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Cabinet Planning and Parking Panel  
29 January 2020

WELWYN HATFIELD COUNCIL

\* Reporting to Cabinet

Minutes of a meeting of the WELWYN HATFIELD COUNCIL CABINET PLANNING AND PARKING PANEL held on Wednesday 29 January 2020 at 7.30 pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

PRESENT: Councillors S.Kasumu (Vice-Chairman) (In the Chair)

A.Chesterman, M.Cowan, B.Fitzsimon, G.Hayes,  
R.Lass, J.Quinton, D.Richardson, A Rohale, P.Shah  
and S.Thusu (substituting for T.Kingsbury)

ALSO PRESENT: Councillors D.Bell, P.Hebden, S.Markwiewicz, T.Mitchinson, B.Sarson,  
R.Trigg

OFFICIALS PRESENT: Corporate Director (Public Protection, Planning and Governance) (N.Long)  
Head of Planning (C.Haigh)  
Planning Policy and Implementation Manager (S.Tiley)  
Governance Services Manager (G.R.Seal)

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## 52. STATEMENT BY THE CHAIRMAN

“A point of clarity arising from the draft Minutes from the meeting on 23 January:-

Tonight’s meeting is the second meeting of the Cabinet Parking and Planning Panel considering the Local Plan proposed alterations.

The meetings on 23 January and tonight are two separate meetings, this is not a continuation of the previous meeting.

Therefore, the draft Minutes which have been circulated will be changed to reflect the fact that this meeting is deciding on a recommendation to make to the Cabinet and the words “part of this” will be removed.

The final paragraph of the Minutes will read:-

“The Chairman thanked everyone for the debate and advised that the decision on a recommendation to the Cabinet would be taken at the second meeting on 29 January 2020. In the meantime, if anyone had any further questions or required additional information they should engage with Colin Haigh, Head of Planning.”

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53. SUBSTITUTIONS

The following substitutions of Panel Members had been made in accordance with Council Procedure Rules:-

Councillor M.Cowan for Councillor P.Zukowskyj  
Councillor R.Lass for Councillor S.Boulton  
Councillor S.Thusu for Councillor T.Kingsbury

54. APOLOGIES

Apologies for absence were received from Councillors S.Boulton, T.Kingsbury and P.Zukowskyj.

55. MINUTES

The Minutes of the meeting held on 23 January 2020 were approved as a correct record and signed by the Chairman, subject to the final paragraph reading:-

“The Chairman thanked everyone for the debate and advised that the decision on a recommendation to the Cabinet would be taken at the second meeting on 29 January 2020. In the meantime, if anyone had any further questions or required additional information they should engage with Colin Haigh, Head of Planning.”

56. PUBLIC QUESTION TIME AND PETITIONS

1. Oliver King

“Can the Chairman clarify why they think that the proposed stepped housing trajectory will be acceptable to the Inspector, despite the fact that the Inspector has clearly advised that there is a requirement for 800 units per annum and that any shortfall in meeting the annual target between 2016 and when the plan is adopted needs to be made up within the first five years of adoption of the plan? Is the Chairman concerned that this approach could further delay the adoption of the plan as a consequence of the inspector concluding that the Council’s targets and strategy are unrealistic and not effective and therefore unsound?”

**Welwyn Hatfield response**

An assumption that delivery could be significantly higher in early years of the plan period, is likely to be unrealistic. Targets will be lower in initial years as constraints on certain sites, such as the need for infrastructure delivery or land availability, will affect lead-in times.

A stepped target is consistent with National Planning Practice Guidance, which states: “A stepped housing requirement may be appropriate where there is to be a significant change in the level of housing requirement

between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period”

As the stepped approach is consistent with national policy and the planned housing requirement would be met within the plan period, it is not considered that this should introduce any delay to the adoption of the plan.

2. Tasneem Abdulla

“The village of Swanley Bar has been recommended for inseting, and Site SB1 is located to the immediate eastern edge. There is good connectivity to public transport and amenities such as children’s play areas and the footpath network. The promoter has identified a number of development scenarios which range in quantum but also their prominence. The two smallest options (for 30 and 60 dwellings) are highly discrete and have no discernible ramifications for further coalescence or to change the open nature of the area as viewed from key gateways including the A1000.

The LUC analysis fails to accept that these smaller and more discrete scenarios would result in lesser Green Belt harm, which we think in this context is not realistic. These more modest scenarios cannot be conducted to be nay higher than Moderate-High and should therefore be allocated as an Option 1 site.

The site’s release for either of these two scenarios would provide up to 60 dwellings and all of these can be completed in years 1-5. This is a highly sustainable site which has good connectivity and the benefit of existing local services. Can the Chairman agree that it would be sensible to allocate SB1 as a highly deliverable site, with the potential to provide strong boundaries which can be made permanent through the extension of footpath routes that can be offered up for adoption and be highly defensible?”

**Welwyn Hatfield response**

The small settlement of Swanley Bar has not been recommended by officers for inseting within the Green Belt.

All of the three site scenarios considered (SB1, SB1a and SB1b) fall into a ‘high’ harm parcel in Green Belt terms. The area covered by these sites is important for protecting separation between settlements and is important for preventing unrestricted sprawl of large built-up areas. On this basis, the allocation of any of these site scenarios is not supported.

3. Jonathan Collins

“Site WGC11 is a site which has been deemed as having only a Moderate Harm to the Greenbelt. It is in a very sustainable location being against the development boundary of existing houses in Haldens (along Margery Wood) and in close proximity to Welwyn Garden North Train Station, the Waterside Academy School, Haldens Park Playground and Haldens Sports and Social Club.

Historic England were consulted on the plan but stated they only had the resources to consider a few sites and only by looking at maps as a desktop assessment without a site visit. They stated that “this site would have the potential to impact the setting of the Registered Park and Garden [Tewin Water]”.

Heritage consultants did visit site and they concluded “the allocation would preserve what is significant about the heritage asset, taking note of setting relationships. Therefore, the allocation will not cause detriment to the setting of the Registered Park and Garden.” However, officers have excluded this site on Heritage grounds before the other aspects could be considered.

It is clear when standing on the site that it cannot be seen from Tewin Water as it is within a valley and hidden behind two lines of mature trees either side of Hetford Road (even in winter).

The nearby Panshanger extension site (WGC4) is on an open plateau overlooking the surrounding landscape, a topographical feature making it suitable for an airfield. Historic England note that the site is visible from the Grade II star Registered Park and Garden of Panshanger. With only a fraction of Grade II designations being star rated, the sensitivity and vulnerability of this site is at a greater level than Tewin Water. Despite this, Historic England recommend that “Careful consideration would need to be given to the scale of buildings and boundary treatment in this area, together with the siting of houses in relation to the northwest edge of the airfield’s plateau and views up from the River Mimram valley.”

On this basis it seems inconsistent that a similar approach could not be taken with WGC11, the Dobermann Club, where the site is not visible from Tewin Park. Therefore, we have arranged a pre-application site meeting with Historic England who will be undertaking a more thorough appraisal including a site visit on Tuesday 28 of January. This will establish whether this site is appropriate for inclusion in the Local Plan assessment.

At last week’s Panel meeting, it was said that the inclusion of Panshanger airfield and the extension site “has the most negatives of all sites in terms of sustainability”. In contrast, WGC11 is a sustainable alternative that is

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only one of a few sites that has only moderate green belt harm and is readily deliverable.

Therefore, would the chairman agree that this site should be included in the Draft Local Plan?"

#### **Welwyn Hatfield response**

Both Historic England and the Council's conservation advisor considered this site. Both raised concerns. The site lies opposite the Grade II listed Tewin Water Registered Park and Garden which was designed by the English landscape designer, Humphry Repton and dates back to the 18th century. The site forms part of a rural, (largely) undeveloped 'buffer' between the Registered Park and Garden and the built-up areas of WGC. It is considered that development here would undermine the rural character of the site and the valley, and would be detrimental to the setting of the Registered Park and Garden. It is recommended by officers that the site is not allocated.

As the site has not been assessed as suitable in the Housing and Economic Land Availability Assessment it has not been subject to a sustainability appraisal assessment.

#### 4. **Andrew Newland**

"Site Cuf17 is located to the immediate south of the Ridgeway which forms a well established residential road leading out of Cuffley. The Ridgeway is washed over by Green Belt in the current Local Plan.

The LUC report has identified that the insetting of the Ridgeway would result in moderate-high harm to Green Belt and therefore do not recommend that it should be inset. The proposed scheme at Cuf17 has then been rejected as it would not be contiguous with defined settlement boundary.

The developer has identified a number of scheme scenarios including those which are very modest and visually discrete. The scheme has scored well in relation to all elements with the exception of some views in respect of Green Belt harm. The LUC report on landscape sensitivity is favourable and identifies lower harm than several sites with draft allocations.

We do not agree that it is realistic that the insetting of existing built form in this location can represent a level of Green Belt harm that is unacceptable. The Ridgeway should be inset and form part of Cuffley.

Once inset, we feel that the smaller development scenario for Nyn Manor is very discrete and should be supported resulting in limited (if any) additional Green Belt harm. The site's release for either of the two smaller

development scenarios would provide up to 375 dwellings and all of these can be completed in years 1-5. LUC have accepted that the release of the entire site would create limited landscape sensitivity, so the release of a smaller site would be acceptable on that basis and perform more strongly in terms of Green Belt matters.

Can the Chairman agree that it would be sensible to allocate Cuf178 as a highly deliverable site, with the potential to provide strong boundaries which can be made permanent through the extension of footpath routes that can be offered up for adoption and be highly defensible.”

### **Welwyn Hatfield response**

The site does not adjoin an existing urban boundary and development in this location, which lies some considerable distance from the services and facilities which are located within the village centre of Cuffley, would not direct growth to the most sustainable locations within the borough. Accordingly, site Cuf17 failed Stage 1 of the Housing and Economic Land Availability Assessment and is not recommended for allocation.

#### 5. **Mark Aylward, Director ATP**

“Site Wel16 is located to the immediate southwestern edge of Welwyn, very close to St. Mary’s Primary School and other village amenities. The scheme has been promoted for a considerable period and HCC Highways have agreed that with proposed highway improvements to School Lane it is deliverable. The scheme for 95 homes has scored well in relation to all sustainability elements – better than any other site in Welwyn. The promoted site was originally larger and has been reduced in scale, removing elements that were more open and distant from the village centre but can introduce new footpath links to improve route choices and provide a defensible boundary. In the LUC reports from August 2018, the site was identified within a parcel including a draft allocation site and the release of both was concluded to represent moderate-high harm. For some reason, in the Addendum report the Wel16 site was re-packaged alongside the much more open Wel14 site and in combination found to be High harm. This made the LUC analysis much less granular, the opposite of what the Inspector had requested. The original LUC analysis was pitched at the right level of granularity and concluded Moderate-High harm it should thus be identified as an Option 1 site in accord with the Council’s methodology.

In contrast, the proposed Draft Allocations north of Welwyn are all Moderate-High sites constrained by major technical issues with no evidence supplied in terms of the deliverability of the necessary highway works. At the last CPPP meeting, Cllr Kasumu read out a statement which admitted that “no evidenced studies have been carried out”. These require the construction of a new bridge over Singlers Marsh, which is designated

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as a 'Local Nature Reserve' by Natural England and 'Local Wildlife Site' by HCC to "provide protection from development".

The introduction of this bridge and access junction required for the increased volume of traffic will damage this fragile chalk-stream habitat and change the character of the historic common land. We would also note that even if the new bridge can be delivered, the walking route from these new sites to the primary school is substantial and involves crossing several junctions- it is not a sustainable walking route to a school. It is also regrettable that there is a lack of clarity of the terms of any land deal which impacts on deliverability and probity.

Can the Chairman agree that it would be more sensible to allocate WEL16 as a highly deliverable, sustainable and achievable site for homes in Welwyn which would better retain the village character whilst provide much needed housing for local people? Can the Chairman also point to evidence showing that the infrastructure works needed for the sites to the north of Welwyn is genuinely deliverable and would be acceptable in policy terms?"

#### **Welwyn Hatfield response**

WEL16 has been assessed as high harm in the Green Belt Study (stage 3). The Option 1 (recommended scenario) does not propose allocating any new high harm sites.

Technical work has been carried out to demonstrate that the widening of the bridge is deliverable. The Housing and Employment Land Availability Assessment and the Site Selection Background Paper summarise the evidence.

#### 6. Judith Watson

"I have been following these proposals with interest whilst, at the same time, re-reading my father's Presidential Address to the Institution of Municipal Engineers in 1964 (66 years ago and still totally relevant) in which he refers to The South East Study published in 1963 by the Ministry of Housing and Local Government, and the largest single piece of social planning ever attempted by a democratic country. Two points in particular are relevant to the position that we find ourselves in today: "...we may find that Parliament itself will be producing schemes for quasi-nationalised control of local authorities..." and, "... it is dangerous, especially in the field of engineering and planning to regard towns or even regions as isolated entities". He also states how difficult it had become for a Borough to regulate for both urban and rural affairs.

This has a significant ring to me when I note that my village of Woolmer Green does not have a Ward Councillor living in the village, nor is there one of our Ward Councillors on the Planning and Parking Committee. I

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would like to ask the panel how many of them have actually travelled down the B197 from Woolmer Green to the A1M around 8 to 8.30am? This morning it took me 1 hour! Has anyone on the panel estimated the increase in congestion as the result of the proposed new housing in Woolmer Green? I would like an answer. Is there really the necessity for increased housing growth in a toroid, which mainly means the Green Belt, around Welwyn Garden City due to its protected status? I am still very worried about the planned erosion of our countryside and I hope the answers to my questions will be communicated to Mr Middleton.”

### **Welwyn Hatfield response**

Transport modelling has been carried out to consider the cumulative impacts of growth arising from different combinations of sites and the impact on congestion.

The 2012 National Planning Policy Framework states that ‘development should only be prevented or refused on transport grounds ‘where the residual cumulative impacts are severe.’ The 2019 version of the National Planning Policy Framework amends this part of the Framework to include reference to there being ‘an unacceptable impact on highway safety’. The transport modelling carried out to date would not support such a conclusion.

As the Inspector has already commented this is a very high bar.

The extent to which land should be released from the Green Belt is being debated tonight and will be considered at the examination. The Inspector has already stated that exceptional circumstances exist for its release.

## 57. **OTHER MEMBERS SPEAKING**

The following Members who were not Members of the Panel spoke at the meeting with the permission of the Chairman:-

### (1) **Councillor S.Markiewicz.**

Councillor S.Markiewicz spoke about the serious impact of proposals for Welham Green and Knebworth on the coalescence of villages, tight knot community cohesion and the traffic capacity of the B197. Whilst appreciating that difficult decisions had to be made he said a plan was needed to avoid these decisions being imposed on the Council centrally without due consideration being given to these local issues.

### (2) **Councillor D.Bell**

Councillor D.Bell noted that some amendments had been made and understand that another option could be put forward at this meeting. He said that housing need and infrastructure in the Borough had to be



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recognised and the Council should make a decision to avoid the threat of Government action.

58. UPDATE FROM LAST MEETING AND PREFERRED STRATEGY

The Head of Planning made a presentation to the Panel giving an update following the last meeting and information on the Preferred Strategy.

**Local Plan**

Submitted Plan for 12,000 homes  
Inspector concerned it does not meet objective need  
Objective Assessment of Need (OAN) is 16,000 homes 2016-2036  
Green Belt Study Stage 3  
Received 144 new and re-promoted to call-for-sites  
Received 10,200+ representations to call-for-sites consultation  
87% of comments were objections to sites  
Site Selection process = HELAA sieving + Site Selection Background Paper  
Sustainability Appraisal of various options  
Preferred Strategy

**Preferred Strategy**

Virtually achieves OAN, good balance between housing and employment land, selects lowest harm green belt sites, does not select more sites than necessary  
Delivers 15,592 homes  
Selects 36 out of 144 promoted sites  
Updated position on completions, commitments and windfalls  
Maximises capacity on urban sites  
Keeps all Submitted Local Plan sites + increases capacity on some sites  
Allocation of some employment land for housing –achieves good balance  
Releases some new sites from green belt  
(but no new high harm sites)

**Preferred Strategy**

Completions 2016-2019	1,446
Commitments (planning permissions)	1,268
Windfall assumption	1,304
Existing allocations in Submitted Local Plan	8,027
+ additional capacity from permissions/applications	645
+ additional capacity from modifications	239
New sites	3,004
Small sites (not in windfall)	19
Total	15,592

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**Cabinet Planning and Parking Panel (CPPP) meeting on 23 January 2020**

PB1 –investigate opportunities  
Nor1 –investigate opportunities  
Symondshyde + HAT1 impacts on Coopers Green Lane  
Pea106 –protect employment  
Select StL5 instead of StL13 at Lemsford  
Keep Lemsford and Stanborough in green belt  
Concern about extra housing at Panshanger  
Concern about extra housing at Wheat Quarter

Option to: keep **MODERATE**, remove **MODERATE-HIGH**, remove **HIGH** sites

More climate change policies  
Need to balance housing need 'v' green belt harm  
16,000 could be irreparable harm

**Inspector**

Stage 6 hearing session round up:

“Unless there are sound planning reasons for not doing so, in the first instance, the totality of all of the dwellings assumed to be built during the plan period, on sites put forward in the adopted plan, must be capable of meeting, as a minimum, the full objective assessed housing need for at least the plan period”

This means:

The closer the selected target is to the OAN of 16,000 homes, the greater the likelihood that the plan will be found sound

**Risks**

Risk of judicial challenge  
Removal of some sites may make it difficult to deliver new infrastructure  
Risk that inspector suspends examination  
Risk that inspector finds plan unsound  
Risk that government could instruct another body to prepare plan  
Lack of five year housing land supply  
May struggle to resist proposals for brownfield sites and employment land  
May start receiving speculative green belt planning applications  
Risk of planning by appeal and appeal costs

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Timetable

23 Jan, 29 Jan, 30 Jan 10 Feb –22 March w/c 9 March	CPPP to debate > CPPP to decide > Cabinet Public consultation Hearing sessions –South BGS and Symondshyde
23 March –5 May	Local Election purdah Officers to analyse representations
Early May w/c 25 May w/c 1 June June 2020	Inspector to issue hearing questions CPPP to debate and decide Council to submit new sites Hearing sessions –new sites

**Maps** (attached to these Minutes)

- Show existing sites in Submitted Local Plan in purple
- Show newly promoted sites that passed HELAA Stage 2 in red
- Show sites in preferred Strategy in red
- Show sites that would be red

Identifies capacity of each site

- Capacity based on best available information
- Could increase or decrease at planning application stage

Identifies green belt harm rating of each site

59. **CONSERVATIVE OPTION**

59.1. **Planning Reasons**

Completions 2016-2019	1,446	
Commitments (planning permissions)	1,268	
Windfall assumption	1,304	
Existing allocations in Submitted Local Plan	8,027	8,211
+ additional capacity from permissions/applications	645	
+ additional capacity from modifications	239	
-remove HIGH sites	550	
-reduce Gosling and prepare masterplan	150	
New sites	3,023	1,977
+ extra at Panshanger	90	
-remove new MODERATE-HIGH sites	985	
-remove village coalescence sites	181	
-remove washed-over village sites	130	
+ PB1	~160	
<b>Total 2016-2036</b>	<b>14,206</b>	

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59.2. Statement by Councillor R.Lass

Councillor R.Lass made the following statement:-

“I would like to introduce a proposal that has been devised by Conservative councillors in response to the officer report and last week’s debate.

We recognise the challenge of attempting to identify sufficient sites to meet the objectively assessed need for 16,000 homes to 2036.

We also recognise the scope to select a lower target where there are sound planning reasons that can be justified to the examination inspector.

We have also taken account of the significant local opposition to growth and its impact on the character of towns and villages, harm to the green belt and the capacity of our roads, schools and surgeries to cope with new residents.

We therefore put forward a proposal that seeks to avoid excessive harm to the green belt, reduces the risk of coalescence between villages and does not build in washed-over villages.

It achieves a total of about 14,206 homes over the plan period.

It is the substantial addition of 2,206 homes over the Submitted Plan.

I will now ask the Head of Planning to present the detail.”

59.3. Statement by the Head of Planning

“The Submitted Plan has already selected what were considered at that time to be the most sustainable urban and green belt sites. As a principle Conservative councillors think we should continue to favour those sites, unless there is valid new evidence that should change our judgement on those sites.

To their mind the Stage 3 Green Belt Study is valid new evidence, as it finds that a number of submitted sites are ‘high’ harm. This is an unacceptable level of harm to the green belt and those sites should therefore be removed.

This results in the removal of HS22 to the west of Brookmans Park, HS25 to the west of Little Heath and HS29 and HS30 to the south of Cuffley.

Conservative councillors are also worried about sites that are ‘moderate-high’ harm.

They don’t think it is appropriate to remove any submitted sites that are ‘moderate-high’ harm, as this would result in too much change to the Submitted Plan.

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This means that HS15 in Woolmer Green, three sites in Welwyn, Birchall Garden Suburb, HS2 to the south of Welwyn Garden City, HAT1, HAT15 Symondshyde, HS11 to the south of Hatfield, SDS7 at Marshmoor, HS24 in Little Heath and HS28 in Cuffley remain in the plan.

They do think it is right however not to select any new 'moderate-high' harm sites. This has the consequence of removing homes from the new sites proposed by officers, including in Welwyn, Welham Green, Brookmans Park and Cuffley.

The two exceptions to this principle are WGC4a and HAT1.

In respect of WGC4a Panshanger, which is a 'moderate-high' harm site, they think it is right to observe the inspector's thoughts that land to the north is not suitable for a new grass runway and should deliver as much housing as reasonably possible. They favour a total of 815 homes across the whole north/south site (650 + 75 + 90). The allocation should however emphasise the importance of lower densities and open space to the north.

In respect of HAT1 which is a 'moderate', 'moderate-high' and 'high' harm site, they regard the opportunity for a comprehensive development including new primary and secondary schools, shops, community facilities, open spaces and public transport improvements to outweigh the high level of harm to the green belt in the northern part. They also note that the school playing fields would stay in the green belt and create separation from Stanborough.

Conservative councillors are also very concerned about sites that cause coalescence between existing settlements, particularly between some of our characterful villages.

They recognise that some of these sites would be removed by virtue of not selecting any new 'moderate-high' harm sites, but also believe it is right to remove 'moderate' harm sites that cause coalescence.

This results in the removal of WGr3 in Knebworth, WeG12 to the north of Welham Green and WeG6 to the south of Welham Green.

As a result of all of the above, there would be no need to select WeG17 to the west of Welham Green for a new primary school. It is a 'high' harm site and sufficient provision could instead be achieved by expanding Brookmans Park primary school by 0.5 forms of entry.

Conservative councillors are also concerned about development in small washed-over villages with very few services, notably Lemsford and Stanborough, and therefore propose to remove sites from these villages.

This results in the removal of StL13, StL1, StL15 and StL17.

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Councillors recognise that the Council has agreed a Sports Strategy which proposes that a masterplan be prepared for Gosling sports park in order to consider the future of sporting provision and the opportunity for new homes. They therefore propose the capacity of this site be reduced from 250 to 100 homes, until the masterplan has been prepared and a more informed target has been identified.

They do not want to make any increased assumptions for the Wheat Quarter site at the moment, but recognise that it might be possible to select a higher target after the public consultation period if pre-application discussions identify an acceptable scheme.

They would like to re-consult on the opportunity for about 160 homes at PB1 to the east of Potters Bar, by asking officers to work with Herts Highways to explore access solutions that continue to protect the local wildlife sites. This is because the site adjoins a sustainable town with higher-order services.

As the councillor noted, all of the above results in a target of 14,206 homes.

It is the substantial addition of 2,206 homes over the Submitted Plan.

60. LIBERAL DEMOCRAT OPTION

**Lib Dem option**

Completions 2016-2019	1,446	
Commitments (planning permissions)	1,268	
Windfall assumption	1,304	
Existing allocations in Submitted Local Plan	8,027	5,901
+ additional capacity from permissions/applications	645	
+ additional capacity from modifications	239	
-remove Pea106	235	
-remove Panshanger	75	
-remove Birchall Garden Suburb	1,300	
-remove Symondshyde	1,130	
-reduce Gosling and prepare masterplan	150	
-remove HAT11	120	
New sites	3,023	2,750
-remove WeG6, WeG15, half of WeG10	273	
<b>Total 2016-2036</b>	<b>12,669</b>	

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60.1. Statement by the Head of Planning

“Liberal Democrat councillors are concerned about the impact of development on the green belt. They believe there is a balance to be struck between meeting housing needs and protecting the green belt.

They propose to remove the extra 75 homes at WGC4 Panshanger, to protect the green belt and to retain the area as green corridor and open space for local residents.

They propose to remove WGC5 Birchall Garden Suburb, to protect the green belt and also because it is unsustainable and poorly connected to the town, leads to outward sprawl, narrows the gap between WGC and Hertford and there is likely to be costly contamination remediation.

They propose to remove HAT15 Symondshyde, to protect the green belt and also because it is unsustainable, impacts on the natural environment of the area and has cumulative effects on the road network.

They propose to remove HAT11 at South Way in Hatfield, to protect the green belt and because it would be very visually prominent, causes coalescence of Hatfield and Welham Green and results in a much weaker green belt boundary.

They consider that WeG3a, WeG15 and WeG10 in Welham Green have cumulative harm on the west side of the village and result in a disproportionate increase in the size of the village. WeG6 also causes coalescence with Brookmans Park. They propose that WeG10 should be reduced from 120 to 60 homes and a new primary school be provided on this site instead of WeG17.

They consider that Pea106 is an employment site with a viable business in operation and therefore not available to help meet housing need. They are also concerned by the current planning application for 7 storeys on this site. They also believe that a masterplan should be prepared for the Peartree area to make sense of the chessboard mix of employment land and housing schemes.

Councillors recognise that the Council has agreed a Sports Strategy which proposes that a masterplan be prepared for Gosling sports park in order to consider the future of sporting provision and the opportunity for new homes. They therefore propose the capacity of this site be reduced from 250 to 100 homes, until the masterplan has been prepared and a more informed target has been identified.

They do not want to make any increased assumptions for the Wheat Quarter site at the moment, but recognise that it might be possible to select a higher target after the public consultation period if pre-application discussions identify an acceptable scheme.

They do not support any additional homes on PB1 to the east of Potters Bar.

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All of the above results in a provisional target of 12,669 homes.

This is 669 higher than the Submitted Plan.”

61. WINDFALL OPTIONS

Officers were asked to advise Members on possible additional sites and windfall options and presented the following possibilities

Wheat Quarter

PB1 ~200

Gosling ~150 assumption

Brownfield redevelopments in green belt

Planning White Paper

- Development around railway stations
- New permitted development rights

Increase windfall assumption

- Historic 173 per year
- Currently assume 100 per year

Increase density at Birchall and HAT1 by further 100 each

The Chairman reported that 700-900 extra homes could be looked at for the Wheatquarter through taller buildings, but no work had been done on this and proposals would have to go through the full planning process. It was however a sustainable town centre site.

62. PANEL RECOMMENDATION

It was noted that the Conservative Option minus HAT 15 Symonshyde would deliver 13,076 homes.

It was noted that increasing the windfall assumption to historic rates would increase the number by 949.

It was moved by Councillor S.Thusu and seconded by Councillor R.Lass.

**(5 voting FOR, 3 voting AGAINST and 3 ABSTENTIONS) (CARRIED)**

That the Panel recommends to the Cabinet that the sites in the Conservative Option, minus HAT 15 Symonshyde and with 949 additional windfall assumption be published for consultation as sites to be added into the Local Plan



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This amounts to a total of 14,025 homes.

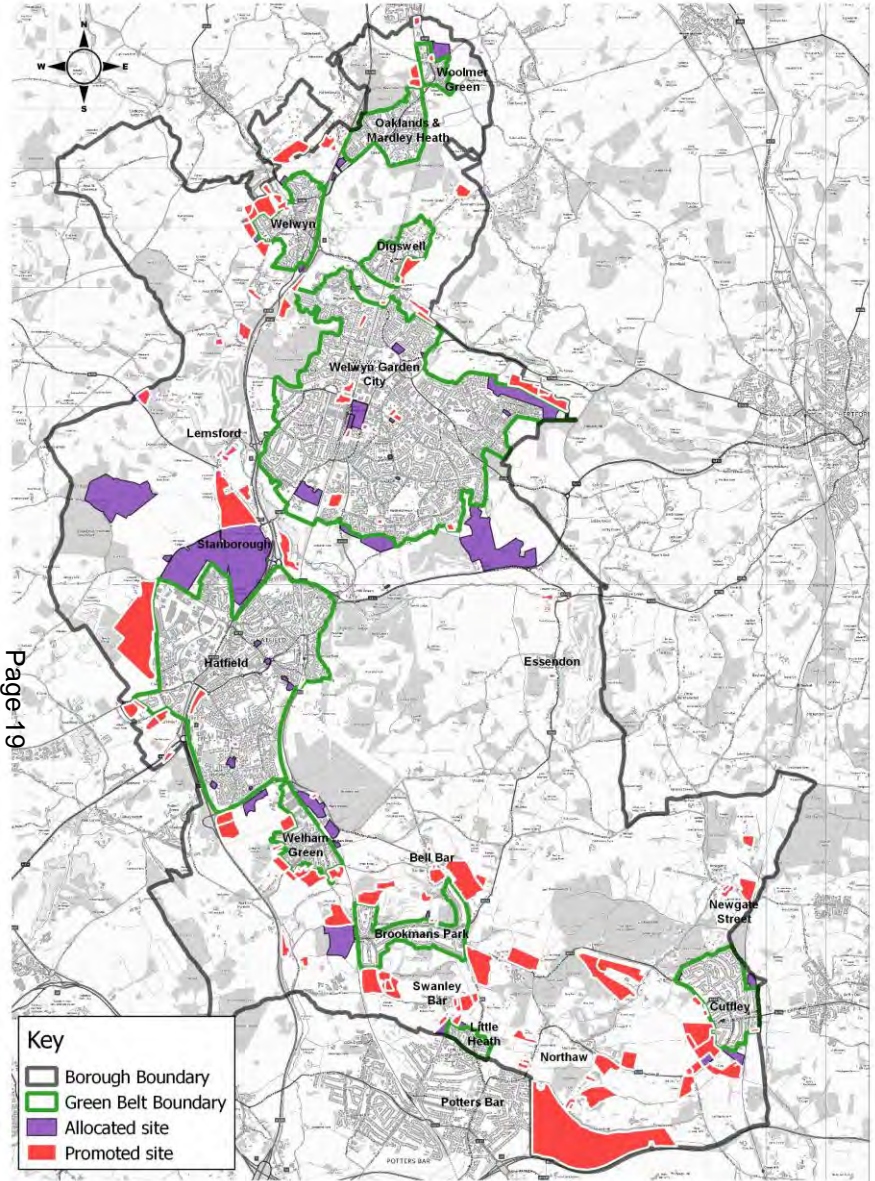
This is with the caveat that Officers will double-check the final figures, but anticipate they will remain in the order of 14,010 – 14,040.

RESOLVED:

- (1) That the Panel notes the results of the technical evidence with regards to sites already in the Submitted Local Plan.
- (2) That the Panel notes the results of the technical evidence and public consultation with regards to new sites for potential inclusion in the Local Plan.
- (3) That the Panel considers the sustainability implications related to different strategic options, the Sustainability Appraisal Addendum and Habitats Regulatory Assessment.
- (4) That the Panel recommends to the Cabinet that the sites in the Conservative Option, minus HAT 15 Symonshyde and with 949 additional windfall assumption be published for consultation as sites to be added into the Local Plan and that recommendation (4) in the report of the Corporate Director (Public Protection, Planning and Governance) be varied accordingly.
- (5) That the Panel gives delegated powers to the Head of Planning and Corporate Director (Public Protection, Planning and Governance) to produce the consultation material in consultation with the Executive Member for Planning, to reflect the decisions made by Members.

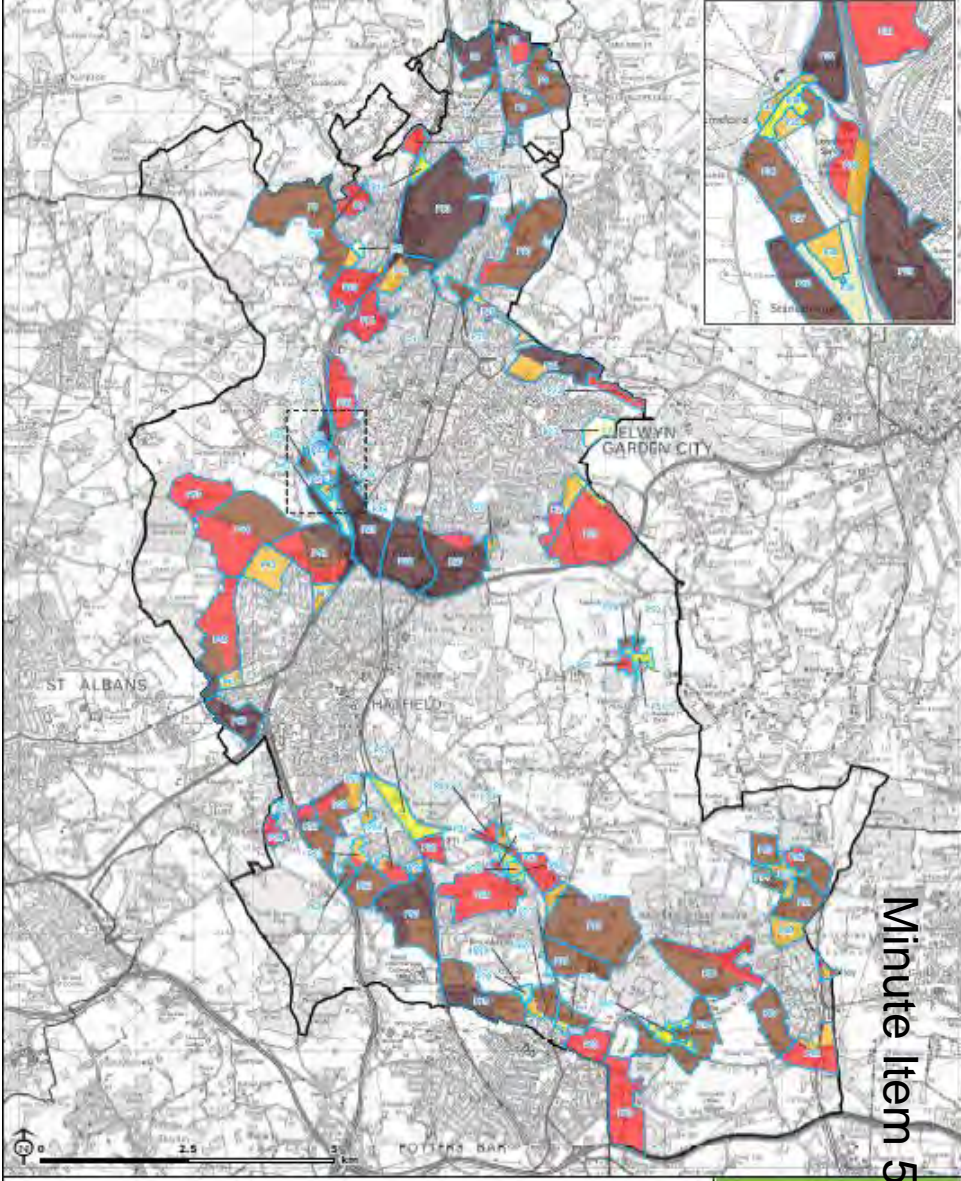
Meeting ended at 9.30 pm  
GS

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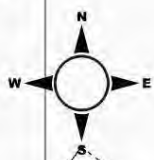


Minute Item 58



**WELWYN HATFIELD**  
Green Belt Assessment

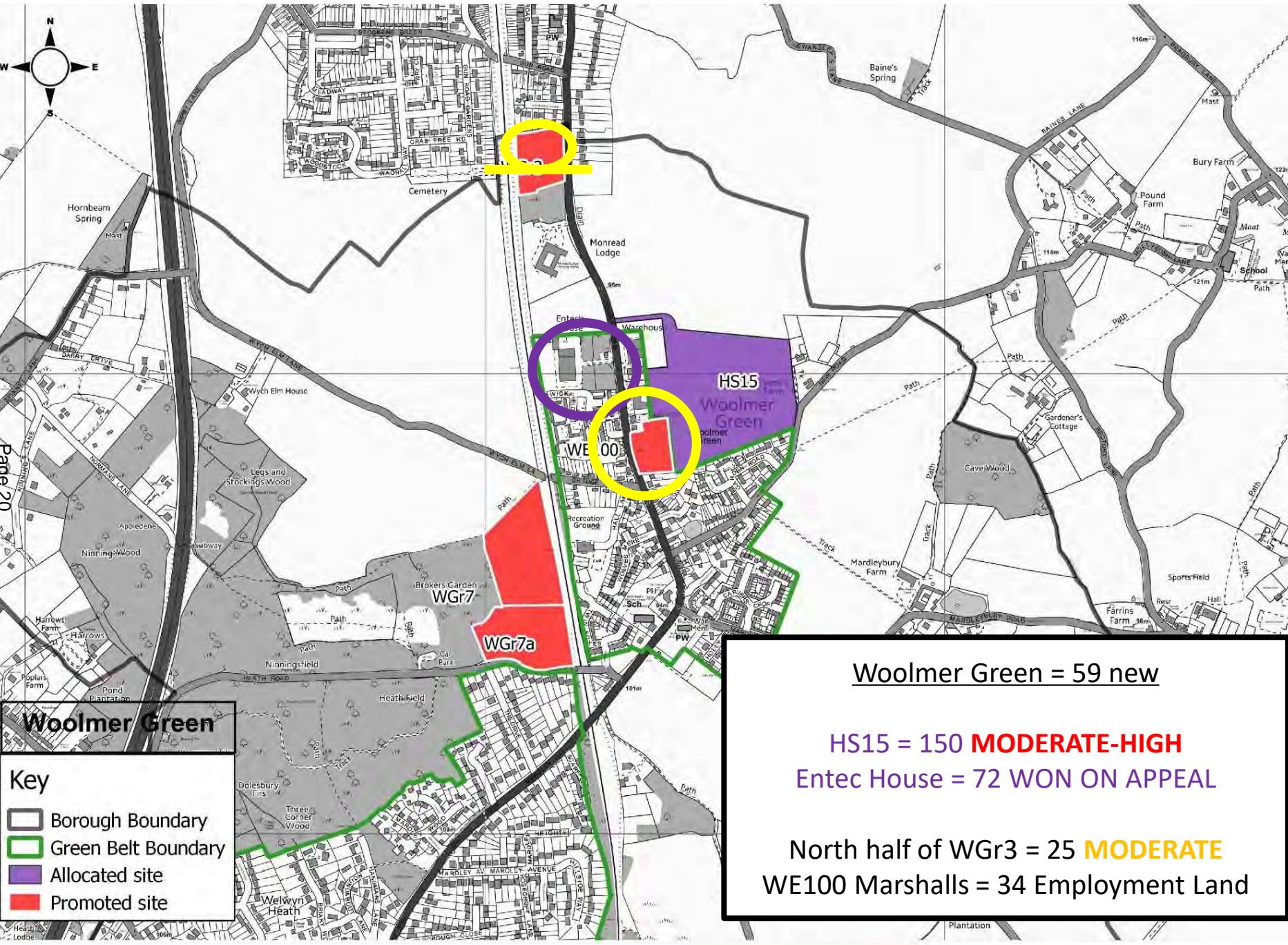
Figure 7.1: Assessment of Potential Harm



**Woolmer Green**

**Key**

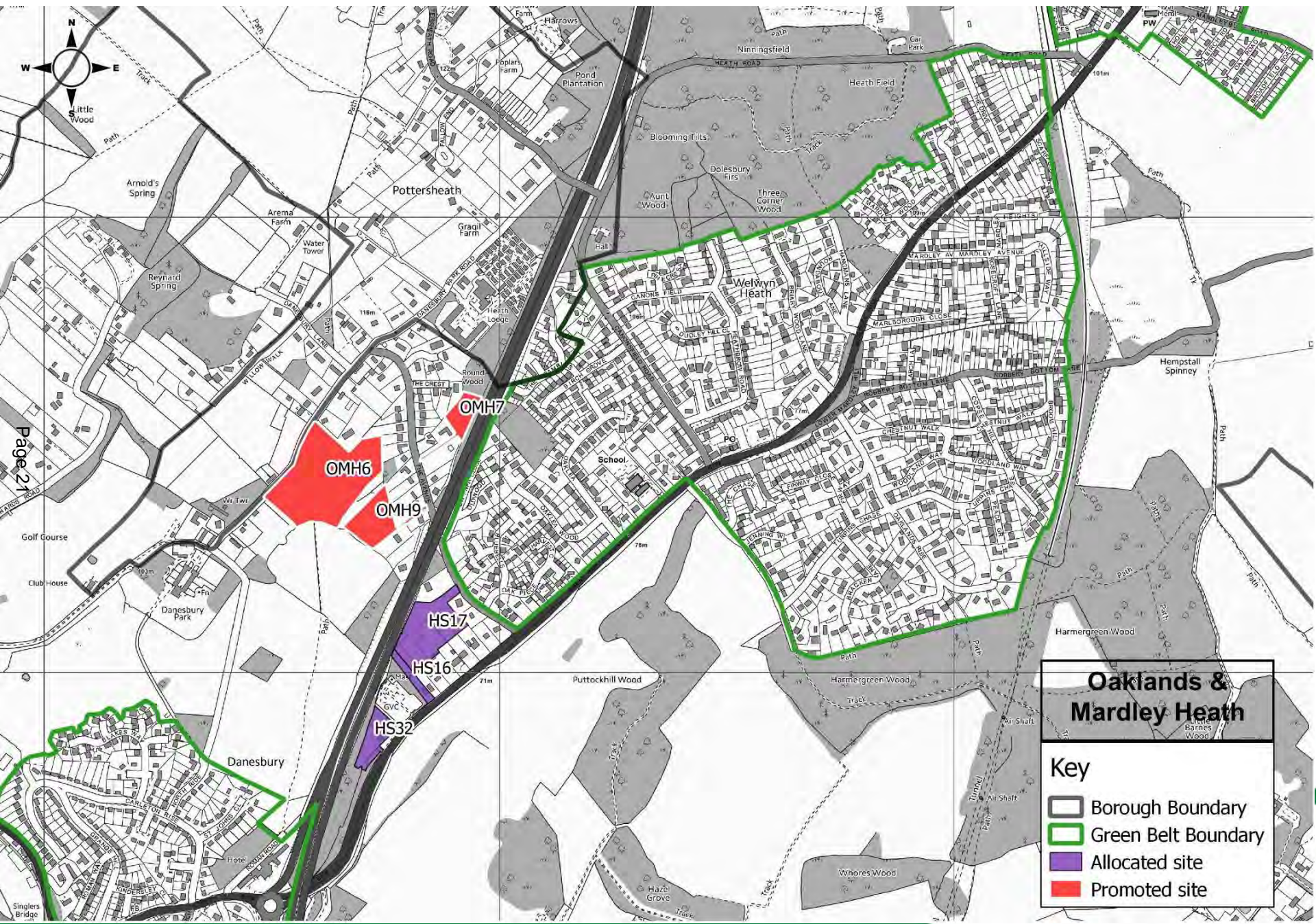
- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site



Woolmer Green = 59 new

HS15 = 150 **MODERATE-HIGH**  
 Entec House = 72 **WON ON APPEAL**

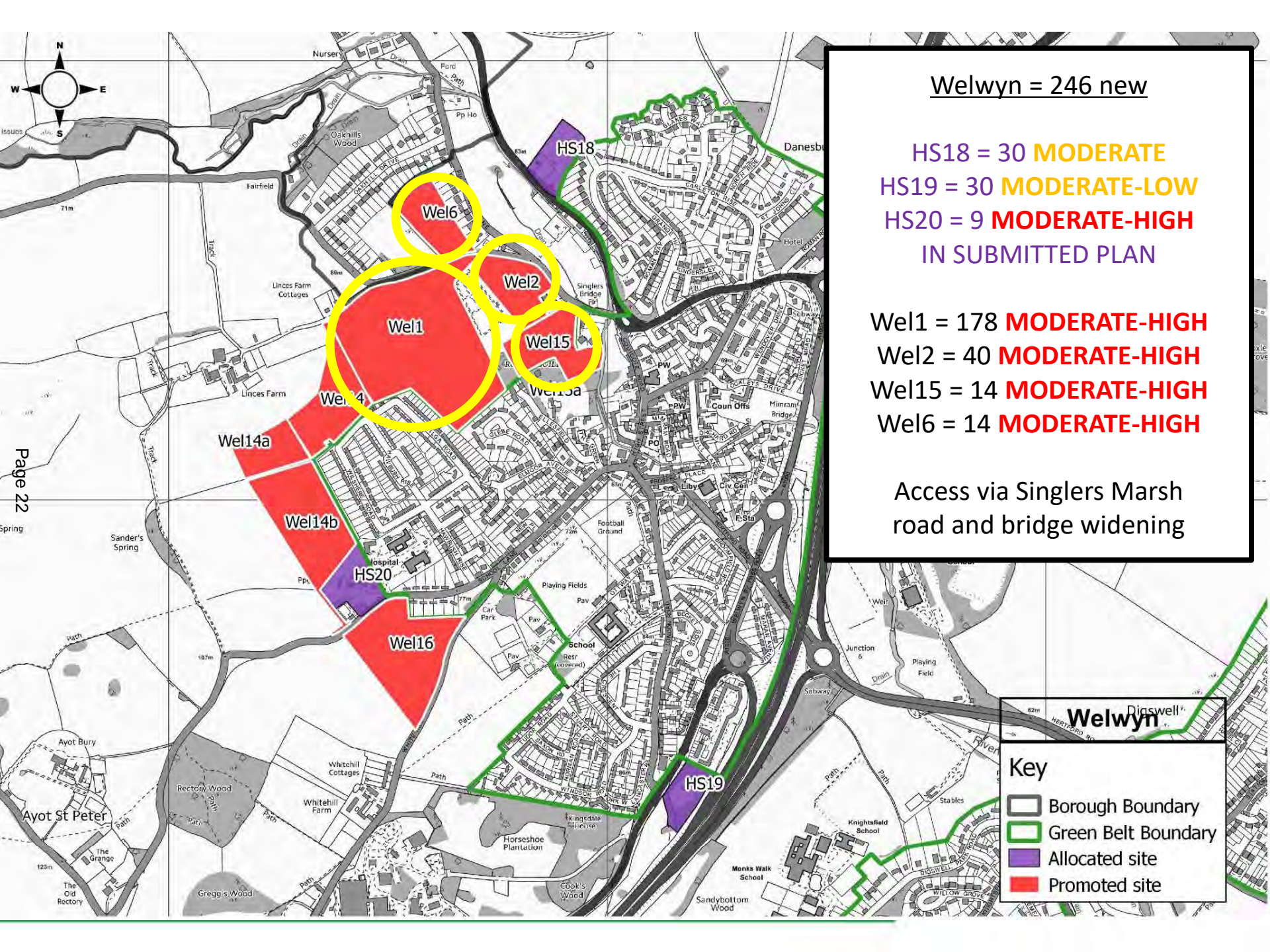
North half of WGr3 = 25 **MODERATE**  
 WE100 Marshalls = 34 **Employment Land**



### Oaklands & Mardley Heath

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site



Welwyn = 246 new

HS18 = 30 MODERATE

HS19 = 30 MODERATE-LOW

HS20 = 9 MODERATE-HIGH

IN SUBMITTED PLAN

Wel1 = 178 MODERATE-HIGH

Wel2 = 40 MODERATE-HIGH

Wel15 = 14 MODERATE-HIGH

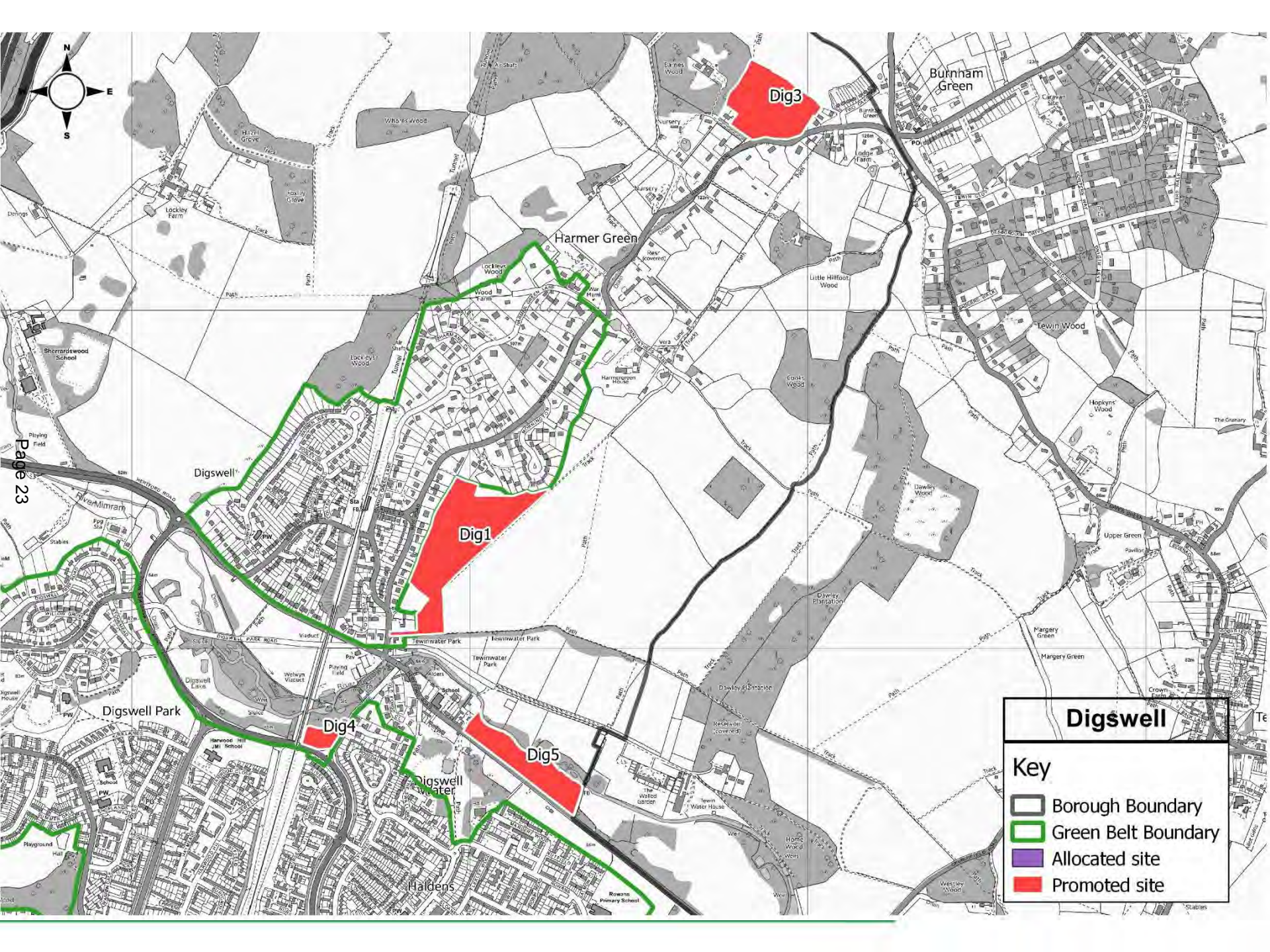
Wel6 = 14 MODERATE-HIGH

Access via Singlers Marsh road and bridge widening

**Welwyn**

**Key**

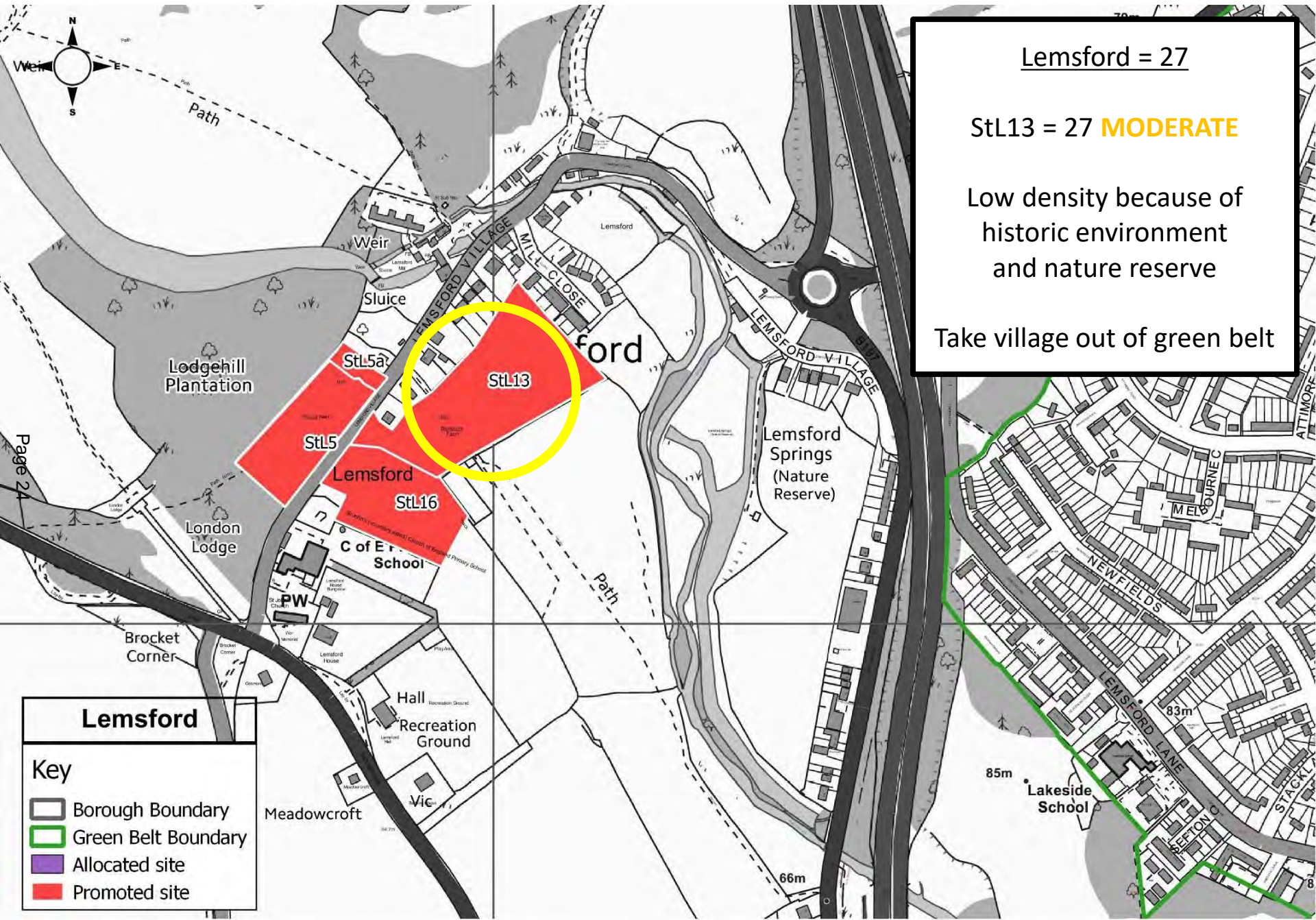
- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site



### Digsell

**Key**

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site



Lemsford = 27

StL13 = 27 **MODERATE**

Low density because of historic environment and nature reserve

Take village out of green belt

### Lemsford

#### Key

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site



WGC = 1,041 new

4,376 IN SUBMITTED PLAN  
inc HS2 = 300 **MODERATE-HIGH**  
inc BGS 1,200 + extra 100  
**MODERATE-HIGH**

WGC4a Panshanger = 75  
**MODERATE-HIGH**

Han40 TC North = 250

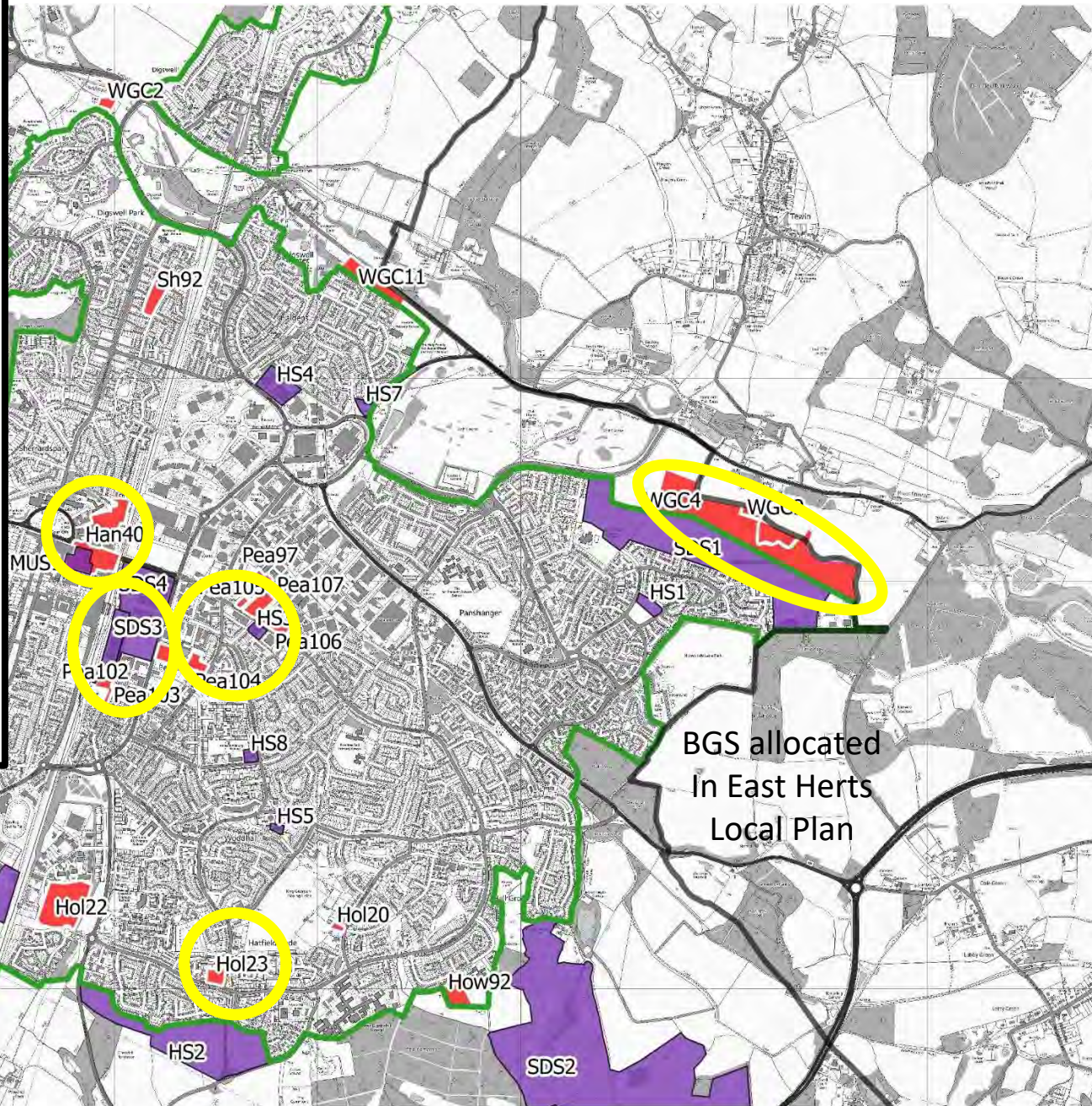
Hol23 N'hood Centre = 16

YMCA = net 15

Employment sites = 685

Small sites = 13

Secondary school in BGS



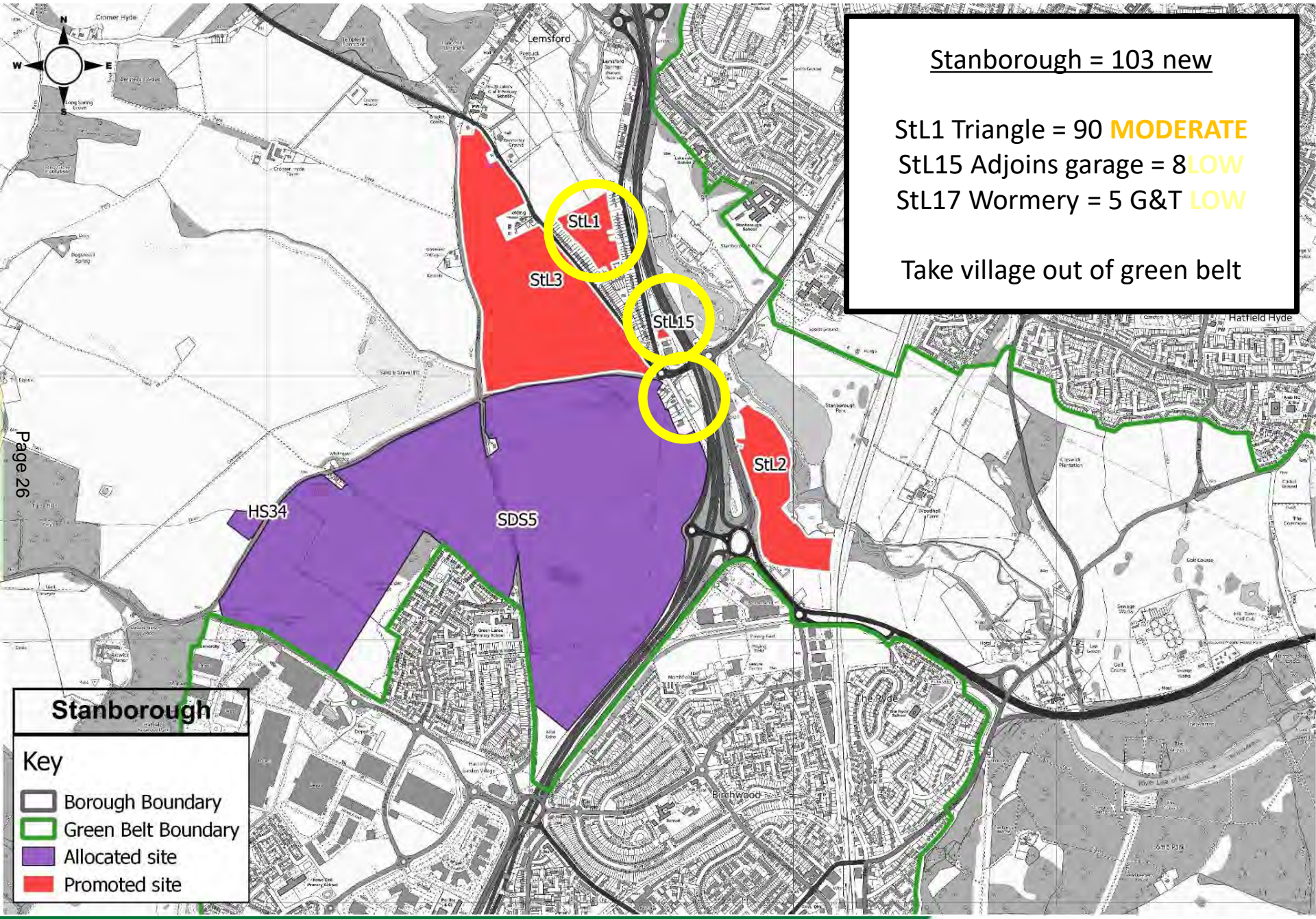
Page 25

**Welwyn Garden City**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

BGS allocated  
In East Herts  
Local Plan



Stanborough = 103 new

StL1 Triangle = 90 **MODERATE**

StL15 Adjoins garage = 8 **LOW**

StL17 Wormery = 5 G&T **LOW**

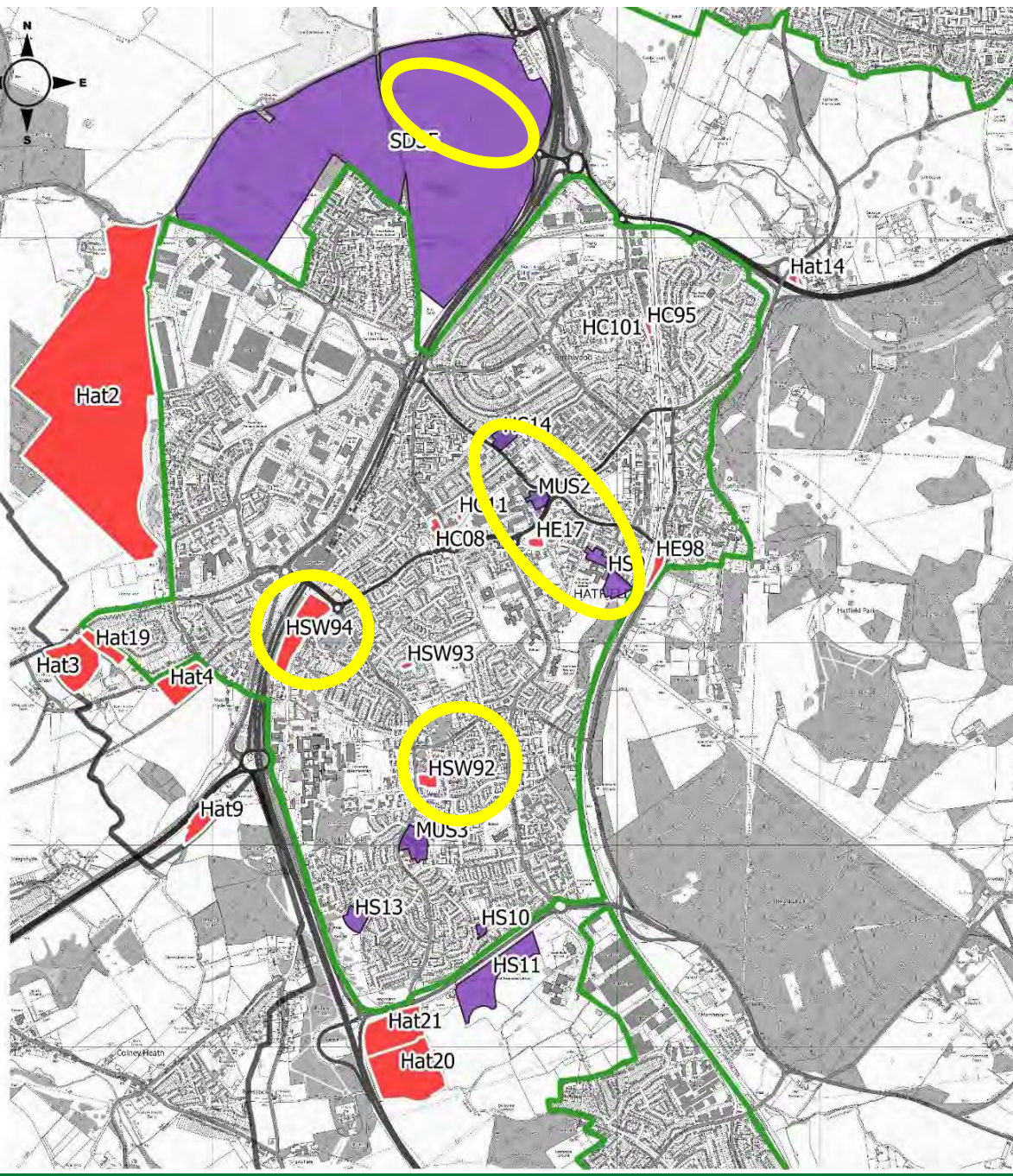
Take village out of green belt

### Stanborough

#### Key

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site





Hatfield = 295 new

2,285 IN SUBMITTED PLAN  
 inc HS11 = 120 **MODERATE-HIGH**  
 inc HAT1 = 1,650 + extra 100  
**MODERATE** to **HIGH**





Link Drive = 80  
 Lemsford Road = 32  
 Minster Close = 49  
 College Lane = 115  
 Meridian House = 11  
 Small sites = 4

Note that north part of HAT1/SDS5  
 is **HIGH**

Secondary school in HAT1

**Hatfield**

Key

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site

Welham Green = 500 new

SDS7 = 92 MODERATE-LOW  
HS35 = 12 MODERATE-LOW  
IN SUBMITTED PLAN

WeG12 = 83 MODERATE

WeG10 = 120 MODERATE

WeG1 = 16 LOW

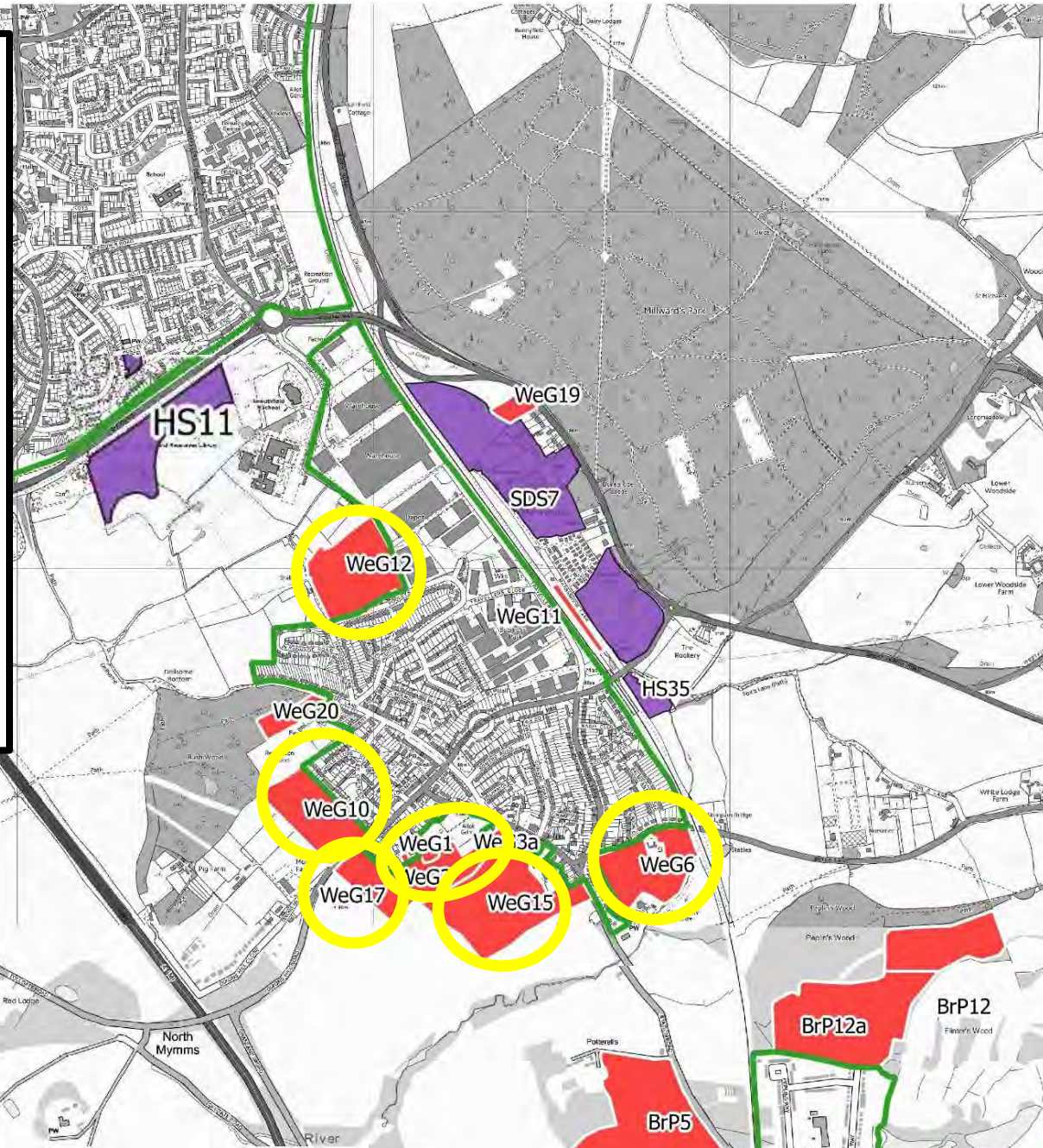
WeG3 + WeG3a = 68 MODERATE

WeG15 = 140 MODERATE-HIGH

WeG6 = 73 MODERATE

WeG17 = primary school HIGH

Secondary school at New Barnfield



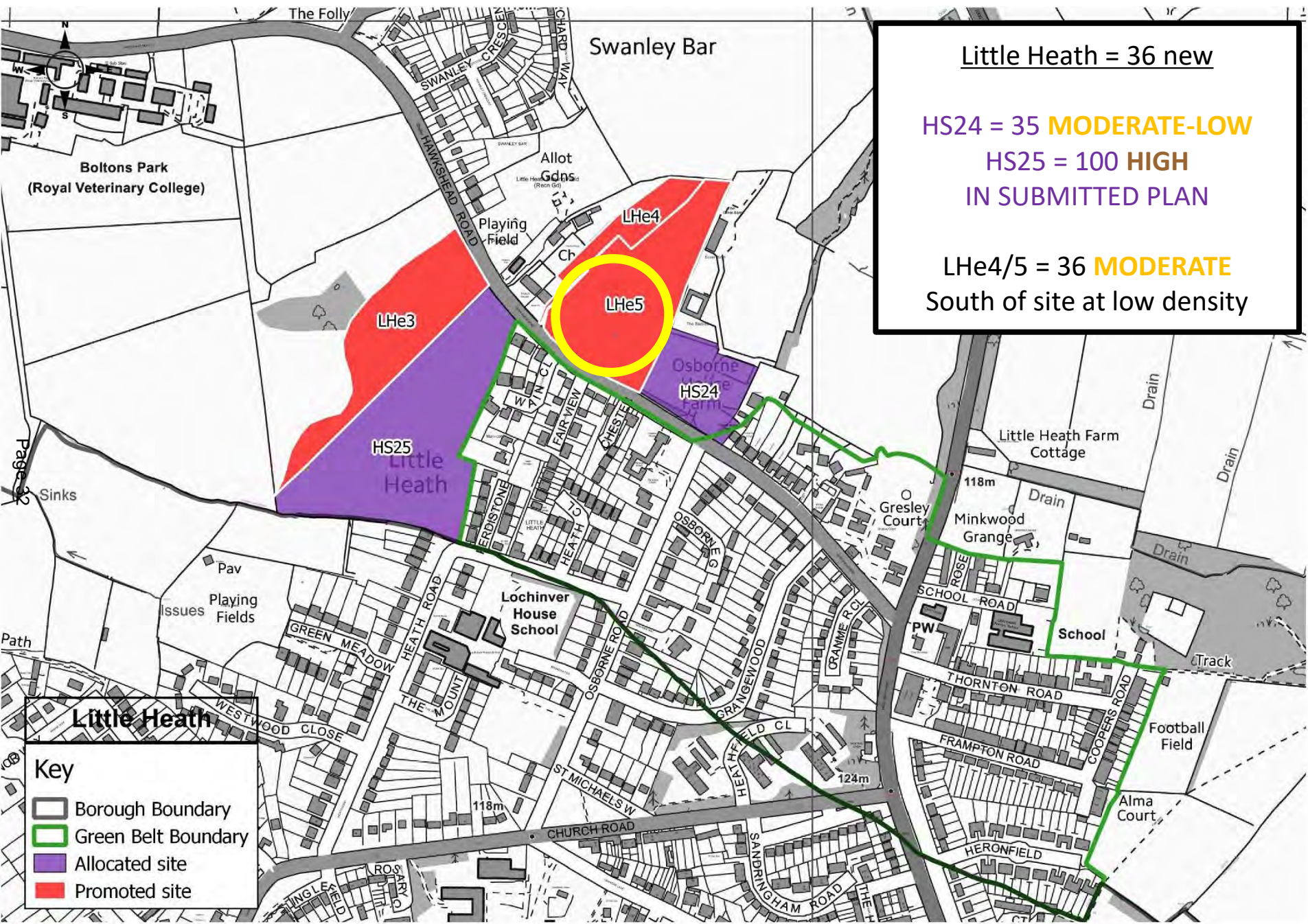
### Welham Green

#### Key

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site







Little Heath = 36 new

HS24 = 35 MODERATE-LOW  
 HS25 = 100 HIGH  
 IN SUBMITTED PLAN

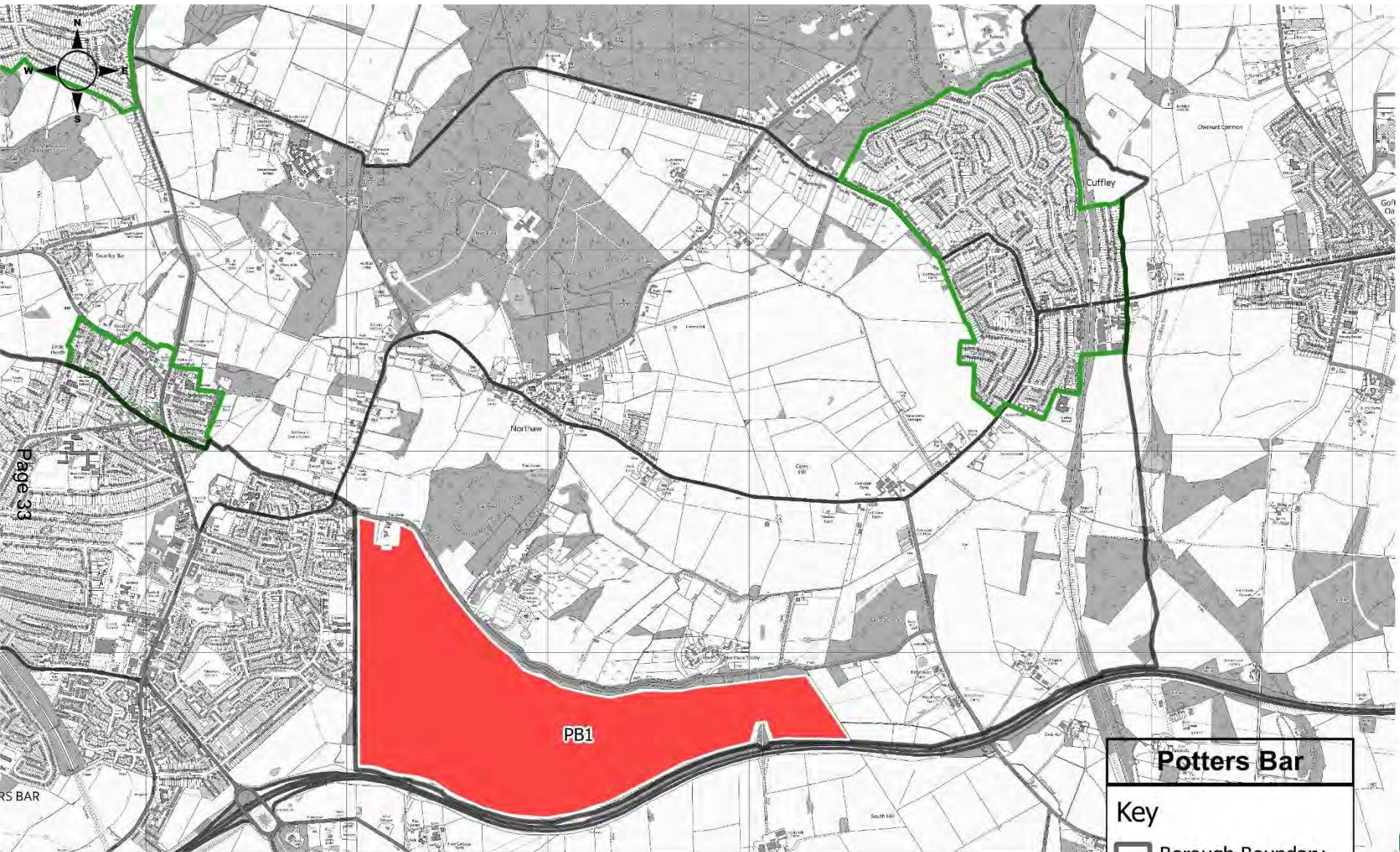
LHe4/5 = 36 MODERATE  
 South of site at low density

**Little Heath**

**Key**





- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

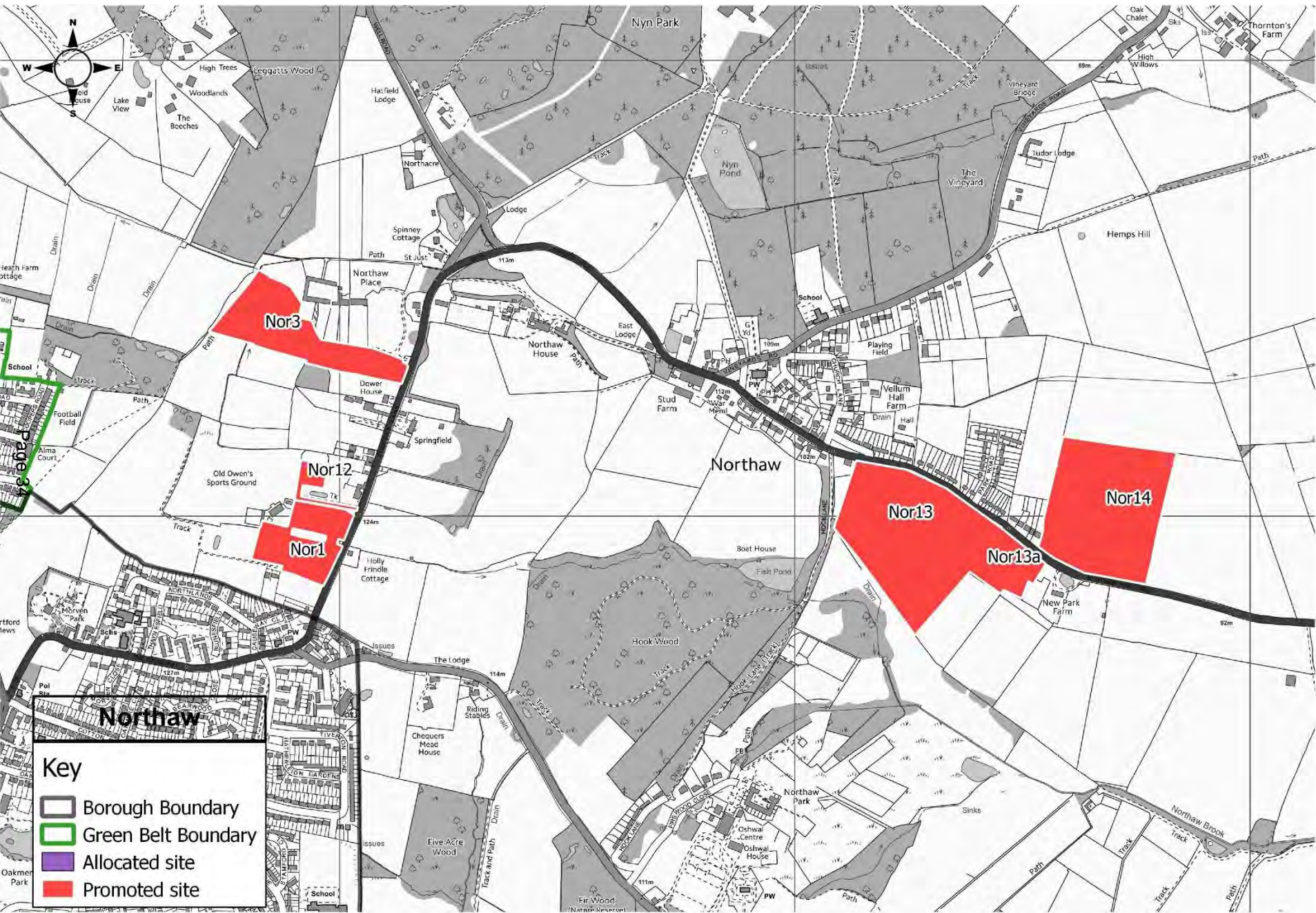


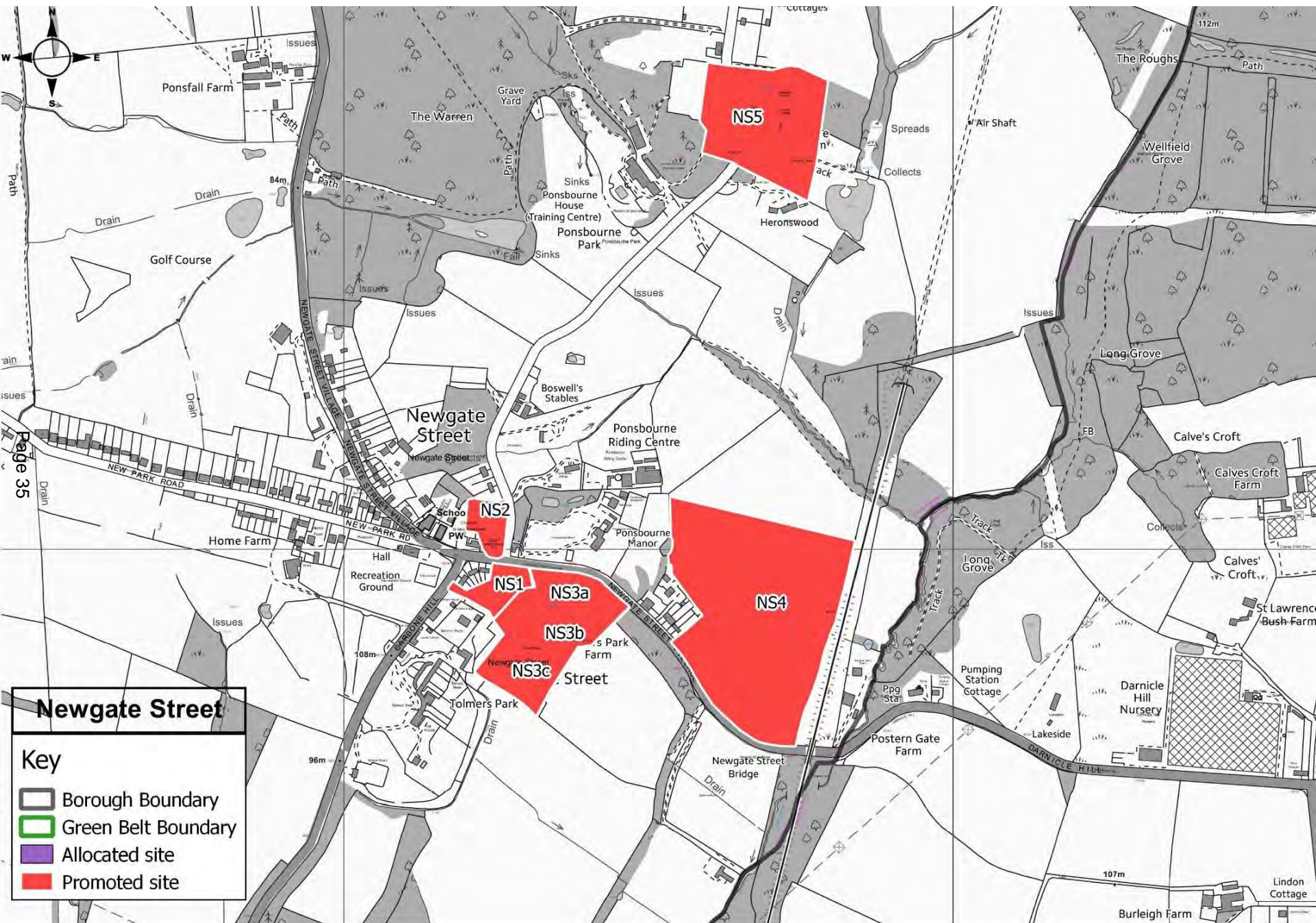


**Potters Bar**

**Key**


-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site





## Newgate Street

**Key**

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site



Cuffley = 176 new

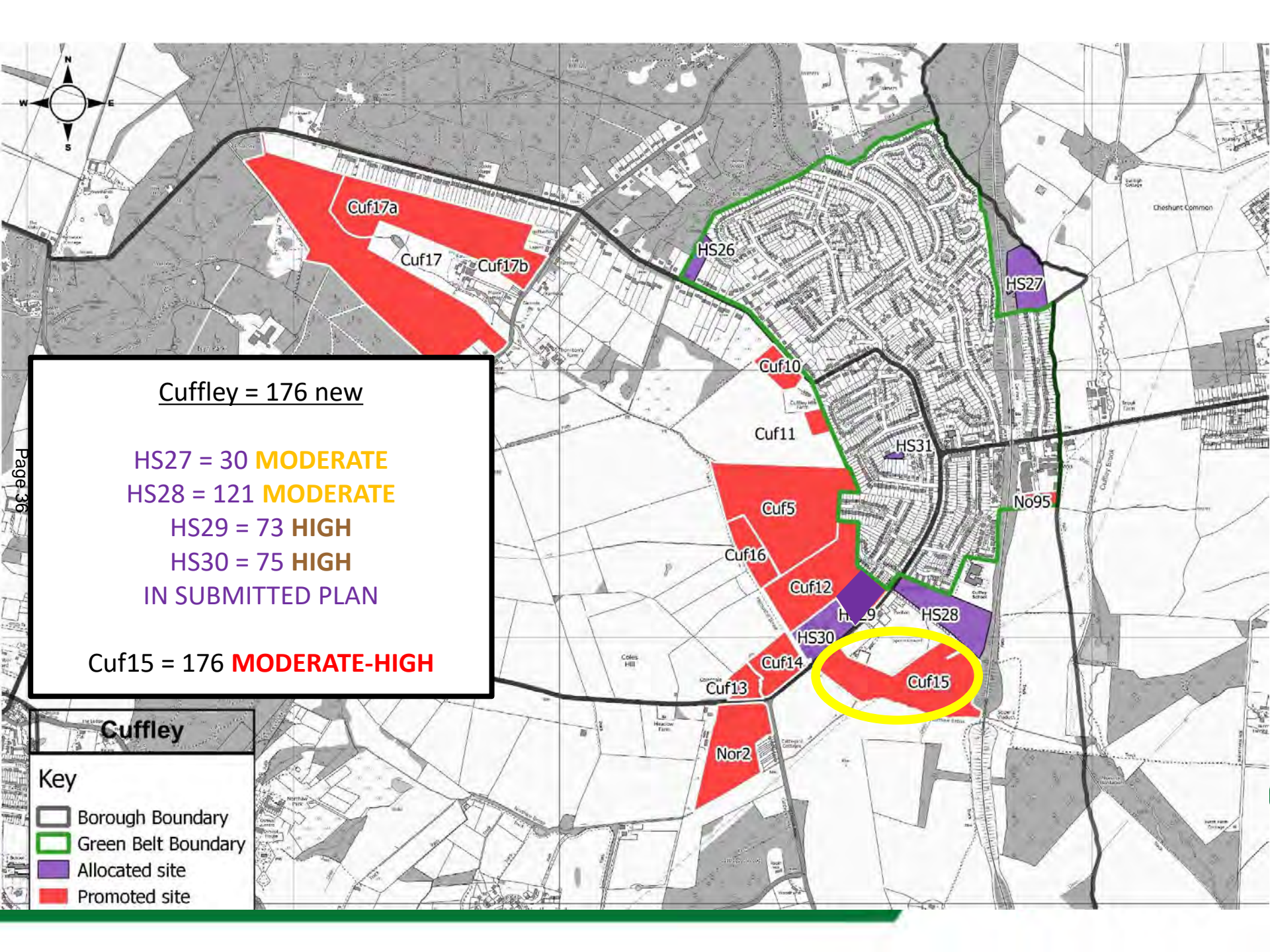
- HS27 = 30 MODERATE
- HS28 = 121 MODERATE
- HS29 = 73 HIGH
- HS30 = 75 HIGH
- IN SUBMITTED PLAN

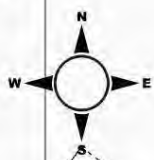
Cuf15 = 176 MODERATE-HIGH

**Cuffley**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

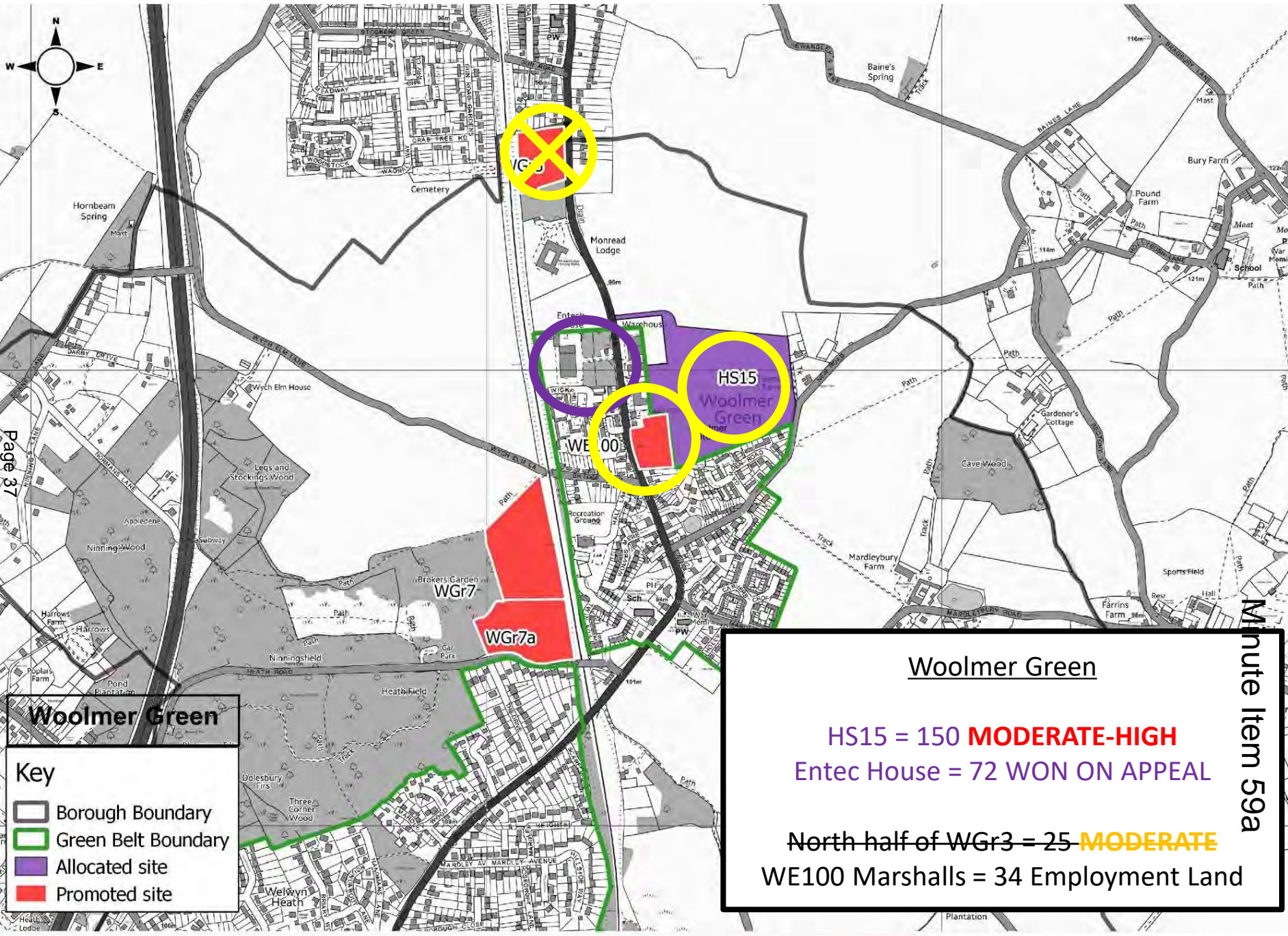




**Woolmer Green**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

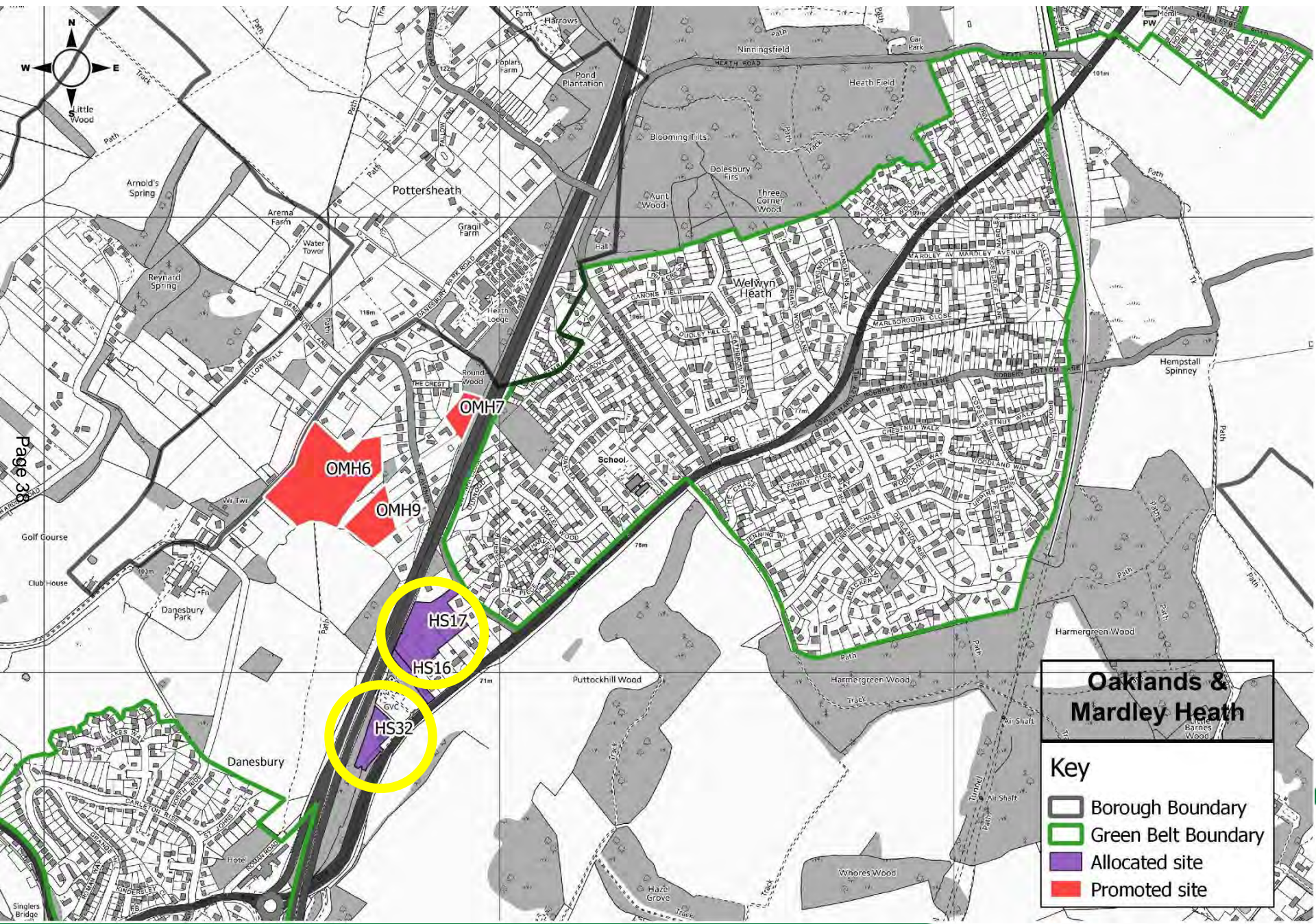


Woolmer Green

HS15 = 150 **MODERATE-HIGH**  
 Entec House = 72 **WON ON APPEAL**

~~North half of WGr3 = 25~~ **MODERATE**  
 WE100 Marshalls = 34 **Employment Land**

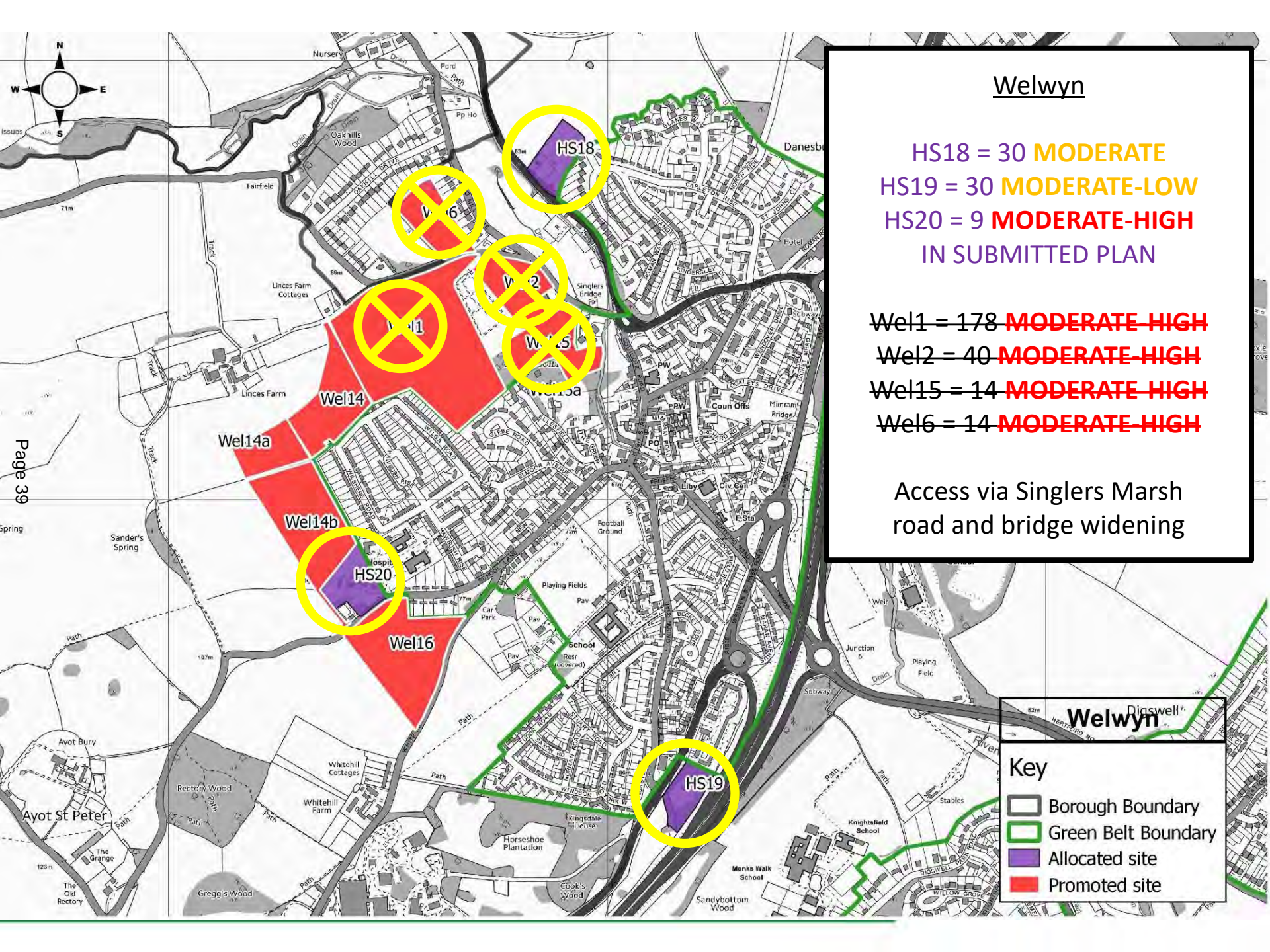
Minute Item 59a



### Oaklands & Mardley Heath

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site



## Welwyn





HS18 = 30 MODERATE  
 HS19 = 30 MODERATE-LOW  
 HS20 = 9 MODERATE-HIGH  
 IN SUBMITTED PLAN

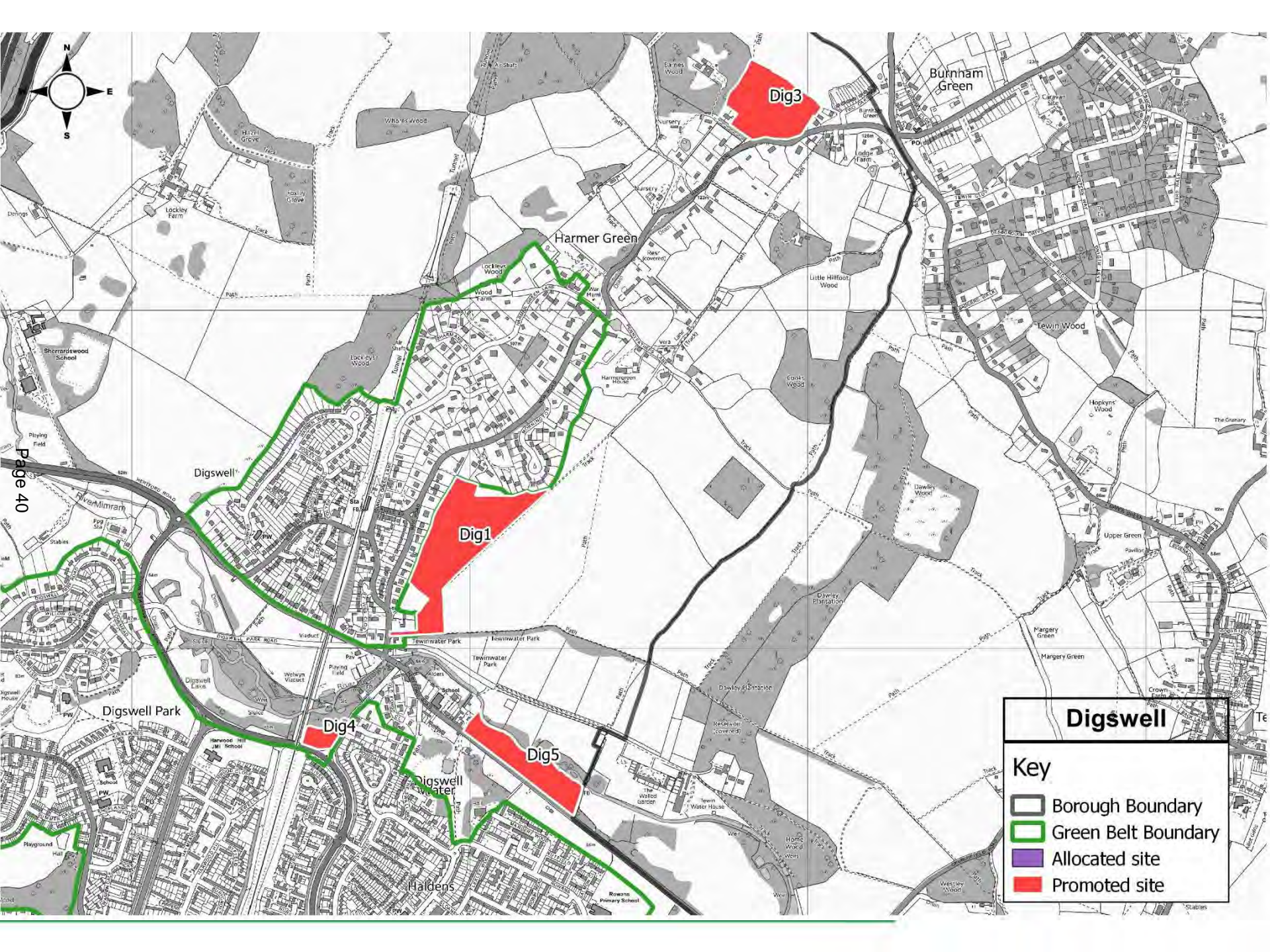
~~Wel1 = 178 MODERATE-HIGH~~  
~~Wel2 = 40 MODERATE-HIGH~~  
~~Wel15 = 14 MODERATE-HIGH~~  
~~Wel6 = 14 MODERATE-HIGH~~

Access via Singlers Marsh road and bridge widening

**Welwyn**





**Key**

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site

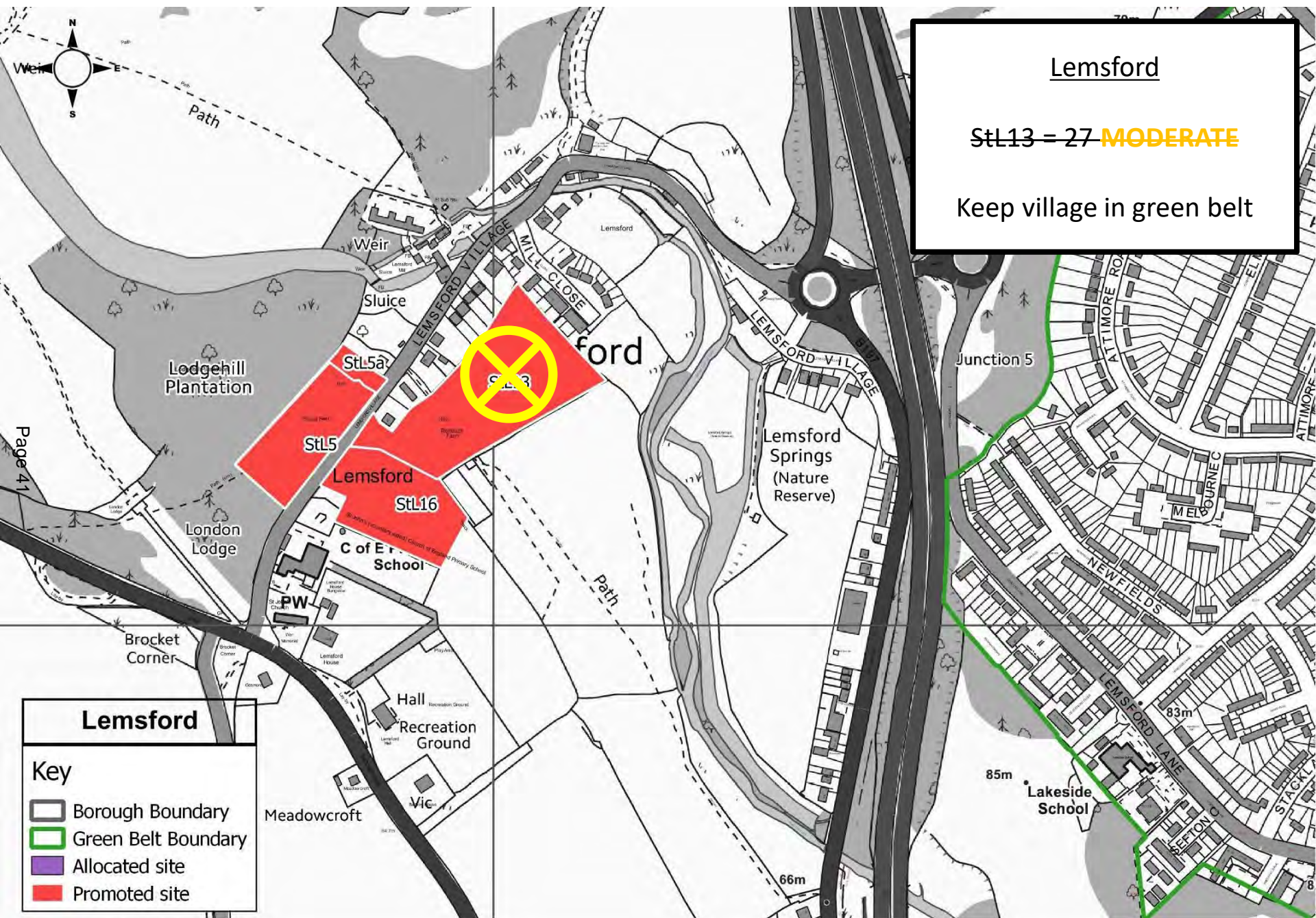


### Digswell

**Key**

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site





Lemsford

StL13 = 27 MODERATE

Keep village in green belt

**Lemsford**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

# WGC

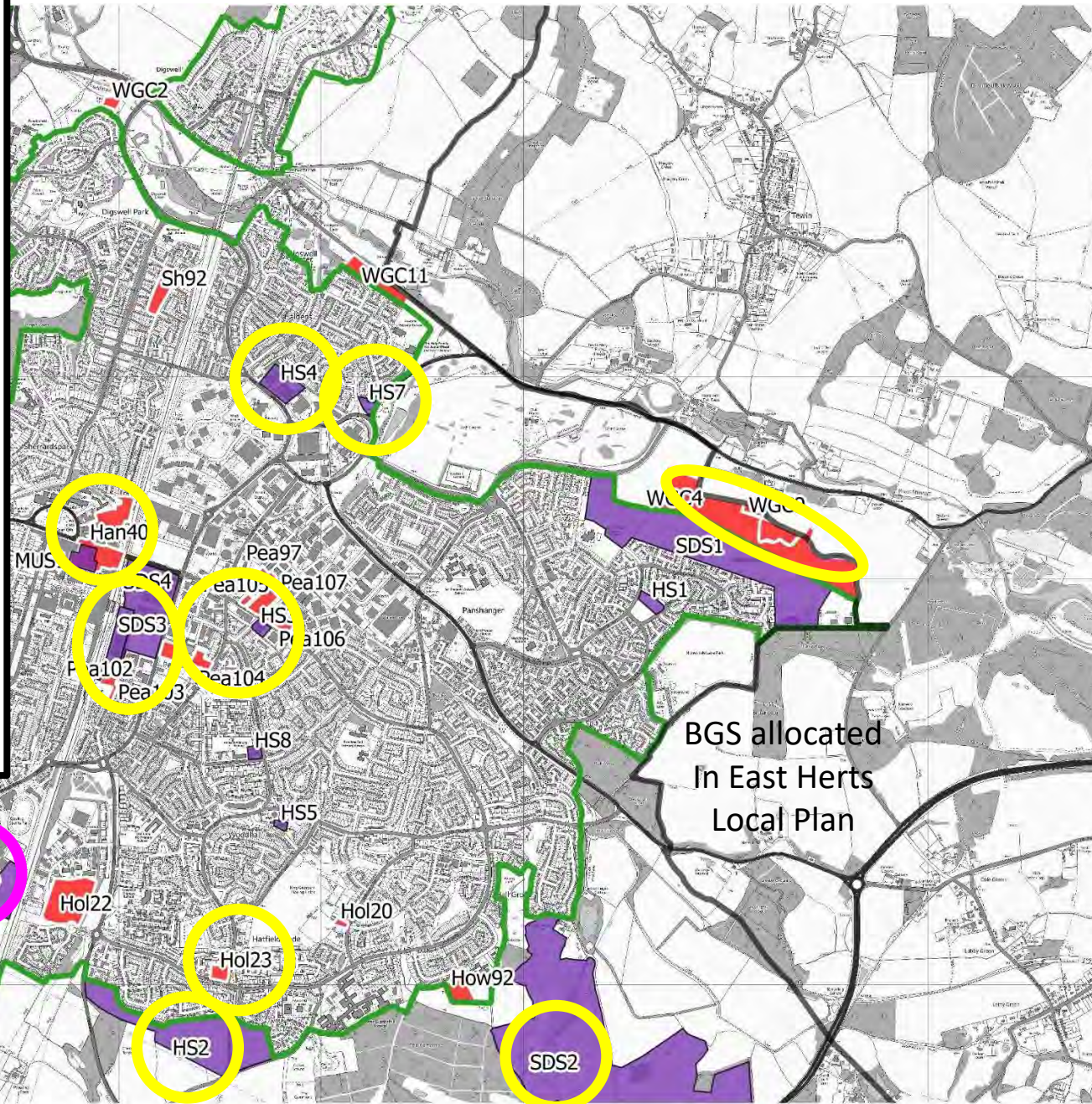
4,376 IN SUBMITTED PLAN  
inc HS2 = 300 **MODERATE-HIGH**  
inc BGS 1,300 **MODERATE-HIGH**

WGC4a Panshanger = 75 + 90  
**MODERATE-HIGH**

HS6 = 100  
Masterplan for Gosling site

Han40 TC North = 250  
Hol23 N'hood Centre = 16  
YMCA = net 15  
Employment sites = 685  
Small sites = 13

Page 42

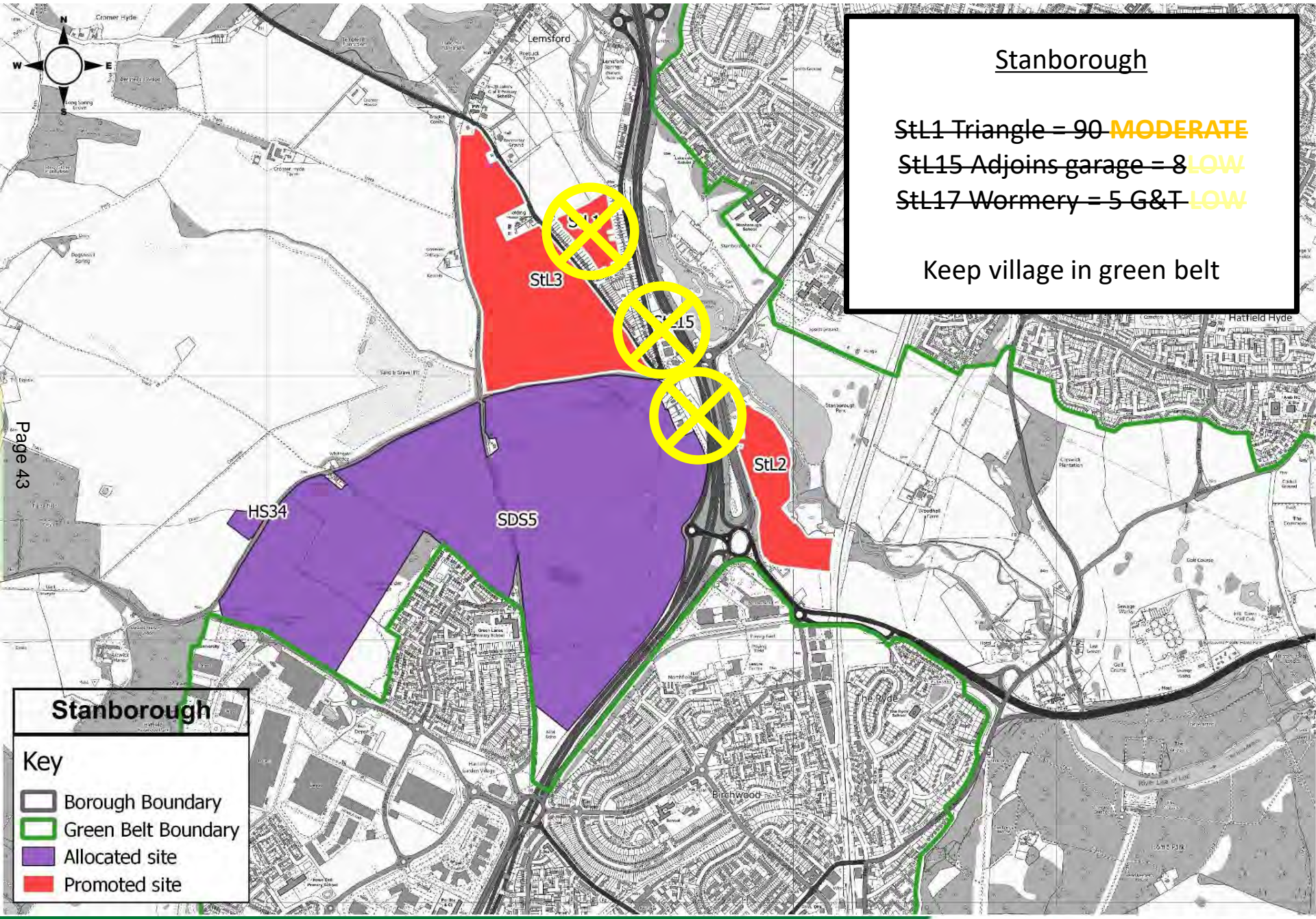


## Welwyn Garden City

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

BGS allocated  
In East Herts  
Local Plan



Stanborough

StL1 Triangle = 90 **MODERATE**


StL15 Adjoins garage = 8 **LOW**

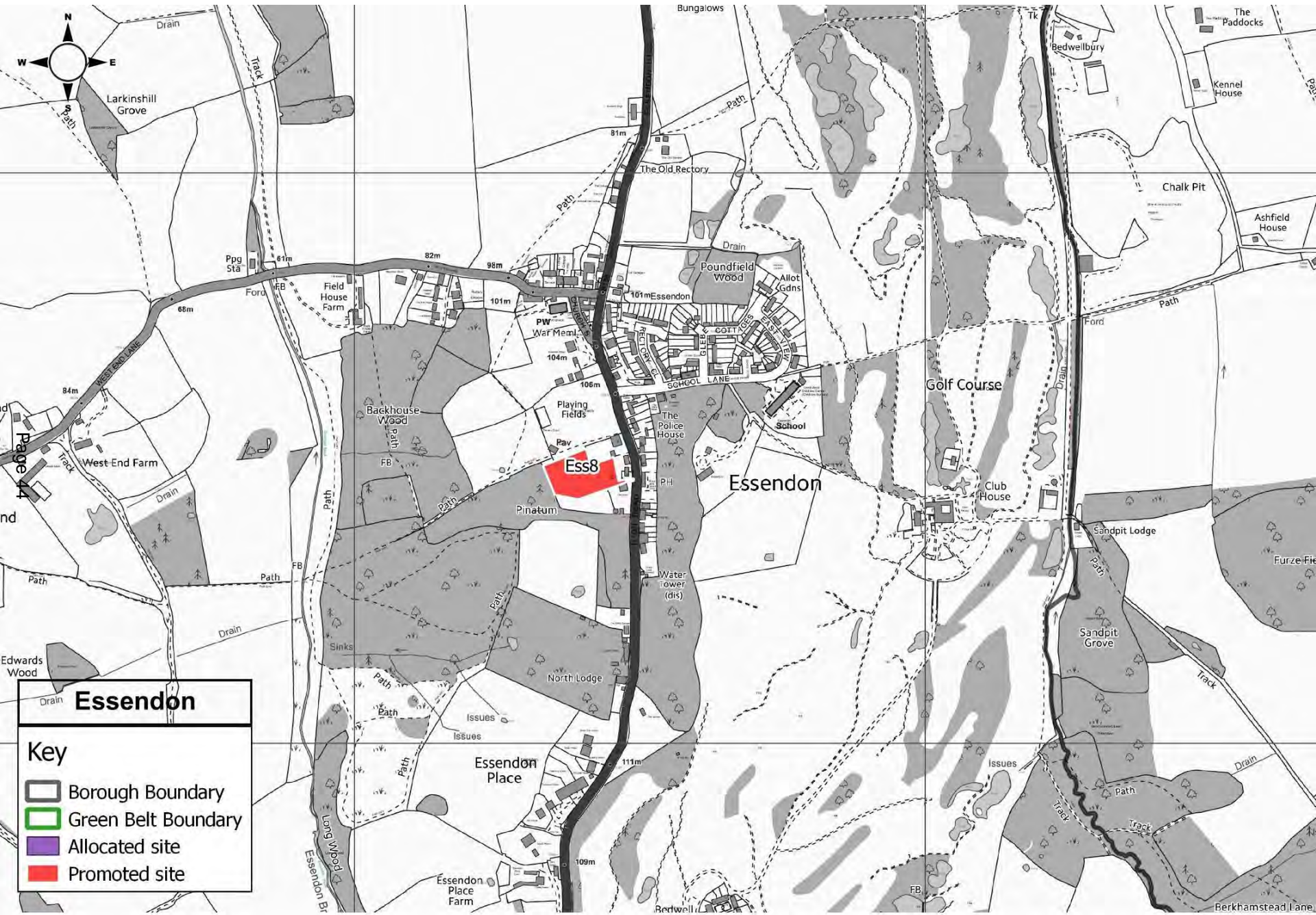
StL17 Wormery = 5 **G&T LOW**

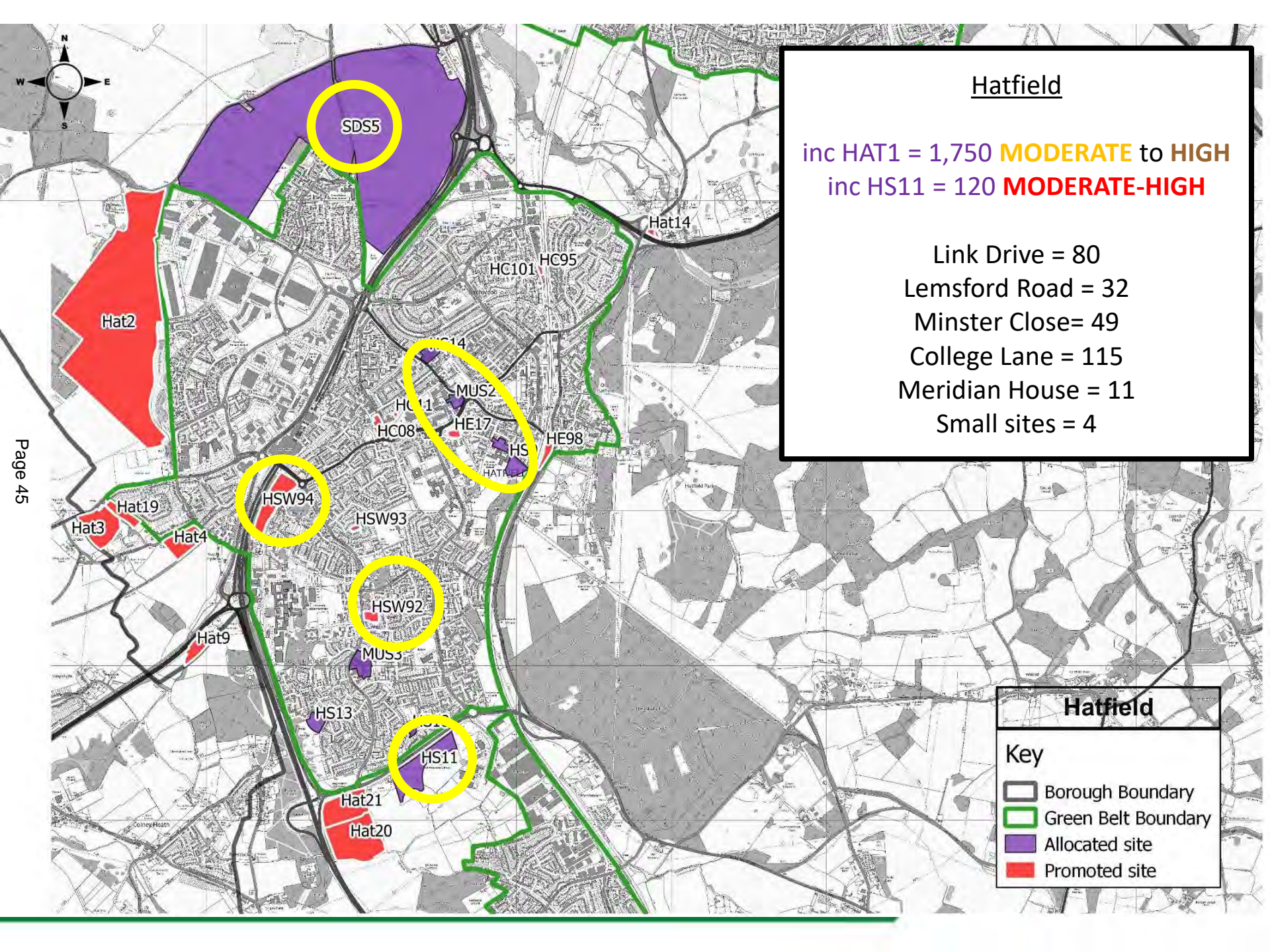
Keep village in green belt

**Stanborough**

**Key**

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site









## Hatfield

inc HAT1 = 1,750 **MODERATE** to **HIGH**  
 inc HS11 = 120 **MODERATE-HIGH**

Link Drive = 80  
 Lemsford Road = 32  
 Minster Close = 49  
 College Lane = 115  
 Meridian House = 11  
 Small sites = 4

## Hatfield

### Key

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site

## Welham Green

SDS7 = 92 **MODERATE-LOW**  
HS35 = 12 **MODERATE-LOW**  
IN SUBMITTED PLAN

~~WeG12 = 83 **MODERATE**~~

WeG10 = 120 **MODERATE**

WeG1 = 16 **LOW**

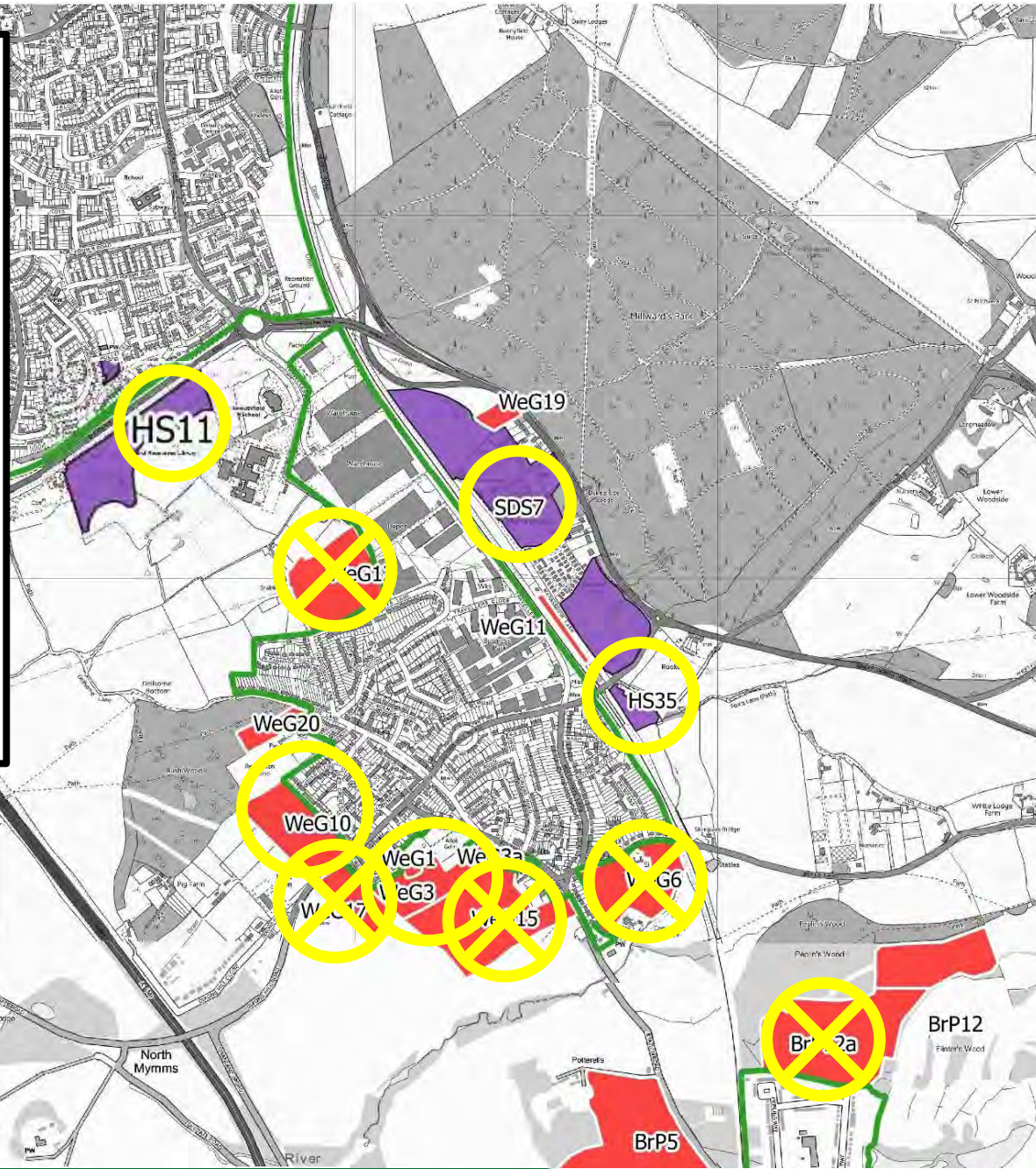
WeG3 + WeG3a = 68 **MODERATE**

~~WeG15 = 140 **MODERATE-HIGH**~~

~~WeG6 = 73 **MODERATE**~~

~~WeG17 = primary school **HIGH**~~

Secondary school at New Barnfield



## Welham Green

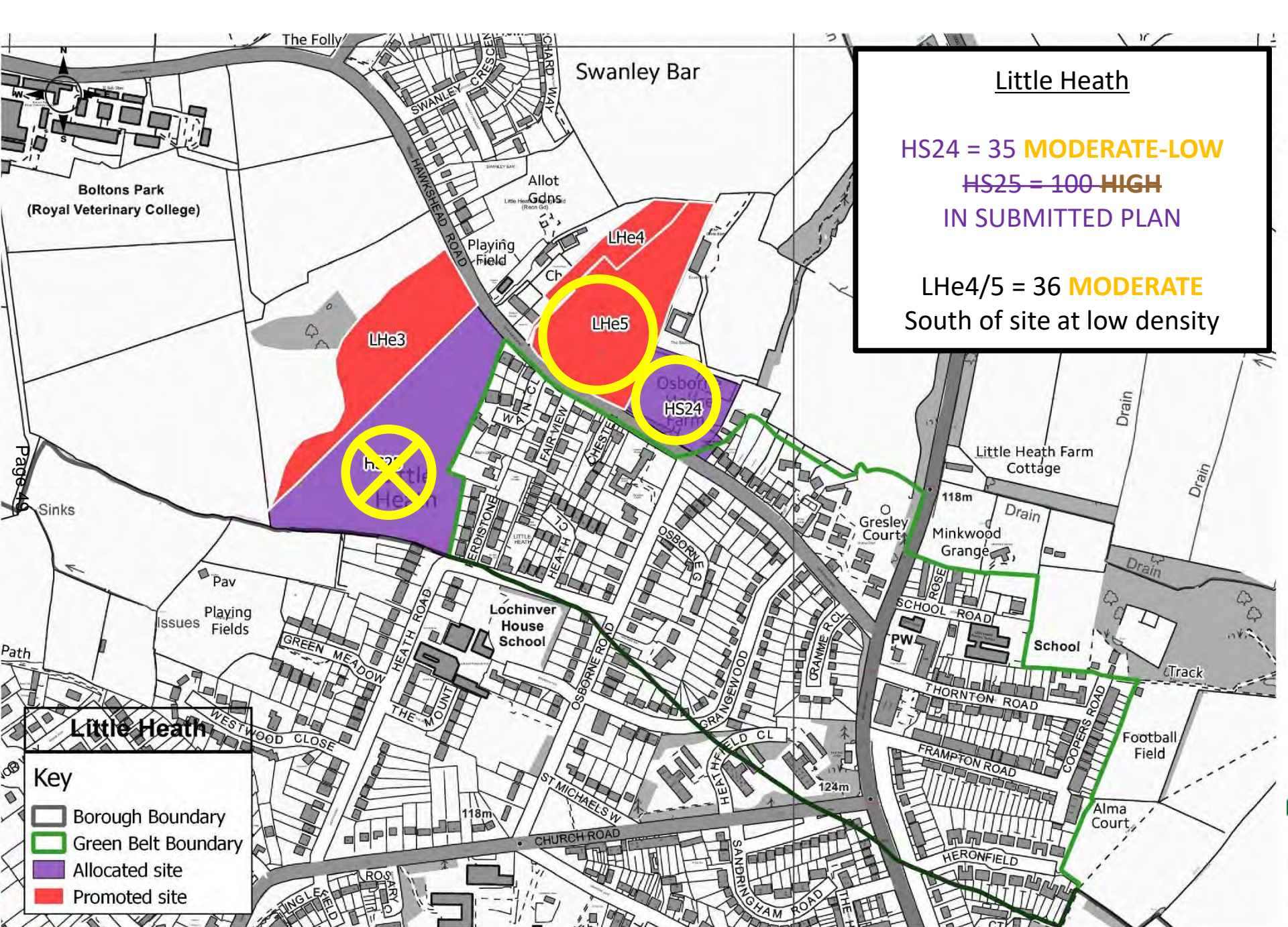
### Key

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site









Swanley Bar

Little Heath

HS24 = 35 MODERATE-LOW  
 HS25 = 100 HIGH  
 IN SUBMITTED PLAN

LHe4/5 = 36 MODERATE  
 South of site at low density

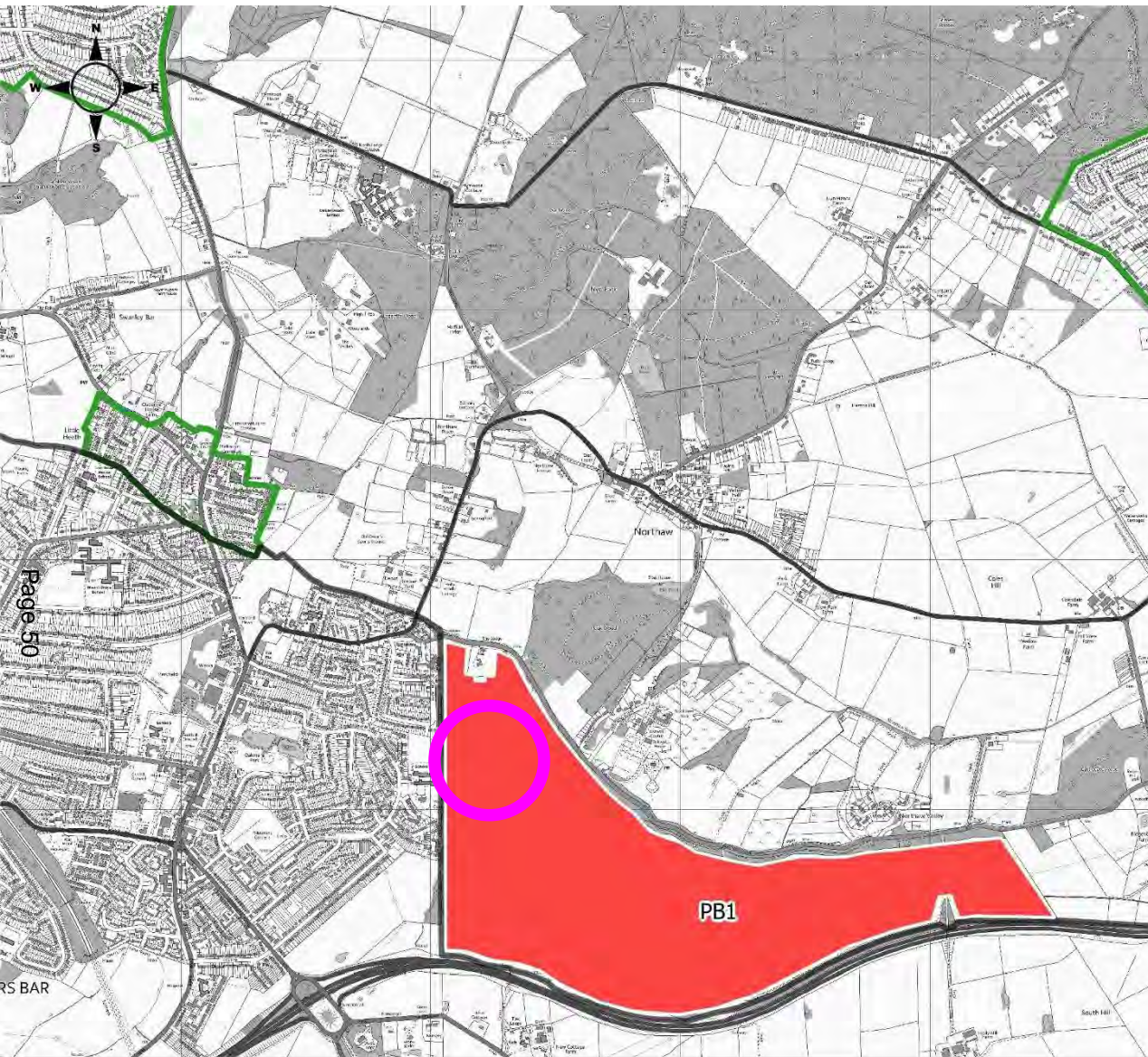
Boltons Park  
 (Royal Veterinary College)

**Little Heath**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

Page 40



## Potters Bar

**MODERATE-HIGH**

PB1 = Investigate for 160-200 by asking Herts Highways to reconsider access options

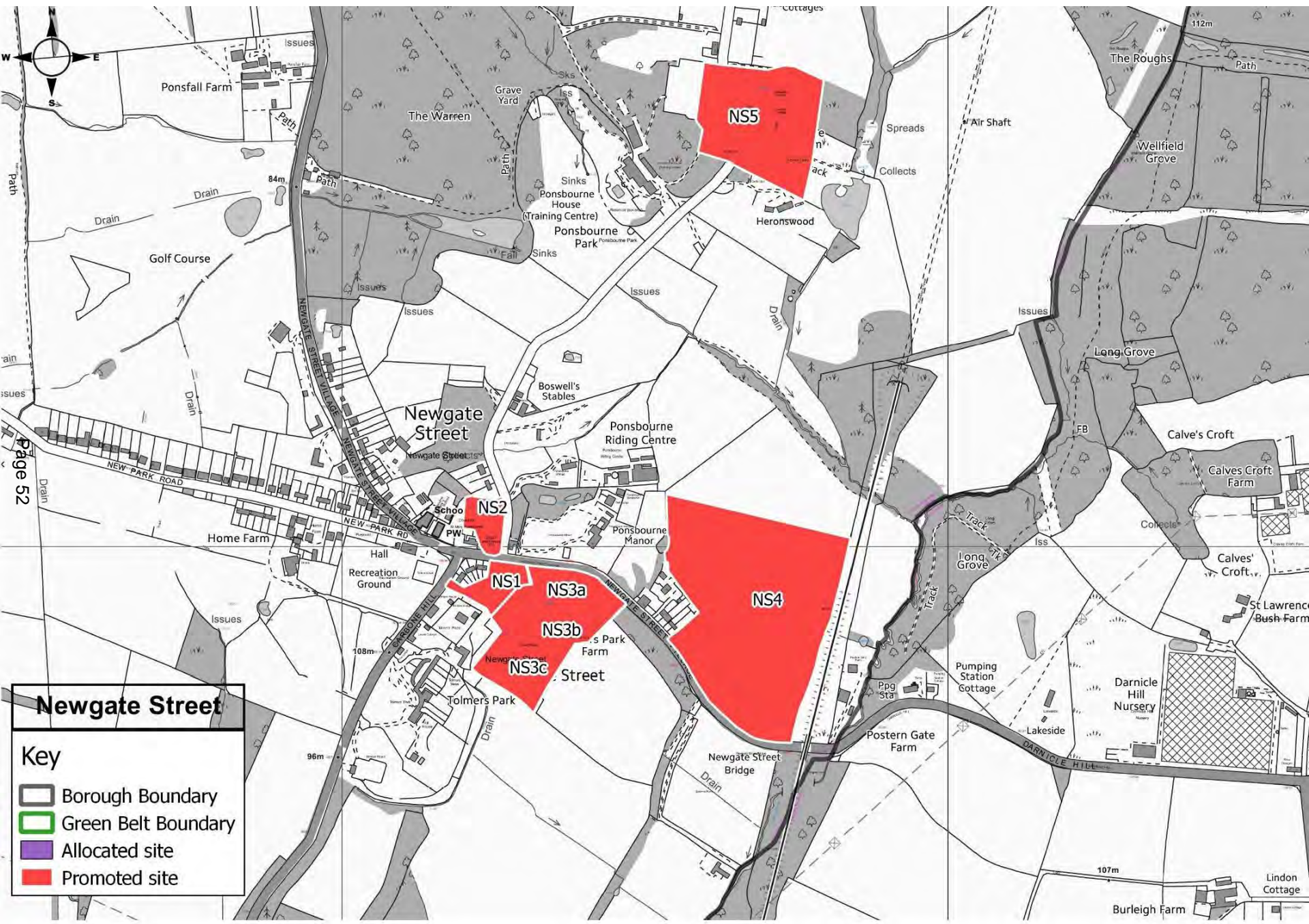
Wider site is local wildlife site and difficult to access

**Potters Bar**

Key

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site







**Cuffley**

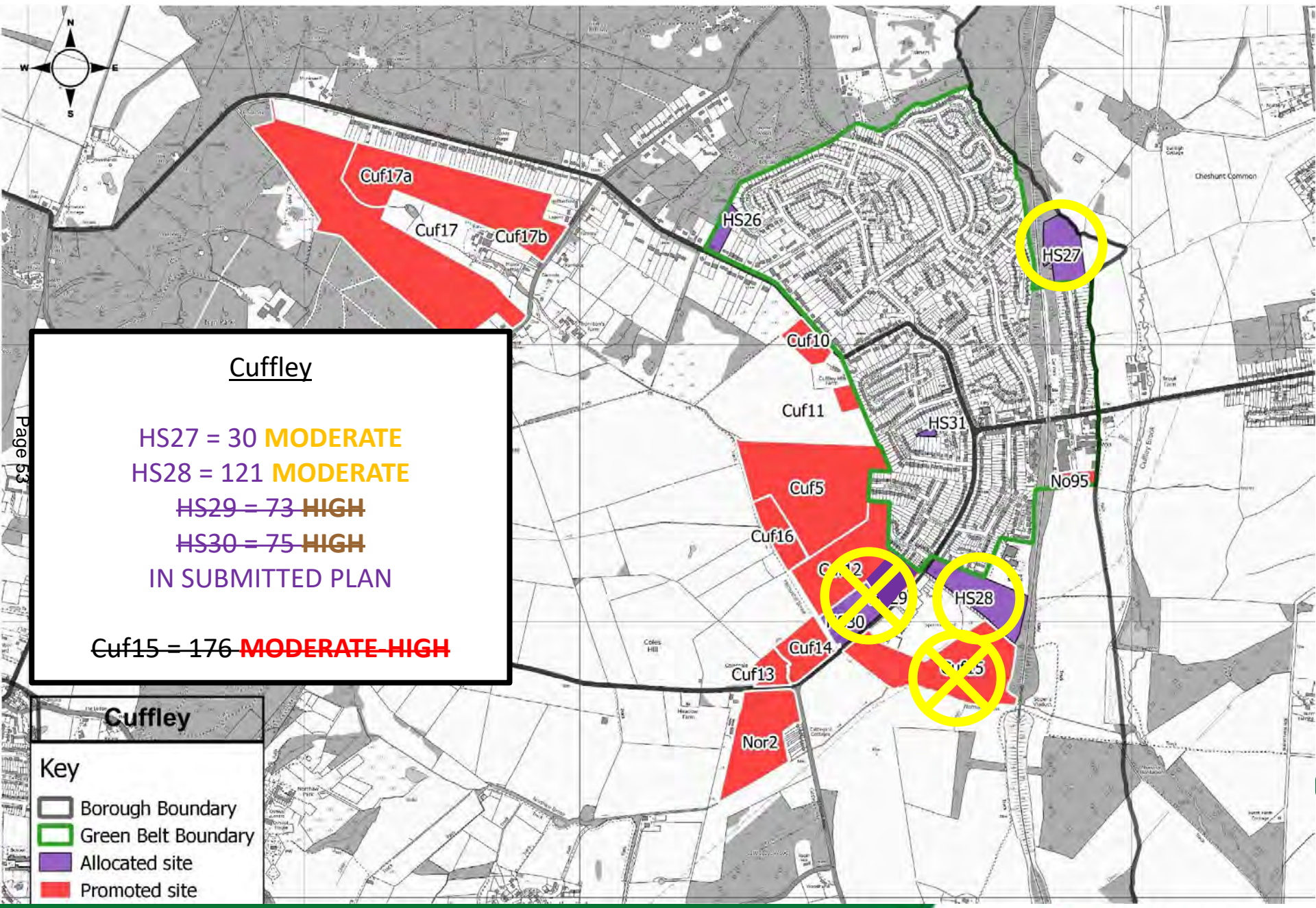
HS27 = 30 **MODERATE**  
 HS28 = 121 **MODERATE**  
 HS29 = 73 **HIGH**  
 HS30 = 75 **HIGH**  
 IN SUBMITTED PLAN

Cuf15 = 176 **MODERATE-HIGH**

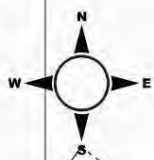
**Cuffley**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site







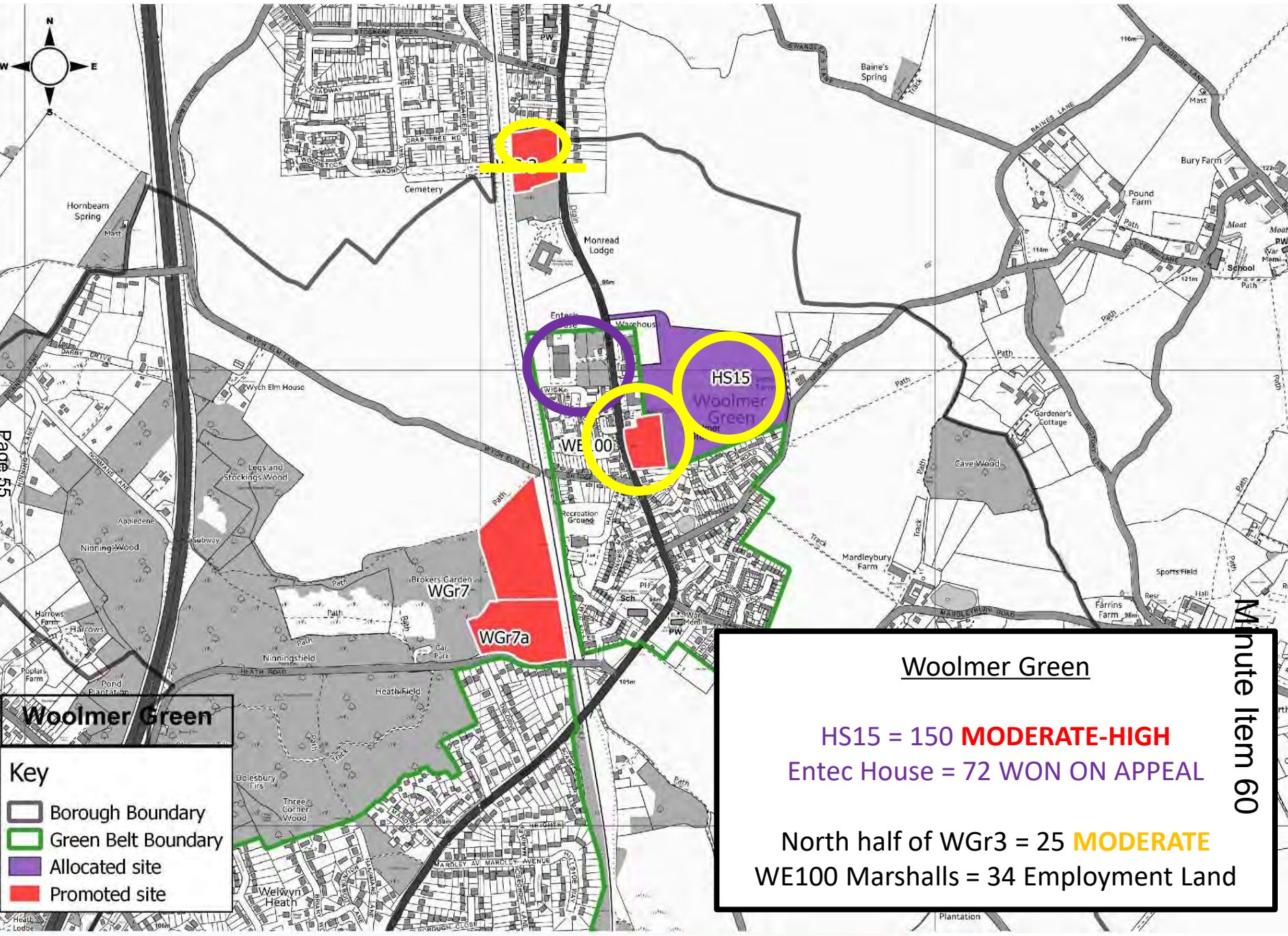
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### Woolmer Green

#### Key

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site

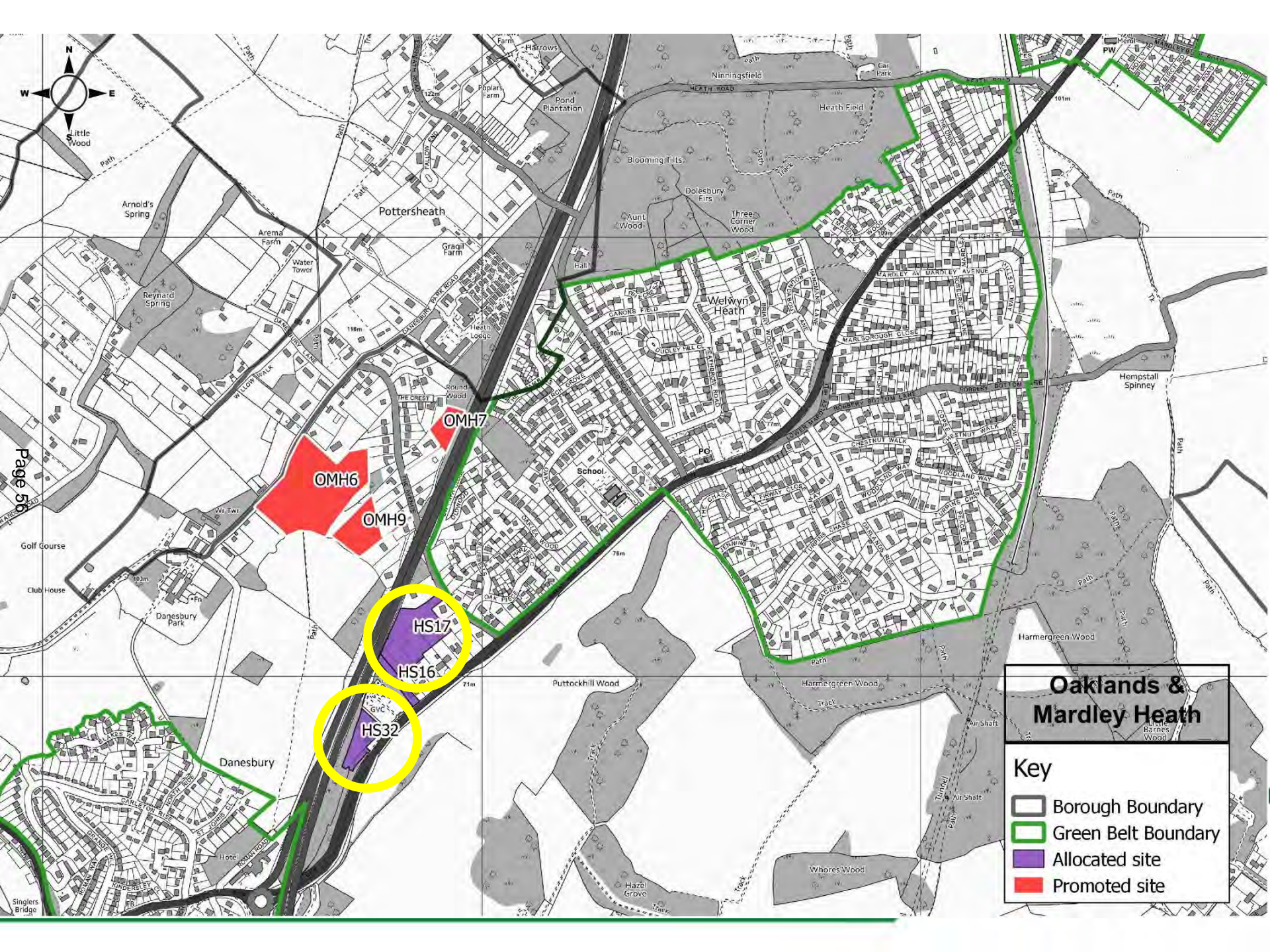


Woolmer Green

HS15 = 150 **MODERATE-HIGH**  
 Entec House = 72 **WON ON APPEAL**





North half of WGr3 = 25 **MODERATE**  
 WE100 Marshalls = 34 **Employment Land**

Minute Item 60



## Oaklands & Mardley Heath

### Key

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site

OMH6  
 OMH7  
 OMH9  
 HS17  
 HS16  
 HS32

Pottersheath

Welwyn Heath

Danesbury

Puttockhill Wood

Harmergreen Wood

Whores Wood

Hazel Grove

Hempstall Spinney

Heath Field

Blooming Hills

Harrows

Poplars Farm

Water Tower

Arnold's Spring

Reynard Spring

Golf course

Club House

Danesbury Park

Hood

Singlers Bridge

School

PC

Tunnel

Air Shaft

Air Shaft

101m

118m

78m

71m

101m

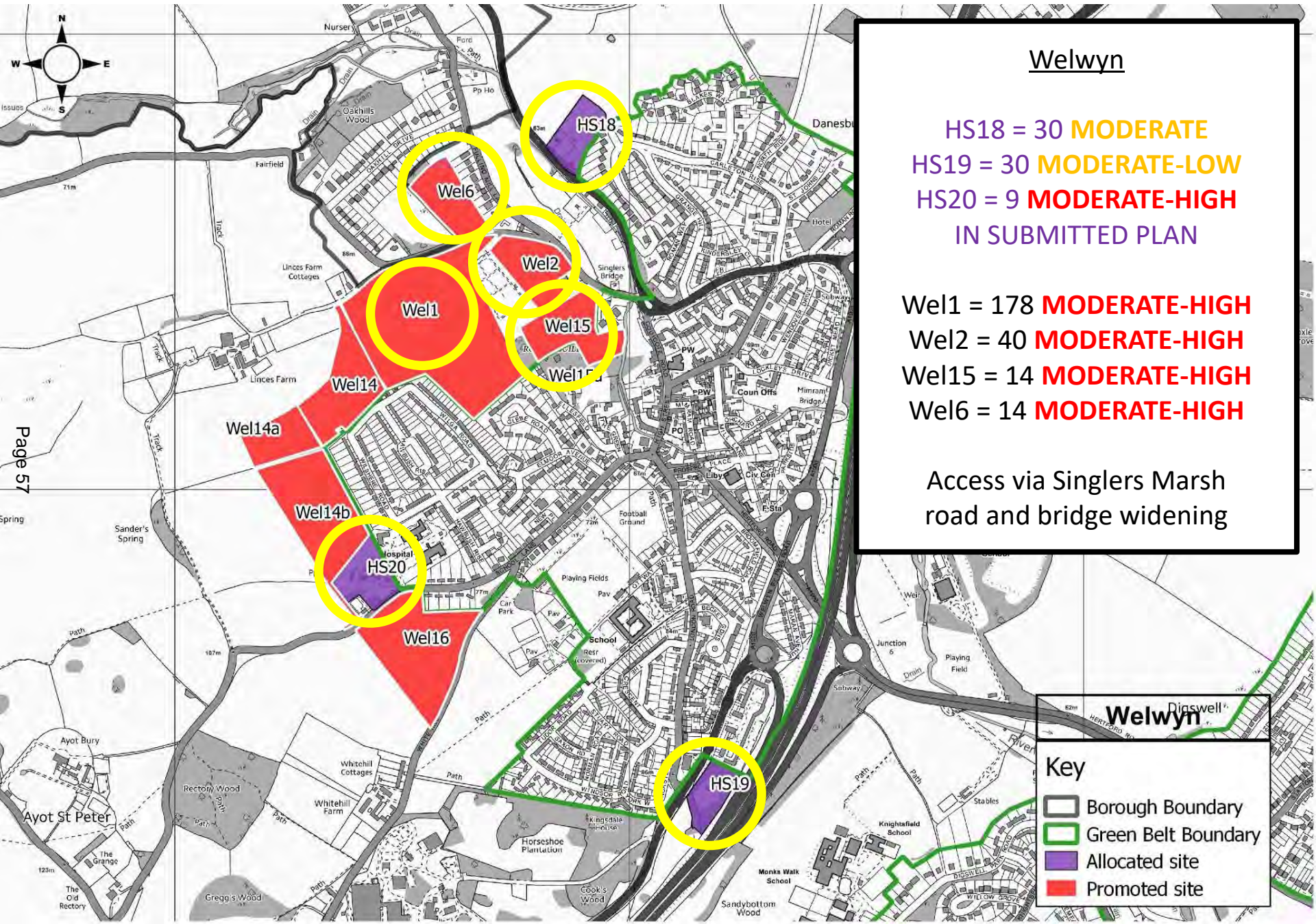
101m

101m

101m

101m





## Welwyn

HS18 = 30 **MODERATE**  
 HS19 = 30 **MODERATE-LOW**  
 HS20 = 9 **MODERATE-HIGH**  
 IN SUBMITTED PLAN

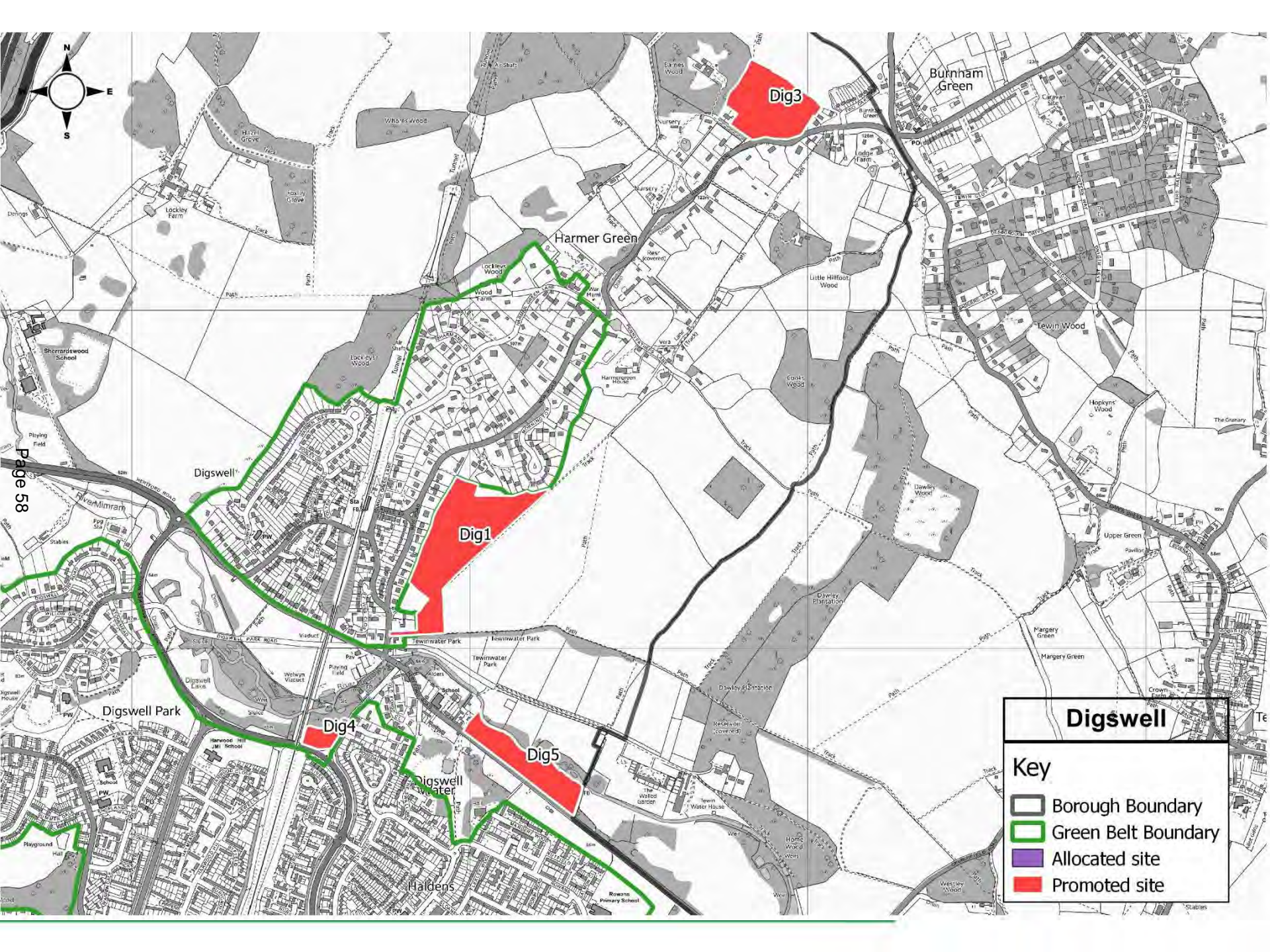
Wel1 = 178 **MODERATE-HIGH**  
 Wel2 = 40 **MODERATE-HIGH**  
 Wel15 = 14 **MODERATE-HIGH**  
 Wel6 = 14 **MODERATE-HIGH**

Access via Singlers Marsh road and bridge widening

**Welwyn**

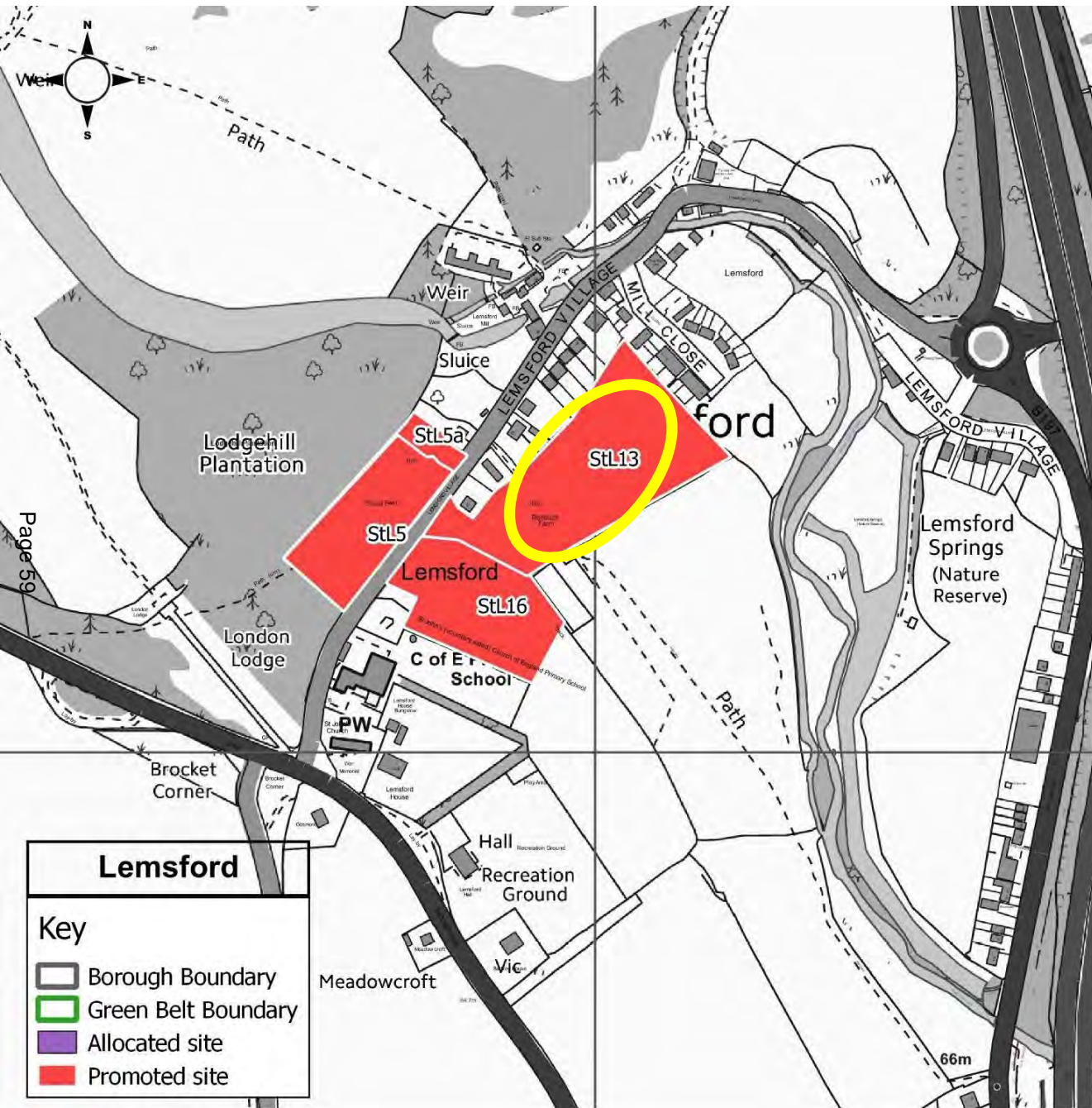
**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site



### Digswell

- Key**
-  Borough Boundary
  -  Green Belt Boundary
  -  Allocated site
  -  Promoted site



Lemsford

StL13 = 27 **MODERATE**  
 Low density because of historic environment and local nature reserve

Take village out of green belt

StL5 opposed by **XXX**



WGC

HS2 = 300 **MODERATE-HIGH**

BGS 1,300 **MODERATE-HIGH**

~~WGC4a = 75 **MODERATE-HIGH**~~

HS6 = 100

Masterplan for Gosling site

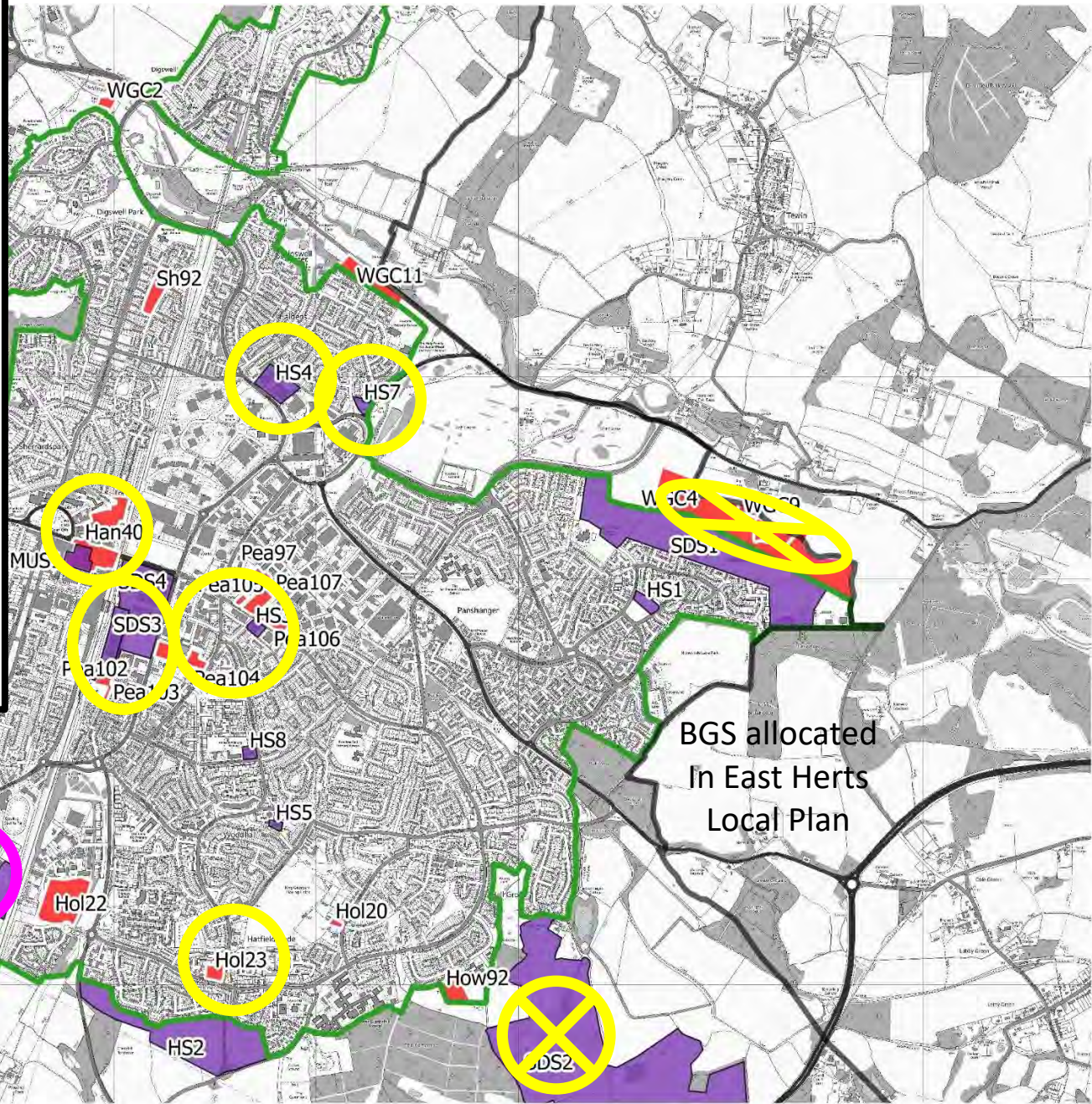
Han40 TC North = 250

Hol23 N'hood Centre = 16

YMCA = net 15

Employment sites = 685

Small sites = 13



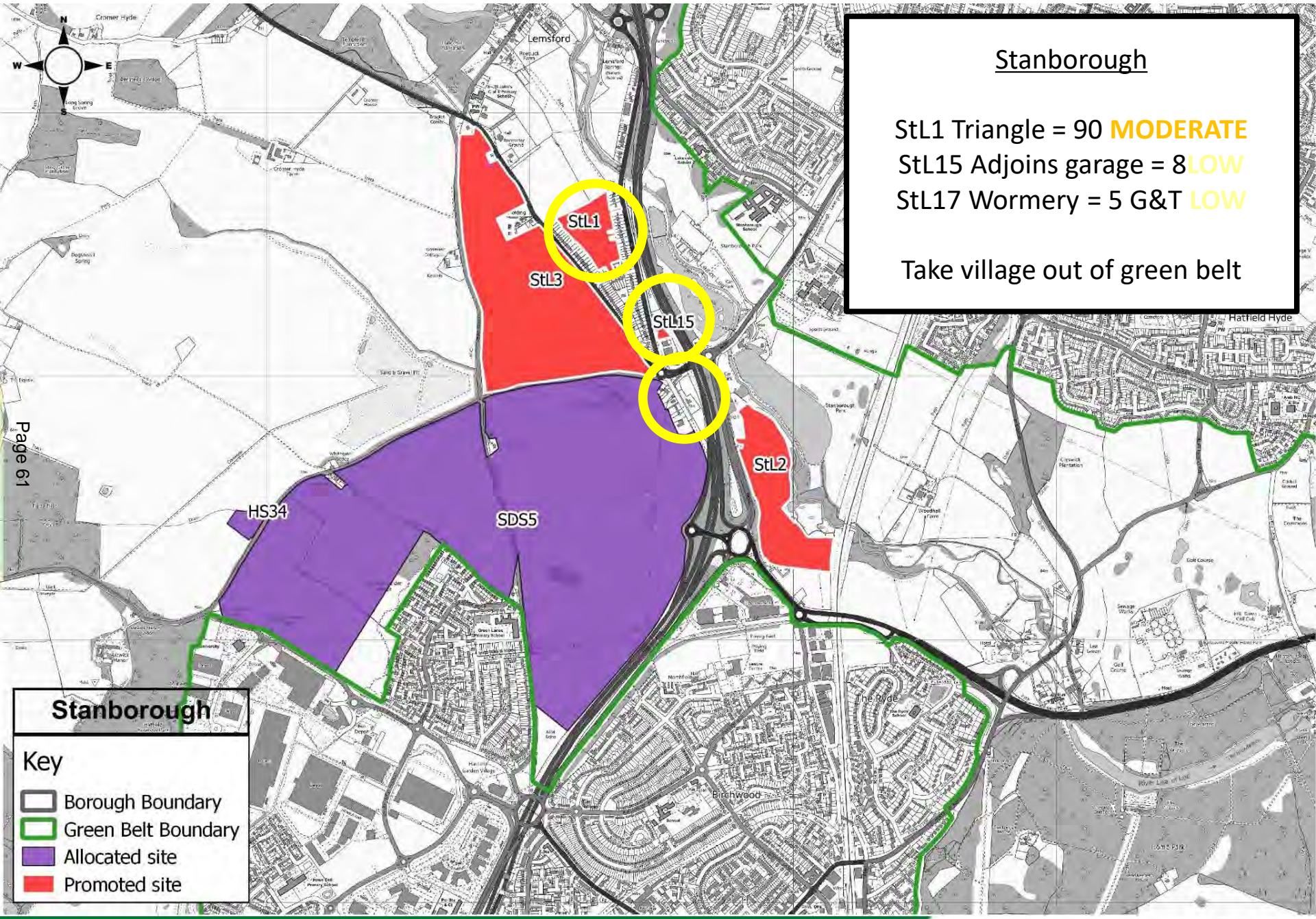
Page 60

**Welwyn Garden City**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

BGS allocated  
In East Herts  
Local Plan






**Stanborough**

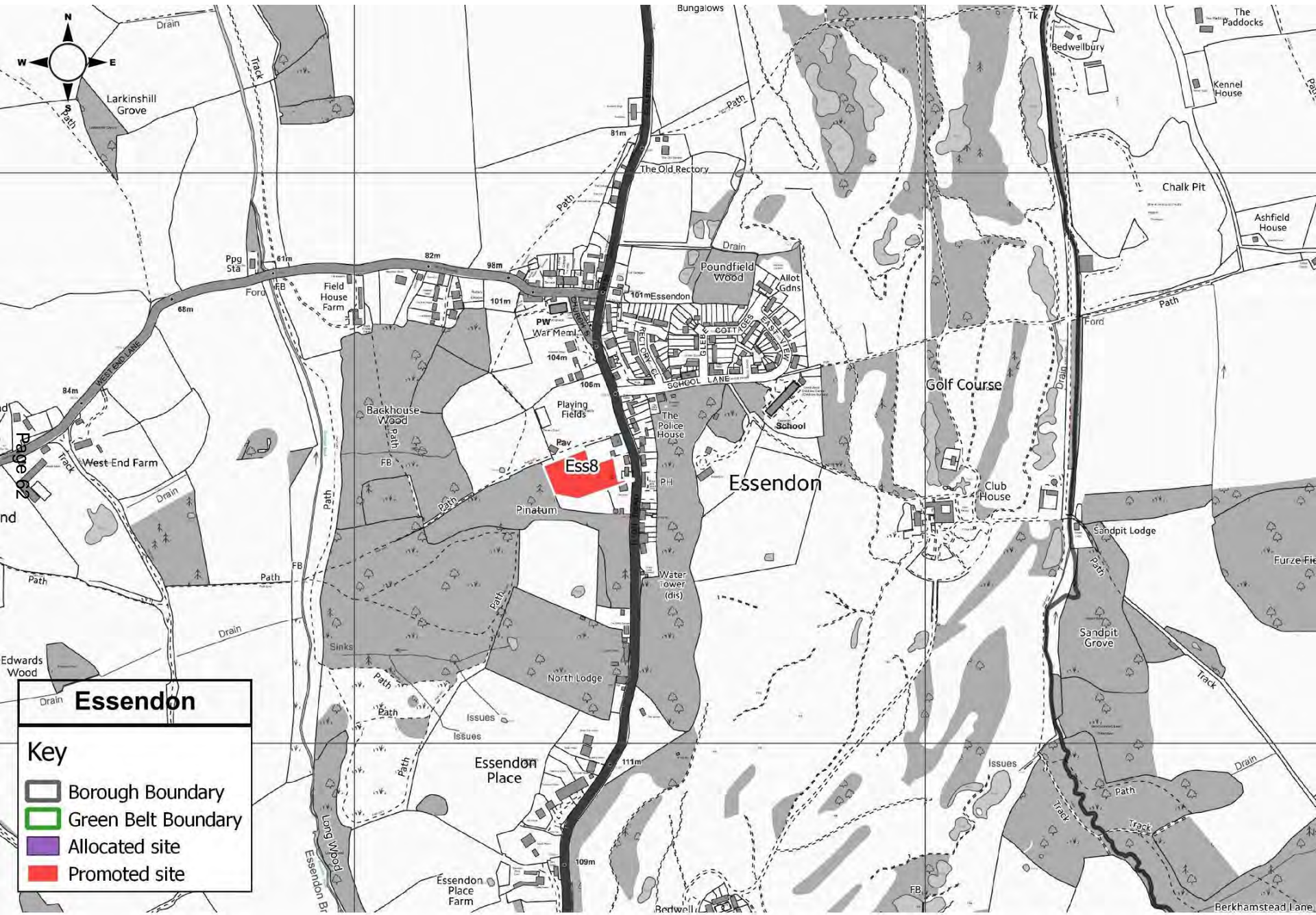
StL1 Triangle = 90 **MODERATE**  
 StL15 Adjoins garage = 8 **LOW**  
 StL17 Wormery = 5 G&T **LOW**

Take village out of green belt

**Stanborough**

**Key**

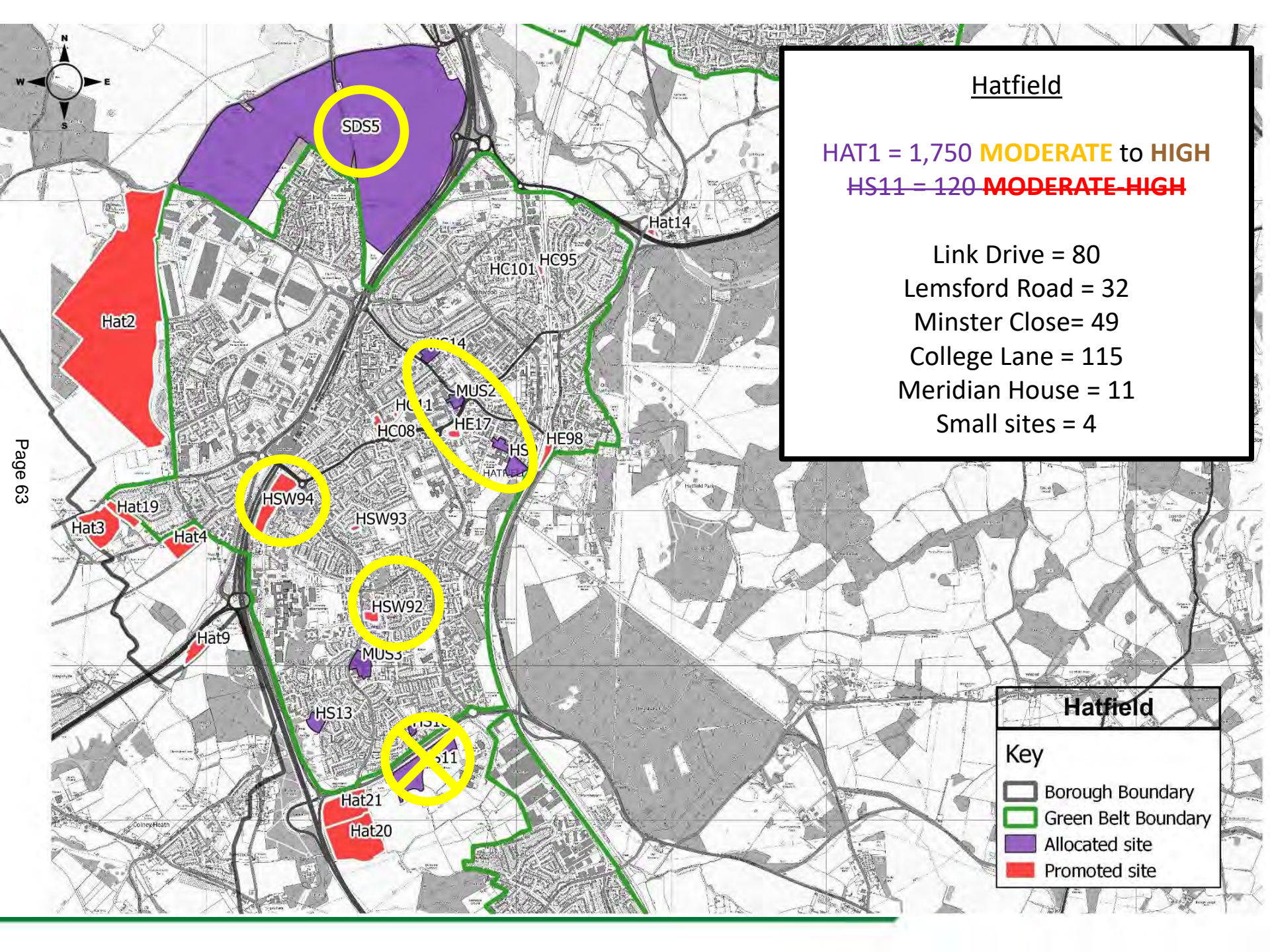
-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site



## Essendon

### Key

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site







## Hatfield

HAT1 = 1,750 MODERATE to HIGH  
 HS11 = 120 MODERATE-HIGH

- Link Drive = 80
- Lemsford Road = 32
- Minster Close = 49
- College Lane = 115
- Meridian House = 11
- Small sites = 4

## Hatfield

### Key

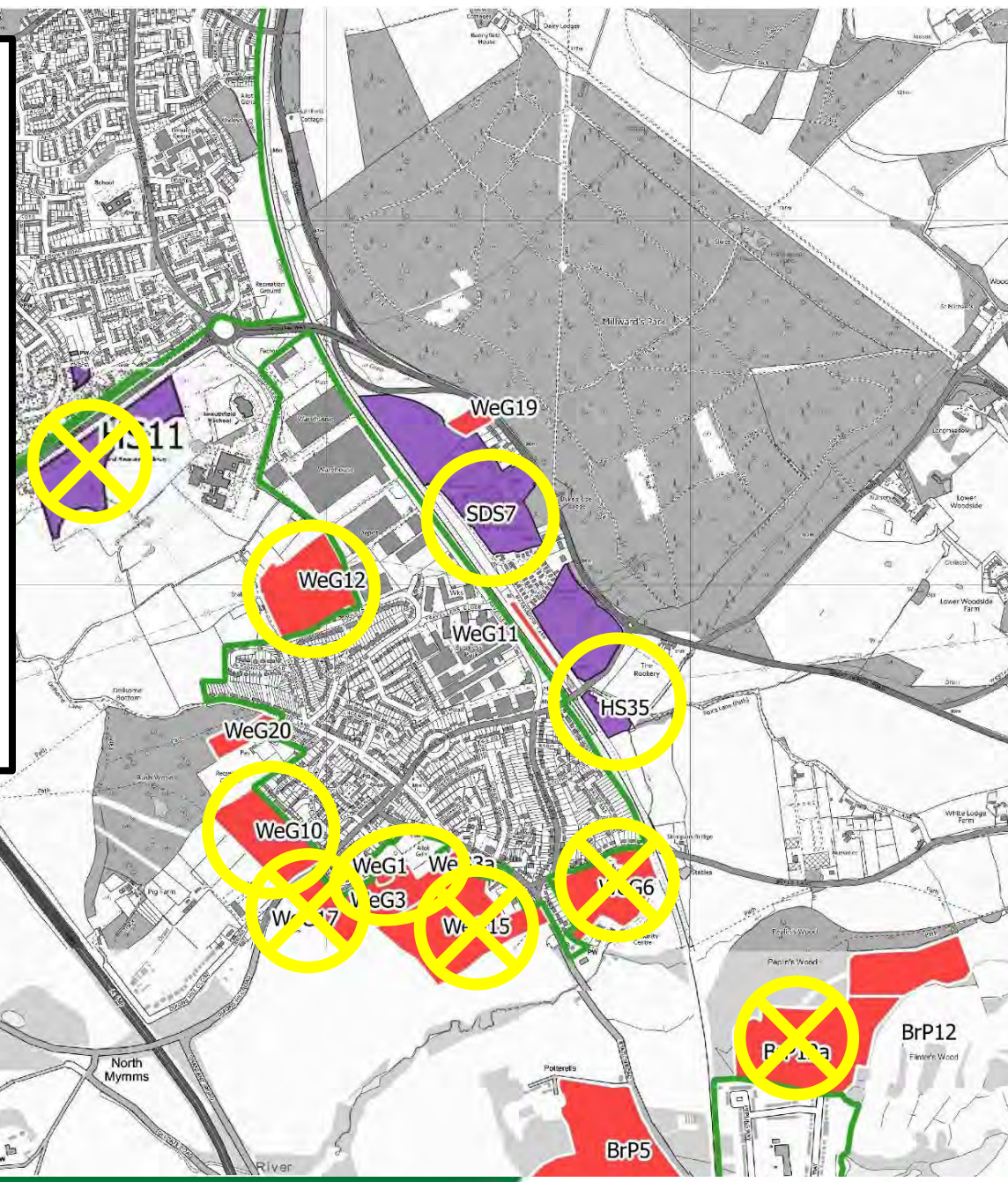
-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site

# Welham Green

SDS7 Marshmoor = 92 **MODERATE-LOW**  
HS35 = 12 **MODERATE-LOW**  
IN SUBMITTED PLAN

WeG12 = 83 **MODERATE**  
WeG10 = 60 + school **MODERATE**  
WeG1 = 16 **LOW**  
WeG3 + WeG3a = 68 **MODERATE**  
~~WeG15 = 140 **MODERATE-HIGH**~~  
~~WeG6 = 73 **MODERATE**~~  
~~WeG17 = primary school **HIGH**~~

Secondary school at New Barnfield



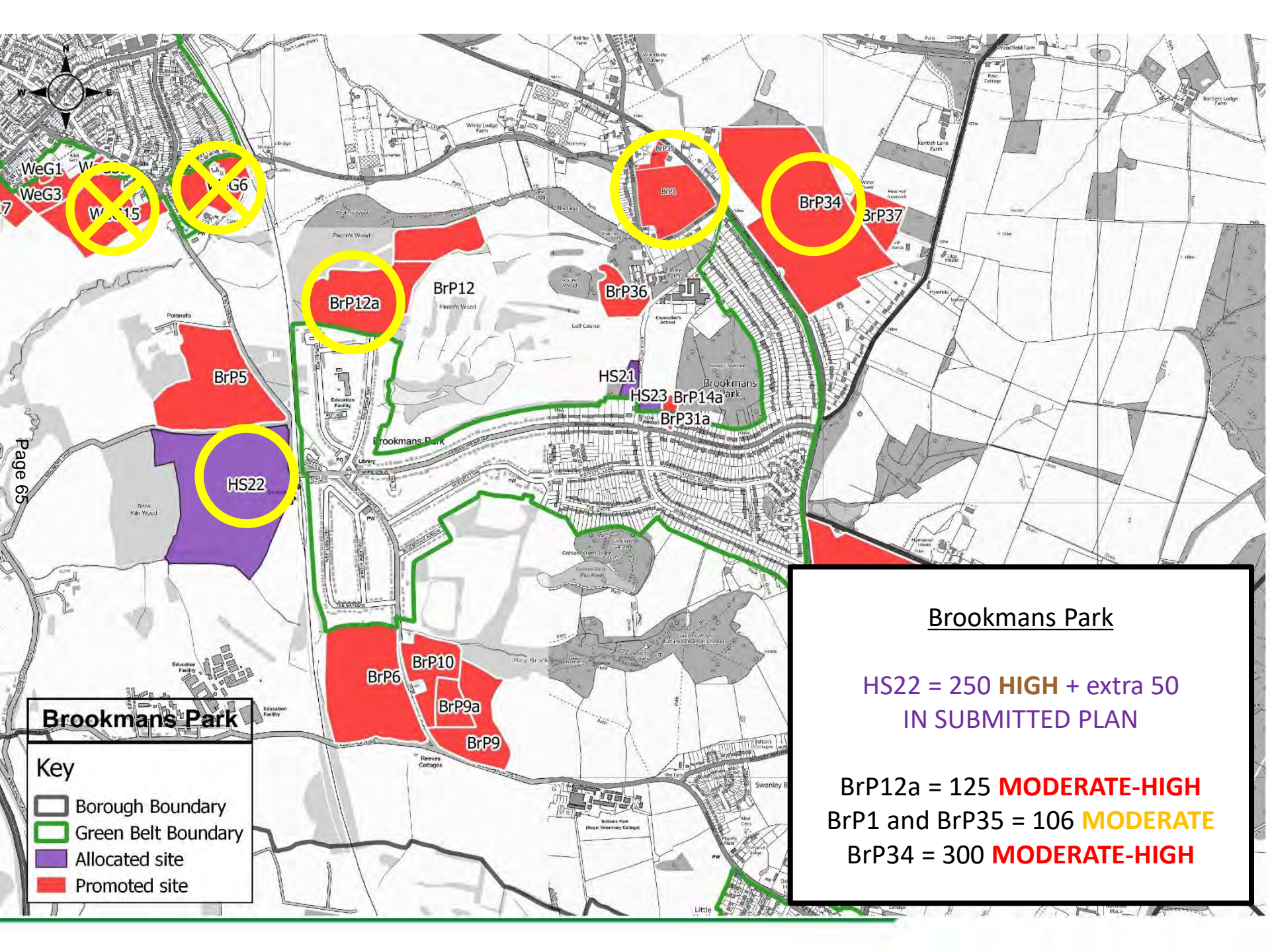
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### Welham Green

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site





**Brookmans Park**

**Key**

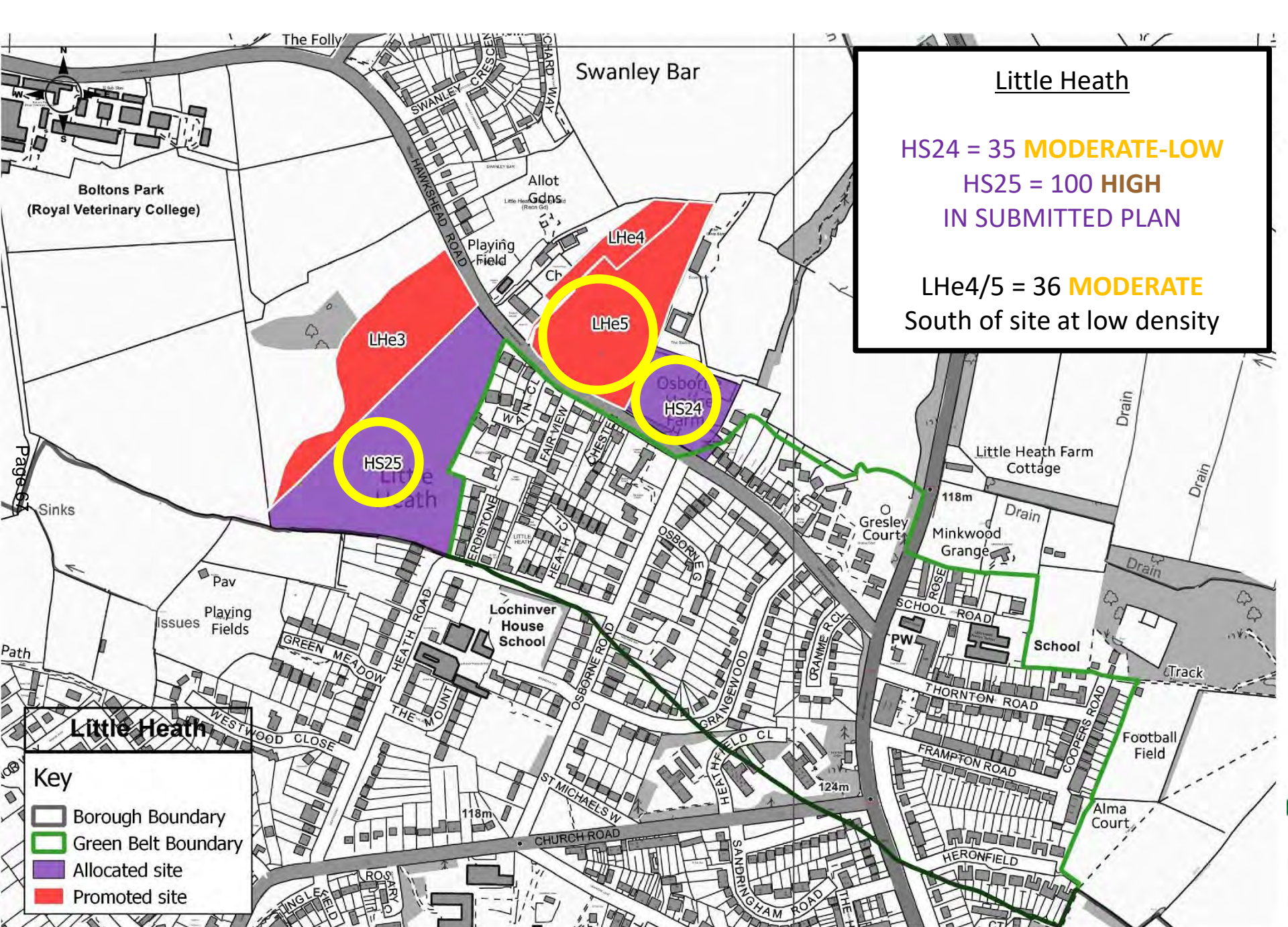
- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

Brookmans Park

HS22 = 250 **HIGH** + extra 50  
IN SUBMITTED PLAN

BrP12a = 125 **MODERATE-HIGH**  
BrP1 and BrP35 = 106 **MODERATE**  
BrP34 = 300 **MODERATE-HIGH**





**Little Heath**

HS24 = 35 MODERATE-LOW  
 HS25 = 100 HIGH  
 IN SUBMITTED PLAN

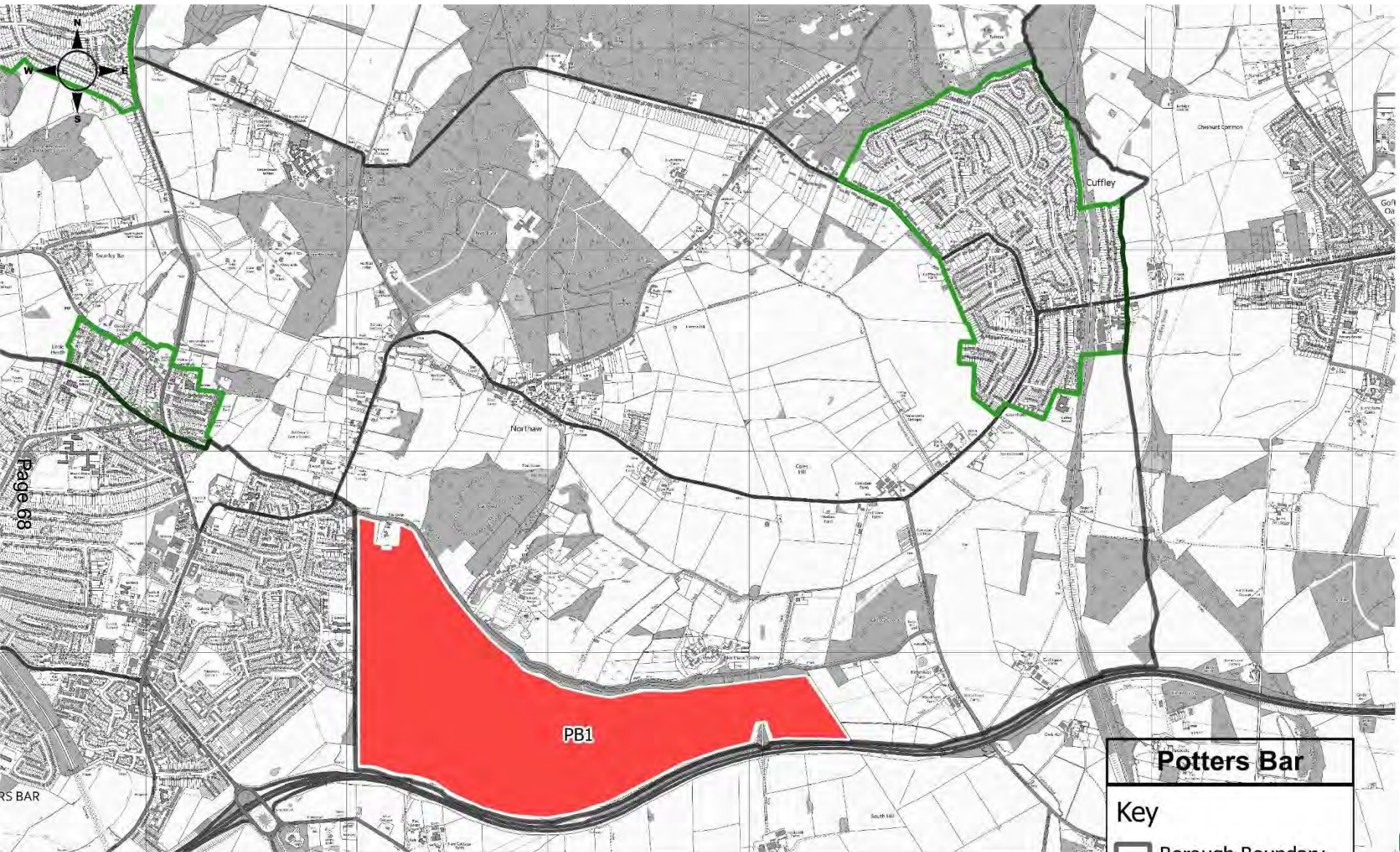
LHe4/5 = 36 MODERATE  
 South of site at low density

**Little Heath**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

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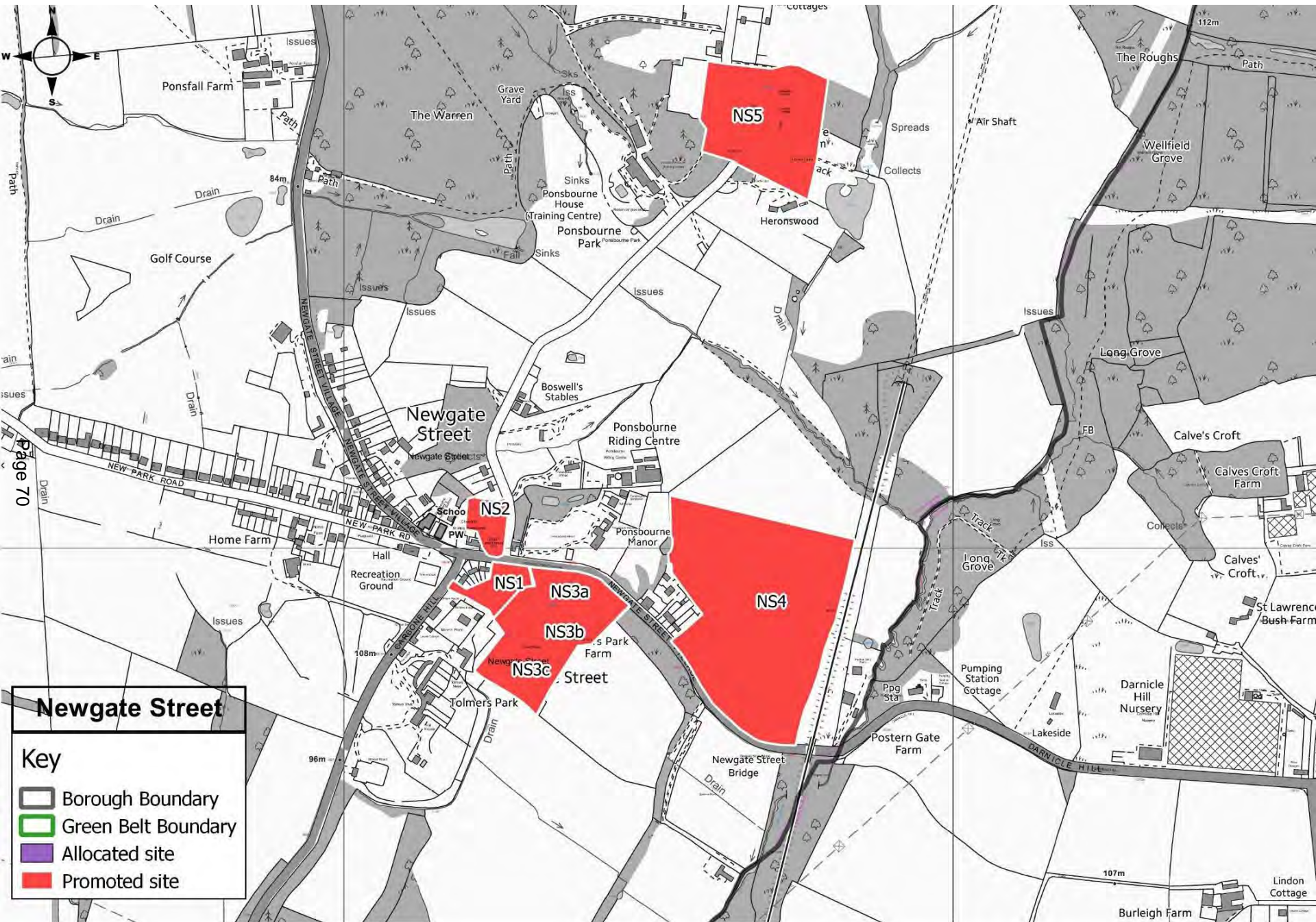


**Potters Bar**

**Key**

-  Borough Boundary
-  Green Belt Boundary
-  Allocated site
-  Promoted site







**Cuffley**

HS27 = 30 **MODERATE**  
 HS28 = 121 **MODERATE**  
 HS29 = 73 **HIGH**  
 HS30 = 75 **HIGH**  
 IN SUBMITTED PLAN

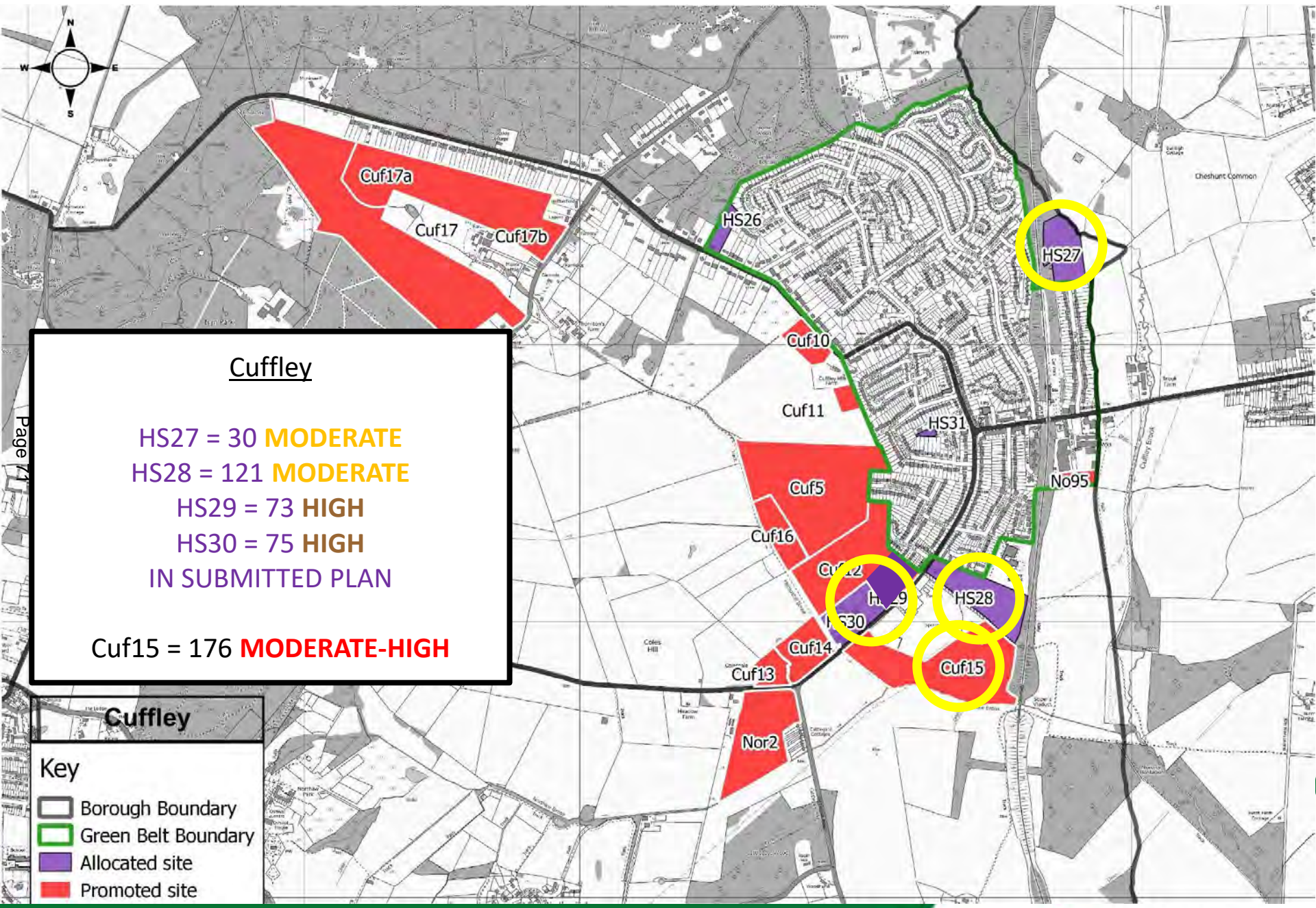
Cuf15 = 176 **MODERATE-HIGH**

**Cuffley**

**Key**

- Borough Boundary
- Green Belt Boundary
- Allocated site
- Promoted site

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