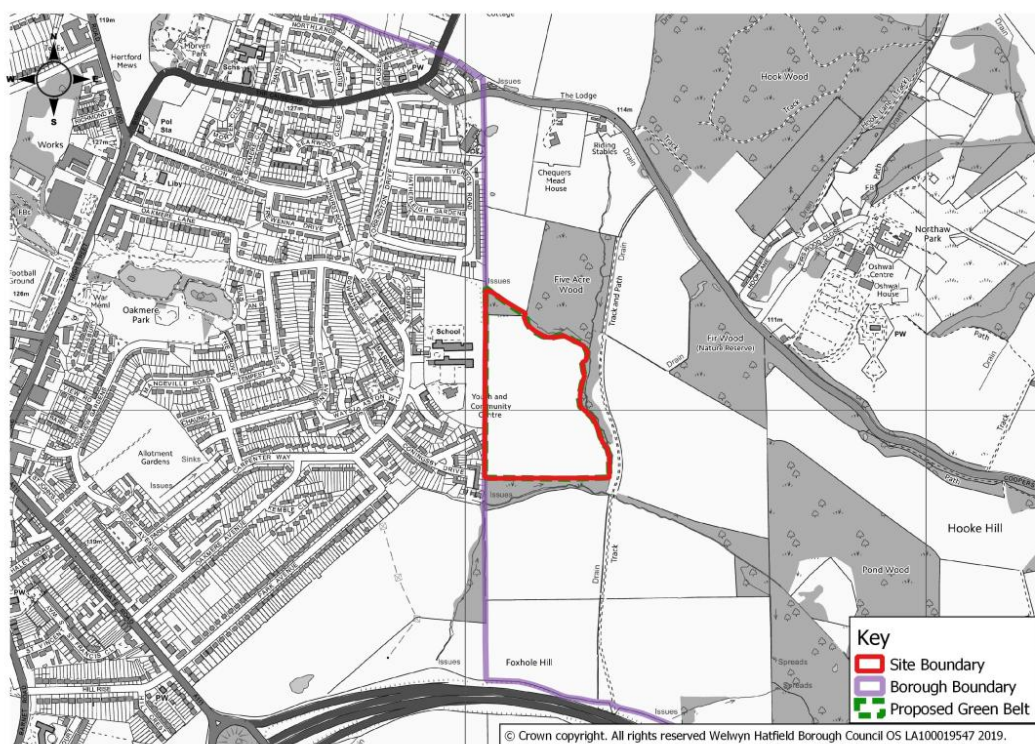
9

Potters Bar

- 9.1** The Council's Cabinet agreed to re-consult on the opportunity for about 160 homes at PB1 to the east of Potters Bar, and asked officers to work with the Highways Authority (Hertfordshire County Council) to explore access solutions that would continue to protect the local wildlife sites. This is because the site adjoins a sustainable town with higher-order services.

Table PB1

Site Address	Enfield Chase Estate. Land south of Coopers Lane Road, Potters Bar	DLP 2016 / HELAA 2019 (Site Ref)	N/A / PB1
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Number of dwellings	160	Delivery in plan period	Not yet specified
Other information	A smaller area than that consulted on in 2019 (Call for Sites) is now being considered. This smaller area amounts to around 6.5ha and is estimated could accommodate around 160 dwellings if access solutions can be found.		



9 Potters Bar

9.2 The following is for information only, indicating the implications for policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.

Site	Site-specific considerations
PB1	<ul style="list-style-type: none"> • Preliminary Ecological Survey likely to be required (proximity to two Wildlife sites to the north) • High pressure gas main close to eastern boundary - this and required visibility splays may impact on access opportunities. • Potential for heritage assets with archaeological potential would need to be explored at planning application stage.

Woolmer Green

10

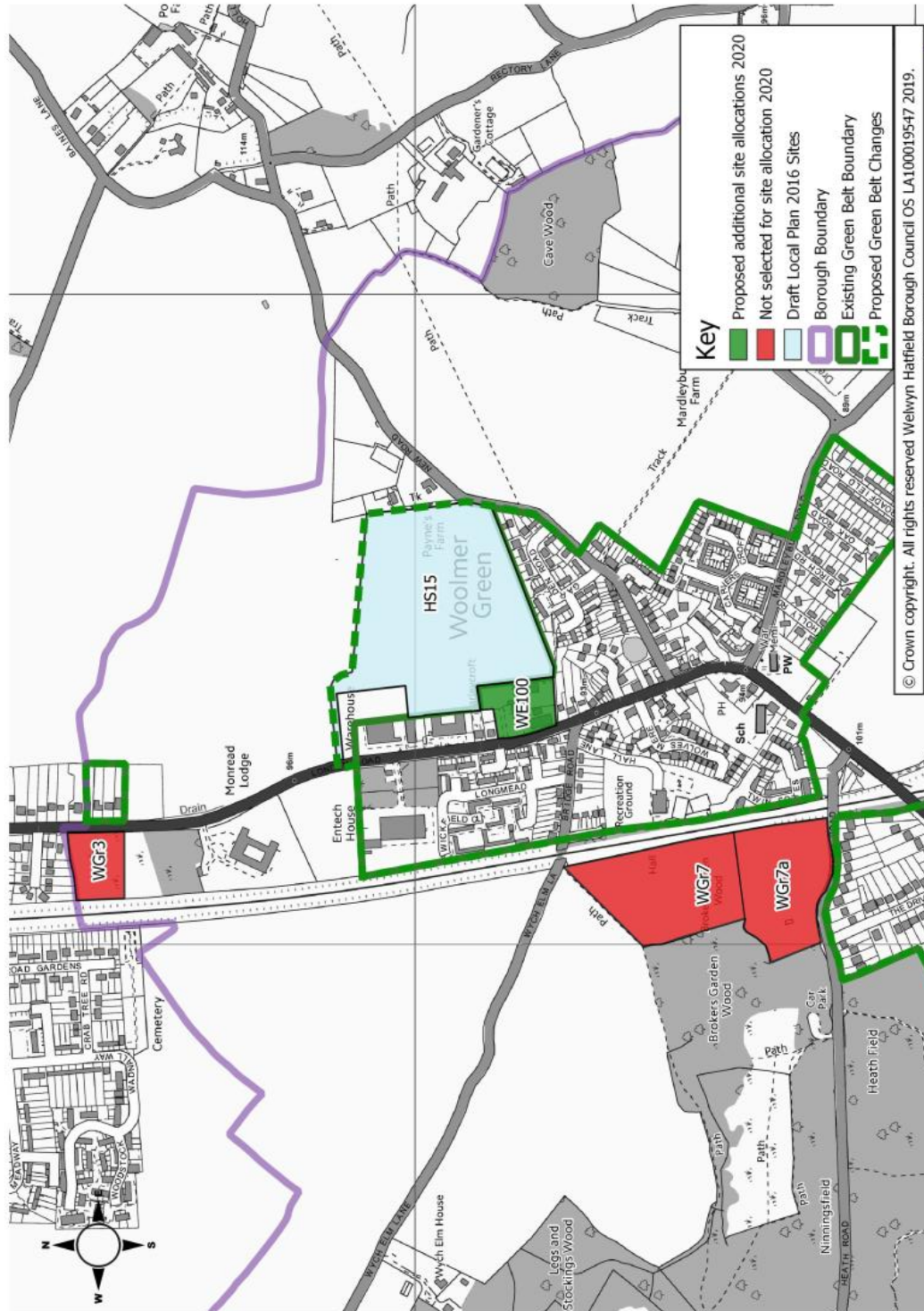
Woolmer Green

- 10.1** Woolmer Green is one of five smaller villages that fall into the fourth tier of settlements in Policy SP3: Settlement Hierarchy of smaller villages excluded (inset) from the Green Belt, reflecting the settlements level of sustainability compared to the larger villages such as Brookmans Park or Welham Green. It is considered that settlements of this type are suitable for new development where it is compatible with its scale and character.
- 10.2** The village is served by a primary school, pubs, playing fields, a community hall, a church, and a small employment area. Although there is no railway station in Woolmer Green, one is located in Knebworth less than a mile away.

Proposed changes to the site allocation at Woolmer Green

- 10.3** There was **one** site proposed for allocation in the Draft Local Plan 2016 for Woolmer Green (HS15/WGr1) for 150 dwellings. There are no changes proposed to this site as set out in the Draft Local Plan 2016.
- 10.4** There were four additional sites promoted at Woolmer Green for consideration by the Council and **one** new site is being proposed for allocation (i.e. **a total of two sites with a combined capacity of 184 dwellings**).
- 10.5** The consultation sites section indicates the additional site that is proposed for allocation. **Figure 5** illustrates both sites proposed for allocation along with proposed changes to the Green Belt boundary. This consultation only relates to the new site (WE100).
- 10.6** The new site WE100, is an urban and is located within a proposed employment area (EA10) in the Submitted Plan (Policy SADM10). It has been considered necessary to release some existing employment sites to minimise the need to release Green Belt sites, whilst continuing to support a sustainable level of job growth.
- 10.7** For information, the site specific policy requirements for the potential new site are then shown on the following pages. These requirements complement the other policies set out in the plan to ensure that any site specific requirements are properly planned for. This does not however form part of the current consultation. Changes to the policy, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modifications stage.

Figure 5: Woolmer Green



Woolmer Green

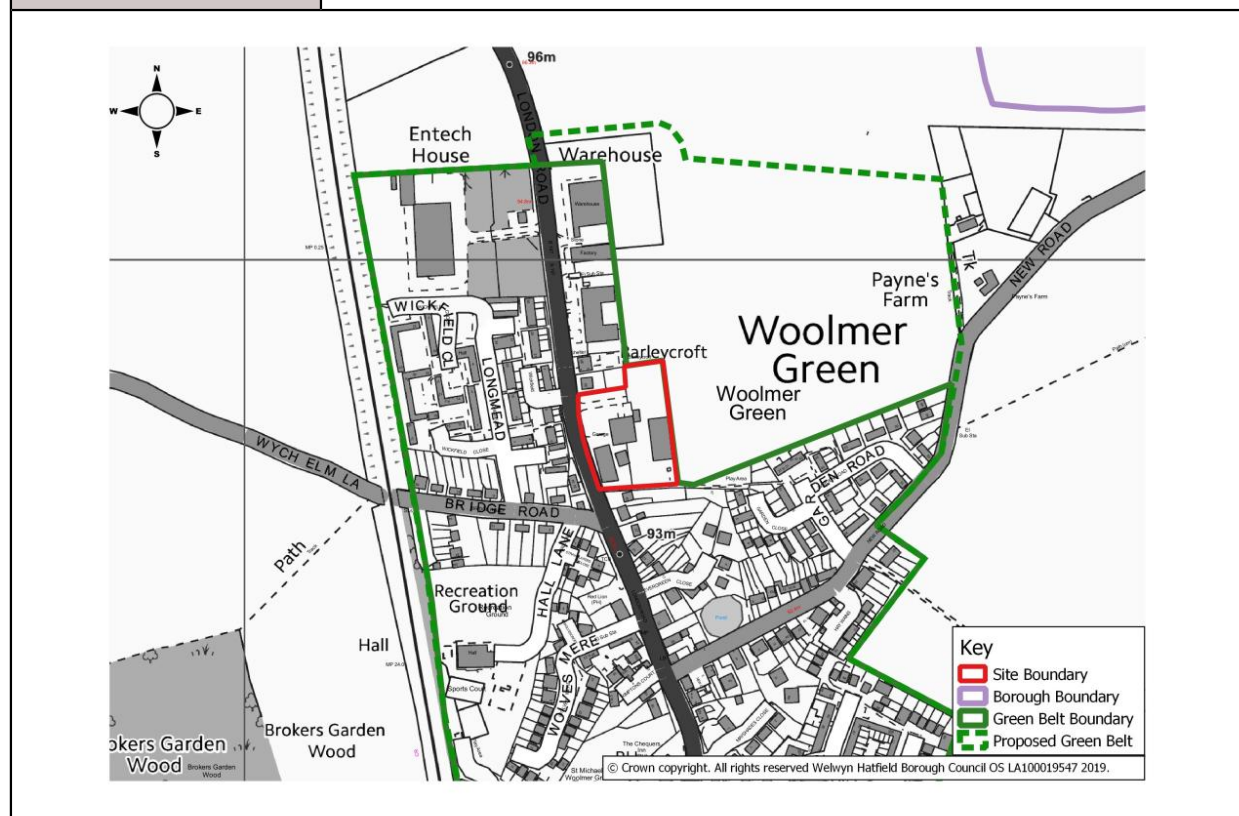
10

Woolmer Green – Consultation Sites

10.8 There is one additional site proposed by this consultation at Woolmer Green. Any new sites that would have resulted in 'moderate-high' harm and any sites which would result in 'high' harm to the Green Belt have been rejected and are not proposed to be allocated.

Table WE100

Site Address	51-53 London Road, Knebworth	DLP 2016 / HELAA 2019 (Site ref)	N/A / WE100
Urban / Green Belt	Urban	Green Belt Harm	N/A
Number of dwellings	34	Delivery within plan period	1 - 5 years
Other information	Site WE100 would result in the loss of 0.85 ha of land from proposed Employment Area (EA10) in the submitted Draft Local Plan.		



Woolmer Green

Overall growth for Woolmer Green

The potential change set out above would, in combination with the capacity of Draft Local Plan site HS15 (WGr1) and as set out in the table that follows, result in an overall capacity of 184 dwellings.

Woolmer Green

Woolmer Green - Information only

10.9 Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with a underline is a proposed change/addition.

10.10 The following is for information only, indicating the implications for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.

Policy SADM 27

Woolmer Green

In accordance with policies SP2 and SP3, the following sites are allocated for development in Woolmer Green:

Site	Location	Use	Dwelling capacity	Delivery within plan period
HS15 (WGr1)	Land East of London Road	Residential	150	1-10 years
<u>(WE100)</u>	51 - 53 London Road, Knebworth	Residential	34	1-5 years

Woolmer Green

10

Site-specific considerations: Woolmer Green

10.11 The site specific consideration as set out below would need to be considered in addition to the site specific considerations included in Table 11 of the Draft Local Plan (2016).

Site	Site-specific considerations
WE100	<ul style="list-style-type: none"> • <u>A contaminated land survey would be required at planning application stage</u> • <u>Noise survey and report may be required (proximity to B197)</u> • <u>Preliminary Roost Assessment required at planning application stage, given the proximity to known bat roosts</u>

Oaklands and Mardley Heath

Oaklands and Mardley Heath

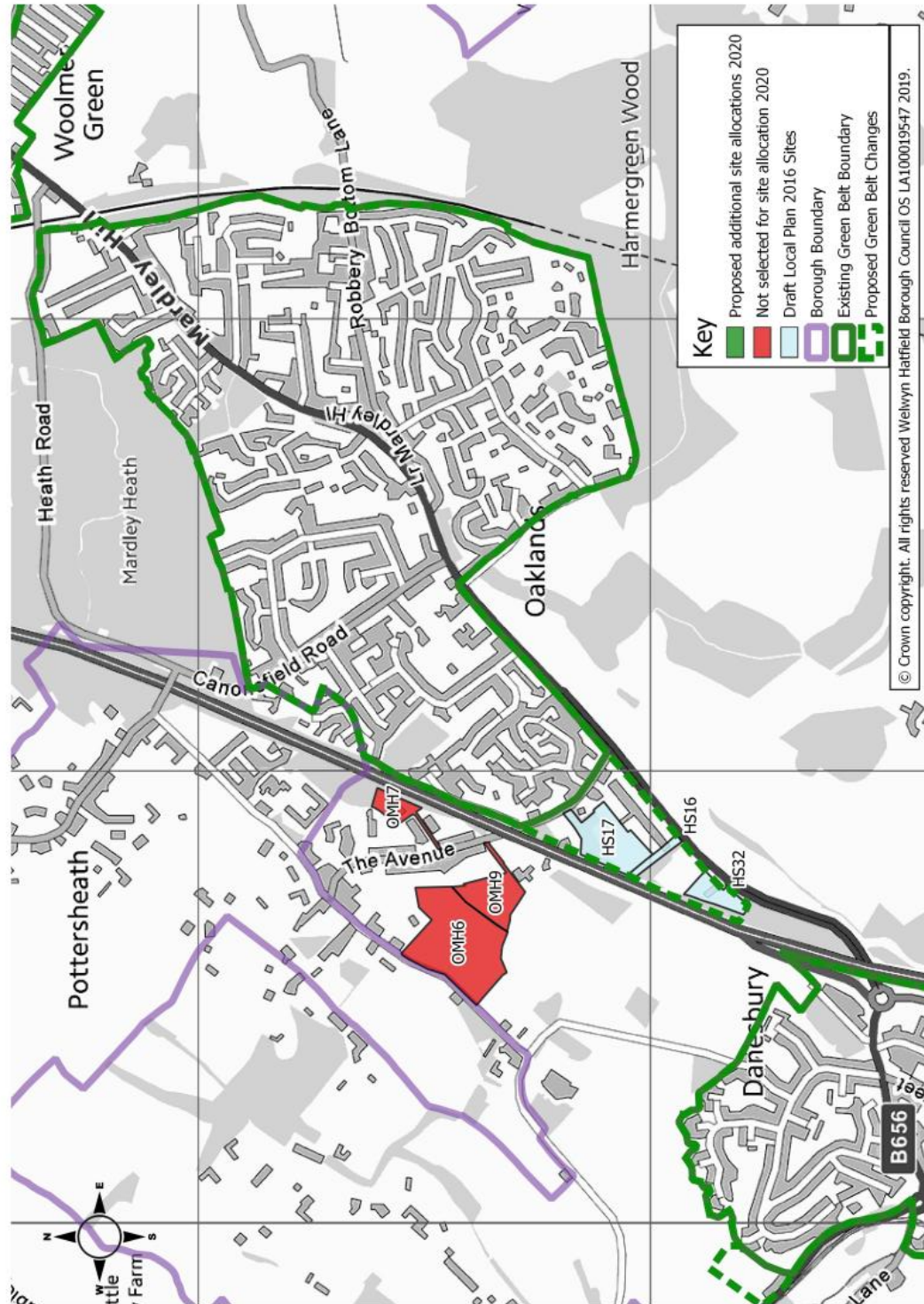
- 11.1** Oaklands and Mardley Heath is one of five smaller villages that fall into the fourth tier of settlements in Policy SP3: Settlement Hierarchy of smaller villages excluded (inset) from the Green Belt, reflecting the settlements level of sustainability compared to the larger villages such as Brookmans Park or Welham Green. It is considered that settlements of this type are suitable for new development where it is compatible with its scale and character.

Proposed changes to the site allocations at Oaklands and Mardley Heath

- 11.2** There are **three** sites proposed for allocation in the Draft Local Plan 2016 for Oaklands and Mardley Heath, for a total of 25 dwellings (HS16/OMH8 and HS17/OMH5) and an increase of 6 pitches within an existing site (HS32/GTLAA04).
- 11.3** There were three additional sites promoted in 2019 for consideration by the Council, however, there are **NO additional sites proposed for allocation at Oaklands and Mardley Heath** and there are **NO changes to the Draft Local Plan 2016 sites**. Therefore, there are no sites subject to consultation at this stage.
- 11.4** **Figure 6** illustrates both sites proposed for allocation along with proposed changes to the Green Belt boundary.

Oaklands and Mardley Heath

Figure 6: Oaklands and Mardley Heath



Welwyn

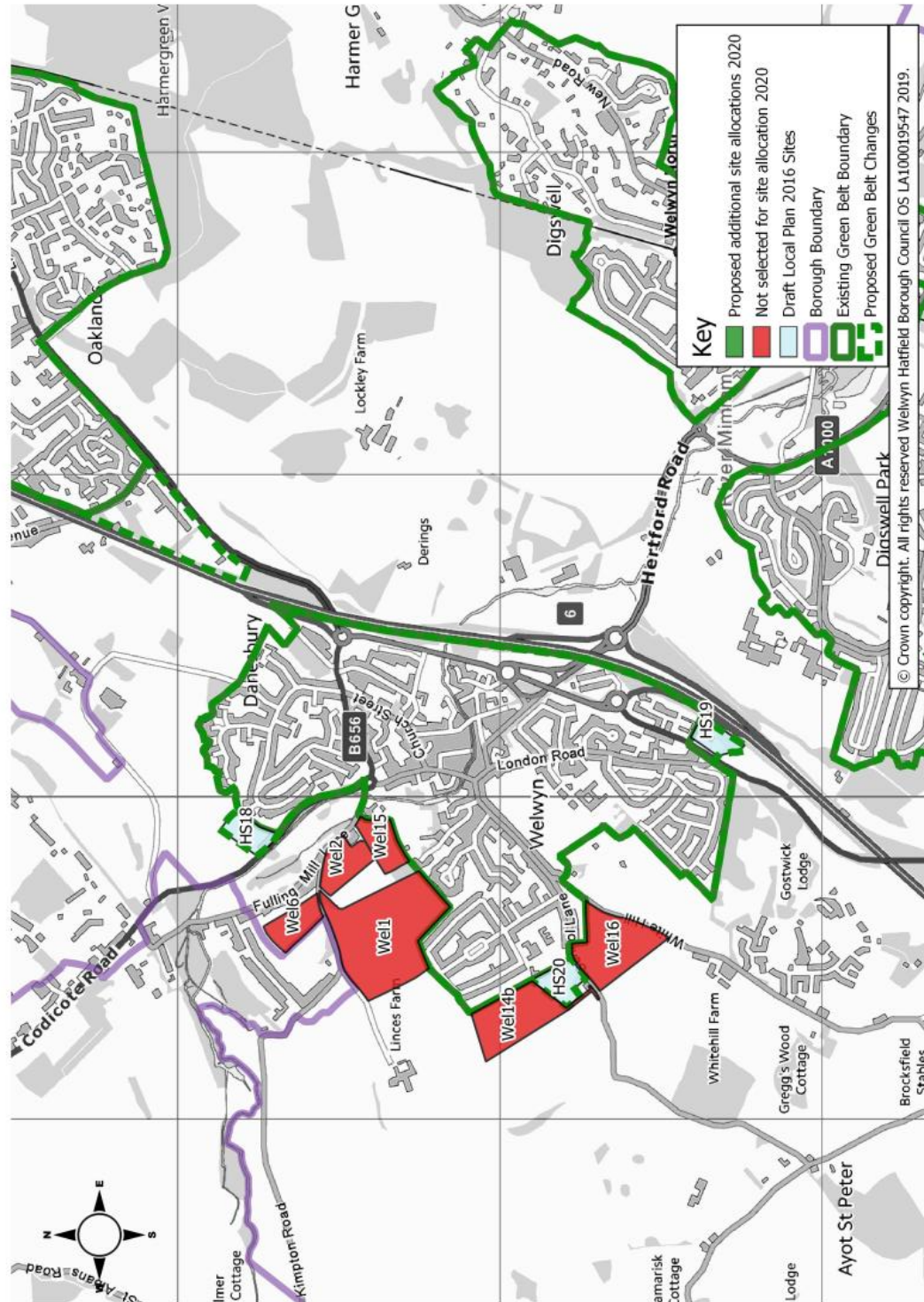
Welwyn

- 12.1** Welwyn is one of four larger villages that fall into the third tier of settlement types, known as 'Larger Excluded Villages', as set out in Policy SP3: Settlement Hierarchy demonstrating its relative sustainability following the borough's two towns at Welwyn Garden City and Hatfield.
- 12.2** Welwyn is a sustainable location for development in the borough as a large village excluded (inset) from the Green Belt and offering a range of services and facilities, employment and good public transport, including a nearby railway station at Digswell.

Proposed changes to the site allocations at Welwyn

- 12.3** There are **three** sites proposed for allocation in the Draft Local Plan 2016 at Welwyn (HS18/Wel11, HS19/Wel4 and HS20/Wel3) for 67 dwellings. The capacity of one of these sites, HS20 (Wel3), is proposed to increase from 7 to 9 dwellings (i.e. a total of **three sites with a combined capacity of 69 dwellings**).
- 12.4** There were 11 additional sites promoted at Welwyn for consideration by the Council, and **none** of these are proposed for allocation in this consultation.
- 12.5** **The consultation sites section** indicates where the amended dwelling capacity is proposed for site HS20 (Wel3) which is already proposed for allocation in the Draft Local Plan. This change is now the subject of this consultation event.
- 12.6** **Figure 7** illustrates all the sites proposed for allocation along with proposed changes to the Green Belt boundary.
- 12.7** For information, the implications of the proposed changes for the Draft Local Plan site allocation policy relating to this settlement are then shown on the following pages. Changes to the policy, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.

Figure 7: Welwyn



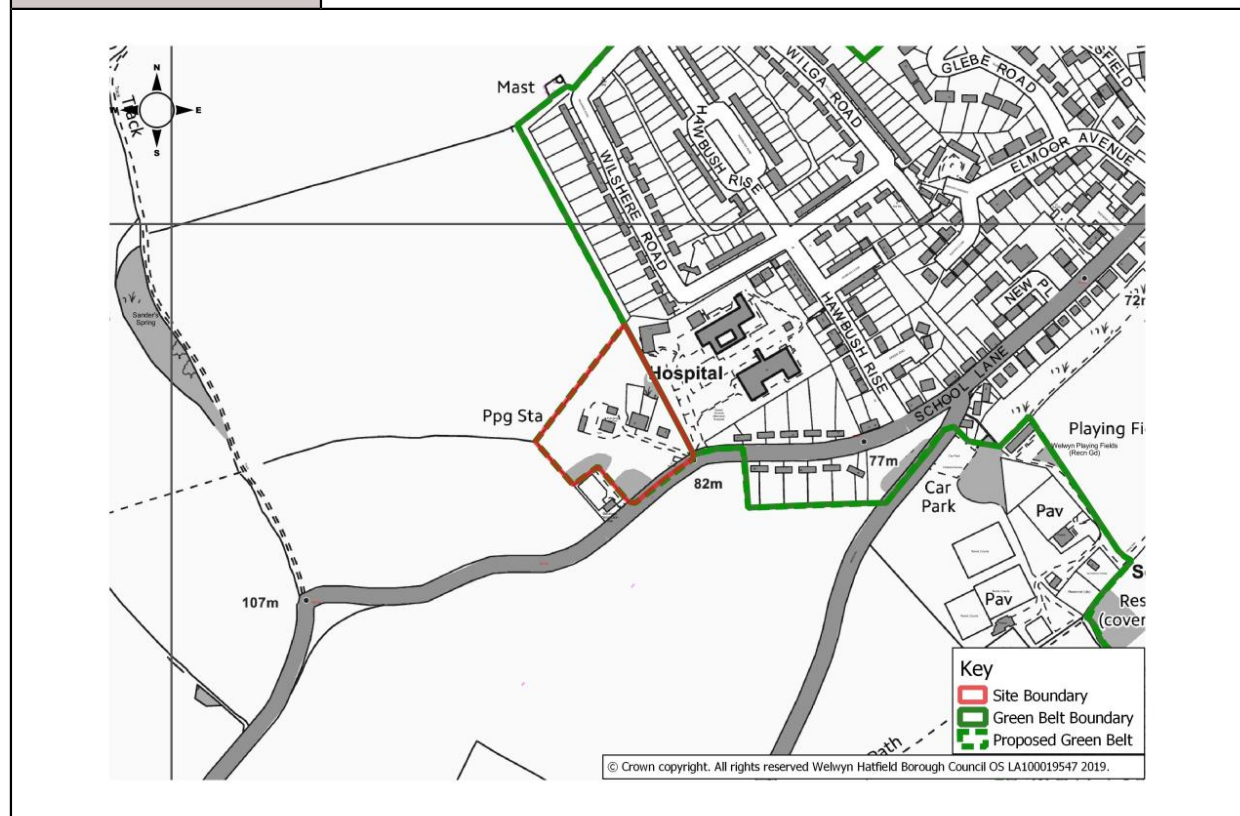
Welwyn

Welwyn – Consultation Sites

12.8 There are no additional sites proposed by this consultation at Welwyn. However, a proposed change to the capacity of site HS20 (Wel3) is indicated below.

Table Wel3

Site Address	School Lane	DLP 2016 / HELAA 2019 (Site Ref)	HS20 / Wel3
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate - High
Number of dwellings	7 / 9 (net)	Delivery within plan period	1 - 5 years
Other information	A small proposed change to the dwelling capacity for this site (a net gain of 2) assumes the retention of the pumping station. A slightly higher capacity may be achievable if the pumping station is not retained on site.		



Welwyn

Overall growth for Welwyn

The potential change to Draft Local Plan site HS20 (Wel3) as set out above would, in combination with the capacity of the two other sites within the Draft Local Plan (as set out in the table that follows), result in an overall capacity of 69 dwellings.

Welwyn – Information only

12.9 Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with a underline is a proposed change/addition.

Site allocations in Welwyn

The sites allocated for development in Welwyn is set out in Policy SADM 29 below.

Policy SADM 29

Welwyn

In accordance with policies SP2 and SP3 the sites below are allocated for development in Welwyn:

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
HS18 (Wel11)	The Vineyards	Residential	30	1-5 years
HS19 (Wel4)	Sandyhurst	Residential	30	1-5 years
HS20 (Wel3)	School Road	Residential	<u>79</u>	1-5 years

Welham Green

Welham Green

- 13.1** Welham Green is one of four larger villages that fall into the third tier of settlement types, known as 'Larger Excluded Villages', as set out in Policy SP3: Settlement Hierarchy.
- 13.2** Welham Green is a sustainable locations for development in the borough, following the main towns, as a large village excluded (inset) from the Green Belt and offering a range of services and facilities, employment and good public transport connectivity, including a railway station.

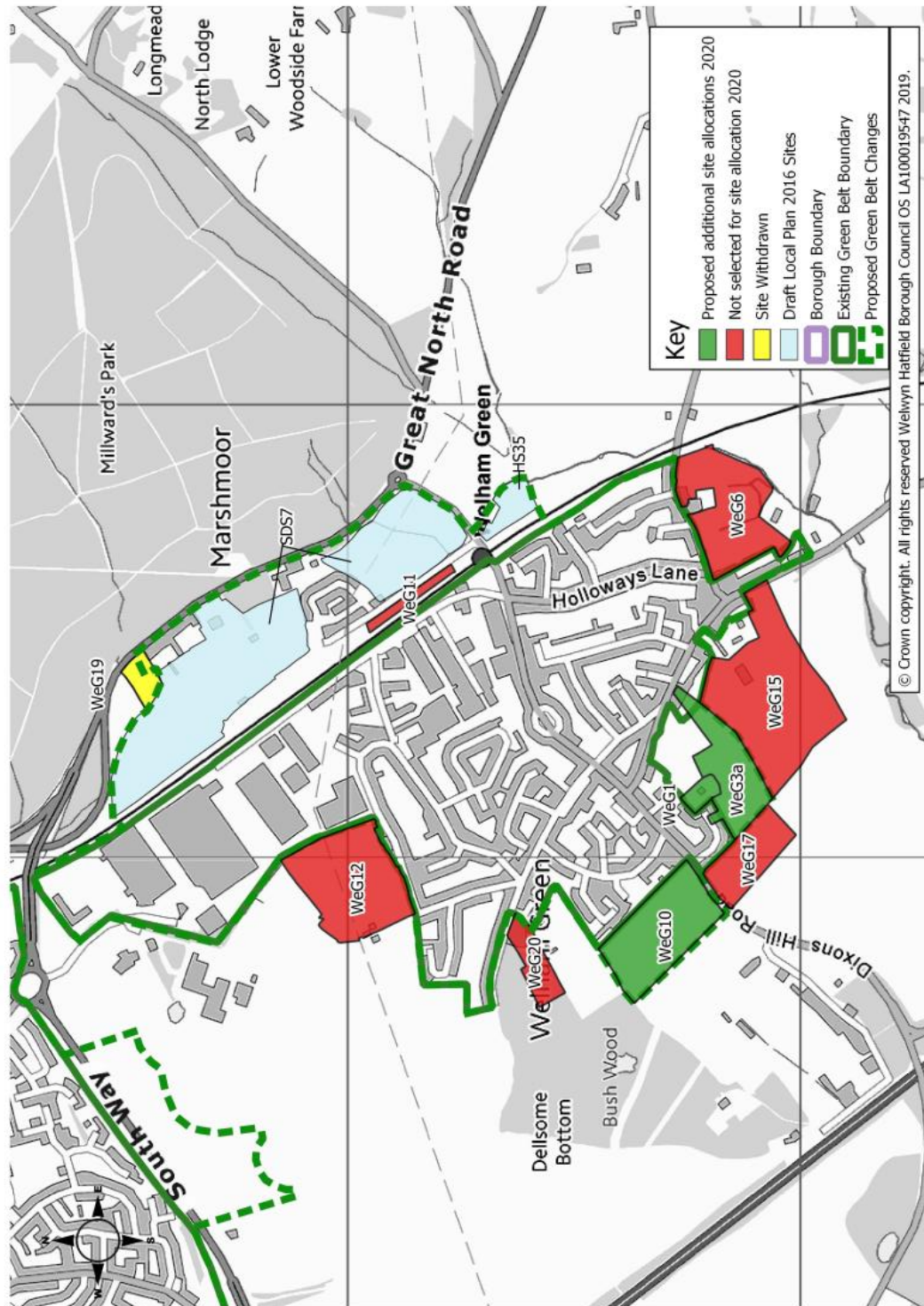
Proposed changes to sites allocations at Welham Green

- 13.3** There were **two** sites proposed for allocation in the Draft Local Plan 2016 at Welham Green for 80 dwellings as part of a mixed use scheme (SDS7/WeG4b) and 12 (additional) Gypsy and Traveller pitches (HS35/GTLAA01).
- 13.4** There were 11 additional sites promoted at Welham Green for consideration by the Council and **three** of these sites are proposed for allocation (i.e. **5 sites in total with a combined capacity of 284 dwellings and 12 (additional) Gypsy and Traveller Pitches**).
- 13.5** The consultation sites section indicates the additional sites that are proposed for allocation. **Figure 8** illustrates all the sites proposed for allocation along with proposed changes to the Green Belt boundary. **These changes are now the subject of this consultation.**
- 13.6** For information, the implications of the proposed changes for the Draft Local Plan site allocation policy relating to this settlement are shown on the following pages, including the site specific policy requirements. These requirements complement the other policies set out in the plan to ensure that any site specific requirements are properly planned for. This does not however form part of the current consultation. Changes to the policy, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.

Welham Green

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Figure 8: Welham Green



Welham Green

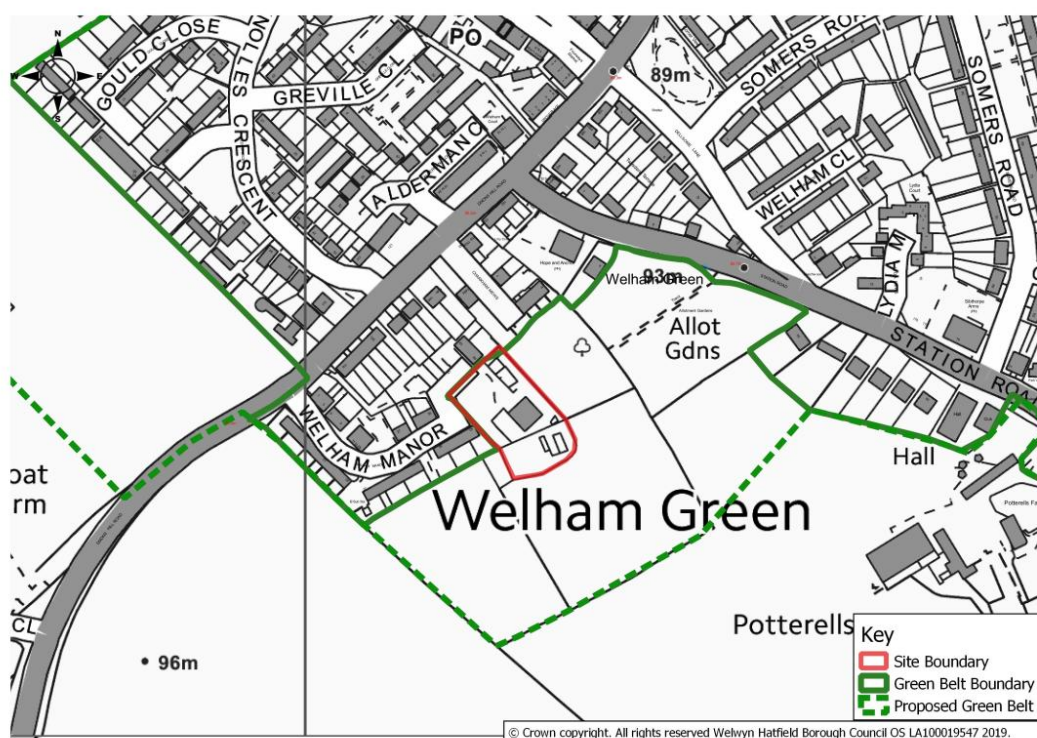
Welham Green – Consultation Sites

13.7 There are 3 new sites for potential inclusion in the Plan in this consultation. All of the additional sites proposed for allocation are located in the Green Belt and careful consideration has been given to minimising any potential harm and to ensure the proposed change to Green Belt boundaries are robust and defensible and that the level of development is sustainable. These sites fall in 'low' or 'moderate' harm parcels.

13.8 Overall, the proposals presented for Welham Green are considered to balance the need to deliver housing in a sustainable way, whilst also minimising potential harm to the Green Belt.

Table WeG1

Site Address	Units 1- 3, 51 Welham Manor	DLP 2016 / HELAA 2019 (Site Ref)	N/A / WeG1
Urban / Green Belt	Green Belt	Green Belt Harm	Low
Number of dwellings	16	Delivery within plan period	1-5 years
Other information	A small previously developed site in the Green Belt. Capacity of 16 dwellings is considered suitable where primary vehicular access for the adjoining larger site (WeG3a) is achieved from Station Road and secondary access (for pedestrians/cyclists and emergency vehicles) is achieved from Welham Manor.		



Welham Green

13

Table WeG3a

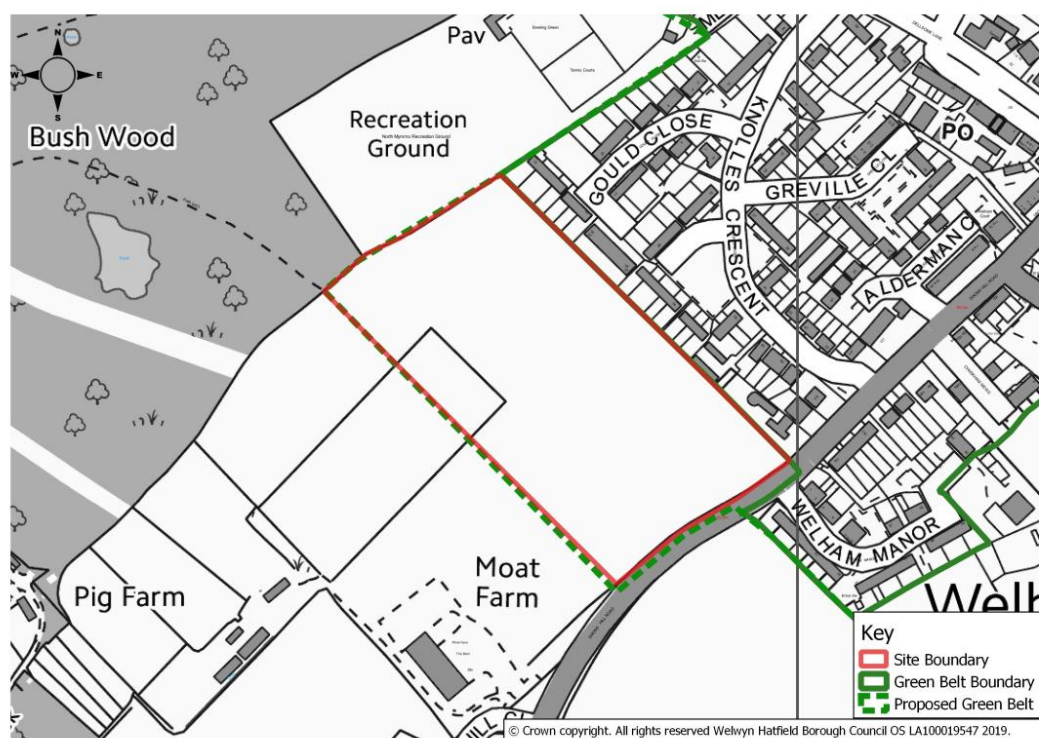
Site Address	Land at Welham Manor and west of Station Road	DLP 2016 / HELAA 2019 (Site Ref)	N/A / WeG3a
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Number of dwellings	68	Delivery within plan period	1-5 years
Other information	Primary vehicular access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor.		



Welham Green

Table WeG10

Site Address	Land at Dixons Hill Road	DLP 2016 / HELAA 2019 (Site Ref)	N/A / WeG10
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Number of dwellings	120	Delivery within plan period	1-5 years
Other information	Access from Dixons Hill Road.		



Welham Green

Overall growth for Welham Green

The potential changes set out above would, in combination with the capacity of sites within the Draft Local Plan (as set out in the table that follows), result in an overall capacity of 284 dwellings and 12 Gypsy and Traveller pitches.

Welham Green - Information only

13.9 Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with a underline is a proposed change/addition.

13.10 The following is for information only, indicating the implication for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modifications stage.

Policy SADM 30

Welham Green

In accordance with Policies SP2 and SP3, the following sites are allocated for development within Welham Green:

Sites	Location	Use	Dwelling/Floorspace Capacity	Delivery within plan period
HS35 (GTLAA01)	Foxes Lane, Dixons Hill Road	Gypsy and Traveller	12 (additional pitches)	0-5 years
SDS7 (WeG4b)	Marshmoor	Class B1; and Residential	Approximately 40,500sqm of Class B1 employment floorspace; and around 80 dwellings	1-10 years
<u>(WeG1)</u>	<u>Units 1-3, 51 Welham Manor</u>	<u>Residential</u>	<u>16</u>	<u>1-5 years</u>
<u>(WeG3a)</u>	<u>Land at Welham Manor/west of Station Road</u>	<u>Residential</u>	<u>68</u>	<u>1-5 years</u>
<u>(WeG10)</u>	<u>Land at Dixons Hill Road</u>	<u>Residential</u>	<u>120</u>	<u>1-5 years</u>

Welham Green

Site-Specific considerations - Welham Green

13.11 The site specific considerations as set out below would need to be considered in addition to the site specific considerations included in Table 14 of the Draft Local Plan 2016.

Site	Site-specific consideration
<u>WeG1:</u>	<ul style="list-style-type: none"> • Preliminary Contaminated Land Risk Assessment may be required at planning application stage. • Site located within an Inner Ground Source Protection Zone.
<u>WeG3a</u>	<ul style="list-style-type: none"> • <u>Sites lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> • <u>Primary access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor.</u> • <u>Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents.</u> • <u>Heritage Statement/Impact Assessment may be required (proximity of Listed Building).</u>
<u>WeG10</u>	<ul style="list-style-type: none"> • <u>Sites lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> • <u>Provide a landscaped buffer to adjacent wildlife site/ancient woodland.</u> • <u>Ensure appropriate measures are taken in accordance with the Council's Green Gap Policy Areas.</u>

Bell Bar and Brookmans Park

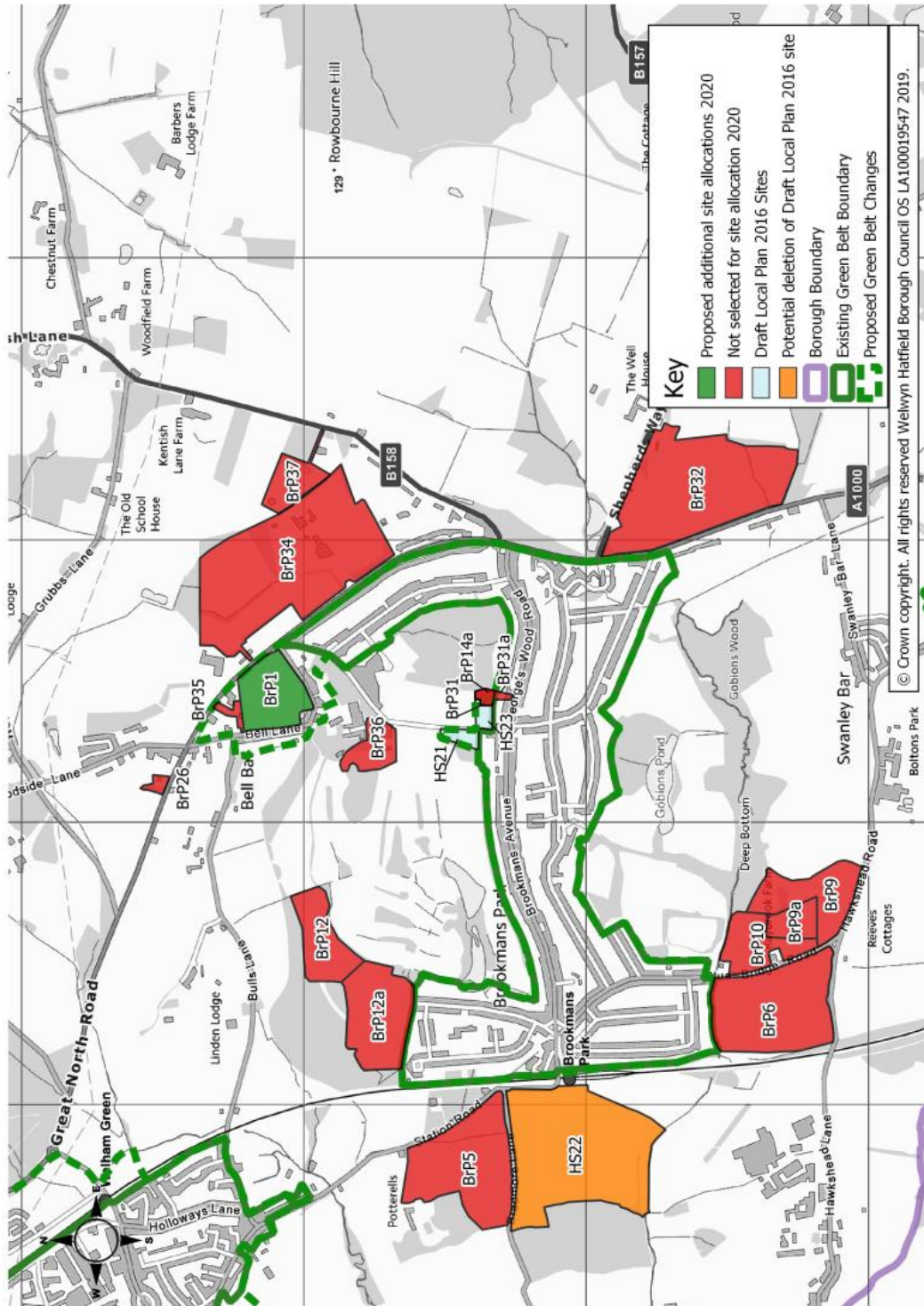
Bell Bar and Brookmans Park

- 14.1 Brookmans Park is one of four larger villages that fall into the third tier of settlement types, known as 'Larger Excluded Villages', as set out in Policy SP3: Settlement Hierarchy demonstrating its relative sustainability following the borough's two towns at Welwyn Garden City and Hatfield.
- 14.2 Brookmans Park is therefore a sustainable location for development in the borough, following the main towns, being a large village excluded (inset) from the Green Belt and offering a range of services and facilities, employment and good public transport connectivity including a railway station.
- 14.3 Bell Bar and Brookmans Park are considered together as the potential changes to the Green Belt benefit from being considered comprehensively.

Proposed changes to the site allocations at Bell Bar and Brookmans Park

- 14.4 There were **three** sites proposed for allocation in the Draft Local Plan 2016 at Brookmans Park (HS22/BrP4, HS21/BrP13 and HS23/BrP14) for 274 dwellings. However, the Council's Cabinet (30th January 2020) resolved to consult on the **potential removal** of HS22 (BrP4).
- 14.5 There were 17 additional sites, or site options, promoted at Bell Bar and Brookmans Park for consideration by the Council and **one** of these sites are proposed for allocation (i.e. **a total of three sites with a combined capacity of 128 dwellings**).
- 14.6 **The consultation sites section** indicates the new site that is proposed for allocation. These changes are now the subject of this consultation event.
- 14.7 **Figure 9** illustrates all the sites proposed for allocation along with proposed changes to the Green Belt boundary.
- 14.8 For information, the implications of the proposed changes for the Draft Local Plan site allocation policy relating to this settlement are then shown on the following pages, including the site specific policy requirements. These requirements complement the other policies set out in the plan to ensure that any site specific requirements are properly planned for. This does not however form part of the current consultation. Changes to the policy, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modifications stage.

Figure 9: Bell Bar and Brookmans Park



Bell Bar and Brookmans Park

14

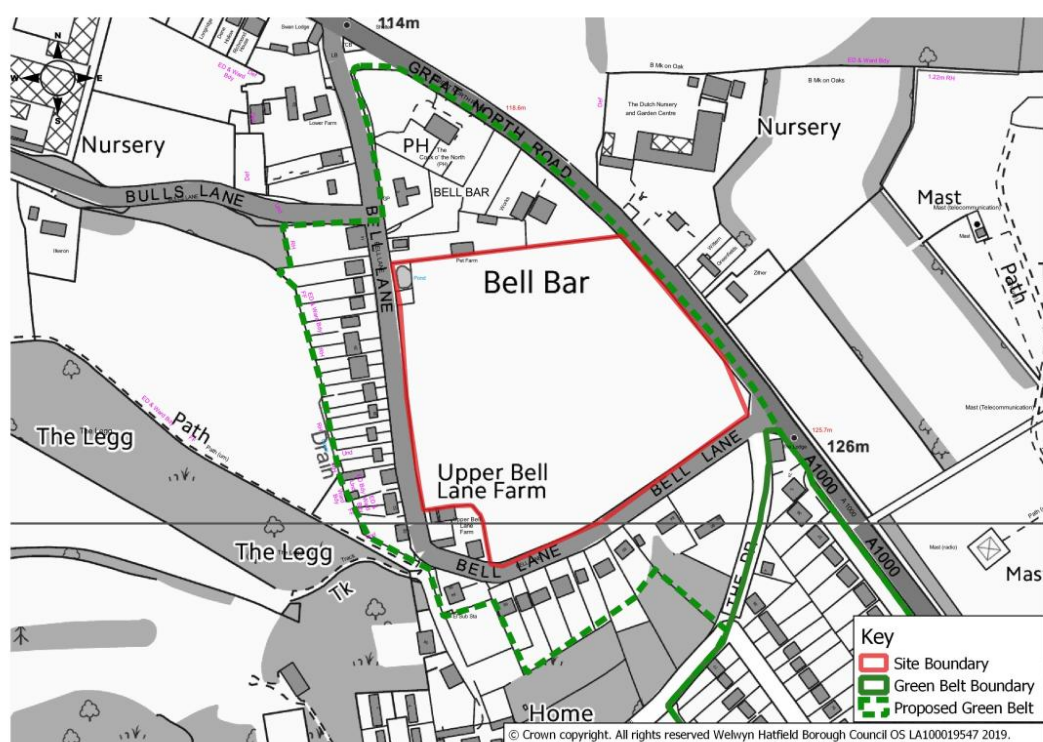
Bell Bar and Brookmans Park – Consultation Sites

- 14.9** There is one new site for potential inclusion in the Plan proposed in this consultation at Bell Bar and Brookmans Park. This site is located in the Green Belt and falls within a 'moderate' harm parcel. Any additional sites that would have resulted in 'moderate-high' or 'high' harm to the Green Belt have been rejected and are not proposed to be allocated.
- 14.10** Overall, the proposals presented for Bell Bar and Brookmans Park are considered to balance the need to deliver housing in a sustainable way, whilst also minimising potential harm to the Green Belt.

14 Bell Bar and Brookmans Park

Table BrP1

Site Address	Upper Bell Lane Farm	DLP 2016 / HELAA 2019 (Site Ref)	N/A / BrP1
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Number of dwellings	104	Delivery within plan period	1-5/6-10 years
Other information	Proposed changed to the Green Belt boundary would include existing development to the north, west and south of the site.		

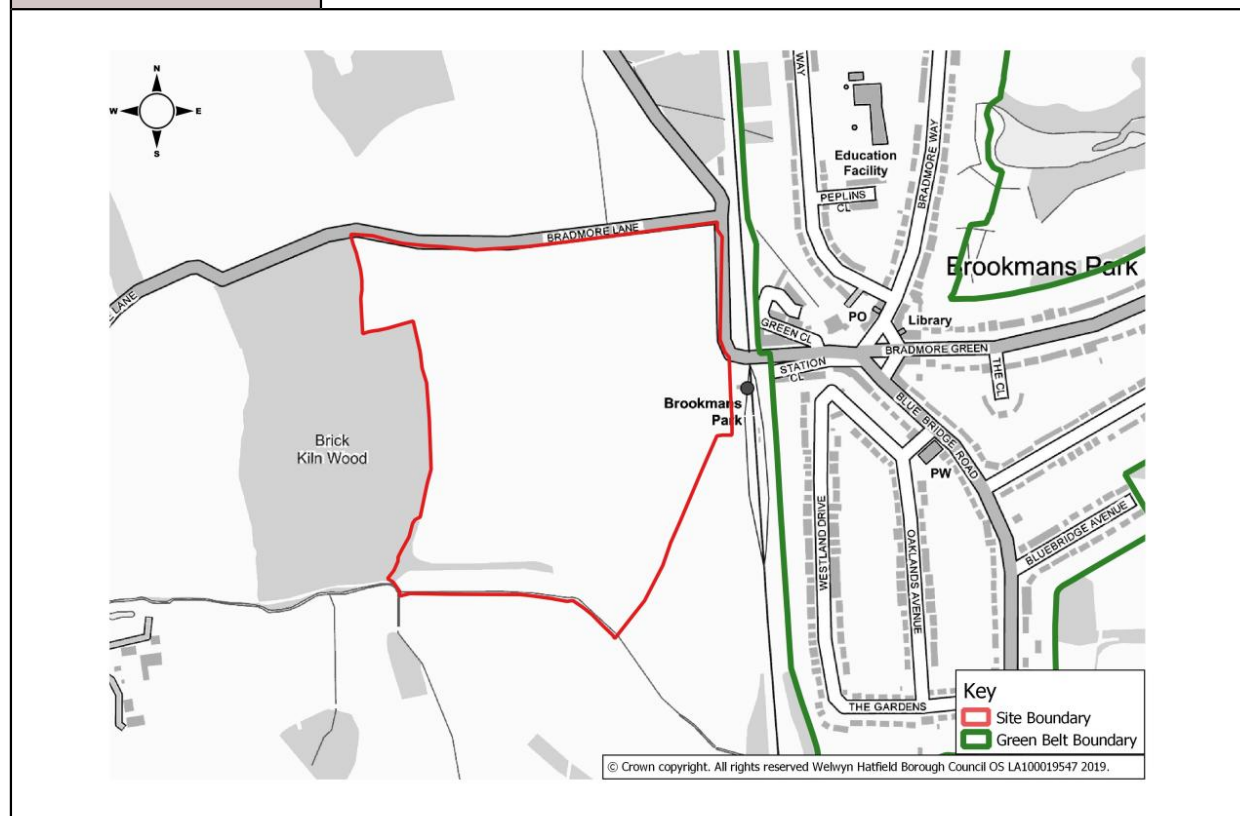


Bell Bar and Brookmans Park

14

Table BrP4

Site Address	Land west of Brookmans Park Railway Station	DLP 2016 / HELAA 2019 (Site Ref)	HS22 / BrP4
Urban / Green Belt	Green Belt	Green Belt Harm	High
Number of dwellings	250	Delivery within plan period	4-10 years
Other information	This site was included in the package of sites identified by Cabinet for potential removal from the Draft Local Plan due to the 'High' harm that would arise to the Green Belt. It should be noted that the hearing session on the soundness of this site as an allocation will still take place as the site is included in the submitted Draft Local Plan. The Inspector will consider whether or not the site should remain in the Plan <u>or be removed</u> .		



Bell Bar and Brookmans Park

Overall growth for Bell Bar and Brookmans Park

The potential changes set out above would, in combination with the capacity of sites within the Draft Local Plan (as set out in the table that follows), result in an overall capacity of 128 dwellings.

Bell Bar and Brookmans Park

Bell Bar and Brookmans Park – Information only

14.11 Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with a underline is a proposed change/addition.

14.12 The following is for information only, indicating the implications for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage.

Site allocations in Bell Bar and Brookmans Park

Policy SADM 31

Bell Bar and Brookmans Park

In accordance with policies SP2 and SP3, the following sites are allocated for development in Bell Bar and Brookmans Park

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
HS21 (BrP13)	Land west of Golf Club Road	Residential	14	1 - 5 years
HS22 BrP4	Land West of Brookmans Park Railway Station	Residential	250	4-10 years
HS23 (BrP14)	Land east of Golf Club Road	Residential	10	1 - 10 years
<u>BrP1</u>	<u>Upper Bell Bar Farm</u>	<u>Residential</u>	<u>104</u>	<u>1-5/6-10 years</u>

~~Development of HS22 (BrP4) will only be allowed to proceed once:~~

- ~~Provision of the necessary additional primary school capacity to support this level of growth has been demonstrated and secured; and~~
- ~~A technical solution for a new pedestrian and cyclist bridge over the railway has been agreed and necessary legal and financial provisions to deliver put in place~~

Bell Bar and Brookmans Park

14

Site-Specific considerations - Bell Bar and Brookmans Park

14.13 The site specific considerations as set out below would need to be considered in addition to the site specific considerations included in Table 15 of the Draft Local Plan 2016.

Site	Site-specific considerations
<u>BrP1</u>	<ul style="list-style-type: none"> • <u>Heritage Statement/Impact Assessment may be required (proximity to two Listed Buildings).</u> • <u>Wastewater Infrastructure upgrades</u> • <u>Noise and air quality survey and report may be required (proximity to A1000).</u> • <u>Preliminary Ecological Assessment may be required at planning application stage (potential for nesting birds in trees/reptiles in rough vegetation. (Development in excess of 100 dwellings may trigger a Natural England consultation at planning application stage due to proximity of two SSSIs).</u>

Little Heath

Little Heath

- 15.1** Little Heath is one of five smaller villages that fall into the fourth tier of settlements in Policy SP3: Settlement Hierarchy of smaller villages excluded (inset) from the Green Belt, reflecting the settlements level of sustainability compared to the larger villages such as Brookmans Park or Welham Green. It is considered that settlements of this type are suitable for new development where it is compatible with its scale and character.
- 15.2** There is a primary school, a parish hall and a pub in Little Heath and it is well served by adjacent Potters Bar for other facilities such as shops, a railway station and secondary schools.

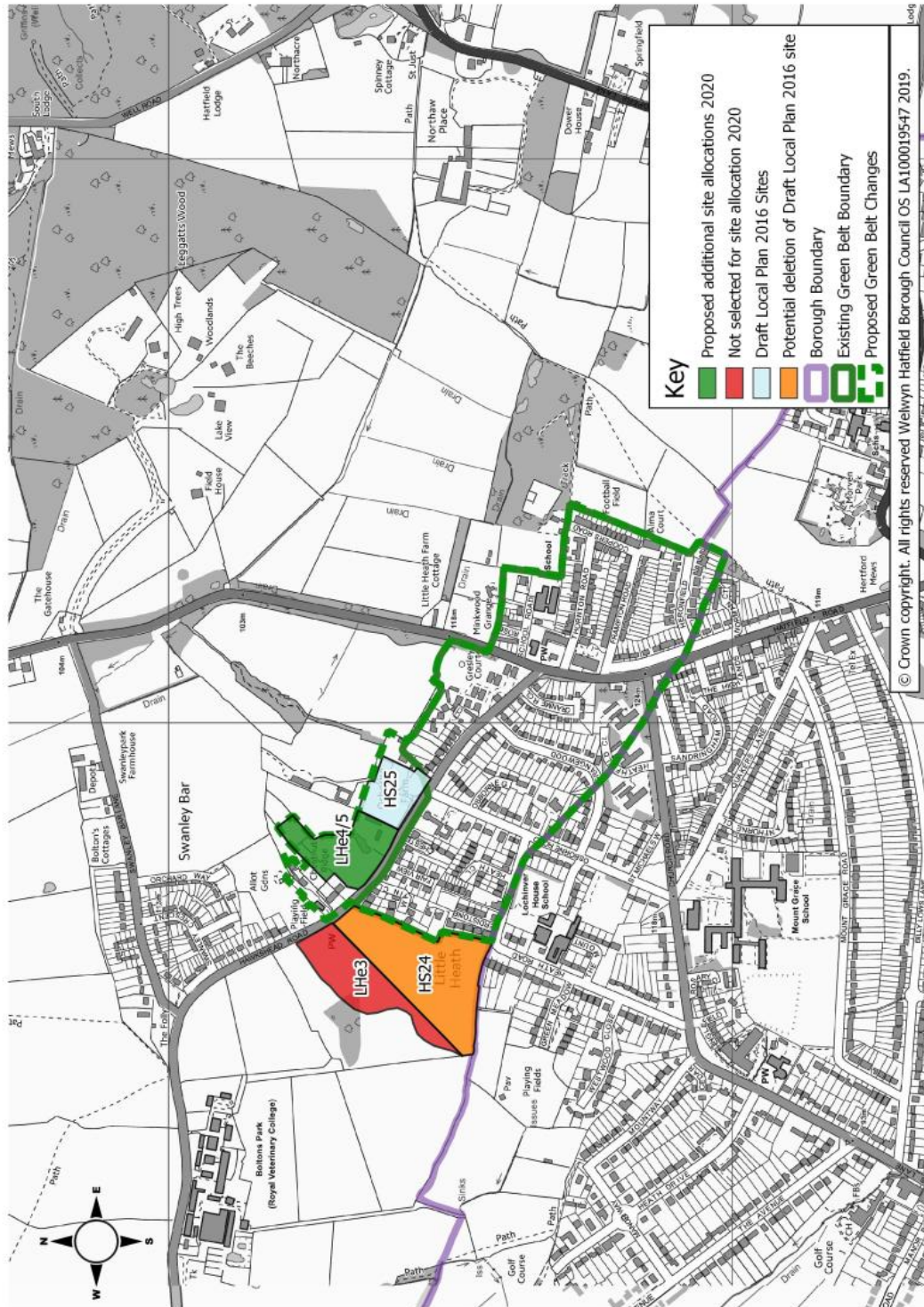
Proposed changes to the site allocations at Little Heath

- 15.3** There were **two sites** proposed for allocation in the Draft Local Plan 2016 for this settlement for 135 dwellings (HS24/BrP7 and HS25/LHe1). One of these sites HS24 (BrP7) is included in this consultation as the Council's Cabinet (30th January 2020) resolved to consult on the potential for this site to be removed.
- 15.4** There were three additional sites promoted at Little Heath for consideration by the Council and **two** of these sites are proposed for allocation. The two additional sites (LHe4 and LHe5) are proposed to be **a single allocation** in the plan to provide suitable access and to ensure an appropriate Green Belt boundary can be formed. **(i.e. two site allocations with a combined capacity of 71 dwellings).**
- 15.5** **The consultation sites section** indicates the new sites that are proposed for allocation and the potential removal of a site from the Draft Local Plan. These changes are now the subject of this consultation event.
- 15.6** **Figure 10** illustrates the sites proposed for allocation along with proposed changes to the Green Belt boundary.
- 15.7** The proposed changes to the Draft Local Plan relating to this settlement are also shown on the following pages. These include updates to the proposed site allocations including the site specific policy requirements. These requirements complement the other policies set out in the plan to ensure that any site specific requirements are properly planned for.

Little Heath

15

Figure 10: Little Heath

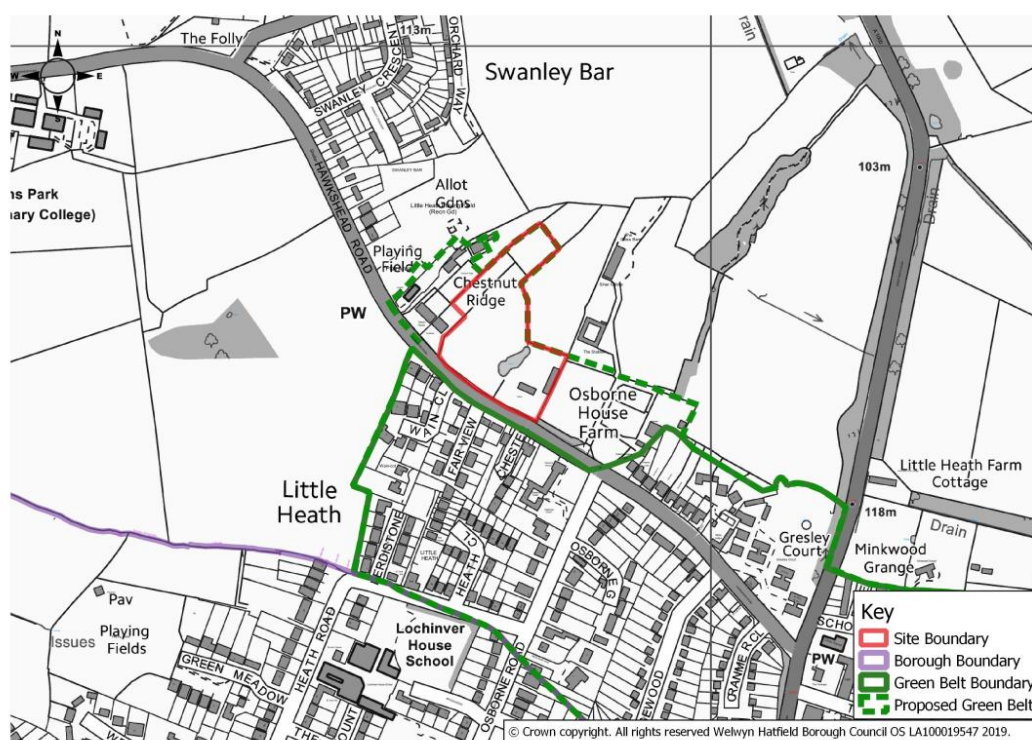


Little Heath

Little Heath – Consultation Sites

Table LHe4/5

Site Address	Videne and Studlands, Hawkshead Road	DLP 2016 / HELAA 2019 (Site Ref)	N/A / LHe4/5
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Number of dwellings	36	Delivery in plan period	1-5 years
Other information	Capacity stated reflects the estimate should both LHe4 and LHe5 come forward for development. (Due to the need to achieve satisfactory access arrangements, both sites represent one potential allocation).		

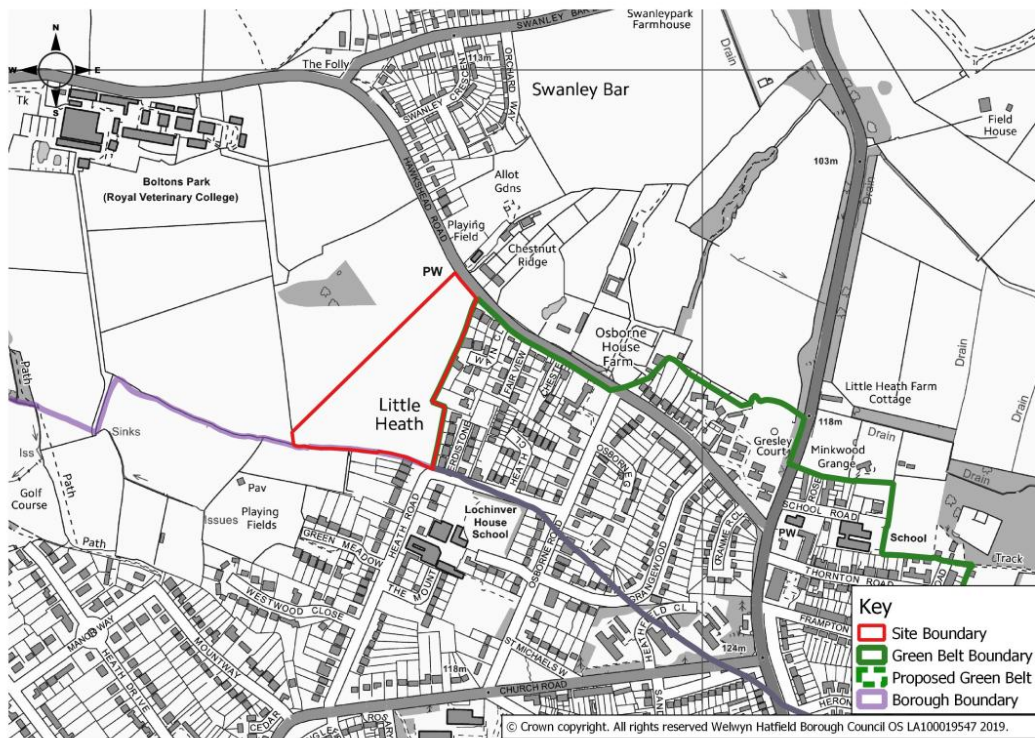


Little Heath

15

Table BrP7

Site Address	Land south of Hawkshead Road	DLP 2016 / HELAA 2019 (Site Ref)	HS24 / BrP7
Urban / Green Belt	Green Belt	Green Belt Harm	High
Number of dwellings	400	Delivery in plan period	4–10 years
Other information	This site was included in the package of sites identified by Cabinet for potential removal from the Draft Local Plan due to the 'High' harm that would arise to the Green Belt. It should be noted that the hearing session on the soundness of this site as an allocation will still take place as the site is included in the submitted Draft Local Plan. The Inspector will consider whether or not the site should remain in the Plan <u>or be removed</u> .		



Little Heath

Overall growth for Little Heath

The potential changes set out above would, in combination with the capacity of Draft Local Plan site HS25 (LHe1) as set out in the table that follows, result in an overall capacity of 71 dwellings.

Little Heath

Site-specific considerations: Little Heath

- 15.8** Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with an underline is a proposed change/addition.
- 15.9** The following is for information only, indicating the implications for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modification stage. The modifications will also include changes to capacity as a result of planning permission being granted since the plan was submitted for examination.

Policy SADM 32

In accordance with policies SP2 and SP3, the following sites are allocated for development in Little Heath:

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
HS24 (BrP7)	Land South of Hawkshead Road	Residential	100	1-10 years
HS25 (LHe1)	Land North of Hawkshead Road	Residential	35	1-10 years
<u>LHe4/5</u>	<u>Videne and Studlands, Hawkshead Road</u>	<u>Residential</u>	<u>36</u>	<u>1-5 years</u>

Site-specific considerations: Little Heath

- 15.10** The site specific considerations as set out below would need to be considered in addition to the site specific considerations included in Table 16 of the Draft Local Plan 2016.

Site	Site-specific consideration
<u>LHe4/5</u>	<ul style="list-style-type: none"> <u>Heritage Statement/Impact Assessment may be required (proximity to Grade II Listed Osbourne House).</u> <u>Noise survey and report may be required at planning application stage.</u> <u>Due to the need to achieve satisfactory access both sites should be brought forward on a comprehensive basis.</u> <u>Preliminary Ecological Assessment may be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).</u>

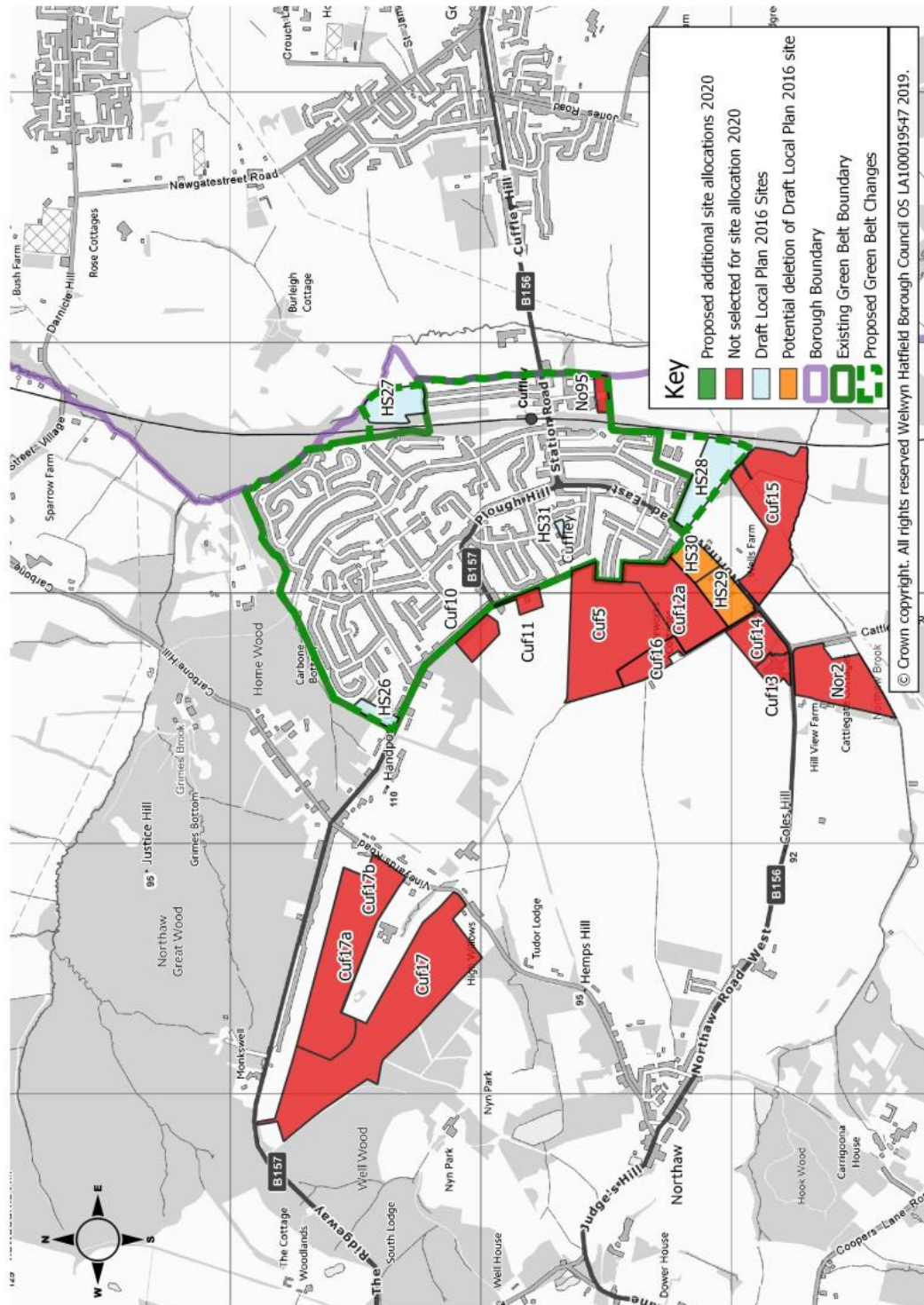
Cuffley

- 16.1** Cuffley is one of four larger villages that fall into the third tier of settlement types, known as 'Larger Excluded Villages', as set out in in Policy SP3: Settlement Hierarchy.
- 16.2** Cuffley is a sustainable location for development in the borough, following the main towns, being a large village excluded (inset) from the Green Belt and offering a range of services and facilities, including some employment opportunities and benefiting from good public transport connectivity including a railway station.

Proposed changes to site allocations at Cuffley

- 16.3** There were **six** sites proposed for allocation in the Draft Local Plan 2016 at Cuffley for a combined total of 299 dwellings (HS26/No02, HS27/Cuf1, HS28/Cuf6, HS29/Cuf12, HS30/Cuf7 and HS31/No10). The capacity of two sites has changed. The capacity of HS26 (No02) has decreased from 8 to 5 dwellings to reflect the granting of planning permission and the capacity of site HS28 (Cuf6) is proposed to increase from 108 to 121 dwellings to reflect more up to date information relating to a planning application. Two sites, HS29 (Cuf12) and HS30 (Cuf7) are included in this consultation as the Council's Cabinet resolved to consult on the potential removal of these sites. (i.e. leaving **four sites with a combined capacity of 161 dwellings**).
- 16.4** There were 13 additional sites promoted at Cuffley for consideration by the Council and **none** of these are proposed for allocation.
- 16.5** **The consultation sites section** indicates the two sites which are included for **potential removal** from the Draft Local Plan. **These changes are now the subject of this consultation event.**
- 16.6** **Figure 11** illustrates all the sites proposed for allocation along with proposed changes to the Green Belt boundary.
- 16.7** The proposed changes to the Draft Local Plan relating to this settlement are also shown on the following pages. These include updates to the proposed site allocations.

Figure 11: Cuffley



Cuffley – Consultation Sites

16.8 There are no additional sites proposed by this consultation at Cuffley.

16.9 There were a large number of additional sites proposed for development at Cuffley, but these are not considered appropriate for allocation as they would result in 'High' harm to the Green Belt. The Council has sought to avoid allocating any additional sites that would lead to 'High' harm to the Green Belt. Two of the existing Draft Local Plan proposals (HS29 and HS30) fall into a 'High' harm parcel.

Cuffley

Table Cuf12

Site Address	Land north of Northaw Road East	DLP 2016 / HELAA 2019 (Site Ref)	HS29 / Cuf12
Urban / Green Belt	Green Belt	Green Belt Harm	High
Number of dwellings	73	Delivery within plan period	4-10 years
Other information	This site was included in the package of sites identified by Cabinet for potential removal from the plan due to the 'High' harm that would arise to the Green Belt. It should be noted that the hearing session on the soundness of this site as an allocation will still take place as the site is included in the submitted Draft Local Plan. The Inspector will consider whether or not the site should remain in the Plan <u>or be removed</u> .		

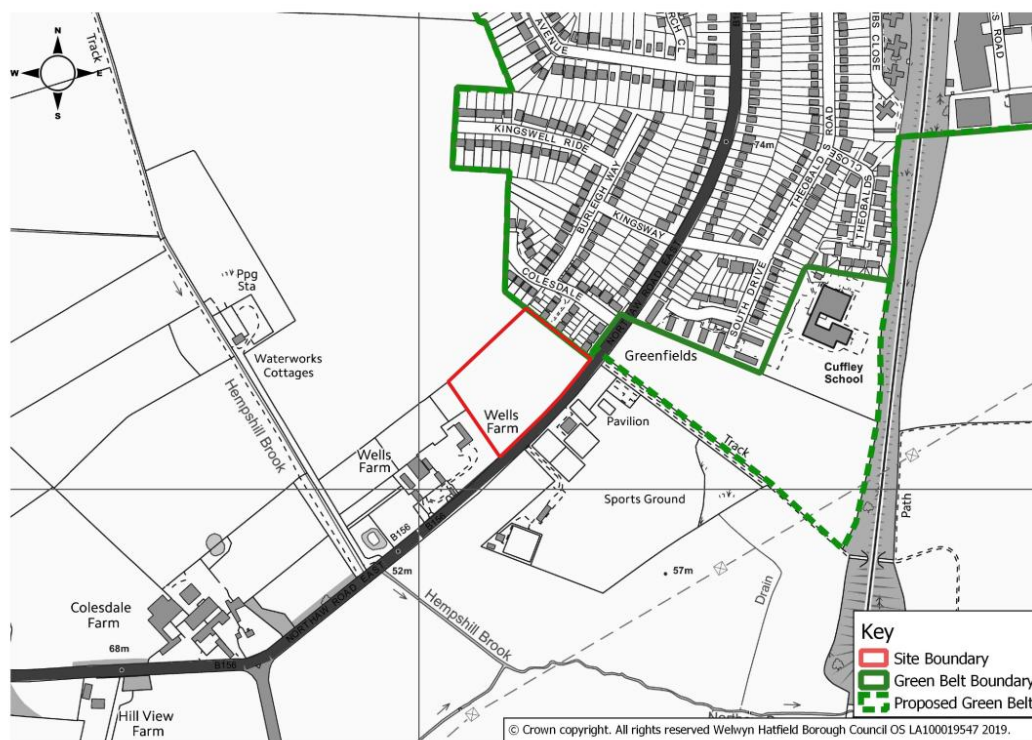
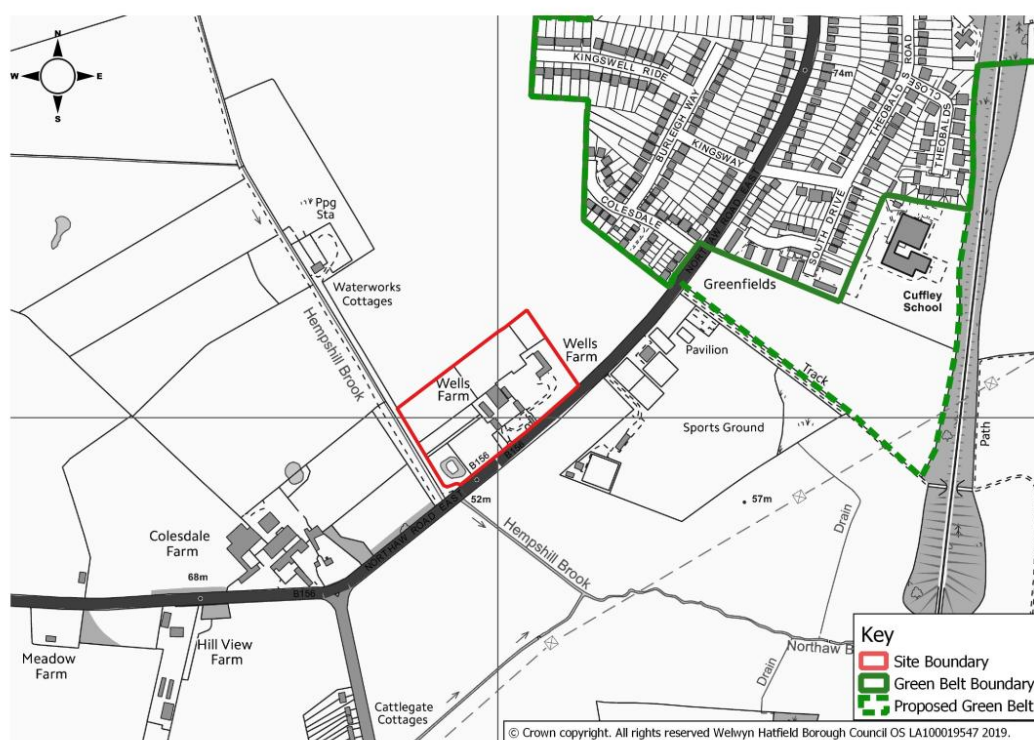


Table Cuf7

Site Address	Wells Farm, Northaw Road East	DLP 2016 / HELAA 2019 (Site Ref)	HS30 / Cuf7
Urban / Green Belt	Green Belt	Green Belt Harm	High
Number of dwellings	75	Delivery within plan period	6-10 years
Other information	This site was included in the package of sites identified by Cabinet for potential removal from the plan due to the 'High' harm that would arise to the Green Belt. It should be noted that the hearing session on the soundness of this site as an allocation will still take place as the site is included in the submitted Draft Local Plan. The Inspector will consider whether or not the site should remain in the Plan <u>or be removed</u> .		



Cuffley

Overall growth for Cuffley

The potential changes set out above would, in combination with the amended capacities for sites within the Draft Local Plan (arising from planning permissions, planning applications etc. as set out in the table that follows), result in an overall capacity of 161 dwellings.

Cuffley

Cuffley – Information only

16.10 Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with an underline is a proposed change/addition.

16.11 The following is for information only, indicating the implications for the policy as a result of the changes that are now subject to consultation. These changes, if agreed by the Inspector following the relevant hearing sessions, will be subject to consultation at Modifications stage. The modifications will also include changes to capacity as a result of planning permission being granted since the plan was submitted for examination or planning applications being submitted.

Policy SADM 33

Cuffley

In accordance with SP2 and SP3 the following sites are allocated for development within Cuffley.

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
HS26 (No02)	36 The Ridgeway and land to the rear	Residential	8 <u>5</u>	1-5 years
HS27 (Cuf1)	Land at the Meadway	Residential	30	1-5 years
HS28 (Cuf6)	Land South of Northaw Road East	Residential	108 <u>121</u>	1-10 years
HS29 (Cuf12)	Land North of Northaw Road East	Residential	73	1-10 years
HS30 (Cuf7)	Wells Farm, Northaw Road East	Residential	75	6-10 years
HS31 (No10)	Land west of St Martin de Porres Catholic Church	Residential	5	11-15 years

Rural Areas

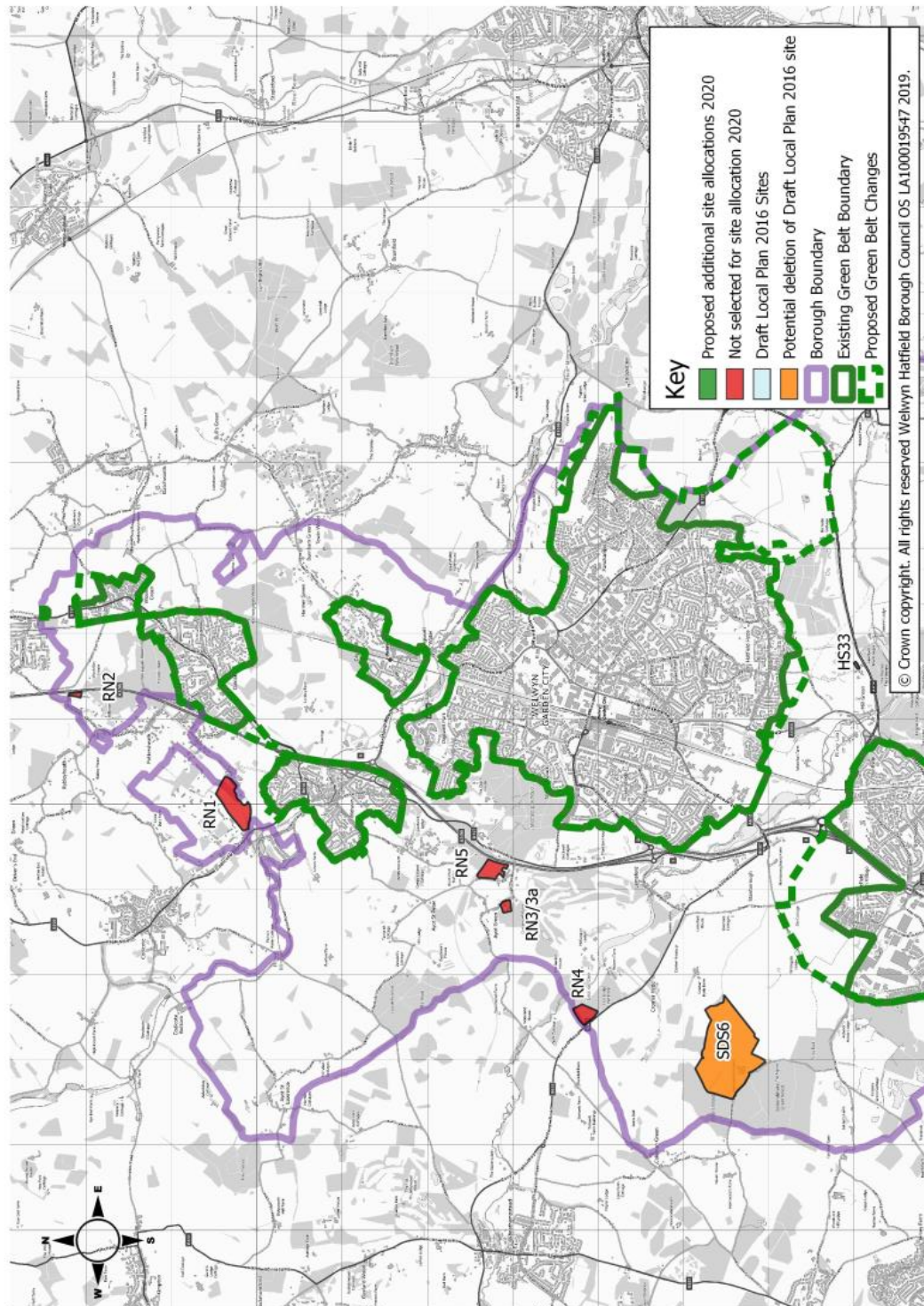
- 17.1** The Rural Areas include small villages and hamlets in the Green Belt, which are defined in the sixth tier of settlements in Policy SP3: Settlement Hierarchy as 'Small Green Belt villages and settlements'. Communities in Rural Areas must look towards larger settlements for higher order services and facilities. It is considered that settlements of this type are not suitable for new development unless compatible with Green Belt policy.
- 17.2** There were **three** sites proposed for allocation in the Draft Local Plan 2016 for Rural Areas (SDS6/Hat15, HS33/GTLAA08 and HS34/GTLAA09). However, it should be noted that as part of the Local Plan Examination Hearing Session 4, it was proposed that site HS34 (GTLAA09) be deleted from the plan and alternative provision for 10 Gypsy and Traveller pitches be made on other sites.
- 17.3** The Council's Cabinet agreed to consult on the potential deletion of the remaining two sites SDS6 (Hat15) and HS33 (GTLAA08) from the Plan.

Proposed changes to site allocations in the Rural Areas.

- 17.4** There were 11 sites promoted in 2019 for consideration by the Council. **None** of these sites are being proposed for allocation.
- 17.5** **The consultation sites section** indicates the changes proposed for sites already proposed for allocation in the Draft Local Plan.
- 17.6** **Figure 12 and 13** illustrates the changes which are now subject to consultation.

Rural Areas

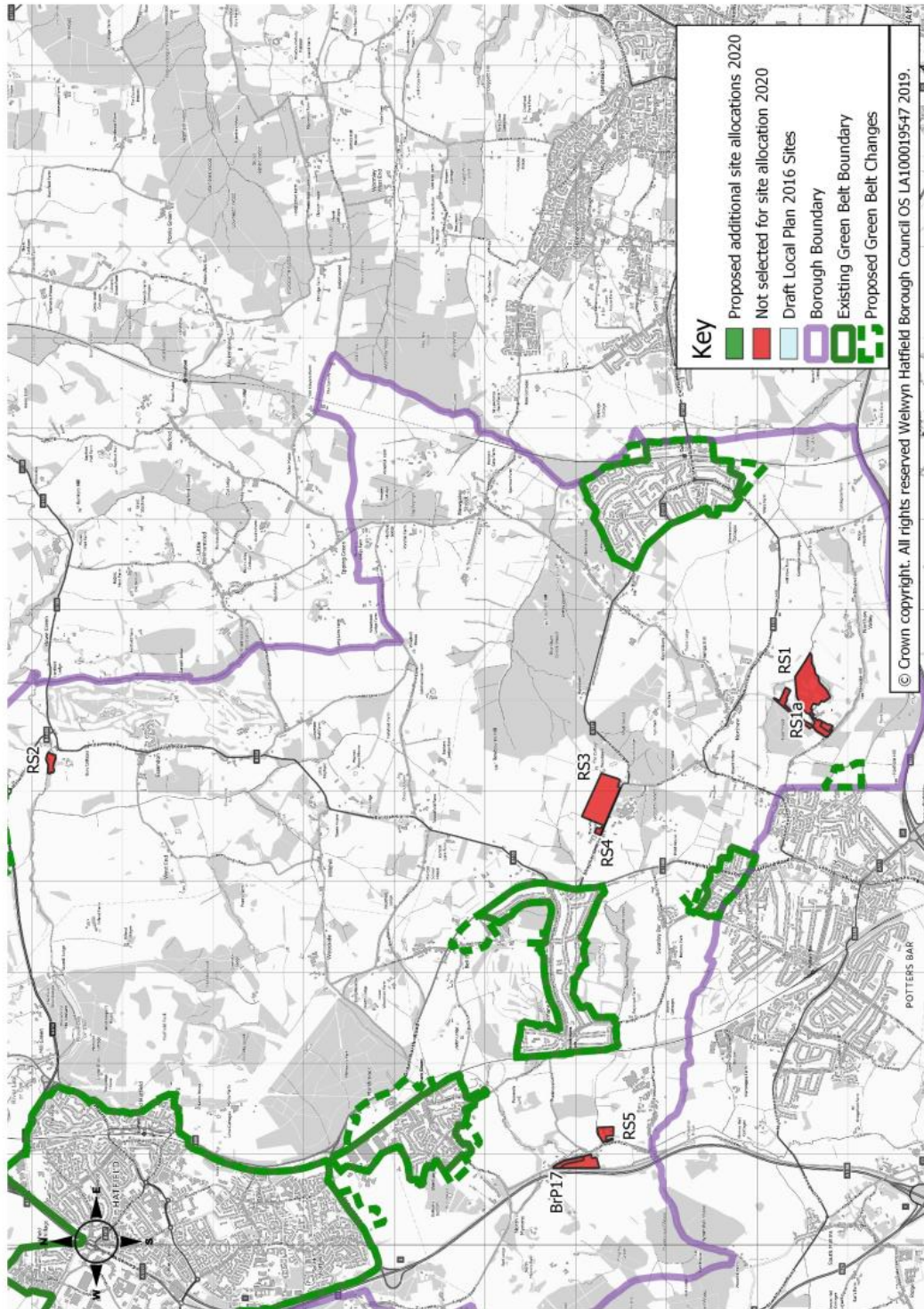
Figure 12: Rural Areas (north)



Rural Areas

17

Figure 13: Rural Areas (south)



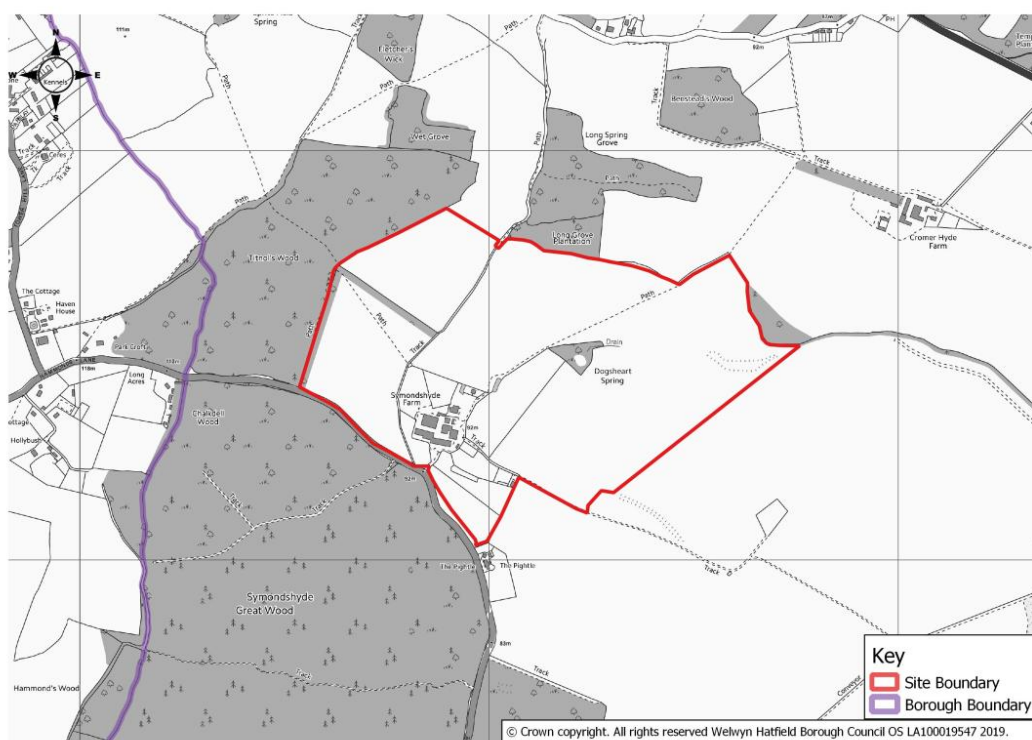
Rural Areas

Rural Areas – Consultation Sites

17.7 There are no additional sites proposed for allocation by this consultation. However, two sites are included in this consultation as the Council's Cabinet (30th January 2020) resolved to consult on the potential removal of these sites.

Table Hat15

Site Address	Symondshyde (new village)	DLP 2016 / HELAA 2019 (Site Ref)	SDS6 / Hat15
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Number of dwellings	1,130	Delivery in plan period	6-15 years
Other information	This site was included in the package of sites identified for potential removal from the plan. It should be noted that the hearing session on the soundness of Symondshyde as an allocation will take place on 11 March 2020, at which time the Inspector will consider whether or not the site should remain in the Plan <u>or be removed</u> .		

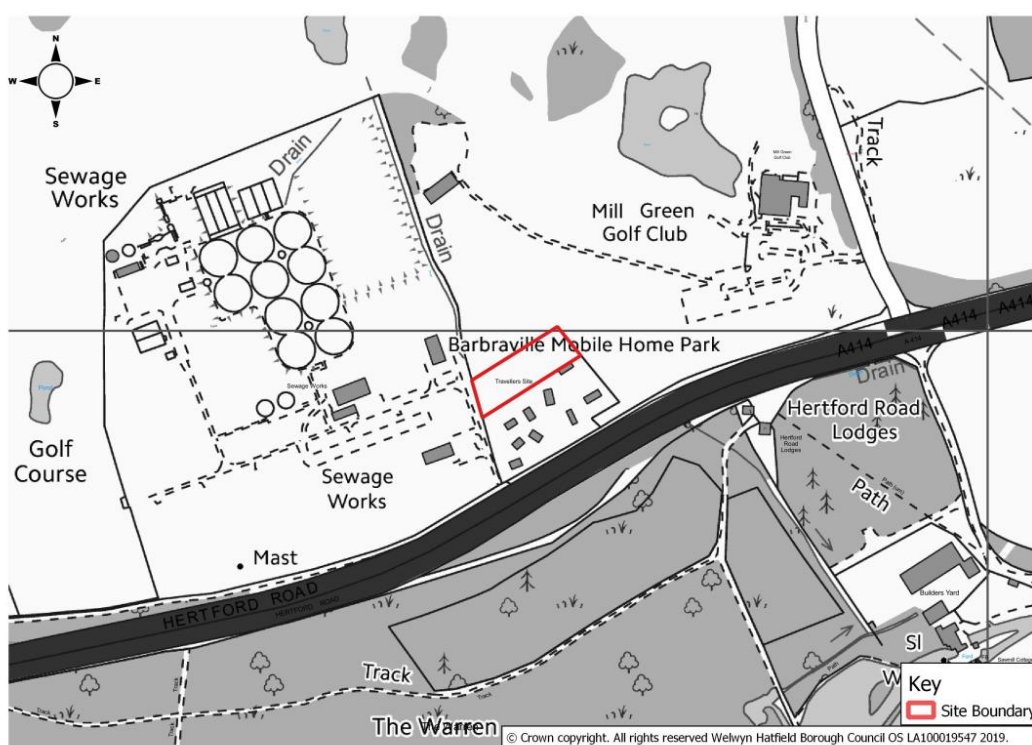


Rural Areas

17

Table GTLAA08

Site Address	Barbaraville	DLP 2016 / HELAA 2019 (Site Ref)	HS33 / GTLAA08
Urban / Green Belt	Green Belt	Green Belt Harm	Very-high
Number of dwellings	4	Delivery in plan period	0-10 years
Other information	This site was included in the package of sites identified by Cabinet for potential removal from the plan due to the 'Very High' harm that would arise to the Green Belt. It should be noted that the hearing session on the soundness of this site as an allocation will still take place as the site is included in the submitted Draft Local Plan. The Inspector will consider whether or not the site should remain in the Plan <u>or be removed</u> .		



Rural Areas

Overall growth for the Rural Areas

The potential changes set out above would result in no development in the Rural Areas.

Rural Areas

Rural Areas – Information only

17.8 Please note: Any text shown with a ~~strike-through~~ is a proposed deletion to the 2016 Draft Local Plan. Any text shown with a underline is a proposed change/addition.

Site allocations within the Rural Areas

17.9 In accordance with SP 2 and SP 3 the following sites are allocated for development within the borough's Rural Areas.

Policy SADM 35

Site Allocations within the Rural Areas

Strategic Sites

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
SDS6 (Hat15)	Symondshyde new village	Residential led mixed-use	1,130	6-15 years

Other Key Sites

Sites	Location	Use	Dwelling Capacity	Delivery within plan period
HS33 (GTLAA08)	Barbaraville, Mill Green	Gypsy and Traveller Site	4	0-10 years
HS34 (GTLAA09)	Coopers Green Lane, Hatfield	Gypsy and Traveller Site	10	0-15 years

Settlements with no proposed allocations

Settlements with no proposed allocations

Digswell, Essendon, Swanley Bar, Newgate Street, Northaw, Lemsford and Stanborough

- 18.1** Digswell falls into the fourth tier of settlements in Policy SP3: Settlement Hierarchy of smaller villages excluded (inset) from the Green Belt. It is considered that settlements of this type are suitable for new development where it is compatible with its scale and character.
- 18.2** Lemsford, Essendon, Newgate Street and Northaw are the villages that fall into the fifth tier of settlements in Policy SP3: Settlement Hierarchy of Green Belt villages. It is considered that settlements of this type have limited scope for new development unless it is compatible with Green Belt policy.
- 18.3** Swanley Bar and Stanborough both fall into the sixth tier of settlement in Policy SP3: Settlement Hierarchy of small Green Belt villages and settlements. It is considered that settlements of this type typically look to larger settlements for services and facilities and are not generally suitable for further development unless compatible with Green Belt policy.
- 18.4** It is not considered appropriate to exclude (inset) any of these settlements from the Green Belt. Whilst the village of Digswell is excluded from the Green Belt, no suitable opportunities have been identified for housing or other growth. Therefore, there are **NO** sites proposed for allocation in the Local Plan for the above settlements.

19 Are there any other changes?

Are there any other changes?

- 19.1** This consultation concerns the additional and amended proposals for site allocations that are summarised in the earlier sections of this consultation document.
- 19.2** The additional and amended proposals for site allocations will lead to a series of consequential changes throughout the plan and these will be published as proposed modifications following the relevant Hearing Sessions.
- 19.3** Once the Planning Inspector has confirmed what changes he considers are necessary to the Plan, there will be further consultation on the proposed Main Modifications, which is likely to take place later in 2020.
- 19.4** If Main Modifications (e.g. changes to site allocations) are considered to be necessary by the Inspector, other associated policies in the Draft Local Plan will also need to be modified. For example, Policy SP3 may be updated to make reference to Green Gap Policy Areas to afford additional protection to the most important gaps between settlements. However, any consequential changes to other Plan policies do not form part of this consultation.
- 19.5** The Cabinet Planning and Parking Panel also recommended to Cabinet that the windfall allowance be increased to take account of anticipated changes to the planning system to be announced in the forthcoming planning White Paper. These changes may see increased permitted development rights and building on Green Belt areas where there are already developments (e.g. the re-use or redevelopment of brownfield sites in the Green Belt such as around railway stations). It was also considered that additional windfall development may come forward on urban sites to reflect ongoing pre-application discussions. The revised windfall allowance reflects the historic trend of 173 dwellings per year, a total of 2,249 over 13 years.

Sustainability Appraisal

20

The Sustainability Appraisal and Strategic Environmental Assessment and the SEA Directive

- 20.1** Under the Planning and Compulsory Purchase Act 2004, it is mandatory to carry out a Sustainability Appraisal for Development Plan Documents. For these documents, it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC), which was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 20014 (2004 SI 1633), known as the 'SEA Regulations'.
- 20.2** The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in National Planning Practice Guidance), through a single integrated SA process – this is the process that is being undertaken for the Welwyn Hatfield Local Plan. The term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Regulations'.
- 20.3** An **Addendum to the Sustainability Appraisal 2020** has been prepared and presents:
- An assessment of additional reasonable alternatives site options
 - An assessment of alternative strategic growth options
 - A summary of the implications of updates to the evidence base, and
 - A summary of how proposed changes to the Local Plan would affect the SA results reported in 2016.

Habitats Regulations Assessment

Habitats Regulations Assessment – Updated HRA Report 2020

- 21.1** The requirement to undertake a HRA of Development Plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in July 2007 and updated in 2010 and again in 2012. These updates were consolidated into the Conservation of Habitats and Species Regulations 2017. Therefore, when preparing the Local Plan, Welwyn Hatfield Borough Council is required by law to carry out a Habitats Regulations Assessment.
- 21.2** The overall purpose of the HRA is to conclude whether or not a proposal or policy, or whole development plan would adversely affect the integrity of the site in question. Significantly, HRA is based on the precautionary principle. Where uncertainty or doubt remains, an adverse impact should be assumed.
- 21.3** The **Habitats Regulations Assessment Update Report 2020** has concluded that there will be no adverse effects on integrity on any European sites (subject to careful planning and monitoring relating to the capacity of Rye Meads Wastewater Treatment Works and its relationship with Lee Valley Special Protection Area (SPA) and Ramsar site).

What Happens Next?

- 22.1** The responses received through this consultation will be processed and a summary of the key issues raised will be considered by the Council before submitting proposed additional sites and amendments existing Draft Local Plan sites to the Inspector for consideration.
- 22.2** Hearing sessions will then take place later this year, (in addition to any hearing sessions that are scheduled to be held during the consultation period).
- 22.3** Hearing session can be viewed on the Council website along with recordings of earlier sessions: <https://www.welhat.gov.uk/hearingsessions>
- 22.4** Following the conclusion of the hearing sessions, and discussions regarding the changes needed to make the plan sound or legally compliant, the Council is required to consult on any Main Modifications which are proposed to the Plan. This is likely to happen later in 2020.
- 22.5** The Inspector will prepare his report on the Plan and, providing the Plan has been found sound, the Council will proceed to adopt the Local Plan in early 2021.

Next Steps

Appendix 1 - Other sites considered suitable

Appendix 1 - Other sites considered suitable

- 1.1** This section presents the additional sites which were considered suitable for allocation by officers and were included in the recommended strategy to meet the Objectively Assessed Need of 16,000 dwellings across the plan period. These sites were considered by the Council's Cabinet Planning and Parking Panel (CPPP) on 23rd and 29th January 2020 but were rejected by the Panel.
- 1.2** These additional sites do not form part of the package of sites agreed by Cabinet (on 30th January 2020) for potential inclusion in the Plan due to concerns about the extent of the harm to the Green Belt, coalescence between villages and the sustainability of some locations which had been identified for development, such as sites in the washed over villages.
- 1.3** There are 16 sites which were considered suitable in the Site Selection Background Paper 2019 but not selected by the Panel or Cabinet.
- 1.4** Further information on all the sites included in this section can be viewed on the Council's website:
<https://www.welhat.gov.uk/article/9818/Updated-Local-Plan-Evidence-Sites>

Woolmer Green

Table WGr3

Site address	Land at 52 London Road	HELAA 2019 Ref	WGr3
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Dwelling capacity	25	Delivery in plan period	1-5/6-10 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites and also due to concerns about the impact on coalescence between Knebworth and Woolmer Green.		

Appendix 1 - Other sites considered suitable

Welwyn

Table Wel1

Site address	Land at Kimpton Road	HELAA 2019 Ref	Wel1
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	178	Delivery in plan period	6-10 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

Table Wel2

Site address	Land adjoining Welwyn Cemetary	HELAA 2019 Ref	Wel2
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	40	Delivery in plan period	6-10 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

Table Wel6

Site address	Land at Kimpton Road	HELAA 2019 Ref	Wel6
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	14	Delivery in plan period	6-15 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

Table Wel15

Site address	Land at Fulling Mill Lane	HELAA 2019 Ref	Wel15
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	14	Delivery in plan period	1-10 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

Lemsford

Table StL13

Site address	Land at Roebuck Farm	HELAA 2019 Ref	StL13
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate

Appendix 1 - Other sites considered suitable

Dwelling capacity	27	Delivery in plan period	1-5 years
Other information	This site was not selected by Cabinet due to concerns about development in small washed-over villages with very few services, notably Lemsford (and Stanborough).		

Stanborough

Table StL1

Site address	Land to the north of New Road	HELAA 2019 Ref	StL1
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Dwelling capacity	90	Delivery in plan period	1-5 years
Other information	This site was not selected by Cabinet due to concerns about development in small washed-over villages with very few services, notably (Lemsford and) Stanborough.		

Table StL15

Site address	Land to the east of Great North Road	HELAA 2019 Ref	StL15
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Dwelling capacity	8	Delivery in plan period	6-10 years
Other information	This site was not selected by Cabinet due to concerns about development in small washed-over villages with very few services, notably (Lemsford and) Stanborough.		

Table StL17

Site address	Land at Great North Road	HELAA 2019 Ref	StL17
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-low
Dwelling capacity	5	Delivery in plan period	1-5 years
Other information	This site was not selected by Cabinet due to concerns about development in small washed-over villages with very few services, notably (Lemsford and) Stanborough.		

Appendix 1 - Other sites considered suitable

Welham Green

Table WeG6

Site address	Skimpans Farm	HELAA 2019 Ref	WeG6
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Dwelling capacity	73	Delivery in plan period	1-5 years
Other information	This site was not selected by Cabinet due to concerns about the impact on coalescence between Welham Green and Brookmans Park.		

Table WeG12

Site address	Land north of Pooleys Lane	HELAA 2019 Ref	WeG12
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate
Dwelling capacity	83	Delivery in plan period	1-5 years
Other information	This site was not selected by Cabinet due to concerns about the impact on coalescence between Welham Green and Hatfield.		

Table WeG15

Site address	Land at Potterells Farm	HELAA 2019 Ref	WeG15
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	140	Delivery in plan period	1-10 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

Table WeG17

Site address	Land south of Dixons Hill Road	HELAA 2019 Ref	WeG17
Urban / Green Belt	Green Belt	Green Belt Harm	High
Dwelling capacity	N/A / 1-2FE Primary School	Delivery in plan period	1-10 years
Other information	This site was not selected by Cabinet as it would not be necessary to select the site for a primary school in light of the overall level of growth at Welham Green and due to concerns about the 'High' harm to the Green Belt. Sufficient primary school provision could instead be achieved by expanding Brookmans Park primary school by 0.5 forms of entry.		

Appendix 1 - Other sites considered suitable

Bell Bar & Brookmans Park

Table BrP12a

Site address	Land north of Peplins Way	HELAA 2019 Ref	BrP12a
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	125	Delivery in plan period	1-5 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites and due to concerns about the impact on coalescence between Brookmans Park and Welham Green.		

Table BrP34

Site address	Brookmans Park Transmitting Station	HELAA 2019 Ref	BrP34
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	300	Delivery in plan period	6-10/11-15 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

Cuffley

Table Cuf15

Site address	Land to south east of KGV playing fields	HELAA 2019 Ref	Cuf15
Urban / Green Belt	Green Belt	Green Belt Harm	Moderate-High
Dwelling capacity	176	Delivery in plan period	1-10 years
Other information	This site was not selected by Cabinet by virtue of not selecting any new 'Moderate-High' harm sites.		

How to have your say

The best way to have your say is at
www.welhat.gov.uk/local-plan-sites

Making comments online has the following benefits:

- **It's easy** to comment on the parts of the consultation you are interested in
- **It saves time** – you can view and download documents and comment online anytime, anywhere, and
- **It's environmentally friendly** – it saves paper

If you are unable to comment online, you can complete a response form and email this to: localplan@welhat.gov.uk

Alternatively, you can post your completed response form to:

**Planning Policy,
Welwyn Hatfield Borough Council,
Council Offices, The Campus,
Welwyn Garden City,
AL8 6AE**

If you need further information, call Planning Policy on **01707 357000**.



www.welhat.gov.uk/new-local-plan