
**WELWYN HATFIELD LOCAL PLAN EXAMINATION HEARING
STATEMENT**

STAGE 3 – MATTER 4 TOPIC SPECIFIC POLICIES

**Prepared by Strutt & Parker on behalf of Ptarmigan Land and Mrs C
Horton 1974 Discretionary Settlement (ID 745197)**

January 2018

Welwyn Hatfield Local Plan Examination

Policy SADM 8 – Cemetery Extension at South Way, Hatfield

Policy SP12 – Green Infrastructure

Policy SP14 – New Schools

1.0 Introduction

- 1.1 Strutt & Parker are instructed by Ptarmigan Land (the promoter) and Mrs C Horton 1974 Discretionary Settlement (the landowner) to submit this Hearing Statement to the Examination for the Welwyn Hatfield Borough Council Submission Local Plan (WHSLP). Previous submissions on behalf of our clients have been made to Welwyn Hatfield Borough Council (WHBC) throughout the emerging Plan process, in respect of site HS11 (identified at Appendix 1).
- 1.2 This Hearing Statement is based on previous submissions and representations made on behalf of our clients and specifically addresses issues raised by the Inspector in the Preliminary Questions for Stage 3 of the Examination.
- 1.3 The Statement focuses on the topic specific policies we consider most relevant to our clients' representations and therefore this statement focuses on policies SADM 8, SP12 and SP14, which relate to a cemetery extension at South Way, Hatfield; green infrastructure; and new schools, respectively.

2.0 Policy SADM 8 – Cemetery Extension at South Way, Hatfield

Issues 29 - 32

- 2.1 We consider that it is primarily for WHBC as local planning authority to respond to Issues 29 - 32. However, as owner of the land adjoining the cemetery at Hatfield (not shown in Appendix 1), our client is supportive, in principle, to the extension of the cemetery as part of the approach to the wider land in the area (HS11). We would not anticipate attendance at this hearing session. Should, however, the Inspector believe our attendance would be beneficial, we would be happy to attend.

3.0 Policy SP12 – Green Infrastructure

Issues 85 - 97

- 3.1 We support the intention of policy SP12 to deliver green infrastructure across the Borough. The development of site HS11 provides the opportunity to create a new pedestrian route along the ridgeline to the south, by linking the public footpath through Bunchleys Village Green to the east, to two Public Rights of Way to the west. This offers the potential to create an off-road route that will connect the existing residential development to the east with the cemetery and the proposed new primary school. There is potential for this route to be made into a cycleway in the future if the existing Public Footpath is redesignated as a cycleway and a link through to the proposed cemetery extension is created. The path would be designed in such a way as to allow for future conversion.
- 3.2 The edges of the ridgeline route could also be enhanced with additional landscape planting to create a green corridor. This would reinforce the screening of the site from wider views to the south, with more trees appearing on the skyline from these viewpoints. This green corridor would also create a clear defensible boundary for the Green Belt in this location.

4.0 Policy SP14 – New Schools

Issue 138 – Does the plan make adequate provision for the increased educational capacity required to service the additional school population generated by the proposed development?

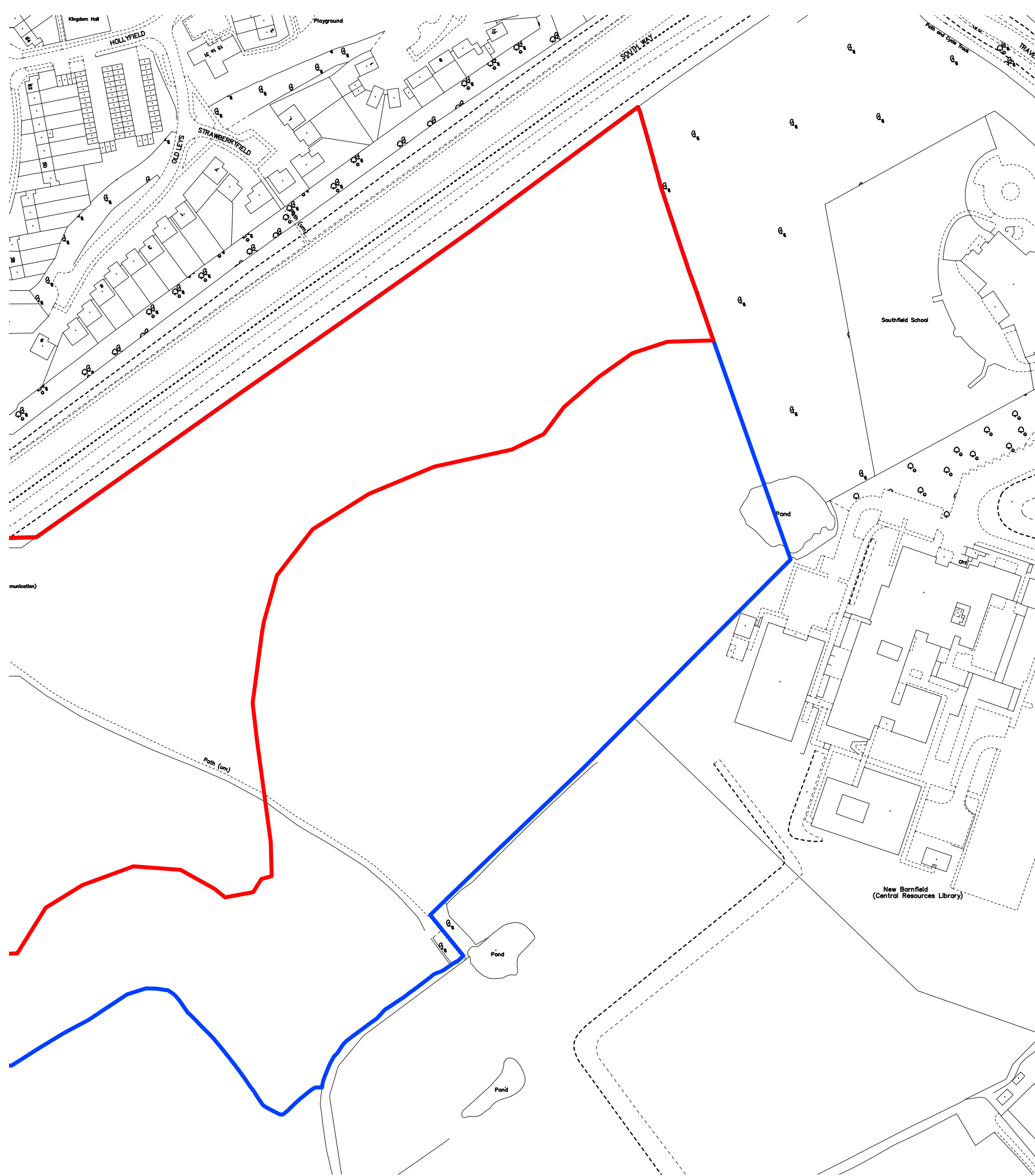
- 4.1 In their subsequent Regulation 19 representation on the Local Plan, Hertfordshire County Council (HCC) raised concern that insufficient provision had been made to address primary education needs arising from the proposed residential developments in Hatfield. In particular, HCC stated that a 2 Form Entry (2FE) primary school is required to serve the needs of the south of the town, and that a site should be identified in the form of an allocation in the Local Plan.
- 4.2 We have since engaged Welwyn Hatfield Borough Council (WHBC) and HCC with regards to this and have agreed how potential education capacity can be provided on our clients' land at South Way, Hatfield. As part of the discussions that have taken

place, a Statement of Common Ground (SoCG) has been prepared to address this issue. This SoCG was signed by all parties and has been submitted to the examination process. It sets out the agreed position between WHBC, HCC, the promoter and the landowner.

- 4.3 It is agreed that land will be made available for a 2FE primary school to meet the needs of Hatfield.
- 4.4 It has been assumed that the school buildings will be provided within the land identified as HS11 alongside the allocation for 120 dwellings, with the playing fields and supporting uses on land within our clients' control alongside the HS11 site.
- 4.5 The site can meet HCC's requirements for a 2FE primary school. Masterplan work has been undertaken and identifies that the site can provide 120 new homes in addition to land for a primary school. The allocation of the site at HS11 will therefore be important not only to provide homes to meet housing needs but additionally to provide land for education provision to support wider growth within the Borough.
- 4.6 Due to the fact the HCC concerns were raised at the Regulation 19 stage of the Draft Local Plan, we were not aware of the education concerns of HCC when making our original submission representation and therefore comments on this policy were not submitted, nor were details of land for a new primary school put forward. However, in light of HCC's concerns, the agreed SoCG, and the primary school that is now proposed, we respectfully request attendance at the Examination day to offer further representation on this matter.

Appendices

Appendix 1: Site Location Plan



- Proposed allocation
- Extend of ownership

Project
Land at South Way

Drawing Title
Boundary Plan

Date 25/01/2018	Scale 1:2,000 at A3	Drawn by ML	Check by SR
Project No 1049	Drawing No 007	Revision A	

Appendix 2: Statement of Common Ground

STATEMENT OF COMMON GROUND

Between

**Welwyn Hatfield Borough Council, Hertfordshire County Council,
Pfarmigan Land and Mrs C Horton 1974 Discretionary Settlement**

In respect of the

**Provision of a new 2 Form Entry Primary School Site on land adjacent to South Way,
Hatfield (Identified as HS11 in the Draft Local Plan)**

1. Scope of this Statement

- 1.1 This Statement of Common Ground (SoCG) has been prepared to confirm the extent of co-operation and understanding between Welwyn Hatfield Borough Council (WHBC), Hertfordshire County Council (HCC), Pfarmigan Land (the promoter) and Mrs C Horton 1974 Discretionary Settlement (the landowner).
- 1.2 This SoCG confirms the shared and common objective between the above parties to provide a new 2 Form Entry (2FE) Primary School site on land adjacent to South Way, Hatfield (site ref: HS11), to provide the necessary Primary School places to support the existing and proposed housing growth in Hatfield as part of the Draft Local Plan.
- 1.3 This SoCG confirms the extent of agreement on the provision of a new 2FE Primary School site, and will form part of the evidence base for the Local Plan Examination.

2. Welwyn Hatfield Borough Council's Draft Local Plan

- 2.1 This SoCG has been prepared in response to WHBC's Draft Local Plan, which will cover the period up to 2032. Statutory public consultation took place on the Proposed Submission Draft Local Plan between August and October 2016. Following a period of review of the representations received, a number of modifications were made to the Draft Local Plan before it was submitted for Independent Examination in May 2017.
- 2.2 Within their Regulation 19 representation on the Draft Local Plan, HCC commented, at paragraph 11.35, that *"As there remains a 2fe shortfall in provision the County Council objects to the Local Plan on the grounds that sufficient provision is not being made to address primary education needs in Hatfield. A site for a 2fe primary school is required, which should be in a location to serve the needs of the south of the town and be identified in the form of an allocation in the Local Plan"*.
- 2.3 Furthermore, at paragraph 13.1 of HCC's representation, it is stated that *"The Borough Council's approach to development in Hatfield is noted, specifically Policy SADM 26 Housing Allocations in Hatfield. HCC education service requirements are covered earlier in this representation but for clarity the inclusion of new education provision within North West Hatfield SDS5 (Hat1) is welcomed but provision of secondary school places across the two*

Welwyn Garden and Hatfield sites falls short of the required need. As stated above an additional site for a new 2fe primary school to serve Hatfield is required".

- 2.4 The Regulation 19 representation that was submitted on behalf of Ptarmigan Land and Mrs C Horton 1974 Discretionary Settlement did not consider the issue of providing land for a new Primary School, as they were not aware of HCC's concerns at this stage. However, with the benefit of this understanding, an offer can now be made to provide land for this facility forming part of the wider allocation of the site for 120 dwellings.

3. Need for Education Provision

- 3.1 All parties agree that it is necessary to include land for a 2FE primary school site at the HS11 site to meet existing education needs in South Hatfield and support wider growth in the Local Plan. There are no other available sites in the right places to meet the educational needs arising from the Local Plan in South Hatfield, identified in the HCC Regulation 19 service representations.

4. Detailed Statement

- 4.1 With the representation of HCC in mind, the promoter and landowner of the land at South Way, Hatfield (HS11) support the principle of a new 2FE Primary School site being provided on land within their control alongside the wider allocation for 120 dwellings. Assumptions made in providing land for a school have been based on "HCC Site Requirements for Education Provision – Note to Developers - Herts Property File Note 21st September 2017 (Catherine McGuire-Evans)".
- 4.2 It is proposed that the built form of the School will be located within the allocated site boundary, as set out in the Local Plan Policies Map. Open space and playing field provision will be located outside of the allocation boundary due to these uses being compatible with the Green Belt designation, subject to detailed design reflecting the open nature of these uses. The school will be accessed through, and integrated with, the housing development. This position is supported by all parties to this agreement.

5. Minor Changes to Submission Plan

- 5.1 All parties agree that a minor amendment should be made to the submitted plan to include reference to the potential school on land at site HS11. It is proposed that this is included in the list of site specific considerations in Table 10 (page 169) of the submitted Local Plan. It is proposed to add an additional bullet point for site HS11 (Hat11) to read:

- Provision of land for a new 2FE Primary School site and playing field. Access to be provided through the housing allocation from South Way.

6. Future Co-operation

- 6.1 WHBC, HCC, Ptarmigan Land and Mrs C Horton 1974 Discretionary Settlement are committed to working together to provide land, meeting with the requirements of the HCC specification referred to at 4.1 above for a new 2FE Primary School, with new buildings

located in the land identified as HS11 alongside the allocation for 120 dwellings, and with playing fields and supporting uses on land owned by the landowner which adjoins site HS11.

Signed on behalf of Hertfordshire County Council

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[Redacted Signature]

Date: 23 January 2018

Name: Andrea Gilmour

Position: Interim Head of Development Services

Signed on behalf of Welwyn Hatfield Borough Council

[Redacted Signature]

Date: 21 January 2018

Name: Councillor Mandy Perkins

Position: Executive Member for Planning, Housing and Community

Signed on behalf of Ptarmigan Land

[Redacted Signature]

Date: 25 January 2018

Name: Joseph Hayes

Position: Senior Development Manager

Signed on behalf of Mrs C Horton 1974 Discretionary Settlement

[Redacted Signature]

Date: 25 January 2018

Name: Mark Horton

Position: Trustee