

Policy/Para	Local Plan Page	Proposed Modification	Reason for Change
<p>Policy SP 19 South East of Welwyn Garden City – SDS2 (WGC5) Birchall Garden Suburb</p>	<p>149-152</p>	<p>I. Land at Birchall Garden Suburb is allocated for development in both the Welwyn Hatfield Local Plan (SDS2) and the East Herts District Plan (EWEL1), to accommodate approximately 2,550 new homes over the plan period, of which 1,200 will be in Welwyn Hatfield Borough and 1,350 in East Herts District.</p> <p>II. East Herts District Council and Welwyn Hatfield Borough Council will continue to work together to ensure that the new suburb is delivered in a comprehensive manner across the local authority boundaries. Mechanisms will need to be established to ensure the effective delivery of infrastructure required to support the development.</p> <p>III. A joint masterplan setting out the quantum and distribution of land uses, <b>key views to protect heritage assets</b>, access, sustainable design and layout principles will be prepared by Welwyn Hatfield Borough Council and East Herts District Council, working with the landowner and other key stakeholders. The Masterplan, which will be informed by the Strategy Diagram shown in Figure 12 below, will form the basis of a Supplementary Planning Document which will provide further guidance on site specific matters. Any application for development should be preceded by, and consistent with, the Masterplan.</p> <p>IV. The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles.</p>	<p>Part III. Clarification at the request of Historic England to take account of the recommendation of the Heritage Impact Assessment and the need for further work on views.</p> <p>Part V. Clarification at the request of HCC – Minerals and Waste (in line with the supporting text.</p> <p>Part VI. Officer addition to ensure compliance with NPPF</p> <p>Part VI. b). Officer clarification to make the approach consistent with other policies in the Plan.</p> <p>Part VII. f), Clarification at the request of HCC – Development Services in line with the supporting text.</p> <p>Part VII. j). Clarification at the request of Historic England.</p> <p>Part VII. k). Officer addition to ensure compliance with NPPF</p>

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		<p>V. The developer must demonstrate the extent of the mineral <del>that may be</del> present and the likelihood of prior extraction in an environmentally acceptable way has been fully considered. As a minimum, an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided.</p> <p>VI. The developer will submit a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife and that following remediation will submit sufficient information to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.</p> <p><del>VI.</del>VII. In accordance with the relevant Local/District Plan policies the site will provide for:</p> <ul style="list-style-type: none"> <li>a) A <del>a</del> wide mix of housing types, sizes and tenures, including affordable housing; housing for older people; and serviced plots of land to contribute towards meeting evidenced demand for self-build and custom housebuilding;</li> <li>b) A <del>a</del> Gypsy and Traveller site of an area sufficient to accommodate a total of 15 <del>serviced</del> pitches (4 pitches</li> </ul>	

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		<p>for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities;</p> <p>c) A <del>a</del> neighbourhood centre in the East Herts part of the development and a small neighbourhood centre in the Welwyn Hatfield part of the development, each in an accessible location to meet the day-to-day retail needs of new residents;</p> <p>d) A <del>n</del> <del>an</del> employment area in a visible and accessible location in accordance with an up-to-date assessment of need; this area would incorporate the Holdings in Welwyn Hatfield, together with land off Birchall Lane (currently allocated as a Waste Site (ref. AS008) in the Hertfordshire Waste Site Allocations Document) subject to there being no adverse impact on neighbouring residential amenity;</p> <p>e) <del>C</del>community facilities, including healthcare (in the East Herts part of the development) and leisure facilities;</p> <p>f) <del>E</del>education facilities, including <del>land for a two one-2</del> form entry primary school with Early Years Provision in Welwyn Hatfield and <del>an all-through school</del> <del>land</del> in East Herts <del>for comprising a 2-form entry</del> <del>a</del> primary school <del>of up to three forms of entry</del> with Early Years Provision and a secondary school of up to <del>eight</del></p>	

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		<p>forms of entry. <del>All Schools</del> schools should provide for the dual use of facilities for community purposes;</p> <p>g) <del>S</del>sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives;</p> <p>h) <del>S</del>suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including addressing impacts on the A414 in Hertford, the B195 and the A1(M);</p> <p>i) <del>F</del>ormal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments and community orchards. Spaces will contribute to wider ecological networks including a strategic green infrastructure corridor from St Albans through to Hertford. As such, spaces should:</p> <ul style="list-style-type: none"> <li>• be accessible to both new and existing communities</li> <li>• provide north-south and east-west connections, providing upgraded routes for walkers and cyclists, including the Lea Valley Path and Cole Green Way;</li> <li>• provide safe routes for wildlife, protecting and enhancing wildlife assets;</li> </ul>	

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		<ul style="list-style-type: none"> <li>• balance the needs of recreation and nature, providing animal infrastructure and undisturbed areas.</li> <li>j) <del>the conservation and, where appropriate, Protection and</del> enhancement of heritage assets and their settings, <del>including Panshanger Registered Park and Garden, Hatfield House, Hatfield House Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse, both on-site and in the wider area,</del> through careful masterplanning and appropriate mitigation measures, <del>having regard to the findings of the Heritage Impact Assessment.</del></li> <li>k) <del>landscape and planting</del> <u>the protection and enhancement of areas of ecological importance through a landscape-led green infrastructure strategy and an appropriate land management strategy to achieve net gains to biodiversity across the site;</u></li> <li>l) <del>N</del>necessary utilities, including integrated communications infrastructure to facilitate home-working; and</li> <li>m) <del>S</del>sustainable drainage and provision for flood mitigation.</li> </ul> <p><del>VII.</del><b>VIII.</b> In order to ensure that the site is planned and delivered comprehensively, any application for development on</p>	

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		part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.	
Figure 12	152	Strategy Diagram updated to reflect amendments made relating to the historic environment.	Amendments to reflect agreed position with Historic England.

Figure 12 **Birchall Garden Suburb**

