



Welwyn Hatfield Borough Council

Annual Monitoring Report

2024/25



Annual Monitoring Report 2024/25

Covering 1 April 2024 to 31 March 2025

Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Tel: **01707 357000**

Email: **planningpolicy@welhat.gov.uk**

If you would like to receive this information in a different language or format
please call **01707 357000** or email **contact-whc@welhat.gov.uk**

Contents

Overall summary	4
Introduction to the AMR	6
Chapter 1: The borough and its people	7
Chapter 2: Planning for the future	14
Chapter 3: Monitoring of Local Plan policies	19
Chapter 4: Centres, Services and Facilities	22
Chapter 5: Housing	28
Chapter 6: The Economy	41
Chapter 7: Environmental Assets	48
Chapter 8: Infrastructure and Movement	54
Chapter 9: Site-Specific Monitoring	56
Appendix 1: Housing site monitoring	59
Appendix 2: Five Year Housing Land Supply Sites	60

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

Overall summary

This Annual Monitoring Report (AMR), produced by Welwyn Hatfield Borough Council, reports on development progress in the borough between 1 April 2024 and 31 March 2025.

The borough and its people

- The ONS mid-year population estimates for 2024 show the population of Welwyn Hatfield to be 122,819 persons, an increase of 0.9% from the mid-2023 estimate. This compared with growth of 1.2% for Hertfordshire for the same period.
- The 2025 Index of Multiple Deprivation was published in October 2025 by MHCLG (prior to this the most recent was 2019), this indicated that Welwyn Hatfield is less deprived overall than 70% of local authority districts in England, although there is some variation across the borough. No areas in Welwyn Hatfield fell within the most deprived 10% in England, although two areas fell within the most deprived 20%.
- In terms of the health of the borough's population, Welwyn Hatfield scores better than the national average for 13 indicators in Public Health England's Health Profiles and worse than average for four indicators.

Planning for the future

- The Welwyn Hatfield Local Plan 2016-2036 was adopted at a meeting of the Council on 12th October 2023 and forms part of the statutory Development Plan for the Borough.
- Work commenced on the Local Plan Review with an early engagement consultation carried out in Autumn 2024. A total of 200 comments were received from around 80 respondents. Responses from the consultation will assist in forming a future vision for the borough that will help shape the new Local Plan. Work also began on various evidence base studies and a Call for Sites took place in March 2025 with 77 site submissions. A subsequent Call for Sites focusing on brownfield/urban sites was held in Summer 2025 and received a further 14 site submissions. Work has also since begun on preparing a Housing and Economic Land Availability Assessment. A Regulation 18 consultation on the Draft Local Plan is being undertaken from 12 February 2026 to 26 March 2026.
- On 12 March 2025, following examination, the Council voted to adopt the Community Infrastructure Levy (CIL) Charging Schedule which was implemented on 1 October 2025. CIL is a locally set planning charge to raise contributions from new development in the borough towards the delivery of associated infrastructure.

Monitoring of Local Plan Policies

- In 2024/25, 58 planning appeal decisions were received. The proportion of planning appeals allowed was 33%, which compared with 18% in 2023/24 and 40% in 2022/23.

Centres, Services and Facilities

- There was a net loss in retail floorspace of -597m² in 2024/25. Overall, since the start of the plan period in 2016/17 there has been a net loss of just over -350m².
- In Welwyn Garden City Town Centre, vacant frontage length increased slightly to 12.8% from 11.7% in 2024. There were nine units which became vacant during the year, while three previously vacant units were re-occupied, including one larger unit. Vacancy within WGC remains largely concentrated within the Howards Centre. In Hatfield Town Centre, vacancy in terms of frontage length was 3.6%, down from 4.6% in 2024 and 5.9% in 2023. In terms of the number of vacant units, this fell by one to four vacant units.

Housing

- A net total of 216 new homes were completed in 2024/25. This included 31 new affordable homes, equivalent to 14% of total new C3 dwelling completions. Overall, for the plan period to date (2016-25), 22% of housing completions have been affordable homes.
- The borough has a housing land supply of 1.8 years against the adopted Local Plan requirement of 760 dwellings per annum for the five years 1 Apr 2025 - 31 March 2030. A number of sites with outline permission, or sites which have been granted since 1 April 2025, are also expected to deliver within the five years. However, as these sites would require further evidence as to their deliverability, they have not been included. Together these additional sites amount to 756 dwellings and would improve the supply position to 2.5 years.
- The average house price in Welwyn Hatfield over the 12 months 1 April 2024 – 31 March 2025 was just under £442,000, a decrease of -0.5% from the same period the previous year.
- The figures for 2024 show that median house prices (£430,000) were 9.66 times median workplace-based income for those working in the borough (£44,496), indicating an improvement in affordability compared with the 2023 figure of 11.25.

The Economy

- There was a net loss (-1,500m²) of employment floorspace this year resulting from two commercial to residential conversions. Overall, since the start of the plan period in 2016, there has been a net gain in employment floorspace of +5,888m².
- Data from the ONS on the number of claimants of Job Seekers Allowance/Universal Credit shows that the rate of claimants in Welwyn Hatfield had been steadily declining since peaking at 4.7% between Feb-Apr 2021, however, has increased again slightly over the last two years. In March 2025, the rate of claimants was 3.0%.

Environmental Assets

- Historic England's Heritage at Risk Register now includes four listed structures in the borough at risk. The Old Ayot St. Lawrence church was added to the register during the year and is in poor condition, showing slow decay. However, a listed building permission for urgent stabilisation and remedial works to preserve the site was granted in December 2025. The other three structures are at Brocket Hall in Lemsford, including the Grade II* Paine Bridge, the Temple and the gates, lodges and screen wall at the South-East entrance - all at risk of further rapid deterioration or loss.

Infrastructure and Movement

- During the year, the Council received just under £900,000 in Section 106 funds secured from new development, committed to a range of Borough Council projects.
- Hertfordshire County Council received around £4.9m in Section 106 funds from new development in the borough during the year, funding schemes related to education and transport.

Introduction to the AMR

The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) to prepare a report each year providing information on the implementation of the Local Development Scheme and the extent to which policies in the Council's Local Plan are being achieved. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 further describes the matters that a local planning authority's monitoring report must contain.

On the 12th October 2023, the Welwyn Hatfield 2016-36 Local Plan was adopted¹ and now forms part of the statutory Development Plan for the Borough.

This Annual Monitoring Report covers the period between 1 April 2024 and 31 March 2025 (referred to throughout as 'the year') and amongst other matters, monitors performance against the adopted planning policies and targets set out in the Welwyn Hatfield 2016-36 Local Plan.

Indicators

In order to monitor on an effective and consistent basis and enable trends to be established, the AMR contains a number of indicators. There are two types of indicators – Local Plan indicators, and contextual indicators. The Local Plan indicators each specifically relate to at least one policy in the Local Plan and monitor progress against a specific target or threshold set out in the Plan in order to understand if objectives are being delivered effectively.

The contextual indicators do not specifically relate to Local Plan policies but are useful indicators of how the borough's people and places are performing. As these indicators are contextual and relate to issues outside the Council's direct control, it is not appropriate for them to have targets.

Chapters and contents

The main contents of the AMR are set out across 9 chapters and follow the structure of the Local Plan and are themed by topic:

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

¹ The Local Development Scheme July 2023 indicated adoption by September 2023. The Inspector issued his Final Report on 25 September 2023, adoption took place at the earliest opportunity after its receipt.

1. The Borough and its People

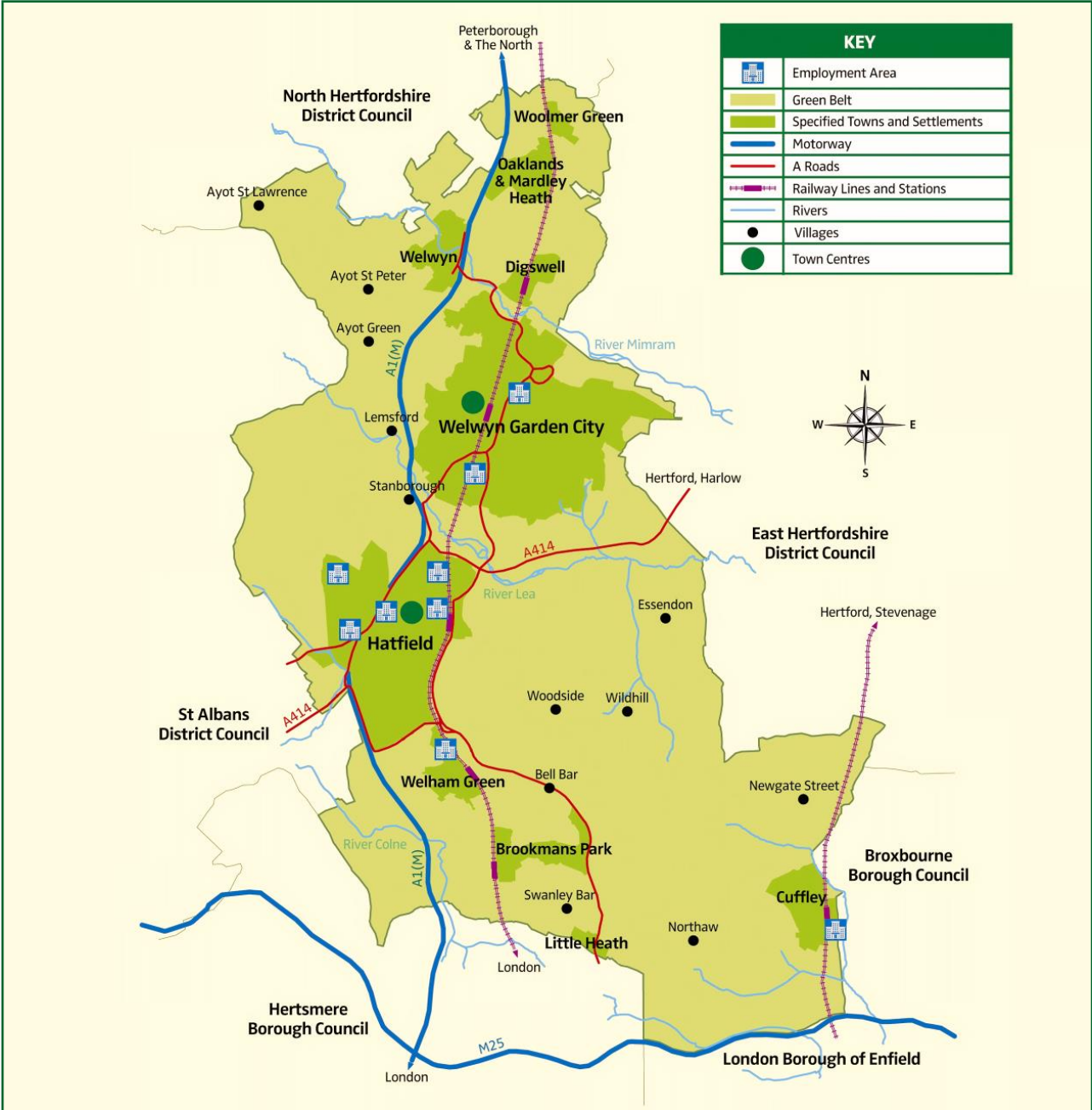
This chapter introduces the borough and its context and contains indicators covering the borough's population and socio-economic state.

Geography

- 1.1 Welwyn Hatfield is located centrally within Hertfordshire and covers an area of approximately 130 square kilometres (12,954 hectares). The borough is bordered by Hertsmere to the south, St Albans to the west, North Hertfordshire to the north, and East Hertfordshire and Broxbourne to the east. The borough also has a short border with the London Borough of Enfield to the south. Following the adoption of the Local Plan, around 76.7% of the borough is designated as part of the Metropolitan Green Belt (previously 79.1%) – this remains a relatively high proportion, reflecting the borough's extensive areas of countryside in close proximity to London.
- 1.2 Welwyn Garden City is the largest town in the borough and had an estimated population (derived from output area data) of 49,600 at the 2021 Census – around 41% of the borough's total population. The other main town is Hatfield, slightly smaller with an estimated population of 40,900 in 2021 – around 34% of the borough's population. Both towns have a wide range of retail and services serving both the towns themselves and the wider local area, as well as large regionally significant employment areas with a particular prevalence of large businesses and national headquarters. Hatfield is also home to the two main campuses of the University of Hertfordshire, giving the town a notable student population and character. The Royal Veterinary Collage is also located within the borough, south of Brookmans Park and Oaklands College has a campus in Welwyn Garden City.
- 1.3 The remaining 25% of the borough's population lives in a number of smaller settlements and in rural areas. The villages of Brookmans Park, Cuffley, Digswell, Oaklands & Mardley Heath, Welham Green, Welwyn and Woolmer Green are excluded from the Green Belt, as is Little Heath – a northern extension to the town of Potters Bar, largely in Hertsmere. Most of these villages contain a good provision of retail and services; whilst Cuffley, Welham Green and Woolmer Green also have employment areas. A further 13 smaller villages and hamlets are 'washed over' by the green belt – as are areas of more sporadic and ribbon development, particularly along the old Great North Road.
- 1.4 The nature of the borough's location on radial routes out of London means that it is highly accessible by rail and road. The East Coast Main Line has stations at Welwyn North (in Digswell), Welwyn Garden City, Hatfield, Welham Green and Brookmans Park, with services south into London and north towards Stevenage, Peterborough and Cambridge. Cuffley, in the east of the borough, is served by trains south into London and north towards Hertford. The A1(M) passes north-south through the borough, linking London to Peterborough, the East Midlands and beyond, as well as connecting with the M25 just south of the borough boundary, providing orbital connectivity around London. In addition, the A414 passes east-west through Welwyn Hatfield and is a key cross county route connecting with other districts within Hertfordshire.
- 1.5 The borough's physical geography is defined by a number of watercourses, predominantly running across the borough from north-west to south-east. The River Lea and River Mimram

are the most significant, running towards the Thames in East London. The Lea runs in a shallow valley separating Welwyn Garden City from Hatfield, whilst the Mimram runs in a deeper valley through Welwyn and between Welwyn Garden City and Digswell. With the exception of Welwyn, most settlements in the borough are on higher ground. The Cuffley Brook and its tributaries form another relatively deep valley between Cuffley and Goffs Oak within Broxbourne to the east, and meet the Lea in Enfield. The Mimms Hall Brook and River Colne drain the south-west corner of the borough and run in a very different direction, south west through Watford to Staines-upon-Thames in Surrey.

Figure 1 - Map of Welwyn Hatfield



Population

Indicator BP1

Contextual Indicator

Borough population

- 1.6 The 2021 Census took place on 21st March 2021 and the first results were released by the Office for National Statistics (ONS) on 28th June 2022. The size of Welwyn Hatfield's population on Census day in 2021 was 119,900 persons, this was an 8.5% increase (+9,365 persons) from the 2011 Census when the population was 110,535 persons. This growth was higher than for England, which saw a 6.6% increase in population, as well as countywide growth for Hertfordshire (+7.4%). However, growth was not as high as some surrounding areas in Hertfordshire, such as Watford (+13.3%) and East Herts (+9.0%).
- 1.7 The Census also reported the number of households, which for Welwyn Hatfield had increased by 5.9% to 46,209 households in 2021 compared with 43,613 in 2011. This increase was slightly lower than countywide growth for Herts (+6.4%) and for England (6.2%). The number of usual residents living in households in Welwyn Hatfield was 114,710, the remaining 5,126 lived in communal establishments. This amounts to 4% of the population living in communal accommodation, which is somewhat higher than the 1.7% for England & Wales – likely reflecting the student population of the borough.
- 1.8 Between censuses the ONS produces annual mid-year population estimates which use the previous Census as a benchmark and roll forward the population each year. The estimated annual change is made up of components including births, deaths, internal migration, international migration and other. The mid-year estimates for 2024 indicate that Welwyn Hatfield's population grew by 0.9% to 122,819 persons. This was just slightly below the Hertfordshire average of 1.2%. The table below shows the components of population growth in surrounding areas over the year. However, it should be noted that the mid-year estimates have previously overestimated population growth in Welwyn Hatfield in the past.

Table 1 - 2024 Mid-year Population Estimates

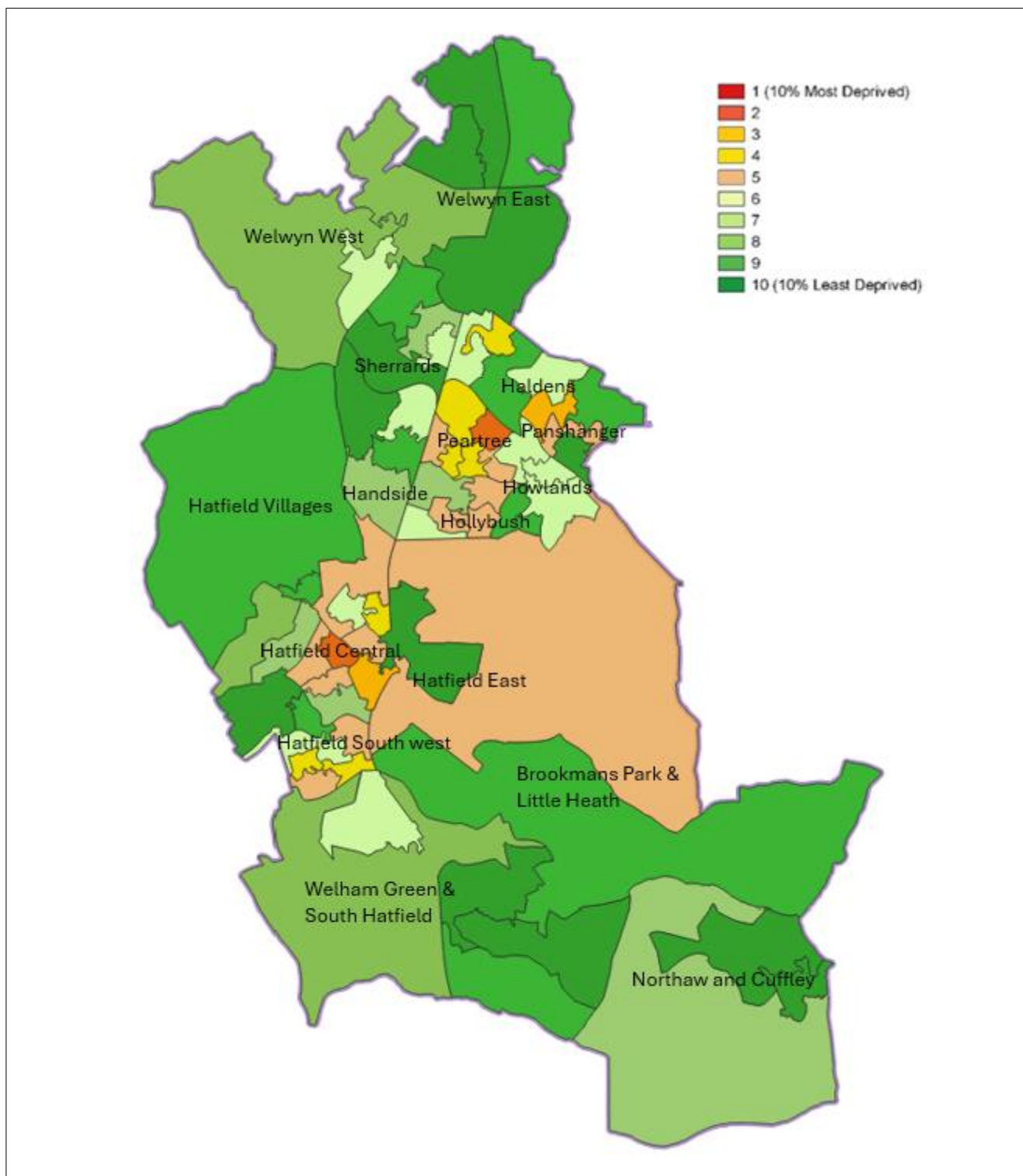
	Revised Mid-2023 Estimates	Births minus Deaths	Internal Migration Net	International Migration Net	Other	Mid 2024- Estimate	Annual % Change
Barnet	398,191	2,090	-1,059	5,838	-10	405,050	1.7%
Broxbourne	100,747	320	204	627	2	101,900	1.1%
Dacorum	158,754	386	957	1,319	4	161,420	1.7%
East Herts	153,897	312	2,261	401	4	156,875	1.9%
Enfield	328,014	1,608	-3,839	1,644	7	327,434	-0.2%
Hertsmere	109,483	154	-144	715	4	110,212	0.7%
North Herts	135,752	-20	685	794	-10	137,201	1.1%
St Albans	149,729	219	161	901	2	151,012	0.9%
Stevenage	90,567	212	-542	1,530	7	91,774	1.3%
Three Rivers	95,093	69	288	429	-72	95,807	0.8%
Watford	105,261	625	-484	1,782	-13	107,171	1.8%
Welwyn Hatfield	121,668	238	-2,564	3,488	-11	122,819	0.9%
Hertfordshire	1,220,951	2,515	822	11,986	-83	1,236,191	1.2%

Source: Office for National Statistics - [ONS 2024 Annual Mid-year Population Estimates](#)

- 1.9 'Deprivation' is most comprehensively measured by the Index of Multiple Deprivation (IMD) published by the Ministry of Housing Communities & Local Government, which ranks each of England's LSOAs (Lower Super Output Areas - small areas with populations of around 1,500 people). The IMD combines seven topics to give a broad coverage of ways by which people can be 'deprived' – income, employment, health, education skills and training, crime, barriers to housing and services and living environment. The LSOA with a rank of 1 is the most deprived in England, while the LSOA with a rank of 33,755 is the least deprived.
- 1.10 The IMD is published roughly every five years with the most recent published in October 2025 (prior to this the most recent published was 2019). This indicated that generally the overall picture of deprivation within the borough is good, with Welwyn Hatfield being less deprived overall than 70% of local authority districts in England, although there is some variation across the borough. No LSOAs in Welwyn Hatfield fell within the most deprived 10% in England in the 2025 Index, although two fell within the most deprived 20% (compared with one in 2019). In terms of the least deprived 10%, the borough had 12 LSOAs in 2025, which was unchanged from 2019. However, it is important to note that the IMD shows relative change in deprivation over time - i.e. an area now falling in the least deprived 10% does not necessarily mean that deprivation has got worse as it could be that all areas have improved and this LSOA has improved more slowly.
- 1.11 The most deprived LSOA in the borough is within the Hatfield Central ward, which ranks at 6,113 out of 33,755 in England (in 2019 the area ranked at 6,540 out of 32,844). The area ranks particularly poorly in terms of crime, falling in the most deprived 10% of LSOAs in England for this metric. The other LSOA to fall within the most deprived 20% is within the Peartree ward, which scored poorly in terms of income deprivation affecting older people. At the other end of the scale, the least deprived LSOA within the borough is within the ward of Sherrards, ranking 33,733 of 33,755 in England (with only 22 LSOAs scoring higher). In terms of wards, LSOAs within Welwyn East also perform well, although there is some variation across wards.

Figure 2 – MHCLG’s Index of Multiple Deprivation 2025 by Lower Super Output Area (LSOA)

Data Source: Ministry of Housing, Communities & Local Government (MHCLG)



Indicator BP3**Contextual Indicator****Recorded incidences of crime**

1.12 Welwyn Hatfield continued to record a slightly higher number of reported crimes per 1,000 population compared with Hertfordshire, although less than England. Recorded incidences of crime in Welwyn Hatfield increased during the year to 77.5 per 1,000 in 2024/25 (+8.8% compared with the previous year). Hertfordshire reported a similar increase (+8.2%) to 68.6 recorded incidences per 1,000 of the population.

Table 2 - Recorded Incidences of Crime

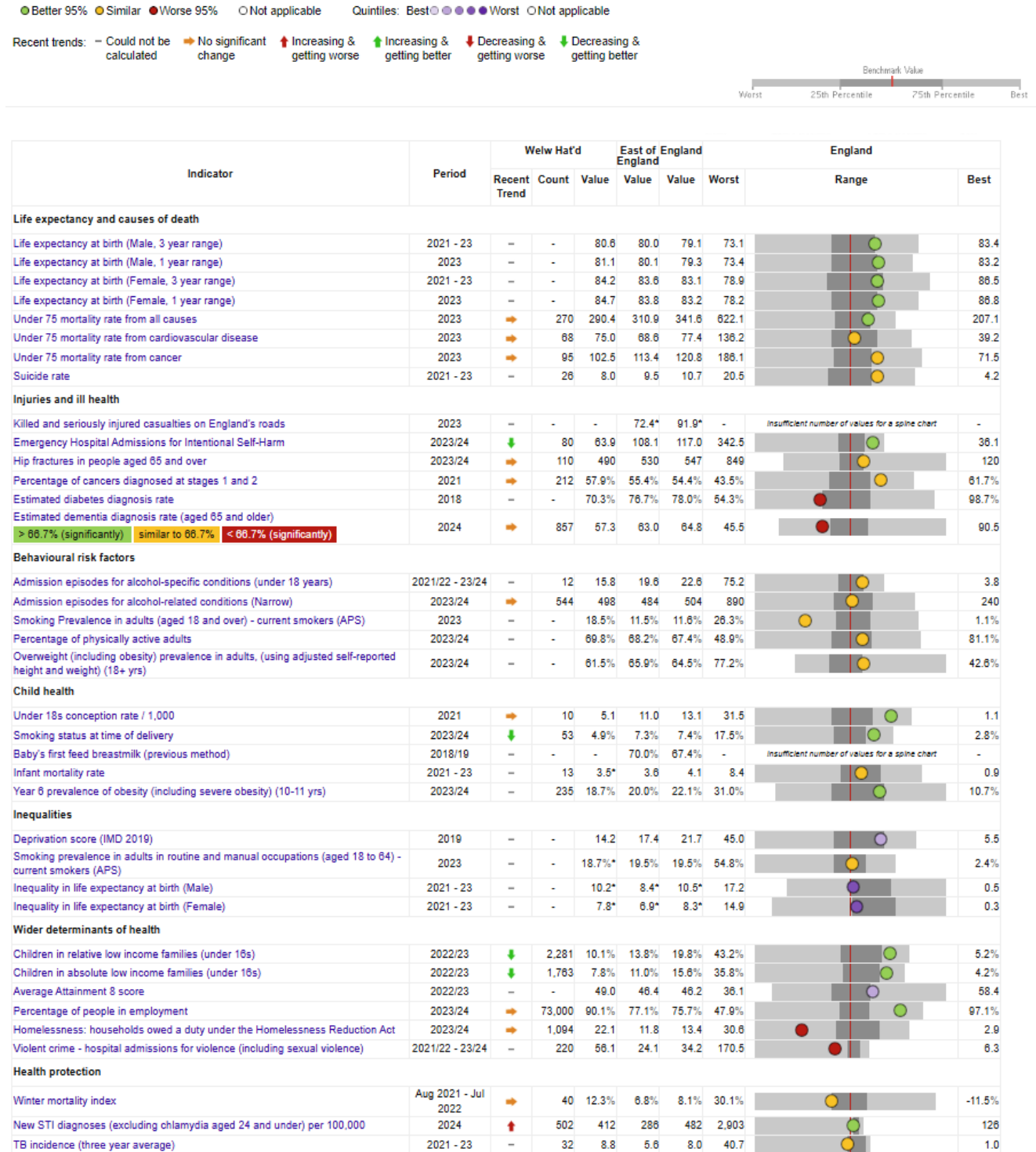
	2020/21	2021/22	2022/23	2023/24	2024/25	Change 23/24 – 24/25
Recorded offences per 1,000 population in Welwyn Hatfield	67	69	73.6	71.2	77.5	+8.8%
Recorded offences per 1,000 population in Hertfordshire	60	63	64.7	63.4	68.6	+8.2%

Source: Home Office, [Police recorded crime open data tables by Community Safety Partnership](#)

Indicator BP4**Contextual Indicator****Health profile and life expectancy**

- 1.13 The latest figures for 2023 show that life expectancy in Welwyn Hatfield remains above average for both men and women (see Figure 3 on the following page). For men, life expectancy is 81.1 years, 1.8 years above the national average, and for women 84.7 years, 1.5 years above average.
- 1.14 Welwyn Hatfield scored better than the national average for 13 indicators and worse than the national average for 4 indicators in Public Health England’s Public Health Profiles. A small number of indicators have still not been updated – including diabetes diagnosis which was one indicator for which the borough performed worse than average.

Figure 3 - Welwyn Hatfield 2024 Public Health Profile Indicators



Source: Public Health England. Public Health Profiles. <https://fingertips.phe.org.uk> © Crown Copyright 2025

2. Planning for the Future

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

Current planning policies for Welwyn Hatfield

- 2.1 Decisions on planning applications are taken in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, and the neighbourhood development plans which have been made in relation to the area. The Development Plan for the Welwyn Hatfield area currently comprises:
- The Welwyn Hatfield Local Plan 2016-2036 (adopted Oct 2023)
 - The Northaw and Cuffley Neighbourhood Plan (made June 2023)
 - The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted July 2014)
 - The Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
 - The Hertfordshire Minerals Local Plan 2002-2016 (adopted 2007).

Welwyn Hatfield Local Plan

- 2.2 The Welwyn Hatfield Local Plan (2016-36) was adopted at a meeting of the Council on 12th October 2023. The Welwyn Hatfield Local Plan forms part of the statutory Development Plan for the Borough. This means it has full weight (together with the Hertfordshire Minerals Local Plan, the Hertfordshire Waste Core Strategy and Development Management Policies, and the Waste Site Allocations development plan documents and any 'made' neighbourhood plans for the area) in determining planning applications and development decisions within the Borough.

Minerals and Waste

- 2.3 Separate plans govern development of waste and minerals across the whole of Hertfordshire, produced by Hertfordshire County Council. The Waste Local Plan is made up of the [Waste Core Strategy](#) document, which was adopted in 2012 and the [Waste Site Allocations](#) document, which was adopted in 2014. The Hertfordshire Minerals Local Plan 2002-2016 was adopted in March 2007. The County Council has been reviewing both and is combining work carried out to form a single Minerals and Waste Local Plan, having undertaken consultation on a Draft version in July-Oct 2022.

Neighbourhood Plans

- 2.4 Neighbourhood plans also form part of the statutory development plan once they have been 'made'. Neighbourhood Plans can be prepared by three types of qualifying bodies: a parish or town council, a neighbourhood forum, or a community organisation. A town or parish council is responsible for neighbourhood planning for a designated neighbourhood area which contains all or part of its administrative area. The Northaw and Cuffley Neighbourhood Plan was 'made' in June 2023. A neighbourhood plan is currently being prepared for the Welwyn Parish area.

Supporting documents

2.5 Supplementary planning documents are not part of the statutory development plan but provide additional guidance on related matters. The Council produces a number of supplementary plans and guidance notes. Existing adopted supplementary plans and guidance include:

- [Welwyn Garden City Guide to Shopfront and Advertisement Design](#)
- [Houses in Multiple Occupation \(HMO\) SPD](#)
- [Planning Obligations SPD](#)
- [Welwyn Garden City Town Centre North SPD](#)
- [Highview \(Hatfield\) Site SPD](#)
- [Broadwater Road West \(Welwyn Garden City\) Site SPD](#)
- [Boroughwide Supplementary Design Guidance](#)
- [Boroughwide Parking Standards](#)
- [Self-Build and Custom Housebuilding Guidance Note](#)
- [Approach to Masterplanning](#)

Planning for the future of Welwyn Hatfield

2.6 The Local Development Scheme (LDS) is the means by which the Council formally sets out the timetable for the production of the Council's Development Plan Documents. It enables those with an interest in the plan making process to understand which documents are to be prepared for the area and at what stages they will be able to participate. It is a procedural requirement that Local Plans are prepared in accordance with an adopted LDS.

2.7 Local Planning Authorities are required to complete a review of their local plans at least once every 5 years from the adoption date of a plan in order to assess whether policies need updating, taking into account changing circumstances affecting the area or any relevant changes to national policy. However, Policy SP2 of the adopted Welwyn Hatfield Local Plan 2016-36 includes a commitment to undertake an early review commencing within one year following adoption (i.e. by October 2024), with an updated or replacement plan submitted for examination no later than three years after the plan's adoption (i.e. by October 2026).

2.8 An updated Local Development Scheme was agreed by the Council's Cabinet on 3 September 2024 and subsequently updated on 5 August 2025. The Local Development Scheme sets out key milestones for the production of the Council's Local Plan Review and can be found on the Council's website [here](#). A summary is presented in the table below. The key milestones are based on the current statutory framework for plan-making and the Council will review and amend the LDS as appropriate.

Table 3 - Local Development Scheme - Summary

Plan-making stage	Timetable
Survey of area	To be kept under review
Pre-production (Early engagement)	Autumn 2024
Consultation (Plan preparation – Regulation 18)	Winter 2025
Evidence gathering	2024 - 2026
Publication and representations (Regulations 19 & 20)	Spring 2026
Submission of Local Plan to the secretary of state (Regulation 22)	October 2026

- 2.9 In line with the LDS, work began on the Local Plan review with an Early Engagement consultation which ran from 23rd September 2024 – 4th November 2024 (this is reported in further detail at paragraph 2.19). Various evidence base studies to support the Local Plan review have completed or are now underway, including a Retail and Leisure Study, Housing and Economic Needs Assessment, Assessment of the accommodation needs of Gypsies and Travellers and Travelling Showpeople, Green Corridor Study and Green Belt Study. A Sustainability Appraisal and Strategic Flood Risk Assessment has also been undertaken.
- 2.10 A call for sites, which asked interested parties to put forward sites they believe may be suitable for development, was undertaken in March 2025 and 77 site submissions were received. A second call for sites focusing on brownfield/urban opportunities was subsequently undertaken in August/September 2025 to ensure that all reasonable non-Green Belt options were fully explored. A third Call for Sites was undertaken in February/March 2026. Work has since begun on preparing a Housing and Economic Land Availability Assessment.
- 2.11 A Regulation 18 consultation on the Draft Local Plan is being undertaken from 12 February 2026 to 26 March 2026. At this stage, the Draft Local Plan document sets out the emerging spatial vision for the borough, the strategic objectives that will guide future growth, and an outline of the policy framework that will shape development over the plan period. The consultation is being held in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Community Infrastructure Levy

- 2.12 The Community Infrastructure Levy (CIL) is a locally set planning charge by which the Council will be able to collect money from developers to fund all types of infrastructure within the borough.
- 2.13 Following consultation, the Welwyn Hatfield Draft Charging Schedule was submitted for examination in public which took place in December 2024. The Examiner found that the Welwyn Hatfield CIL provided an appropriate basis for the collection of the levy in the area and that the Council had provided sufficient evidence that showed the proposed rates would not threaten delivery of the Local Plan. Subsequently on 12 March 2025, Welwyn Hatfield Borough Council voted to adopt the Community Infrastructure Levy (CIL) Charging Schedule, which was subsequently implemented on 1 October 2025.

The Duty to Cooperate

- 2.14 The 'duty to cooperate' requirement was introduced via the 2011 Localism Act and requires local planning authorities to co-operate with each other and other public bodies in relation to strategic issues and the plan making process, in accordance with S33 of the Planning and Compulsory Purchase Act 2004. Paragraphs 24-27 of the National Planning Policy Framework state that cooperation is required on strategic matters that cross administrative boundaries, in particular highlighting that joint working should help determine where additional infrastructure may be needed and whether development needs that cannot be met within a plan area could be met elsewhere. It also states that strategic policy making

authorities should prepare and maintain statements of common ground documenting cross boundary matters to be addressed.

- 2.15 The Council is working with neighbouring authorities and other duty to cooperate bodies in relation to the Local Plan review to identify specific priorities with cross-boundary implications.
- 2.16 The eleven authorities in the county created Hertfordshire Growth Board to establish long-term vision and objectives and to engage with the Government to agree a growth deal to help fund the delivery of new homes, jobs and supporting infrastructure. The Board is supported by Hertfordshire Infrastructure and Planning Partnership (HIPP) which seeks to progress joint projects and evidence. The five authorities in South-West Hertfordshire are working together on the preparation of a joint strategic plan to 2050 to help set a long-term vision for their respective local plans.
- 2.17 The North East Central Hertfordshire authorities (NEC), which includes Welwyn Hatfield, Broxbourne, North Hertfordshire, Stevenage, East Hertfordshire and Hertfordshire County Council are working together to plan for the longer-term sustainable growth of the area. A shared vision was finalised in 2024 which sets out aspirations for the area up to 2050 and aims to inform cross-boundary planning and strategic growth options that address climate change, environment, infrastructure, housing, and employment. The preparation of a strategic plan will be important for setting the framework and shared priorities across NEC, within which individual local plans can be prepared. A consultation on the shared vision ran from 13 December 2024 to 31 January 2025.

Community Engagement

- 2.18 All members of the community who wish to do so should be able to engage in plan-making. The Statement of Community Involvement (SCI) is a document that sets out how and when the council will consult and involve the community and other stakeholders in planning matters including in the preparation of Welwyn Hatfield's development plan, its supporting documents, and the planning application decision-making process. An updated draft SCI was consulted upon from September – October 2024. The SCI was approved by the Executive Member for Planning on 26 November 2024 following a unanimous vote by councillors at the 19 November Cabinet Planning and Planning Panel (CPPP) meeting.
- 2.19 In relation to the Local Plan Review, an initial early engagement public consultation was undertaken from 23rd September 2024 – 4th November 2024. The consultation asked residents and those with an interest in the borough for their views on challenges and opportunities on four key themes - Living, Working, Environment and Movement and Infrastructure, as well as their aspirations for the borough. Responses from the consultation will assist in forming a future vision for the borough that will help shape the new Local Plan. A variety of methods were used to raise awareness of the consultation and drop-in events took place in Welwyn Garden City and Hatfield town centres. A total of 200 comments were received from around 80 respondents. A summary of the responses received was presented to Cabinet Planning and Parking Panel on 16th January 2025.
- 2.20 A Draft Local Plan consultation is being carried out from 12 February 2026 to 26 March 2026. At this Regulation 18 stage, the Draft Local Plan document sets out the emerging spatial vision for the borough, the strategic objectives that will guide future growth, and an outline of the policy framework that will shape development over the plan period. The consultation is

being held in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A number of drop-in sessions are planned to be held across the borough to raise awareness of the consultation.

- 2.21 As noted in paragraph 2.13, in relation to the Community Infrastructure Levy (CIL), a consultation was carried out from 10th January – 28th February 2024 on the Draft Charging Schedule. There were 24 representations received and, after consideration of these comments, amendments to the Draft Charging schedule were proposed and a further consultation on these changes took place from 2nd August – 2nd September 2024, which received 15 representations.

3. Monitoring of Current Planning Polices

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

Current planning policy effectiveness

Indicator LP1	Contextual Indicator
<i>Policies used in planning application refusals</i>	

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

Table 4 – Policies mentioned in Planning Application Refusals

Policy Number	Description	Times mentioned 2024/25
NPPF	The National Planning Policy Framework	152
SDG	Supplementary Design Guidance	107
SP9	Place making and high-quality design	104
SADM15	Heritage	52
SP1	Delivering sustainable development	46
SADM34	Development in the Green Belt	30
SADM11	Amenity and Layout	25
SADM16	Ecology and Landscape	23
SP15	The Historic Environment of Welwyn Garden City	21
SADM12	Parking, Servicing and Refuse	10
N/A	Northaw & Cuffley Neighbourhood Plan	7
SADM14	Flood Risk and Surface Water Management	6
SADM2	Highway Network and Safety	6

3.2 The National Planning Policy Framework (NPPF) has continued to be used to supplement policies in reasons for refusal. This helps to demonstrate general conformity of those policies with the NPPF. In addition to the NPPF and the Supplementary Design Guidance, design policy SP9 continued to be the most frequently used policy, with SADM15 (Heritage) and SP1 (Delivering sustainable development) also frequently mentioned in refusals. Policy SADM34 is also frequently used against inappropriate proposals in the Green Belt.

Indicator LP2	Contextual Indicator
<i>Planning applications allowed on appeal</i>	

3.3 During the 2024/25 monitoring year, 58 planning appeal decisions were received. The extent to which Inspectors for appealed applications agree with Local Plan policies is another indicator of their effectiveness. In 2024/25, 33% of appeals were allowed. This compared with 18% allowed in 2023/24 and 40% allowed in 2022/23. The local proportion of appeals allowed was slightly higher than the national average of 30% for 2024/25 ([Planning Inspectorate Statistics Table 2.4](#)).

Table 5 – Planning Application Appeals

Decision	2022/23		2023/24		2024/25	
	No.	%	No.	%	No.	%
Allowed	22	40%	9	18%	19	33%
Dismissed	29	53%	35	69%	37	64%
Other (Split Decisions or Withdrawn)	4	7%	7	14%	2	3%
Total	55	100%	51	100%	58	100%

3.4 Where appeals were allowed, design policies relating to character and appearance of the local area, continued to be most frequently referred to by inspectors in their decision to allow an appeal. As design can be subjective and a matter of interpretation, this may be expected to some extent.

Permitted development rights

3.5 Permitted development rights are set down in law and grant a blanket nationwide planning permission for certain types of development.

3.6 Permitted development (PD) rights for change of use of a building from Class B1(a) (offices) to Class C3 (dwelling houses) were temporarily introduced in 2013, before being made permanent in 2016. Indicator EC3 reports on the impact this has had on loss of employment land in the borough. These permitted development rights were later extended to enable B1(c) light industrial and B8 distribution to be converted to residential. However, the significant loss of office floor space that had arisen through PD rights resulted in an Article 4 Direction being developed, covering the majority of four of the key employment areas in the borough – Welwyn Garden City Employment Area, Hatfield Business Park, Beaconsfield Road and Great North Road in Hatfield and Sopers Road in Cuffley. Following consultation in autumn 2019, this took effect on 12 October 2020 and means that in these identified employment areas, planning permission is required for change of use from B1 office to C3 residential.

3.7 In August 2020, the government introduced further permitted development rights in relation to building upwards extensions as well as demolition and rebuild of vacant commercial premises. In addition, changes to the use class system to create a new broader category of commercial, business and service were also introduced to make it easier for high street uses to change use without the need for planning applications.

3.8 The Council proposed further Article 4 Directions in relation to these additional permitted development rights, which would remove them in certain instances. In relation to the demolition of commercial buildings and replacement with blocks of flats/single dwelling houses, an Article 4 Direction was proposed and approved in June 2021 and came into effect in February 2022. As with the Article 4 Direction for office to residential conversions, this covers most of the four strategic employment sites (Welwyn Garden City, Hatfield Business Park, Beaconsfield and Great North Road and Sopers Road, Cuffley), where planning permission will be required for demolition of commercial buildings for replacement with residential.

3.9 An Article 4 Direction was also proposed in relation to additional floors of flats being constructed on top of existing blocks of flats in parts of Hatfield. There was concern that this permitted development right could present an issue in some parts of Hatfield due to the town's heritage assets, in particular the potential for harm to the significance of the Grade I

Hatfield House and Registered Park and Garden, and the potential impact on character and setting. A consultation was carried out in July and August 2021. This Article 4 Direction came into effect from July 2022.

4. Centres, Services and Facilities

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

Changes in Retail Floorspace

Indicator CS1	Local Plan Indicator (Policies SP2 & SP5)
Changes in retail floorspace	
Targets:	- Delivery of 12,500m ² new retail floorspace by 2025/26 - 15-20% of new town centre comparison floorspace to be in food & drink uses
Achieved to date:	Net loss of -368m ² of retail floorspace uses since plan period start (2016/17)

4.1 This indicator covers changes in the amount of retail floorspace in the Borough. From the 1st September 2020, changes to planning use classes were introduced with Employment - Class E use replacing the previous retail use classes A1 (Shops), A2 (Financial/Professional Services), A3 (Restaurants and Cafes). Class E use also includes the former B1 (Business) class and some uses within former D1 (Non-residential institutions) and D2 (Assembly and leisure) classes. The former retail use classes A4 (Pubs and Bars) and A5 (Hot Food Takeaways) fall under sui generis (SG). The use classes that are monitored here include E(a) – Retail other than hot food, E(b) – Food and drink consumed on premises, E(c) – Financial/professional services. Retail-type 'sui generis' uses (i.e. those not in a specific use class) are also included. The figures only include development which requires planning permission or prior approval – some changes of use between the retail use classes benefit from permitted development rights.

Table 6 – Floorspace Change by Use Class in 2024/25

	E(a) / A1	E(b) / A3	E(c) / A2	SG	Total
Welwyn Garden City Town Centre	-	-	-	-	-
Hatfield Town Centre	-751m ²	-	-	+154m ²	-597m²
Village & Neighbourhood Centres	-	-	-	-	-
Out-of-centre	-	-	-	-	-
Borough Totals	-751m²	-	-	+154m²	-597m²

4.2 During the 2024/25 monitoring year there was a net loss in retail floorspace of -597m². This largely resulted from the redevelopment of a unit within Hatfield Town Centre at the first floor level to residential.

4.3 Overall, since the start of the plan period in 2016/17 there has been a net loss of -368m² of retail floorspace in the borough. Whilst the Local Plan identifies a target of 12,500m² of new retail floorspace, given the increasing shift towards online shopping which was accelerated by the Covid-19 pandemic, the future of retail remains somewhat uncertain. The Council recently commissioned a review of its retail evidence base, with the Retail and Leisure Study (2025) indicating a minimal need for new retail floorspace, the adopted Local Plan target will be re-assessed in the Local Plan review.

Indicator CS2**Local Plan Indicator (Policy SADM5)***New retail floorspace outside designated centres*

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

- 4.4 Other than small individual convenience shops below 280m², Policy SADM5 of the newly adopted Local Plan resists new out-of-centre retail floorspace unless it has been demonstrated that no suitable, viable and available sites exist in sequentially preferable locations. There were no approvals above the 280m² threshold this year.

Indicator CS3**Local Plan Indicator (Policy SADM4)***Proportion of Class E retail uses by centre*

Target:

- Retention of at least 70% retail uses in town centre primary frontages
- Retention of at least 30% retail uses in town centre secondary frontages
- Retention of at least 50% retail frontage in large neighbourhood and village centres

Performance: Meeting or exceeding target in 33 of 35 frontages

Table 7 – Proportion of Retail Frontage

Town Centre Primary Frontages % within Class E retail frontage – by length				Town Centre Secondary Frontages % within Class E retail frontage – by length			
		2024	2025			2024	2025
WGC	Howard Centre Gd. Floor	55%	52%	WGC	3-5 (Od.) Stonehills	100%	100%
	Howard Centre 1 st Floor	87%	82%		1-19 (Ev.) Howardsgate	72%	72%
	7-13 (Od.) Stonehills	100%	100%		4-24 (Ev.) Howardsgate	100%	100%
	21-31 (Od.) Stonehills	100%	100%		30-50 (Ev.) Howardsgate	100%	85%
	26-36 (Ev.) Stonehills	100%	100%		2-46 (Ev.) Fretherne Rd	93%	93%
	31-49 (Od.) Howardsgate	97%	77%		8-22 (Ev.) Church Road	86%	86%
	51-63 (Od.) Howardsgate	60%	100%		4-17 Wigmores South	63%	63%
	52-66 (Ev.) Howardsgate	100%	100%		11-17 (Od.) Town Centre	63%	31%
Hatfield	37-51 (Od.) Fretherne Rd	90%	90%	Hatfield	10-36 (Ev.) White Lion Sq	76%	76%
	19-47 (Od.) Town Centre	73%	73%		38-66 (Ev.) White Lion Sq	84%	84%
	68-96 (Od.) Town Centre	81%	92%		Market Place Gd. Floor	63%	68%
	1-21 (Od.) The Arcade	81%	81%		Market Place 1 st Floor	67%	67%
	2-14 (Ev.) The Arcade	56%	56%		38-54 (Ev.) The Common	32%	30%

Large Neighbourhood & Village Centres % within Class E Retail Frontage – by units			
		2024	2025
Neighbourhood Centres	Haldens	57%	64%
	Moors Walk	62%	62%
	Woodhall	80%	80%
	Parkhouse Court	69%	69%
	Old Hatfield	N/A	N/A
	High View	N/A	61%
Villages	Welwyn	68%	76%
	Welham Green	71%	76%
	Brookmans Park	73%	79%
	Cuffley	64%	77%

4.5 The Local Plan sets out a range of thresholds for ‘frontages’ within the borough’s retail centres, above which proposals for changes of use away from retail can be considered. It also allows for a level of flexibility where a lack of demand for retail use can be demonstrated. The figures in table 7 on the previous page show the proportion of class E retail uses by centre.

Indicator CS4 **Contextual Indicator**
Proportion of vacant retail floorspace

Table 8 – Proportion of Vacant Retail Floorspace

Town/Village								
Welwyn Garden City Town Centre		8.6%	9.9%	12.7%	9.1%	11.7%	12.8%	↑
Hatfield Town Centre		10.2%	15.9%	5.9%*	5.9%*	4.6%*	3.6%*	↓
Welwyn Garden City	Haldens	0.0%	0.0%	7.1%	0.0%	7.1%	7.1%	↔
	Moors Walk	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Woodhall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
Hatfield	High View	13.6%	9.5%	9.5%	N/A**	N/A**	6.0%	N/A
	Parkhouse Court	4.0%	4.0%	0%	3.8%	7.7%	3.8%	↓
	Old Hatfield	40.7%	40.7%	30.8%	34.6%	N/A**	N/A**	N/A
Welwyn Garden City	Shoplands	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Peartree	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Handside	33.3%	33.3%	33.3%	33.3%	33.3%	33.3%	↔
	Hollybush	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Hall Grove	0.0%	11.1%	11.1%	0.0%	0.0%	0.0%	↔
Hatfield	Manor Parade	0.0%	0.0%	16.7%	0.0%	0.0%	0.0%	↔
	Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Crawford Road	12.5%	12.5%	0.0%	0.0%	16.7%	16.7%	↔
	St Albans Road East	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Roe Green	20.0%	25.0%	0.0%	0.0%	25.0%	25.0%	↔
Brookmans Park Village Centre		0.0%	4.8%	2.4%	2.4%	0.0%	2.4%	↑
Cuffley Village Centre		5.1%	5.1%	7.7%	5.1%	10.3%	2.6%	↓
Welham Green Village Centre		0.0%	0.0%	0.0%	5.9%	5.9%	0.0%	↓
Welwyn Village Centre		7.9%	7.9%	7.9%	10.5%	5.4%	5.4%	↔
Digswell Village Centre		14.3%	14.3%	14.3%	14.3%	28.6%	28.6%	↔
Oaklands & Mardley Heath Village Centre		0.0%	0.0%	0.0%	0.0%	14.3%	16.7%	↑
Woolmer Green Village Centre		0.0%	0.0%	0.0%	50.0%	50.0%	0.0%	↓
The Galleria, Hatfield		24.4%	28.2%	28.2%	32.9%	28.2%	34.1%	↑
Oldings Corner, Hatfield		0.0%	0.0%	0.0%	0.0%	20%	20%	↔

*Previously reported figures for Hatfield have been revised to exclude vacancy which was as a result of the redevelopment of 1-9 Town Centre (for which demolition works started in 2019). The new commercial units within the redevelopment will be included within the survey once they are ready for occupation.

**Centre was not surveyed in this year due to redevelopment.

4.6 Table 8 sets out vacancy statistics from the most recent Retail Frontage Survey. Vacancy in the Town Centres is presented in terms of frontage length. In Welwyn Garden City Town Centre, vacant frontage length increased slightly to 12.8% from 11.7% in 2024. There were nine units which became vacant during the year, while three units which were previously vacant were re-occupied, including one larger unit (the former Carpet Right store). Vacancy

remains largely concentrated within the Howards Centre (with vacant frontage length at 36%), meanwhile vacancy outside is somewhat lower at 3.3%. In terms of the total *number* of vacant units, this increased to 19 vacant units (11.2%) from 13 (7.7%) in 2024.

4.7 In Hatfield Town Centre, vacancy in terms of frontage length was 3.6%, down from 4.6% in 2024 and 5.9% in 2023. In terms of the number of vacant units, this fell by one to four vacant units. Previously reported figures for Hatfield have been revised to exclude vacancy which was as a result of the redevelopment of 1-9 Town Centre (for which demolition works started in 2019). The new commercial units within the redevelopment will be included within the survey once they are ready for occupation. In terms of the number of vacant units, this fell by one to 5 units (or 4.1%) from 6 units in 2023.

4.8 At the neighbourhood centres in Welwyn Garden City and Hatfield, vacancy rates remained unchanged. Nine of the 15 neighbourhood centres for which vacancy rates have been reported remain at full occupancy, with no vacant units. Due to the ongoing redevelopment at Salisbury Square in Old Hatfield, vacancy has not been reported for this centre this year. While at High View in Hatfield, the majority of units are now occupied following the redevelopment. In the villages, vacancy rates fell in Cuffley, with only one vacant unit at the time of the survey, as three formally vacant units were filled. Welham Green was fully occupied as the one vacant unit at the time of the last survey was re-occupied. Meanwhile one unit became vacant in Brookmans Park. In Welwyn village, while one previously vacant unit was re-occupied, one became available meaning vacancy was unchanged. In Woolmer Green, one previously vacant unit was filled, and the other was converted to residential. Meanwhile in Oaklands & Mardley Heath, one previously vacant unit was merged with an existing unit. The former North Star pub was vacant, although has recently been granted planning permission for change of use to a nursery.

Indicator CS5

Contextual Indicator

Number of evening economy premises

Table 9 – Number of Evening Economy Premises

Centre	Total premises 2024	Number of premises 2025			Total 2025	Change 2024-25
		Restaurants (Former A3 now E(b))	Drinking establishments (Former A4 now Sui Generis)	Leisure (Former D2 now E(d)/F(c-d)/Sui Generis)		
WGC Town Centre	18	14	2	2	18	↔
The Galleria, Hatfield	8	8	0	1	9	+1
Hatfield Town Centre	8	6	1	1	8	↔
Welwyn Village	8	4	4	0	8	↔
Parkhouse Court	6	5	1	0	6	↔
Old Hatfield	3	N/A*	N/A*	N/A*	N/A*	N/A*
Brookmans Park	4	3	1	0	4	↔
Cuffley	2	3	0	0	3	+1

* Centre was not surveyed this year due to redevelopment.

4.9 As the future of 'conventional' retail becomes less certain, the evening economy of retail centres is an increasingly important component of their vitality. Welwyn Garden City Town Centre has the largest concentration of evening economy premises in the borough, with smaller concentrations in Hatfield Town Centre and some of the borough's larger village and neighbourhood centres. The Galleria in Hatfield also has a significant cluster.

Hatfield 2030+ Update



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

In the town centre, the 420 space multi-storey car park at The Common opened in March 2021. This consolidated town centre car parking in one place, freeing up sites elsewhere in the town centre for new homes, shops and leisure. The redevelopment of 1-9 Town Centre (a scheme to regenerate the eastern end of the town centre with new shops and homes) completed in Summer 2023, and a development of 80 new homes on the edge of the town centre at Link Drive completed during the 24/25 monitoring year. Work commenced in Summer 2025 on the regeneration of Market Place to enhance the public realm including a new layout, play area and landscaping. The works were completed by Autumn 2025.

Outside the Town Centre, at High View in South Hatfield, the development scheme has re-provided the existing neighbourhood centre alongside delivering 146 new homes, a new doctor’s surgery, 18 new commercial units for both current tenants and new businesses as well as new green spaces and play areas.

Indicator CS7 **Local Plan Indicator (Policy SP6)**
Changes in leisure and community facility floorspace

Target: Net gain in community and leisure facility floorspace
Achieved to date: 15,500m² gain between 1 April 2016 – 31 March 2025

Table 10 – Floorspace Change 2024/25

Floorspace change	Community Uses (Former D1 use class)	Leisure Uses (Former D2 use class)
Floorspace gain	163m ²	0m ²
Floorspace loss	0m ²	0m ²
Net change	+163m²	No change

4.10 The changes to the planning use classes that were introduced in September 2020 also saw the D1 (community) and D2 (leisure) use classes revoked. The former D1 use is now incorporated into the Employment class E(e-f) as well as F1, while D2 is now covered across: E(d) - indoor sport/recreation, F2(c-d) - outdoor sport/swimming pools/skating rinks as well as some Sui Generis uses including cinemas and bingo halls. During the year there was a net gain of +163m² of community use floorspace (F1 use), which resulted from an extension to an existing doctors surgery and a change of use to a nursery.

Welwyn Garden City Town Centre Update

Welwyn Garden City Town Centre is the main shopping and service centre for the borough. In 2016 the former Welwyn Garden City Town Centre Partnership, of which the Council was a member, was successful in becoming a Business Improvement District (BID), through a referendum. The BID is business-led and business-funded, although the Council continues to have officer and member-level representation on the BID's Development Board. The 2022-2027 plan identified three key priorities which include:

1. Celebrate wonderful Welwyn Garden City - Promote the strengths and develop the profile of Welwyn Garden City to increase positive perceptions, loyalty and pride in the town centre.
2. Enjoy a vibrant and sustainable Welwyn Garden City - Provide a vibrant, safe and positive experience for visitors and workers, exploring new sustainable opportunities with businesses and key partners.
3. Invest and grow in Welwyn Garden City – Encourage growth, development and investment of businesses which complement and build on the strengths of Welwyn Garden City.

Hertfordshire County Council (HCC), in partnership with the council, developed a scheme to improve the pedestrian environment, cycle routes and traffic circulation in Welwyn Garden City Town Centre. The first phase was completed in 2021 and upgraded the area in and around Stonehills, including the reconfiguration of parking bays, as well as a new public space being provided with benches and planting to create an area for outdoor events. The next phase included a dedicated space for cycling on Bridge Road (Hunters Bridge) and completed early in 2023. A new crossing was also installed at Osborn Way and works to install new walking and cycling facilities around Howardsgate, Fretherne Road were completed.

The remodelling of the Anniversary gardens in the Town Centre was completed in spring 2022. The remodel followed on from the completion of the work around Stonehills and included a new pathway, benches, bins and landscaping.

The new Campus West car park completed in 2023. The car park offers around an additional 140 spaces compared with the old car park and includes 12 electric charging bays. This is the first step in the wider regeneration plans for WGC Town Centre.

5. Housing

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

New Homes

Indicator HO1 <i>New dwellings and progress against housing target</i>	Local Plan Indicator (Policy SP2)
Target:	Local Plan target of 760 dwellings per annum
Achieved to date:	216 net new homes complete in 24/25, 3,793 net complete since 2016/17

- 5.1 Planning appropriately for new homes and aiming to ensure that the housing needs of the local population are met are some of the Council's most important duties. Like all other planning authorities, the Council must do this by establishing a housing target which it then needs to meet. The housing target identified in the adopted Local Plan is 15,200 homes over the 2016-36 plan period (760 dwellings per annum).
- 5.2 During the 2024/25 monitoring year, 216 net new housing units completed. Total completions were significantly below the Local Plan target of 760 dpa. Over the 9 years since the start of the plan period, housing completions amount to 3,793 dwellings against a target of 6,840 dwellings. This results in a shortfall of 3,047 dwellings which will need to be made up over the remaining plan period. Housing completions are expected to increase from around 2028 as more allocated Local Plan sites begin to deliver. A number of these sites now have planning permission granted.

Table 11 – Annual Housing Completions

Year	Gross Completions	Losses	Net C3 Dwelling Completions	Net Dwelling Equivalents	Total Net Completions
2016/17 ²	693	22	347	324	671
2017/18	343	28	238	77	315
2018/19	500	38	456	6	462
2019/20	694	21	671	2	673
2020/21	421	69	352	0	352
2021/22	292	34	258	0	258
2022/23	509	22	442	45	487
2023/24	404	45	324	35	359
2024/25	244	28	216	0	216
Plan period avg.	456	34	367	54	421
Plan period total	4,100	307	3,304	489	3,793

- 5.3 Table 12 on the next page sets out a breakdown of new dwellings built in 2024/25 by settlement, as well as the plan period total. Over the plan period to date, Welwyn Garden City has delivered just under half of total housing completions, while Hatfield has delivered

² Figures for 2016/17 were revised from those published in some earlier AMR reports to reflect the published ratios for counting student and C2 accommodation. In accordance with Planning Practice Guidance - Housing Supply & Delivery, paragraphs 25 & 26, older people's housing is counted based on the 'amount of accommodation released in the housing market'. A ratio of 1.8:1 for C2 accommodation has been applied and a ratio of 2.5:1 for shared student accommodation (this does not include fully self-contained accommodation which is counted 1:1).

37% of completions. Welwyn village and Cuffley make up the highest numbers outside the two towns.

Table 12 - Housing Completions by Settlement

Settlement	Net Completions by year		
	This year 2024/25	Plan period 2016/17 – 2024/25	% of total
Welwyn Garden City	-8	1,785	47%
Hatfield	172	1,411	37%
Welwyn	-1	191	5%
Cuffley	51	105	3%
Rural Areas	7	83	2%
Woolmer Green	0	76	2%
Brookmans Park	-3	66	2%
Oaklands & Mardley Heath	0	30	1%
Digswell	-2	28	1%
Welham Green	0	12	0%
Little Heath	0	6	0%
Total	216	3,793	100%

- 5.4 The sites with the largest number of recorded completions in 2024/25 included:
- 80 homes at Link Drive in Hatfield - Local Plan site allocation (HS39)
 - 45 homes at Land to the north-east of King George V Playing Fields in Cuffley - Local Plan site allocation (HS28)
 - 39 homes at Land south-west of Filbert Close in Hatfield - Local Plan site allocation (HS13)
 - Last 26 homes at High View in Hatfield - Local Plan site allocation (HS37).

Housing Delivery Test

- 5.5 The Housing Delivery Test (HDT) is an annual measure of housing delivery which compares 'total net homes delivered' against the 'number of homes required' over a three-year rolling period. The 2023 Housing Delivery Test was published in December 2024. This set out that Welwyn Hatfield had delivered 52% of homes against its requirement for the three-year period 2020/21- 2022/23.
- 5.6 As completions were below the 75% threshold, the Council will need to continue to apply presumption in favour of sustainable development when determining planning applications, in addition to applying a 20% buffer to the five-year housing land supply. It is anticipated that housing delivery will start to improve as more allocated sites begin delivering, however, a shortfall, as measured by the HDT, is likely to continue in the short term.

Indicator HO2

Proportion of dwellings on allocated sites/windfall

Local Plan Indicator (Policy SADM1)

Target: *No target until 2026/27*

Achieved to date: N/A. 86% of dwelling completions in 2024/25 at allocated sites

- 5.7 Within a 'plan-led' system, it is generally expected that the majority of new homes will come forward on sites which are either allocated in a development plan or identified through processes such as the Housing and Economic Land Availability Assessment. However, it is inevitable that proposals will arise for sites which had not previously been envisaged for

development. Such development is known as ‘windfall’ and is particularly common for smaller sites but can sometimes take place on much larger sites as well. The Local Plan housing supply included an allowance for windfall sites not yet known about from 2026/27 at 139 dwellings per annum (1,390 dwellings over ten years).

5.8 The last allocated site to come forward from the District Plan was in 2016/17, therefore windfall had accounted for almost all housing completions in the years since. However, an increasing number of sites identified within the adopted Local Plan have planning permission and some sites have started delivering completions in recent years. This year, 86% of completions were at sites allocated in the adopted Local Plan.

Table 13 – Proportion of gross housing completions at proposed site allocations

	Housing completions (gross)	Completions at Local Plan Allocations (gross)	% of completions at Local Plan Allocations
2020/21	421	2	0.5%
2021/22	292	50	17%
2022/23	509	375	74%
2023/24	404	228	56%
2024/25	244	209	86%

Indicator HO3		Local Plan Indicator (Policy SP1)
<i>Proportion of new dwellings on previously developed land (PDL)</i>		
Target:	95% on PDL until the Local Plan is adopted, 55% on PDL for the whole plan period	
Achieved to date:	60% on PDL in 24/25, 93% on PDL for the plan period to date	

5.9 The effective reuse of previously developed land (PDL) is a key component of national planning policy. Welwyn Hatfield has always taken a ‘brownfield first’ approach when identifying land for development. The figures in table 14 indicate the proportion of new dwellings which have been built on previously developed land since the start of the plan period – this shows the vast majority (93%) of completions since 2016/17 have been on land that was previously developed. This year 60% of completions were on previously developed land. This was lower than in recent years as an increased number of Local Plan site allocations are now delivering, including sites at Land to the north east of King George V Playing Fields in Cuffley (HS28), Land South-west of Filbert Close in Hatfield (HS13) as well as the residential development at Onslow St Audreys in Hatfield (HS9), which was partly on undeveloped land.

Table 14 – Proportion of Completions on PDL

Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	23/24	Total
Gross Completions	693	343	500	694	421	292	509	404	244	4,100
Of which PDL	671 (97%)	322 (94%)	474 (95%)	688 (99%)	351 (83%)	288 (99%)	498 (98%)	388 (96%)	146 (60%)	3,826 (93%)

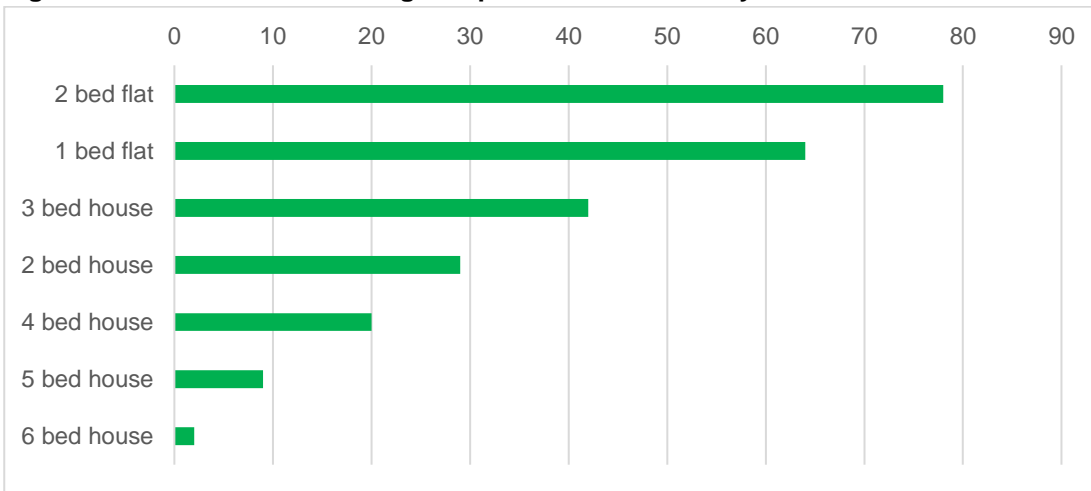
5.10 In 2017 the Government introduced requirements for each local authority to produce a Brownfield Land Register and update at least once each year, listing all PDL sites in their area which are considered to be suitable for development. The Council’s Brownfield Land Register is available to view at www.welhat.gov.uk/brownfieldland, although it has not

resulted in the identification of any significant new dwelling capacity on PDL. Since the first register in 2017, 67 sites included have since completed amounting to 1,735 dwellings.

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

5.11 Policy SP7 of the newly adopted Local Plan requires proposals for major new housing developments to include a mix of dwelling sizes and types which reflect the Council’s latest evidence of housing need. As this will change over time this is a contextual indicator, albeit monitoring against the estimated figures in the Local Plan. The breakdown in size of gross new C3 dwellings completed in 2024/25 are shown in the chart below. Flats accounted for 58% of completions while houses accounted for 42%.

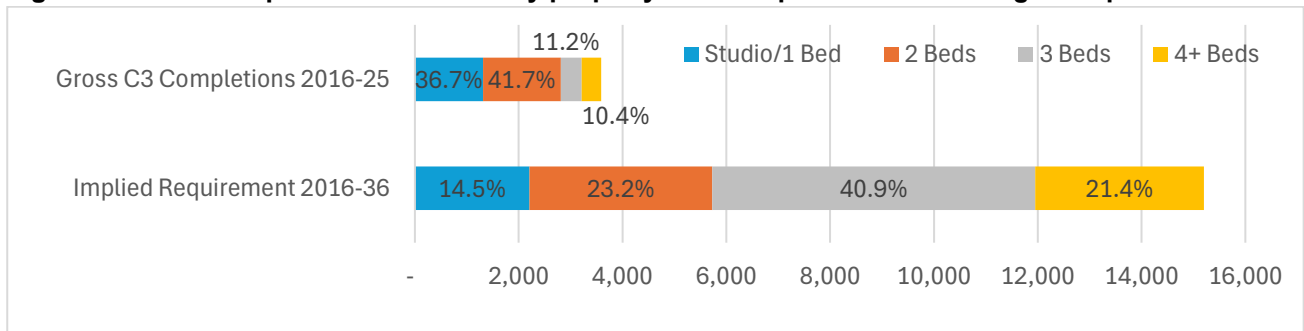
Figure 4: Gross new C3 dwelling completions in 2024/25 by bedroom count and dwelling type



5.12 The chart on the next page shows the number of new dwellings delivered during the plan period to date, split by size against the borough’s implied need. This confirms that delivery so far since 2016 has largely been made up of one and two bed properties. When applying the implied need for these property sizes (38%) to an OAN of 15,200 this would equate to a need for approximately 5,200 1 and 2 bed dwellings over the plan period (the number delivered so far is still well below this at just over 2,800), however they have made up the greatest proportion of delivery to date. The implied need for larger properties (3 and 4+ beds) is higher at 62%, although so far these property sizes have made up a lower proportion of the housing delivered. However, it is important to note that, as highlighted in the 2017 SHMA, the implied need is: “an illustrative interpretation of available historic evidence to estimate the size of housing which may be required in Welwyn Hatfield over the plan period. It is recommended that policies are not overly prescriptive in directly basing requirements for individual sites on the illustrative mix”.³ The high proportion of flats delivered to date is partly due to the nature of developments that have come forward - within urban areas and some of which conversions. It is expected that as more Local Plan allocations come forward, they will deliver a higher proportion of houses.

³ 2017 Strategic Housing Market Assessment Update, paragraphs 5.19 – 5.20, Examination Document HOU/21

Figure 5: Gross completions 2016-2025 by property size compared to the borough’s implied need



Indicator HO5 **Local Plan Indicator (Policy SP9)**
New dwelling density

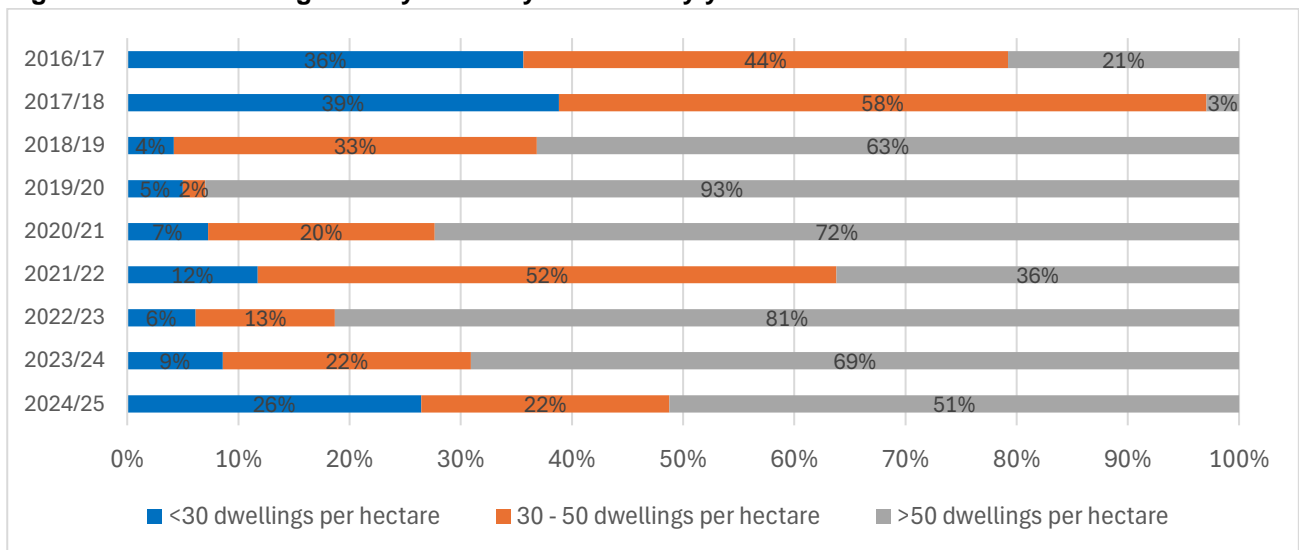
Target: The Local Plan contains no specific target for this indicator
Achieved to date: 38.1 dph average density this year

5.13 For the purposes of the AMR, the density of new development is calculated by dividing the number of gross completions during the monitoring year (excluding conversions) by the total development area of all sites. This gives an average density for new dwellings completed in 2024/25 of 38.1 dwellings per hectare (dph). Completions at Local Plan Allocation HS28 in Cuffley, which had a lower density of under 30 dph, contributed to a slightly lower average density than in recent years. However, urban flatted development still accounted for a large proportion of completions this year including Link Drive and The Common in Hatfield, which had higher densities of close to/over 200 dph.

Table 15 – New dwelling density 2024/25

Gross completions (excluding conversions)	Total development area	Average density	<30dph		30-50dph		>50dph	
			No.	%	No.	%	No.	%
242	6.34 hectares	38.1dph	64	26%	54	22%	124	51%

Figure 6 – New Dwelling Density in Welwyn Hatfield by year



5.14 Figure 6 shows dwelling density over the plan period to date. A high number of flats completing in recent years has resulted in a higher proportion of completions at above 50dph than has been seen historically. In contrast, in years 2016/17 and 2017/18 a high number of

completions at the The Frythe in Welwyn contributed to a lower average density and a high proportion of completions at under 30dph.

Future Housing Land Supply

Indicator HO6

Local Plan Indicator (Policy SP2)

Housing trajectory and 5-year housing land supply

- 5.15 The December 2024 National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a 5-year supply of specific deliverable sites.
- 5.16 Table 16 sets out that the borough has a deliverable housing land supply of 1.8 years against the adopted Local Plan requirement of 760 dwellings per annum. Over the 9 years since the start of the plan period (2016-25), housing completions have totalled 3,793 homes, compared with a requirement for 6,840 homes (760 x 9 years). Therefore, there is a shortfall of 3,047 homes to date. The Liverpool approach, in which the shortfall is made up over the remaining plan period, has been used and was considered an appropriate approach by the Local Plan Examination Inspector.
- 5.17 The supply position set out below only includes sites with full planning permission (or outline permissions where reserved matters applications had been submitted at 1 April 2025). A number of sites with outline permission, or sites which have been granted since 1 April 2025, are also expected to deliver within the five years. However, as these sites would require further evidence as to their deliverability, they have not been included in the position set out below. Together these additional sites amount to 756 dwellings and would improve the supply position to 2.5 years. Delays and slower than anticipated progress at some of the larger strategic sites means that the supply is lower than previously expected. However, the position is improving as an increasing number of allocated sites are now coming forward following the adoption of the Local Plan, which identifies opportunities on specific sites to facilitate the delivery of 9,343 dwellings between 2023/24 and 2032/33 and 13,400 dwellings over the plan period 2016-36. Further detail on the sites included in the five-year housing land supply is presented in Appendix 2.

Table 16 – Five-year Housing Land Supply 2025/26 – 2029/30

A	Housing Target (760 x 5)	3,800
B	Shortfall 2016-25 (Liverpool Methodology)	1,385
C	NPPF 20% buffer adjustment (A+B X 0.20) ¹	1,037
D	Housing requirement for 5-year period (A+B+C)	6,222
E	Projected supply of sites in 5-year period (set out in Appendix 2)	2,021
F	Windfall assumption (139 x 2 years) ²	278
G	Total projected supply (E+F)	2,299
	Number of years supply (G divided by D, multiplied by 5 years)	1.8 years

¹The NPPF requires either a 5% or 20% buffer to be added depending on whether an area has seen 'significant under-delivery of housing over the previous three years'. This is measured against the Housing Delivery Test, where delivery is below 85% of the housing requirement. The buffer is applied to the requirement plus any shortfall.

²A windfall allowance of 139 dwellings per annum has been made from 2027/28 for completions from future planning permissions not yet known about. Further information on the calculation of the windfall allowance is presented in Local Plan Examination Documents EX221 and EX276.

Homes for all

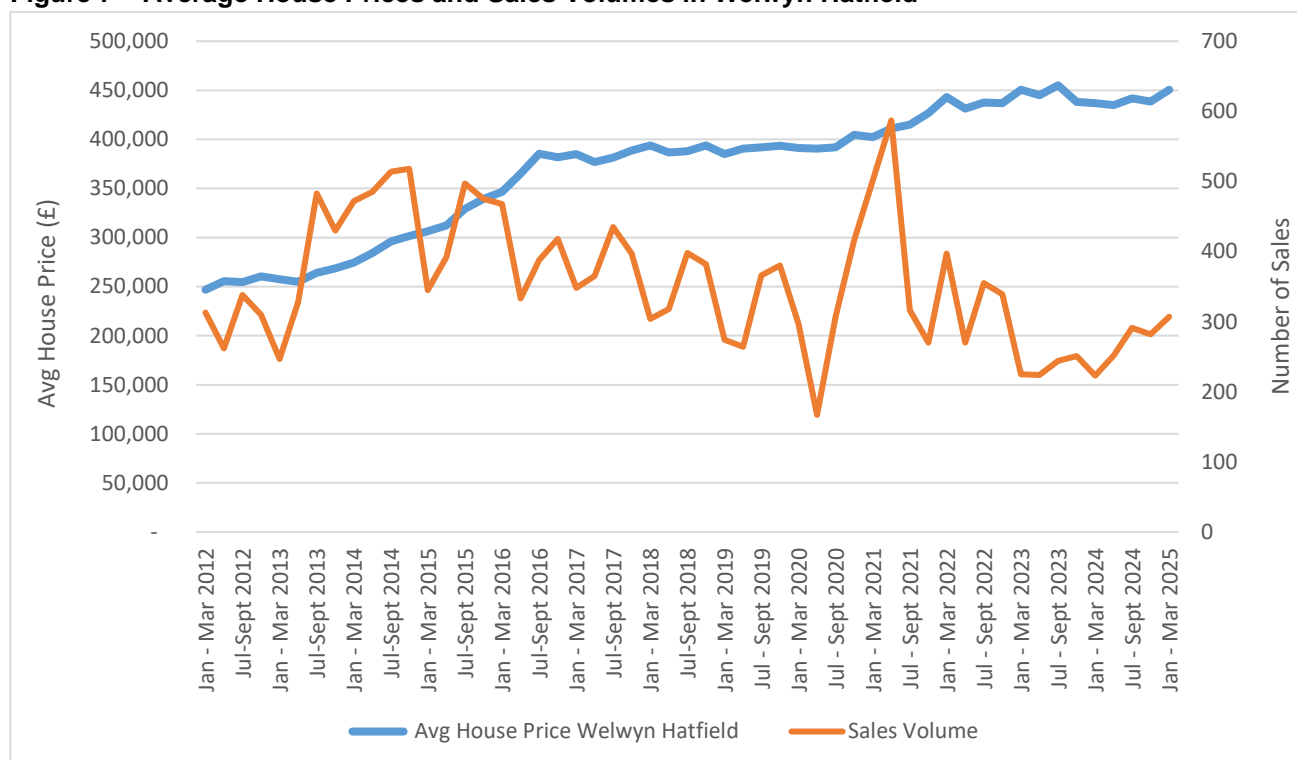
Indicator HO7

Contextual Indicator

House prices and housing affordability

5.18 The chart below and table on the next page show Land Registry's House Price Index. The average house price in Welwyn Hatfield between April 2024 and March 2025 was £442,000, a minor decrease from the same period the previous year (-0.5%). Meanwhile average house prices for Hertfordshire indicated a small increase (+1.1%) as well as for the region (+1.0%) and nationally (+2.5%). The chart below also shows sales volumes. The peak in the number of sales in June 2021 coincided with the end of the reduction in rates of Stamp Duty which applied from July 2020 and was phased out in the Summer of 2021. Table 16 shows the average price paid over the 12 months April 2024 - March 2025 split by property type.

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



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

Table 17 – Average House Prices

	Apr 23 – Mar 24	Apr 24 – Mar 25	% Change
Welwyn Hatfield	£443,897	£441,876	-0.5%
Hertfordshire	£451,605	£456,688	+1.1%
East of England	£330,556	£333,773	+1.0%
UK	£258,321	£264,653	+2.5%

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

Table 18 – Average Price Paid by Property Type, 1 Apr 2024 – 31 Mar 2025

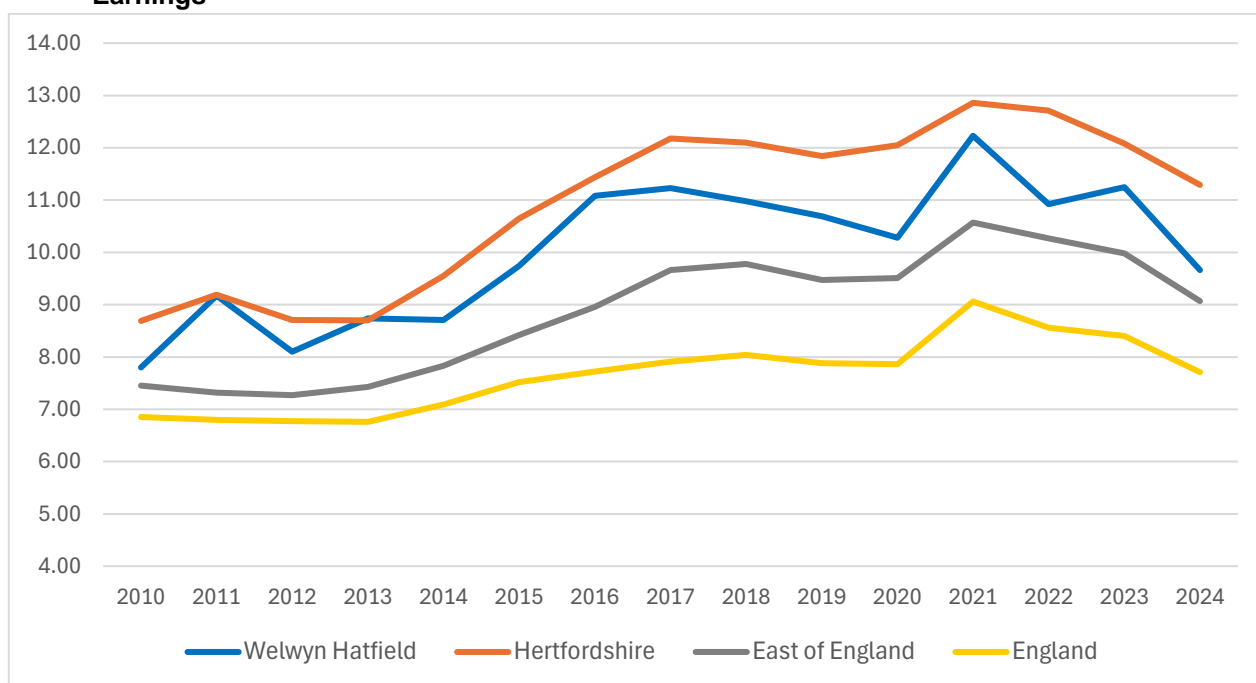
	Detached	Semi-detached	Terraced	Flat
Welwyn Hatfield	£932,757	£512,207	£395,649	£251,742

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

5.19 The relationship between house prices and income allows a further understanding of housing affordability. The ONS workplace-based affordability ratio is presented below. This metric is used in the 'standard method' calculation for assessing local housing need. Workplace-based earnings are used, demonstrating the level of affordability for those finding accommodation in the area in which they work.

5.20 Houses continue to be much less affordable in Welwyn Hatfield and Hertfordshire than the national average. ONS figures for 2024 show that median house prices (£430,000) are 9.66 times the median income for those working in the borough (£44,496). This marks an improvement in affordability from 2023 when median house prices were 11.25 times median earnings. This improvement in affordability was largely the result of a jump in the figure for median earnings, which increased +15.1% between 2023 and 2024. This should be interpreted with caution as this increase was much higher than the national average increase (+6.9%) and the increase for Hertfordshire (+5.8%). Median house prices for Welwyn Hatfield also fell slightly by -1.1% between 2023 and 2024.

Figure 8 – Housing Affordability: Ratio of Median House Prices to Median Annual Workplace-Based Earnings



Source: Office for National Statistics

Table 19 - Ratio of median house prices to median annual workplace-based earnings

Area	2017	2018	2019	2020	2021	2022	2023	2024	Change 2023-24
Welwyn Hatfield	11.23	10.98	10.69	10.28	12.23	10.92	11.25	9.66	-14.1%
Hertfordshire	12.18	12.08	11.84	12.05	12.86	12.71	12.08	11.29	-6.5%
London	12.38	12.26	12.05	11.83	12.88	12.38	11.81	11.06	-6.4%
England	7.91	8.04	7.88	7.86	9.06	8.56	8.40	7.71	-8.2%

Source: Office for National Statistics -

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

New affordable housing

- 5.21 The provision of affordable housing in the borough is a key response to pressures of housing affordability. Affordable housing can either be provided by the Council or a number of housing associations operating locally. A large proportion of new affordable properties are secured through 'Section 106' agreements on new-build development sites above a certain size. Policy SP7 sets out a requirement that affordable housing should be sought on proposals for 10 or more dwellings, in line with the National Planning Policy Framework (NPPF). The proportion of affordable sought in Policy SP7 varies by location at between 25% - 35%.
- 5.22 During the year, 31 new affordable homes were completed. New build affordable housing completions recorded during the year include:
- 18 homes at Land to the north-east of King George V Playing Fields (HS28) in Cuffley
 - 10 homes at Land south-west of Filbert Close in Hatfield (HS13)
 - 3 homes at the Onslow St Audrey's site (HS9) in Hatfield.

Table 20 – Affordable Completions as a Proportion of Total Completions

	Year	Net C3 Dwelling Completions	Net Affordable - New Build Completions	% affordable
Plan Period	2016/17	347	56	16.1%
	2017/18	238	36	15.1%
	2018/19	456	64	14.0%
	2019/20	671	69	2.0%
	2020/21	352	7*	13.6%
	2021/22	258	37	14.3%
	2022/23	442	261	59.0%
	2023/24	298	150	50.0%
	2024/25	216	31	14.4%
	Plan period avg.	364	79	21.7%
	Plan period total	3,278	711	21.7%

*This figure has been revised to account for the loss at Minster House of 41 dwellings, which took place in 2020/21. This site resulted in an overall net gain of 50 dwellings. The site completed in 2023/24.

- 5.23 It should be noted that the data reported in table 20 reflects new build dwellings that were recorded as affordable through planning permissions. In some instances, new build homes are granted planning permission as market housing, however, are subsequently converted to affordable tenure (e.g. by private registered housing providers following grant funding from Homes England). These affordable completions would not necessarily be included in these figures. The affordable housing supply statistics published by the Department for Levelling Up, Housing and Communities indicate a higher number of affordable housing completions for Welwyn Hatfield between 2016-25 of 1,370 homes (although this does not take into account losses such as through demolitions and sales).
- 5.24 The Local Plan estimated that the proportion of all housing completions that will be affordable homes will be around 20% over the whole plan period. Total delivery to date is currently slightly above this at 21.7%. To monitor whether sites which are required to provide affordable housing are meeting the thresholds specified in the Council's affordable housing policy SP7, the proportion of affordable homes secured when the permission is granted is a more useful indicator.

5.25 The table below shows the number of sites granted planning permission that triggered the policy threshold requiring the provision of affordable housing, and the number of these sites which met the affordable housing requirement. Sites which have been granted permission through the prior approval process are not included as this does not allow the Council to secure affordable housing.

5.26 In 2024/25, five sites were granted permission which were over the policy threshold for affordable housing (10+ dwellings). All sites met the policy requirement for affordable housing. One site which was granted at appeal was C2 development for which there is not an affordable housing policy, however, some affordable provision was secured in the form of discounted market sale with financial contribution. At the 1st April 2025 there were 1,090 affordable homes in the housing supply with planning permission.

Table 21 – Percentage of sites/dwellings granted permission meeting affordable housing policy

Year Granted	Sites		
	No. of sites for 10+ dwellings granted permission	No. of these sites meeting the affordable requirement	% of sites meeting the affordable requirement
2016/17	1*	1	100%*
2017/18	4*	2	50%*
2018/19	6	4	67%
2019/20	8	4	50%
2020/21	5	5	100%
2021/22	4	4	100%
2022/23	7	6	86%
2023/24	2	1	50%
2024/25	5	5	100%
2016-25	42	32	76%

*Note figures for 2016/17 and 2017/18 are for sites of 25+ dwellings which were granted permission - this is the threshold for affordable housing in the District Plan Policy, which was used at this time.

5.27 Affordable housing is also provided through the open market purchase of existing ‘non-affordable’ properties for use as affordable housing, or on a voluntary basis in new schemes by housing associations and the Council. In addition to new build affordable completions, there were also 4 open market purchases (buy backs) by the Council in 2024/25, made using Right to Buy receipts, as part of the Affordable Housing Programme. In terms of Right to Buy sales, there were 34 sales during the year. The Local Planning Authority has no jurisdiction over open market purchases or Right to Buy sales, but this data provides a picture of the wider dynamics.

Indicator HO9	Local Plan Indicator (Policy SP7)
<i>New specialist needs housing</i>	
Target:	Delivery of at least 200 new care home bedrooms throughout the plan period
Achieved to date:	292 care home bedrooms completed since 2016/17

5.28 Policy SP2 sets a target for a net increase of around 200 new bedspaces for specialist (Use Class C2) residential or nursing care between 2016 and 2036. A total of 292 care home bedspaces have completed since the beginning of the plan period to date. However, two planning applications which involve the redevelopment of care homes, one to residential C3 and the other to extra-care C3 accommodation, which will result in a loss of 228 C2

bedspaces, have been granted permission subject to S106 agreement since the end of the 24/25 monitoring year. Both of these care homes are vacant and had closed some time previously. These will be recorded as losses when the demolition is reported.

5.29 The Local Plan also includes targets for the proportion of new homes designed to cater for the needs of older people and to meet accessible and adaptable dwellings standards. The plan supports the provision of around 620 dwellings to help meet the varied housing needs of an ageing population as part of the overall housing target. Over the plan period to date (2016-25) there have been 74 completions at specialist housing schemes for older persons (all sheltered housing). A further 297 dwellings at specialist housing schemes for older persons had planning permission at 31 March 2025.

Indicator HO10		Local Plan Indicator (Policy SP7)
<i>Number of people on the self-build register</i>		
Target:	To provide sufficient self-build plots for the number of people on the register	
Achieved to date:	69 individuals on the self-build register, 41 plots granted permission	

5.30 The Self-Build and Custom Housebuilding Act 2015 requires local authorities to maintain a register of people and groups who would like to acquire a serviced plot of land to build their own home in the local authority area. This is to provide evidence of the scale of demand for self-build plots, which local authorities are then required to plan to meet in the same way as for other types of housing. Monitoring of the self-build register is carried out over 'base periods' prescribed by the government. In order to help the council better manage the register and measure demand for plots of land within Welwyn Hatfield for self-build, the Council introduced additional eligibility criteria and a fee to enter or remain on the register from 31st October 2018.

5.31 During base period 10 (31 Oct 2024 - 30 Oct 2025), there were 7 individuals added to the register and at the end of the year on 30 Oct 2025, there were a total of 69 individuals remaining on the self-build register. A total of 41 plots have now been granted permission. In the most recent base period, 20 plots were granted permission. Policy SP7 of the adopted Local Plan requires sites of 100 dwellings or more to make provision for 2% of serviced dwelling plots, so more self/custom build plots are expected as allocated (or other) sites of this scale come forward.

Table 22 – Self-build Registrations and Permissions by Base Period

Base Period	No. Individuals Registered in Year	Date to Grant Permissions by	Number of Permissions (Plots)
BY1: 1 Apr 16 - 30 Oct 16	142	Oct 2019	0
BY2: 31 Oct 16 - 30 Oct 17	102	Oct 2020	0
BY3: 31 Oct 17 – 30 Oct 18	68	Oct 2021	0
BY4: 31 Oct 18 – 30 Oct 19	17 ⁴	Oct 2022	0
BY5: 31 Oct 19 – 30 Oct 20	21	Oct 2023	6
BY6: 31 Oct 20 – 30 Oct 21	29	Oct 2024	0
BY7: 31 Oct 21 – 30 Oct 22	12	Oct 2025	0
BY8: 31 Oct 22 – 30 Oct 23	6	Oct 2026	8
BY9: 31 Oct 23 – 30 Oct 24	6	Oct 2027	7
BY10: 31 Oct 24 – 30 Oct 25	7	Oct 2028	20

⁴ Note this has been revised from the figure of 39 reported in the 2018/19 AMR, which was for the total number on the register rather than new registrations during the year.

Table 23 – Total number of Individuals on the Self-build Register by Area – as at 30/10/2025

	Looking in Welwyn Hatfield only	Looking in Welwyn Hatfield and elsewhere	Total
Live in Welwyn Hatfield	13	16	29
Live elsewhere	8	32	40
All people on register	21	48	69

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

Target: The Local Plan contains no specific target for this indicator

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

Table 24 - Applications for HMOs in 2024/25

Application type	Change of use	Approved	Refused	Withdrawn	Total
Full planning (<i>New HMOs proposed</i>)	C3 > C4 or <i>Sui generis</i>	0	0	0	0
	C4 > <i>Sui generis</i>	1	0	0	1
Certificate of lawfulness (<i>For existing HMOs</i>)	C3 > C4 or <i>Sui generis</i>	2	1	1	4
	C4 > <i>Sui generis</i>	0	0	0	0
Total		3	1	1	5

5.33 During the monitoring year, five applications for HMOs have been determined; one for planning permission for a change of use and four for certificates of lawfulness to demonstrate that an existing HMO does not require planning permission. Three of the applications determined were approved, one was refused and one withdrawn.

5.34 The table below sets out the number of 'all student' HMOs recorded in the borough, which remains well below historic levels.

Table 25 - 'All student' Council Tax HMOs

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Hatfield Article 4	1,157	1,043	1,255	855	661	673	656	809	721
Whole borough	1,258	1,130	1,331	941	793	826	792	991	988
Annual change	-6.7%	-10.2%	+17.8%	-29.3%	-15.7%	4.2%	-4.1%	+25.1%	-0.3%

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

5.35 In order to meet the need identified in the [2016 Gypsy & Traveller and Travelling Showpeople Accommodation Needs Assessment](#), Policy SP7 of the Local Plan proposes a target of 61 new Gypsy and Traveller pitches across the borough over the 16 year period from 2016 to 2032. Anticipated locations for delivery are set out in the Local Plan. The majority of new pitches for the plan period need to be delivered in association with the Strategic Development Sites (some allocated sites are unconnected to Strategic Development Sites). An outline permission at Local Plan site SDS1 includes the provision of twelve pitches, however these are not anticipated to come forward within the next five years so are not included in the supply below. In addition, planning permission for 3 pitches was granted at a site following the end of the 24/25 monitoring year. These pitches will be added to the supply next year.

5.36 In light of the definition of ‘deliverable’, the table below currently demonstrates no five-year supply of pitches.

Table 26 – Five Year Land Supply of Pitches at 1 April 2025 (2025/26 – 2029/30)

A	Annual Gypsy & Traveller pitch target to 2031/32 (61 divided by 16 years)	3.813
B	Completions to date (2016/17 – 2024/25)	0
C	Target completions to current year (9 years x 3.8)	34.3
D	Resultant shortfall in completions against target (C –B)	34.3
E	Pitch requirement for next five years 25/26-29/30 (A x 5) + D	53.4
F	Projected deliverable supply of sites (25/26 – 29/30)	0
Number of years supply (F divided by E x 5 years)		0 years

Indicator HO13**Contextual Indicator*****Unauthorised Gypsy and Traveller encampments***

5.37 The Council works with a range of service providers to monitor cases where Gypsy and Traveller encampments take place without planning permission, and without the permission of the landowner. At the time of the bi-annual census in January 2025 no unauthorised encampments were reported.

6. The Economy

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

Employment land and floorspace

Indicator EC1	Local Plan Indicator (Policy SP2)
<i>New employment floorspace and progress against employment floorspace target</i>	
Target:	Delivery of 55,000m ² new employment floorspace over plan period to 2036
Achieved to date:	Net gain of +5,900 m ² employment floorspace since 2016/17

6.1 This indicator monitors changes in employment floorspace during the year and over the plan period. From 1st September 2020, amendments to the planning use classes came into place, and class E use - covering Commercial, Business and Services, was introduced. Class E use incorporates the previous B1 use class as well as some former retail and service uses – which are covered in Chapter 4. The former use classes B1a, B1b and B1c have been replaced by Eg(i) Offices carrying out operational or administrative functions, Eg(ii) Research and Development of products or Processes and Eg(iii) Industrial processes. The B2 (General Industry) and B8 (Storage & Distribution) use classes remain valid. Planning permissions which allow a mix of employment uses on a site without specifying the amount of floorspace in each continue to be shown below as 'B Mix'.

Table 27 – Net Floorspace Change (m²)

		Use Classes						Total
		Eg(i) (B1a)	Eg(ii) (B1b)	Eg(iii) (B1c)	B2	B8	'B Mix'	
2016/17	Net change	-17,252	-	-88	614	-451	4,754	-12,423
2017/18	Net change	-5,969	-	0	160	753	1,475	-3,581
2018/19	Net change	-5,930	-	0	79	3,940	-600	-2,511
2019/20	Net change	-2,861	-	-126	-8,394	3,879	1,599	-5,903
2020/21	Net change	-2,073	-	-2,792	284	-1,322	3,629	-2,274
2021/22	Net change	-416	-	-	-	10,918	-	+10,502
2022/23	Net change	-103	-	-	7,760	14,121	639	+22,417
2023/24	Net change	+37	-	+589	-	+536	-	+1,162
2024/25	<i>Floorspace gain</i>	-	-	-	-	-	-	0
	<i>Floorspace loss</i>	-1,320	-	-	-	-181	-	-1,501
	Net change	-1,320	0	0	0	-181	0	-1,501
Plan period net change		-35,887	0	-2,417	503	32,193	11,496	+5,888

6.2 There was a net loss (-1,501m²) of employment floorspace this year resulting from two commercial to residential conversions. Overall, since the start of the plan period in 2016, there has been a net gain in employment floorspace of +5,888m². However, there have been some large employment floorspace completions in recent years, including the completion of four industrial units at Cole Green Lane on the eastern edge of WGC resulted in a net gain of B8 use of just under 11,000m². This site is allocated as part of a new employment area in the Local Plan (EA11). Further completions included sites in Welwyn Garden City at Black Fan Road and Bridgefields which resulted in considerable gains in B1 and B8 employment

floorspace, as well as a plot at Hatfield Business Park. Although this was for a car franchise (sui generis use), there were associated business uses at the site which resulted in gains in Eg(i), B2 and B8 floorspace.

Indicator EC2	Local Plan Indicator (Policy SP1)
<i>Proportion of new employment floorspace on previously developed land (PDL)</i>	
Target:	For 60% of gross new employment floorspace to be on PDL across the plan period
Achieved to date:	100% of floorspace on PDL for the plan period to date

6.3 The effective reuse of previously developed land (PDL) is a key component of national planning policy. Welwyn Hatfield has always taken a ‘brownfield first’ approach when identifying land for development. During the Local Plan examination, it was accepted that there is expected to be a shortfall in employment floorspace against the identified need, however without release of land from greenfield sites this would be much greater. All of the gross new employment floorspace completed since the start of the plan period to date has been on PDL.

Indicator EC3	Local Plan Indicator (Policy SP8)
<i>Employment areas lost to non-employment uses</i>	
Target:	No further loss of employment land to non-employment uses from adoption of Local Plan
Achieved to date:	No loss since Local Plan adoption, total net loss of 10.9ha since 2016

6.4 The adopted Local Plan identifies 286.8 hectares of designated employment land for Class E(g), B2, B8 and associated uses. In total, since the start of the plan period, 3.8% of designated employment land has been lost.

Table 28 - Employment Land Lost to Non-Employment Uses

Year	Sites lost to other uses	Of which in designated Employment Areas	Employment land loss	% of total designated employment land lost
2016/17	15	5	4.68 hectares	1.6%
2017/18	5	2	2.03 hectares	0.7%
2018/19	6	3	1.21 hectares	0.4%
2019/20	9	4	2.50 hectares	0.9%
2020/21	9	5	0.39 hectares	0.1%
2021/22	4	2	0.13 hectares	0.0%
2022/23	1	0	0 hectares	0.0%
2023/24	0	0	0 hectares	0.0%
2024/25	0	0	0 hectares	0.0%
Plan total	48	21	10.94 hectares	3.8%

6.5 The losses to date have been largely the result of schemes to convert office buildings to residential use through permitted development (i.e. not requiring planning permission). Further losses have also taken place where the principle of development was established through permitted development rights which were then superseded by full planning applications. The losses have had a particularly notable effect around the western edge of Welwyn Garden City Employment Area and led to the Council introducing an Article 4 Direction (see paragraphs 3.6 - 3.10).

Indicator EC4**Local Plan Indicator (Policy SP2)****Future employment floorspace supply**

Target: Maintain sufficient supply of employment floorspace to meet the target in *EC1*
Achieved to date: Employment floorspace supply of 52,400m²

6.6 The borough has three sources of future employment floorspace supply: planning permissions, vacant sites, and allocated sites. The future supply of employment floorspace is dependent on economic circumstances and the existence of prospective occupiers, making it difficult to anticipate an exact year in which new floorspace will be delivered. The table below provides a plan period summary of employment floorspace supply at 1st April 2025.

Table 29 – Employment Floorspace Supply (m²)

Use Class	Completions 2016/17 – 2024/25	Sites with planning permission	Vacant sites in employment areas	Local Plan site allocations	Estimated further office floorspace loss-to-residential	Overall total
B1/E(g)	-38,304	11,182	-	51,678	-10,080	14,476
B2	503	-1,995	520	-4,410	-	-5,382
B8	32,193	-862	-	-9,500	-	21,831
B/E(g) Mix	11,496	9,978	-	-	-	21,474
Total	5,888	18,303	520	37,768	-10,080	52,399

Businesses, Jobs and Skills**Indicator EC5****Contextual Indicator****Number of enterprises****Table 30 – Number of Enterprises in Welwyn Hatfield**

Type of count	Welwyn Hatfield								Change 2023-24	National change 2023-24
	2017	2018	2019	2020	2021	2022	2023	2024		
Number of enterprises	5,015	5,090	5,230	5,330	5,160	5,160	4,995	5,010	+0.3%	-0.1%
Number of 'local units'	5,850	5,935	6,090	6,205	6,045	6,030	5,855	5,850	-0.1%	-0.1%

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

6.7 The number of enterprises in an area can be broken down in two ways: the actual number of enterprises operating in an area, and the number of 'local units' – individual business premises of registered enterprises within an area. Tesco for example would only appear once in the number of enterprises but would appear several times in the number of local units to account for its Welwyn Garden City headquarters, Hatfield superstore, and Welwyn, Woolmer Green, Cuffley and Panshanger express-format stores.

6.8 It should be noted that these figures do not include very small businesses (those with turnover below the tax threshold and without employees).

Indicator EC6**Contextual Indicator****Jobs and job density**

- 6.9 The data presented on the number of jobs in Welwyn Hatfield is from the Office for National Statistics Business Register and Employment Survey (BRES). The most recent figures are for 2023 which indicate a fall in the total number of jobs in Welwyn Hatfield, to 80,000 from 87,000 in 2022. This resulted in a decrease in the figure for jobs density (the ratio of jobs to the working age population) to 1.01 from 1.11. There are some potential concerns with this dataset when segmented at this geographic level. The figures for Welwyn Hatfield have shown large fluctuations in recent years.
- 6.10 It is understood that jobs which have no fixed location are included under the location of the business headquarters, potentially resulting in higher figures than would otherwise be recorded for an area. It is believed that the large increase these figures between 2015 and 2019 is likely to be from the restructure of a large retailer headquartered within the borough with a number of these jobs being based outside Welwyn Hatfield. In view of this, jobs data at this geographical level should be interpreted cautiously.

Table 31 – Jobs and Job Density

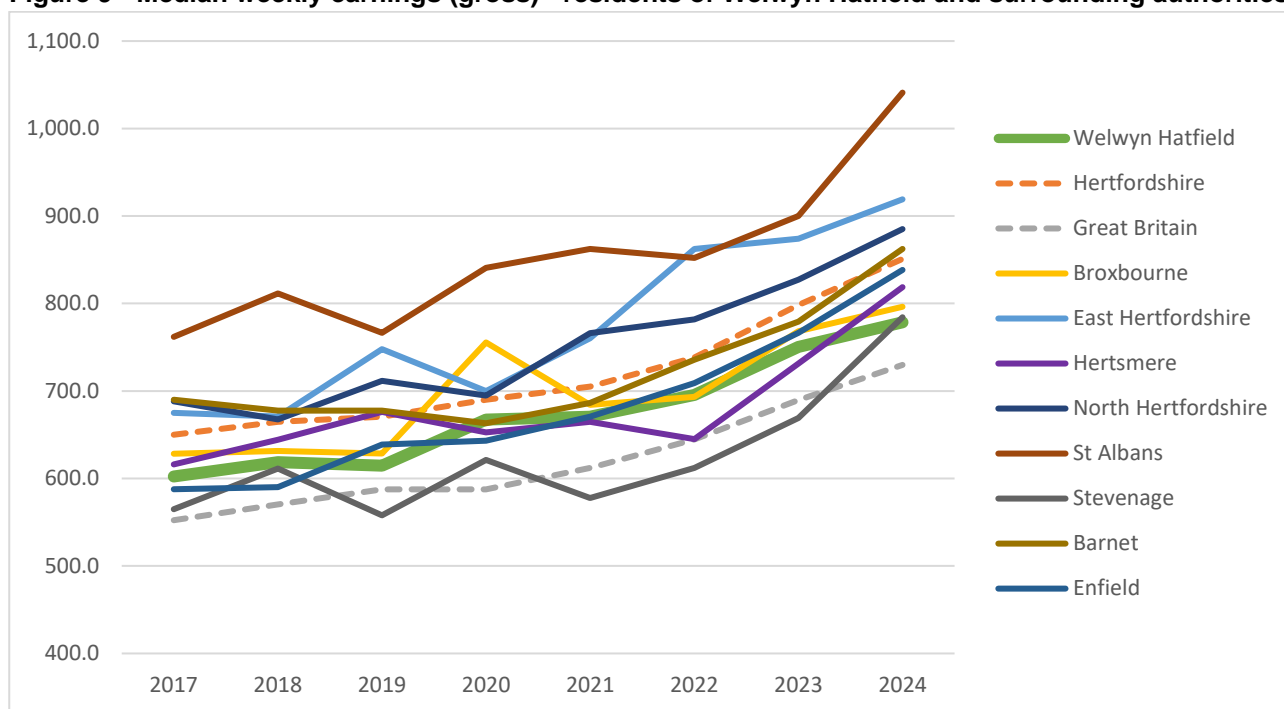
		2018	2019	2020	2021	2022	2023	% Change 2022-23
Welwyn Hatfield	Jobs Total	101,000	104,000	94,000	96,000	87,000	80,000	-8.0%
	Job Density	1.25	1.29	1.15	1.23	1.11	1.01	-9.0%
Hertford- shire	Jobs Total	734,000	738,000	729,000	753,000	720,000	726,000	+0.8%
	Job Density	0.99	1.00	0.98	1.00	0.95	0.95	0.0%

Data Source: Office for National Statistics jobs density via NOMIS

Indicator EC7**Contextual Indicator****Average earnings**

- 6.11 Figure 9 on the next page shows that, for full-time workers, the median earnings of Welwyn Hatfield residents in 2024 was £779 per week which was an increase of 4% from 2023 (£750 per week). Average earnings in the borough were £61 per week above the national average, although remain below the Hertfordshire average by £48 per week. However, these figures should be treated with a degree of caution given the relatively low sample sizes used in the annual ONS survey and tendency for earnings to fluctuate slightly from year to year.

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



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

6.12 The median earnings of full-time workers employed in the borough in 2024 (regardless of where they lived) was £877.3 per week. This was a 18% increase from the 2023 figure (£741.10) and means that employee earnings are now well above resident earnings. Again, it is important to be cautious given that these figures are also from a small sample.

Indicator EC8 **Contextual Indicator**
Unemployment

6.13 The level of unemployment in an area is one of the most closely followed indicators of economic health and can be measured in several ways. The most literal measure of unemployment comes from the ONS annual population survey (via NOMIS). This indicates that the percentage of people of working age who are not currently in employment, except where they are economically inactive (for example because they look after family at home or are retired). By this measure the 2024 (Jan-Dec) official unemployment rate in Welwyn Hatfield was 3.5%, compared with 3.6% for 2023.

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

6.15 The rate of JSA/UC claimants within Welwyn Hatfield had been steadily declining since peaking at 4.7% between Feb-Apr 2021, however this has increased again slightly over the last two years. In March 2025, the rate of claimants was 3.0%. Table 32 shows the breakdown across the borough.

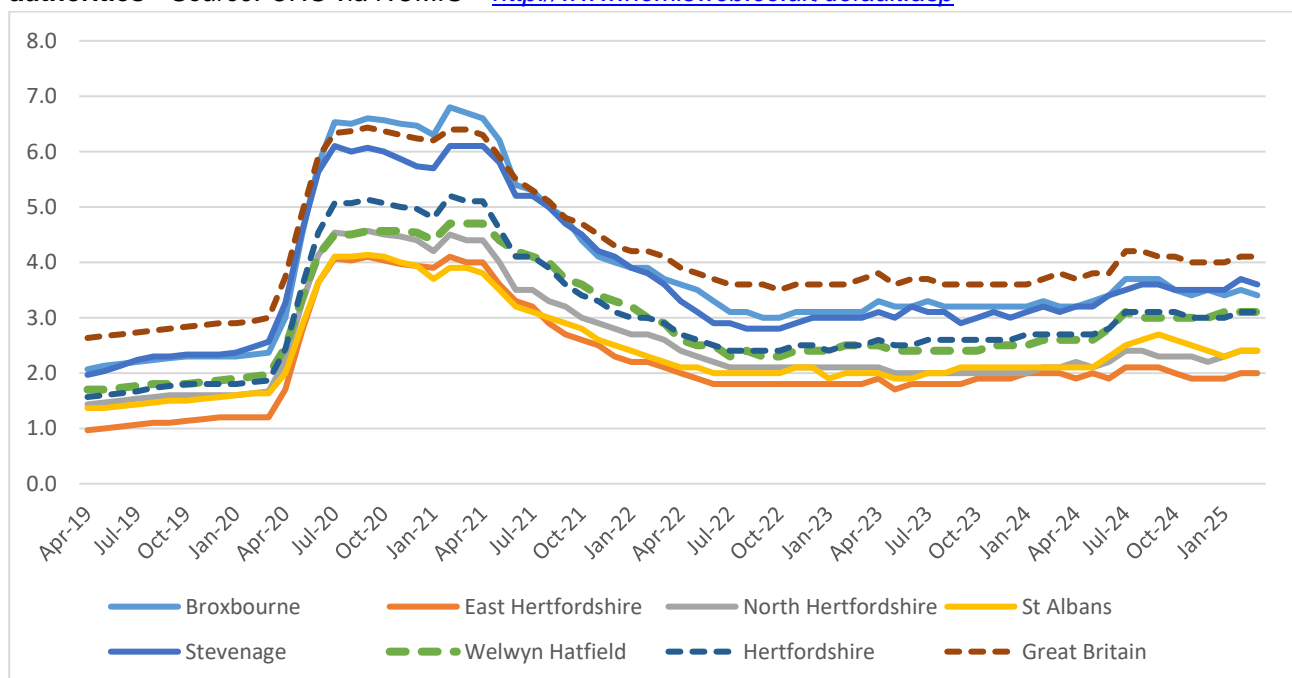
Table 32- Percentage of residents aged 16-64 in each ward claiming JSA/UC

Ward	March 2020	March 2021	March 2022	March 2023	March 2024	March 2025	Change Mar 24 vs Mar 2025
Brookmans Park & Little Heath	0.8%	3.3%	1.4%	1.3%	1.4%	1.5%	0.1%
Haldens	2.8%	6.2%	3.8%	2.5%	3.0%	3.3%	0.3%
Handside	1.8%	3.5%	2.1%	1.5%	1.9%	2.1%	0.2%
Hatfield Central	2.7%	6.0%	4.3%	3.3%	4.2%	4.7%	0.5%
Hatfield East	2.5%	5.5%	3.5%	2.7%	3.0%	3.4%	0.4%
Hatfield South	1.8%	4.9%	3.1%	2.9%	2.9%	3.4%	0.5%
Hatfield Villages	1.1%	3.5%	2.0%	1.7%	2.3%	3.1%	0.8%
Hatfield West	1.4%	3.6%	2.2%	1.7%	2.0%	2.6%	0.6%
Hollybush	2.5%	5.5%	3.0%	3.1%	3.1%	3.5%	0.4%
Howlands	2.4%	5.3%	3.3%	2.8%	2.6%	3.1%	0.5%
Northaw and Cuffley	0.9%	3.2%	1.2%	1.4%	1.2%	1.8%	0.6%
Panshanger	1.6%	3.9%	2.3%	2.0%	1.9%	2.2%	0.3%
Peartree	4.5%	8.4%	5.2%	4.8%	4.5%	5.3%	0.8%
Sherrards	1.7%	3.8%	2.1%	2.0%	2.1%	2.4%	0.3%
Welham Green	1.3%	5.0%	2.9%	2.7%	2.1%	2.5%	0.4%
Welwyn East	0.7%	2.5%	1.0%	1.1%	0.9%	1.1%	0.2%
Welwyn West	1.5%	4.0%	2.4%	1.6%	1.4%	2.0%	0.6%

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

6.16 Figure 10 shows how JSA/UC claimant rates for the borough relate to surrounding districts, as well as the Hertfordshire and Great Britain averages. The sharp increase between April and August 2020 shows the impact that COVID-19 had on claimant rates across all areas. Rates had since been steadily declining since around March 2021, however, have seen a slight increase in most areas over the last year.

Figure 10 - Percentage of working-age residents claiming JSA for Welwyn Hatfield and surrounding authorities - Source: ONS via NOMIS – <http://www.nomisweb.co.uk/default.asp>



- 6.17 According to the 2021 Census, 37.3% of residents in Welwyn Hatfield hold qualifications at NVQ level 4 and above (first degrees or degree equivalents). This is slightly higher than the average for England and Wales (33.8%) and higher than the East of England (31.6%), although below the Hertfordshire average (39.4%).
- 6.18 In terms of educational performance, the AMR reports on 'Attainment 8' scores as well as performance in the core subjects of English and Maths in terms of the percentage of grades 5-9 achieved. Data for 2024 showed that the borough's schools continued to score below the Hertfordshire average on both metrics, though above the national average.

Table 33 – Educational Performance

Location	2021		2022		2023		2024	
	'Attainment 8' Score	% Grade 5-9 in English and Maths	'Attainment 8' Score	% Grade 5-9 in English and Maths	'Attainment 8' Score	% Grade 5-9 in English and Maths	'Attainment 8' Score	% Grade 5-9 in English and Maths
Welwyn Hatfield	50.5	50%	49.2	49%	49.3	49%	47.6	48%
Hertfordshire	53.3	57%	53.3	57%	51.0	55%	50.2	54%
England	48.7	50%	48.9	50%	46.3	45%	45.9	46%

Data source: Department for Education – <https://www.gov.uk/government/collections/statistics-gcses-key-stage-4> No data was available in 2020 due to the COVID-19 pandemic most national curriculum assessments were cancelled.

7. Environmental Assets

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

The Natural and Historic Environment

Indicator EN1	Local Plan Indicator (Policy SADM15)
<i>Changes to protected historic assets</i>	
Targets:	No loss of protected heritage assets.
Achieved to date:	No change to the number of protected assets. 4 heritage assets listed as ‘at risk’.

- 7.1 Historic England’s Heritage at Risk Register now shows four listed structures in the borough at risk. The Grade II* listed Old St Lawrence Church at Ayot St. Lawrence was added to the register during the year. The building was assessed as Priority C in poor condition, showing slow decay. A listed building application was submitted in March 2025 for urgent stabilisation and remedial works to preserve the site, permission was subsequently granted for the works in December 2025.
- 7.2 The other three listed structures are at Brocket Hall in Lemsford, and include the Grade II* Paine Bridge, which has been listed as at risk for some time, and is now graded as Priority A, meaning it is at risk of further deterioration. No solution has yet been agreed, although discussions to determine the scope of the repair works are ongoing. Two further heritage assets at Brocket Hall – the Temple and the gates, lodges and screen wall at the South-East entrance were added to the heritage assets at risk register in 22/23, both also at risk of further rapid deterioration or loss, with no solution yet agreed.
- 7.3 In July 2023, the Lemsford area was designated as a conservation area (‘areas of special architectural or historic interest which it is desirable to preserve or enhance’). There are 10 conservation areas in Welwyn Hatfield including Welwyn Garden City town centre and residential areas to the West, the Beehive area in WGC, Ayot Green historic core, Ayot St Lawrence historic core, Welwyn village historic core, Essendon historic core, Old Hatfield historic core, Northaw historic core, Peartree and Lemsford.

Table 34 – Protected Historic Assets

Type	2023/24		2024/25		Change
	No. of sites	Area	No. of sites	Area	
Listed Buildings	430	n/a	430	n/a	No change
<i>Of which Grade I</i>	6	n/a	6	n/a	No change
<i>Of which Grade II*</i>	25	n/a	25	n/a	No change
<i>Of which Grade II</i>	399	n/a	399	n/a	No change
Conservation Areas	10	405ha	10	405ha	No change
Areas of Archaeological Significance	73	1,071ha	73	1,071ha	No change
Scheduled Ancient Monuments	4	n/a	4	n/a	No change
Registered Historic Parks/Gardens	5	1,005ha	5	1,005ha	No change
Heritage assets at risk	3	n/a	4	n/a	+1

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

Indicator EN2**Local Plan Indicator (Policy SADM16)****Changes to protected natural assets**

Targets: No loss of protected natural assets, or worsening in their condition

Achieved to date:

7.4 There were no changes to the number of Local Wildlife sites during the year. In 2023/24, there were three new Local Wildlife Sites designated all on the River Mimram and included under the designation of flowing water (rivers and streams). The total area of Wildlife Sites in Welwyn Hatfield was recorded at 1,665.5 in 2025.

7.5 The main indicator on the condition of protected natural assets relates to Sites of Special Scientific Interest (SSSI). Two of the borough's SSSIs Sherrardspark Wood and Northaw Great Wood and have improved from 'unfavourable recovering' to 'favourable' when last surveyed by Natural England in 2022 and 2024 respectively. Sherrardspark Wood and Northaw Great Wood are also Council-managed Local Nature Reserves with Woodland Management Plans adopted in 2015 and new ten-year management plans being prepared.

Table 35 – Protected Natural Assets

Type	2023/24		2024/25		Change
	No. of sites	Area	No. of sites	Area	
Wildlife Sites	198	1,665.5ha	198	1,665.5ha	No change
Local Nature Reserves	9	350ha	9	350ha	No change
Sites of Special Scientific Interest	5	329ha	5	329ha	No change
Special Areas of Conservation	1	6ha	1	6ha	No change

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

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

Indicator EN3**Contextual Indicator****New development in the Green Belt**

7.6 The Local Plan removed 312.1ha of land from the Green Belt to accommodate future development needs. The total area of land designated as part of the Metropolitan Green Belt is 9,937.3ha (76.7%). Development is otherwise restricted in the Green Belt, although it is not necessarily precluded where it accords with the National Planning Policy Framework, and/or the required 'very special circumstances' can be demonstrated.

Table 36 – New Development in the Green Belt

Type of development	Gross Completions	Losses	Net completions	% of completions in Green Belt to total net completions
Residential development	9 dwellings	2 dwelling	7 dwellings	3.2%
Commercial development	940m ²	0m ²	940m ²	N/A

7.7 In terms of residential development, there was a net gain of 7 dwellings in the Green Belt during the monitoring year, accounting for 3.2% of total net completions. This included seven dwellings at Oakleigh Farm on Codicote Road. This site was granted permission at appeal which determined that the majority of the site was previously developed. In terms of new commercial development in the Green Belt, a new teaching facility at the RVC was completed the year.

Indicator EN4**Local Plan Indicator (Policy SADM17)*****Amount of Urban Open Land***

Target: No development on designated Urban Open Land
Achieved to date: No change since the start of the plan period

- 7.8 The borough has around 380 hectares of designated Urban Open Land (UOL), equating to approximately 2.9% of the borough. UOL is protected by Policy SADM17 of the Local Plan, which broadly restricts development within areas of UOL unless the development in question would enhance it. During the year no new applications have been granted for conflicting uses on areas of designated UOL.

Indicator EN5**Contextual Indicator*****Changes to the public rights of way network***

- 7.9 Data on public rights of way is taken from Hertfordshire County Council's Definitive Map; which includes all bridleways, footpaths and other rights of way which are not a part of the public highway. The length of public rights of way within the borough is 196.2km.

Indicator EN6**Contextual Indicator*****Open space with a Green Flag Award***

- 7.10 The [Green Flag Award Scheme](#) is managed by the Department for Levelling Up, Housing & Communities, and recognises and rewards the best green spaces in the country. In 2025, the area of open space in the borough with a Green Flag Award totalled 73 hectares. The 52ha Stanborough Park and 6ha King George V Playing Fields in Welwyn Garden City and the 5ha Oak Hill (Hatfield) Lawn Cemetery all hold the award in recognition of their quality and standard of management.

The sustainability of new development**Indicator EN7****Local Plan Indicator (Policy SADM13)*****Sustainable design and construction***

Target: No specific targets until after the new Local Plan is adopted.
Achieved to date: N/A

- 7.11 The amount of new renewable energy capacity being completed is an important indicator, given the general need to reduce carbon emissions. Most small-scale schemes for renewable energy generation (such as solar photovoltaic or thermal panels on houses) do not require planning permission. It is therefore only possible to monitor the large-scale or standalone schemes which do, as well as renewable energy provision in new development. During the monitoring year, five schemes incorporating renewable energy generation were completed. However, for small scale generating schemes it is not known what the overall energy generating capacity is likely to be as this is not always provided by the applicant.

Table 37 – Renewable Energy Completions 2024/25

Energy source	Wind		Solar PV		Solar thermal		Air Source Heat Pump		Combined heat power (CHP)		Other	
	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity
Committed (In supply)	0	N/A	27	Not Known	0	N/A	13	N/A	1	Not known	4	Not Known
Completed 2024/25	0	N/A	1	Not Known	0	N/A	2	Not Known	0	N/A	2	Not Known

Indicator EN8 **Contextual Indicator**
CO₂ emissions per capita

7.12 Table 38 lists emissions in kilotons (Kt) over time for both Welwyn Hatfield and Hertfordshire, across three categories of carbon emitters (the most recent figures available are for 2023).

7.13 It can be seen that CO₂ emissions have generally been decreasing in recent years. Welwyn Hatfield’s emissions per capita have historically been slightly above the Hertfordshire average although were in line for 2023. Following a more significant fall in 2020, likely a result of covid-restrictions, reported emissions increased in 2021 across all sectors however, have been falling again in the years since.

Table 38 – CO₂ Emissions

CO ₂ Emissions		Commercial* (Kt CO ₂)	Domestic (Kt CO ₂)	Transport (Kt CO ₂)	Grand Total (Kt CO ₂)	Per Capita (Tons CO ₂)
Welwyn Hatfield	2018	194.7	166.0	262.1	613.5	5.2
	2019	179.1	158.6	251.6	579.8	4.9
	2020	166.2	157.9	211.4	526.0	4.4
	2021	184.9	162.1	219.4	557.6	4.7
	2022	176.5	139.7	215.8	522.9	4.3
	2023	151.8	128.3	207.0	478.1	3.9
CO ₂ Emissions		Commercial* (Kt CO ₂)	Domestic (Kt CO ₂)	Transport (Kt CO ₂)	Grand Total (Kt CO ₂)	Per Capita (Tons CO ₂)
Herts	2018	1,392.2	1,756.1	2,796.8	5,951.5	5.0
	2019	1,276.3	1,680.7	2,666.3	5,621.8	4.7
	2020	1,180.2	1,672.3	2,309.4	5,161.0	4.3
	2021	1,296.2	1,708.8	2,328.9	5,339.2	4.4
	2022	1,209.6	1,476.2	2,357.3	5,049.2	4.2
	2023	1,087.5	1,355.5	2,320.9	4,769.0	3.9

*Includes industry, commercial, and public sector.

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

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2023>

Indicator EN9 **Contextual Indicator**
Amount of the borough within Flood Zones 2&3

7.14 Welwyn Hatfield is generally at a relatively low risk of flooding from rivers by virtue of most of its towns and villages being in elevated locations away from rivers and watercourses, although a number of properties are located within Flood Zone 2 (land with a medium probability of flooding) with some also in Flood Zone 3 (high risk of flooding). New

development and other changes within the built environment, as well as improvements in flood risk modelling, mean that flood zones are subject to change over time. Given that the frequency of flood events is likely to increase in the future as a result of climate change, the amount of the borough within Flood Zones 2 and 3 will be important to monitor.

Table 39 – Area of Welwyn Hatfield in Flood Zones 2 & 3

Area in Flood Zone 2 (Medium probability)	Area in Flood Zone 3 (High probability)	Total area in medium or high flood probability
4.45km ²	3.05km ²	7.50km ²

7.15 In 2015, Environment Agency Modelling put 7.5km² of land within Flood Zones 2 and 3 – this equates to 5.8% of the borough. Whilst this is a large amount of land in absolute terms, the vast majority of it is undeveloped. The risk of river flooding to homes is almost entirely limited to a small number of properties in the heart of the borough’s historic riverside villages – for example alongside the River Mimram in Welwyn, alongside the River Lee in Lemsford, and alongside the Mimmshall Brook in Water End.

Indicator EN10

Contextual Indicator

Number of Flood Events

7.16 It has not been possible to source complete data on recorded flood events in the borough. However, the lead local flood authority records flood incidents that are reported to their flood risk management team and investigates and reports flooding incidents that meet their assessment criteria.

Indicator EN11

Contextual Indicator

Planning applications granted contrary to Environment Agency advice

7.17 The Environment Agency (EA) issues advice on planning applications which raise potential issues relating to flood risk, water quality and contamination. During the monitoring year, EA data (<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>) indicates that they objected to four planning applications which were determined during the year. One application was refused, one was withdrawn and two were granted after the objections were overcome following the submission of further information. Therefore, no applications were granted contrary to EA advice during the monitoring year.

Indicator EN12

Local Plan Indicator (Policy SADM12/Parking Standards SPG)

New development complying with parking standards

Target: This indicator has no specific target.

Achieved in year: 71% of completions within +/-33% of target

7.18 The figures below show the compliance of both residential and non-residential completions in the monitoring year against the Council’s 2004 Parking Standards Supplementary Planning Guidance and 2014 Interim Policy for Car Parking Standards. Because the Council treats its parking standards as ‘guidelines’ rather than ‘maximums’, the AMR monitors the number of developments within a tolerance of 33% more or less than the standards.

7.19 Of the 14 sites reported, 10 were within 33% more or less than the standards. Of the 4 residential sites which did not meet within +/-33% of the parking standards, 3 of these sites were below the guidelines but were located within central town centre locations so considered acceptable, meanwhile one site provided more parking than required.

Table 40 – Compliance of New Development with Parking Standards

Use Class	2024/25 sites completed*	Number within +/- 33% of guidelines	% within +/-33%
A (Retail etc)	N/A	N/A	N/A
B (Employment etc)	N/A	N/A	N/A
C (Residential institutions etc)	N/A	N/A	N/A
D (Leisure, community etc)	N/A	N/A	N/A
Residential sites	14	10	71%
Total	14	10	71%

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

Indicator EN13	Contextual Indicator
<i>New development accessibility by public transport</i>	

7.20 The table below shows the accessibility of new homes built to key facilities. The majority of new homes built were within 30 minutes (by public transport or walking) of key facilities.

Table 41 – New homes within 30 minutes by public transport (or walking) of key facilities

	18/19	19/20	20/21	21/22	22/23	23/24	24/25
GP surgery	99%	100%	98%	98.3%	98.6%	93.6%	77%
Hospital	93%	97%	93%	90.4%	99.2%	99.8%	77%
Primary school	100%	100%	100%	99.3%	99.4%	93.4%	100%
Secondary school	97%	100%	96%	96.9%	98.2%	99.8%	97%
Employment area	98%	98%	97%	99.0%	99.8%	100%	100%
Major retail centre	94%	95%	93%	97.6%	96.1%	95.1%	100%

Data source: TRACC accessibility software, via Hertfordshire County Council

Biodiversity Net Gain (BNG)

7.21 The Environment Act 2021 introduced new requirements that all planning permissions granted in England (with a few exemptions) must deliver at least 10% biodiversity net gain, using the Government’s metric that generates a biodiversity value for a site before and after development to demonstrate this. Mandatory BNG has applied to applications submitted for major development since 12 February 2024 and to applications submitted for development on small sites since 2 April 2024. A Biodiversity Report was published in January 2026, covering the period 5 December 2023 to 31 October 2025. The report documents the policies and actions Welwyn Hatfield Borough Council has carried out to comply with its Biodiversity Duty.

8. Infrastructure and Movement

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

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

Target: There is no specific target for this indicator
Achieved to date: £900,000 received (WHBC); £4.9m received (HCC) in 2024/25

- 8.1 It is important that new development has sufficient infrastructure to support it. The Council works with others to help ensure that growth is accompanied by adequate infrastructure, and developers are required to contribute towards enhancing or providing new physical, social and green infrastructure required as a result of their proposals.
- 8.2 Section 106 (S106) legal agreements are a key mechanism by which infrastructure, occurring as a direct result of development, can be funded. It is also a means by which funding for other policy requirements can be secured (such as off-site affordable housing where this has been robustly justified); as well as a means to secure other non-financial measures (such as requiring a developer to provide affordable housing within a development site).
- 8.3 S106 agreements are secured in accordance with the Council's adopted [Planning Obligations Supplementary Planning Guidance](#). Many S106 agreements require contributions for county-provided services such as education and highways. Although these contributions are requested by the County Council, borough and district councils are responsible for negotiating and collecting contributions from applicants.
- 8.4 From 1 October 2025, the Community Infrastructure Levy (CIL) was implemented and will supplement S106 contributions as means to fund infrastructure provision in Welwyn Hatfield. CIL is a locally set planning charge, which local planning authorities can choose to implement to raise contributions from new development in their area towards the delivery of associated supporting infrastructure. On 12 March 2025, the Council voted to approve the Community Infrastructure Levy (CIL) Charging Schedule. All applications granted permission on or after 1 October 2025 may be liable to pay a CIL charge.
- 8.5 The Council is required to produce and publish an Infrastructure Funding Statement each year which sets out income and expenditure of financial contributions secured through S106 and CIL. A summary of S106 funds collected and spent during the 2024/25 monitoring year is provided below.
- 8.6 During the 24/25 monitoring year, Welwyn Hatfield Borough Council received just under £900,000 in S106 funding for projects within its own remit. Contributions received were from five implemented developments, including:
- The largest sum received was £297,351 from the 29 Broadwater Road development going towards healthcare, indoor/outdoor sports, play facilities and public open space.
 - £232,280 was received from the Link Drive Car Park development towards community, general medical and mental health care, indoor/outdoor sports, green space, and play areas.

- £214,590 was received from the Videne, Hawkshead Road development towards indoor/outdoor sports, open space, play area and for waste and recycling provision.
- £138,245 was received from the Land to the north east of King George V Playing Fields development, towards the remainder of the indoor/outdoor sports contributions. This also includes onsite recycling and waste provisions.
- £9,954 was received from site 71 Station Road for play facilities, open space and onsite waste and recycling.

8.7 Hertfordshire County Council is responsible for higher level services and infrastructure provision. During the year the County Council received just under £4.9 million in S106 funding from developments in the borough towards a range of schemes including nursery, primary and secondary education, library and youth contributions, sustainable transport and travel plans.

Indicator IN2

Local Plan Indicator (Policy SP13 and IDP)

Delivery of new infrastructure – Section 106 funds spent

Target: There is no specific target for this indicator
Achieved to date: £860,000 spent (WHBC); £1.6m spent (HCC) in 2024/25

- 8.8 Welwyn Hatfield Borough Council spent just under £860,000 in S106 funding for projects within its own remit, including:
- £651,919 towards the refitting and modernising of Birdcroft Surgery at Parkway Clinic, Welwyn Garden City.
 - £66,147 towards The Hive at the Jim McDonald Centre.
 - £41,560 towards increasing patient capacity at Hall Grove Surgery.
 - £37,617 towards projects at Hatfield Swim Centre.
 - £24,100 towards the landscaping at Northaw Great Wood, Cuffley.
 - £18,746 towards projects funded by the Hatfield Community Sports fund.
 - £9,597 towards providing on site waste and recycling bins to four new residential developments £3,746 towards enhancing and the regeneration of existing planting in the centre of Welwyn Garden City.
 - £2,061 towards plating trees at Danesbury Nature Reserve.
 - £1,861 towards improving the artificial grass pitch at Welwyn Garden City Football club.
 - £664 towards tree planting at French Horn Lane.
- 8.9 During the year Hertfordshire County Council spent around £1.6 million in S106 money within the borough on a range of projects including nursery, primary and secondary education, library services, sustainable transport, highway works and waste services.
- 8.10 The Infrastructure Delivery Plan (IDP) which supports the adopted Local Plan is maintained and monitored with the benefit of updates from infrastructure providers including the County Council. A new IDP will be prepared to support the delivery of the next Local Plan which is due to be submitted by October 2026 and will be published when completed.

9. Site Specific Monitoring

This chapter monitors the development and implementation progress on the Mixed-Use Sites and Strategic Development Sites allocated in the Local Plan

- 9.1 There are a total of eight areas allocated in the Local Plan which will be subject to site-specific monitoring, and for each site the respective site allocations policy in the plan sets out a number of targets (these are also listed in Table 19 of the Local Plan).

Welwyn Garden City Town Centre North – Mixed-Use Site (HS7)

- 9.2 The Local Plan includes the allocation of this site for a mixed-use development. The [Town Centre North SPD](#) was adopted in 2015 following public consultation. 6,000m² of new retail floorspace and 100 new homes are envisaged, and the SPD provides detailed guidance to ensure that development is sympathetic to its conservation area location, whilst also maximising opportunities to deliver the town centre’s development needs. To date, there is no development progress to report on this site.

1-9 Town Centre, Hatfield – Mixed-Use Site (HS36)

- 9.3 The Local Plan included the allocation of this site to provide new ground floor retail floorspace and new homes above. A planning application was approved in February 2021 and the site subsequently completed in September 2023.

Site-Specific Local Plan Target	Performance to date
1,200sqm (net) new retail floorspace	Total of 1,110 sqm of flexible commercial use floorspace completed, existing retail floorspace lost 730 sqm, net increase of +382 sqm.
At least 66 (net) new homes	71 new homes completed in September 2023.
Improvements to the public realm and accessibility of the eastern end of Hatfield Town Centre	The development included a public space between two of the blocks. The materials and design are the same as those used elsewhere in the town centre, therefore helping to integrate the development with the rest of the town.
A design which ensures a neutral impact on the historic character of Old Hatfield, Hatfield House and Hatfield Historic Park and Garden to the east.	Whilst it was noted that the proposed development may be partially visible from certain viewpoints, this would be filtered by existing trees and buildings and become part of the wider landscape.

High View Neighbourhood Centre, Hatfield – Mixed-Use Site (HS37)

- 9.4 The Local Plan proposed the comprehensive redevelopment of High View to provide more modern retail and community provision as well as new homes. The High View SPD was adopted in April 2011 in order to help to drive the development of this site forward, but because of the condition of the property market since it had been challenging to bring the scheme forward. However, a commercial developer partner was appointed and a planning application was granted in July 2020 for 146 new dwellings, 18 retail units, a doctor’s surgery as well as new public open space. This site completed in 2024/25.

Site-Specific Local Plan Target	Performance to date
The re-provision of at least an equivalent amount of retail floorspace to that which currently exists within the centre.	1,081sqm of A1 floorspace, 154 sqm of A5 floorspace and 254 sqm of SG floorspace.
At least 87 (net) new homes	140 (net) new homes completed
The delivery of a new health centre, combining existing local GP surgery, dentist and pharmacy provision.	New doctors' surgery and dentist
A design that improves the visibility of the shops and facilities at High View, better integrating them into the surrounding area	New commercial units at the ground floor of the apartment blocks that front Bishops Rise, High View and the new cross street (which crosses the centre of the site from East to West linking High View with Bishops Rise).
Improved public realm, including new play area adjacent to St Johns Church	Two new areas of public open space including play area and new public square.

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

- 9.5 The Draft Local Plan submission proposed the allocation of this site as part of a major urban extension, with a target provision of 650 new homes supported by infrastructure including a new school. During the hearing sessions in June 2018 the inspector observed that the council could consider bringing forward a larger area for residential development and the capacity at this site was increased to 872 dwellings. An outline planning application was granted permission in February 2020 for 650 dwellings, while a further outline application for an additional 210 dwellings was granted permission in September 2025. A reserved matters application for the first phase including 169 dwellings has also since been submitted in March 2025.

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

- 9.6 The Draft Local Plan submission proposed the allocation of this site as part of a major urban extension, with a target provision of 1,200 new homes supported by infrastructure including a new school, neighbourhood centre, and new parkland. However, concerns were raised in the Inspector's Interim report regarding the Southern part of the site and the impact on openness of the wider Green Belt. Therefore, a reduced site area and capacity of 600 dwellings was proposed through main modifications. The site extends into East Herts District, where a further 1,350 new homes and additional supporting infrastructure are proposed. A masterplan for the site has also now been agreed by the Council to guide the development of the site allocated in the adopted Local Plan. An outline planning application was submitted in July 2022 for a total of 2,650 dwellings, this includes a higher number of dwellings in Welwyn Hatfield (1,300 dwellings) than allocated in the Local Plan. The application is currently awaiting determination.

Broadwater Road West, Welwyn Garden City – Strategic Development Site SDS3

- 9.7 This site is situated immediately east of Welwyn Garden City Town Centre across the East Coast Main Line, and comprises of three main areas:

- **Broadwater Road West (N), Pea02b:** 9.1ha (once a factory for Shredded Wheat). A planning application was granted in February 2019 for 1,340 dwellings plus 114 care home bedrooms, office floorspace and a number of other uses and supporting infrastructure. Work started on the Southern side of the site and the first 208 homes were delivered during

the 2022/23 monitoring year. A subsequent planning application for a revised scheme which relates to the north of this site has been granted subject to s106 agreement.

- **Broadwater Road West (SW) Pall Mall, Pea02c:** 2.1ha (currently occupied by a warehouse and distribution centre) has an estimated target provision of around 170 new homes and 11,350m² of new office floorspace.
- **BioPark, Pea102:** 1.1ha (former BioPark research and development complex). This site had planning permission granted in August 2022 for 289 dwellings.

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

Site-Specific Local Plan Target	Performance to date
1,863 new homes across the three sites (Broadwater Road West (N) - Pea02b, BioPark - Pea102, Broadwater Road West (SW) Pall Mall – Pea02c)	First 208 completed at Broadwater Road West (N) in 22/23, further 1,484 with planning permission at this site and the BioPark. Remaining 171 dwellings is expected to come forward later in plan period.
5,800m ² E(g) employment floorspace	None completed to date. Forms part of planning permission for site Pea02b
Provision for community uses, fitness / leisure, retail (about 570m ²), cafés / restaurants / bars and a hotel	None completed to date. Forms part of planning permission for site Pea02b and Pea102
0.8ha new urban space per 1,000 residents	None completed to date. Forms part of planning permission for site Pea02b and Pea102
No loss or harm to protected heritage assets	Some loss as authorised by planning permission/listed building consent.
10% of site energy need from renewable sources	Forms part of planning permission for site Pea02b/ Pea102
Introduce traffic calming along Broadwater Road	Forms part of planning permission for site Pea02b
Improvements to the footbridge to the town centre	Forms part of planning permission for site Pea02b
Delivery of new primary school capacity (offsite)	Forms part of planning permission for site Pea02b

North West Hatfield – Strategic Site SDS5

9.9 This large strategic site to the north west of Hatfield and south west of Welwyn Garden City is allocated in the Local Plan with a target provision of 1,750 new homes, supported by infrastructure including new schools and a neighbourhood centre. An SPD has been prepared by the landowner, in collaboration with Welwyn Hatfield Borough Council and Hertfordshire County Council to help ensure the site is planned and phased comprehensively. The SPD was subject to public consultation and was adopted by the council in February 2025.

Marshmoor, Welham Green – Strategic Site SDS7

9.10 Marshmoor (also called Hatfield Innovation Campus by the landowner) is allocated in the Local Plan for employment-led development, including up to 40,500m² of employment floorspace and 100 residential units for skilled workers. An SPD for this site has been prepared by the landowner, in collaboration with Welwyn Hatfield Borough Council and Hertfordshire County Council. The SPD was consulted on with the local community and others from 10 February to 21 March 2025 and was subsequently adopted in July 2025.

Appendix 1 – Housing Site Monitoring

The table below provides an updated summary of the housing supply for the plan period 2016-36 as at 1 April 2025.

At 01/04/2025	Completions 2016-25			Under construction		Permission Granted		Local Plan allocations (without permission)	Total
	Windfall	Allocations	Total	Windfall	Allocations	Windfall	Allocations		
Brookmans Park	66	0	66	7	0	1	14	438	526
Cuffley	55	50	105	3	76	22	73	148	427
Digswell	28	0	28	10	0	9	0	0	47
Hatfield	968	443	1411	135	31	47	120	1,938	3682
Little Heath	6	0	6	0	61	2	34	0	103
Oaklands & MH	30	0	30	0	0	1	0	25	56
Welham Green	12	0	12	9	0	2	72	220	315
Welwyn	191	0	191	0	0	2	36	39	268
Welwyn Garden City	1,480	305	1785	146	340	123	2,382	1,053	5829
Woolmer Green	76	0	76	0	0	1	150	34	261
Rural Areas	83	0	83	76	0	238	0	4	401
Sub-Total	2,995	798	3,793	386	508	448	2,881	3,899	11,915
Windfall Allowance (139 per annum)									1,112
Small sites									13
Total									13,040

Appendix 2 – Five-year Housing Supply Sites

This table includes all sites contributing to the five-year housing land supply set out in Indicator HO6. It does not include dwellings which have been completed, or sites where all dwellings are expected to be completed beyond 2029/30 (i.e. outside the five-year period).

Site Status	UC	Site with planning permission, under construction
	PG	Site with planning permission granted, not yet under construction
	RG	Resolution to grant planning permission

Site	Permission Ref	Status at 1 April 2025	Before 1st April 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Total 5YHLS
Small sites x 1- Under construction		UC	-2	7	0	0	0	0	7
Small sites x 3- Permission granted		PG		-4	5	0	0	0	1
Total Brookmans Park			-2	3	5	0	0	0	8
Land south of Northaw Road East, Cuffley (HS28)	S6/2015/1342/PP / 6/2022/1774/RM	UC	45	45	31				76
Cuffley Motor Company, 71 Station Road	6/2021/0456/MAJ	UC			12				12
1 Maynard Place, Cuffley	6/2021/0773/FULL	UC			6				6
Small sites x 2 - Under construction		UC	-1	3	0	0	0	0	3
Small sites x 1 - Permission granted		PG		4	0	0	0	0	4
Total Cuffley			44	52	49	0	0	0	101
59 New Road, Digswell	6/2023/0907/FULL	UC		9					9
38 New Road, Digswell	6/2023/2483/FULL	PG				8			8
Small sites x 1- Under construction		UC		1	0	0	0	0	1
Small sites x 1- Permission granted		PG		0	1	0	0	0	1
Total Digswell			0	10	1	8	0	0	19
Land at Onslow St Audrey's School (HS9), Hatfield	6/2017/1641/MAJ	UC	42	31					31
Former VW Van Centre Comet Way, Hatfield	6/2020/3222/MAJ	UC		118					118
1 Burfield Close, Hatfield	6/2020/3257/MAJ	PG				10			10
Car Park north of Salisbury Square, Hatfield	6/2021/3422/MAJ	UC	-7	8					8
Andre House 19-25, Salisbury Square, Hatfield	6/2025/0186/PN33	PG				8			8
41-43 Town Centre, Hatfield	6/2021/1805/FULL	UC		6					6
12 Harpsfield Broadway, Hatfield	6/2022/1444/FULL	PG			-2	8			6
Haseldine Meadows, Hatfield	6/2022/0012/FULL	PG			6				6
59 Lockley Crescent, Hatfield	6/2022/0010/FULL	PG			5				5
Small sites x 2 - Under construction		UC		2	1	0	0	0	3
Small sites x 9 - Permission granted		PG		0	0	12	0	0	12
Total Hatfield			35	165	10	38	0	0	213
Land N of Hawkshead Rd (HS25), Little Heath	6/2021/3304/MAJ	PG			17	17			34
Part of Studlands/Videne (HS47), Little Heath	6/2022/2317/MAJ	UC		30	31				61
Small sites x 1 Permission granted				0	-1	3	0	0	2
Total Little Heath			0	30	47	20	0	0	97

Five-year Housing Supply Sites (Continued)

Site	Permission Ref	Status at 1 April 2025	Before 1st April 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Total 5YHLS
Small sites x 1 Permission granted				0	1	0	0	0	1
Total Oaklands & Mardley Heath				0	1	0	0	0	1
Sandyhurst, the Bypass (HS19), Welwyn	6/2020/3418/MAJ	PG			36				36
Small sites x 2 Permission granted				0	0	1	1	0	2
Total Welwyn			0	0	36	1	1	0	38
51 Welham Manor (HS44/45), Welham Green	6/2024/1866/FULL	PG				9			9
The Hope & Anchor, 2 Station Road, Welham Green	6/2022/0866/FULL	UC			8				8
Small sites x 1 - Under construction				0	1	0	0	0	1
Small sites x 2 Permission granted				0	0	2	0	0	2
Total Welham Green			0	0	9	11	0	0	20
North east of WGC (Panshanger), WGC (SDS1)	6/2018/0873/OUTLINE	Outline/RM submitted					84	85	169
Broadwater Road West (N), WGC (SDS3)	6/2018/0171/MAJ	PG					150	150	300
Creswick, WGC (HS2)	6/2022/1375/MAJ	UC		25	80	80	80	75	340
Bio Park, Broadwater Rd, WGC (SDS3)	6/2020/3420/MAJ	PG				96	96	97	289
29 Broadwater Road, WGC	6/2019/3024/MAJ	UC			128				128
73 Bridge Road East, WGC	6/2020/2268/MAJ	UC				111			111
YMCA, 90 Peartree Lane, WGC (HS31)	6/2019/2714/OUTLINE / 6/2024/2316/RM	Outline/RM submitted			-14	40			26
Ludwick Green, Ludwick Way, WGC	6/2021/3367/MAJ	UC		14					14
Small sites x 2 - Under construction			-2	4	0	0	0	0	4
Small sites x 6 Permission granted				0	5	7	0	0	12
Total Welwyn Garden City			-2	43	199	334	410	407	1,393
Small sites x 2 Permission granted				0	0	1	0	0	1
Total Woolmer Green			0	0	0	1	0	0	1
Roundhouse Farm, Land off Bullens Green Lane, Colney Heath	6/2022/0824/RM	UC			25	30			55
Northaw House, Coopers Lane, Northaw	6/2019/0217/MAJ	UC	14	9					9
The Long Arm and Short Arm, 18 Lemsford Village	6/2023/1886/FULL	PG				6			6
St Andrews Care Home, WGC	6/2024/0160/FULL	PG				5			5
Small sites x 7 - Under construction			-3	12	0	0	0	0	12
Small sites x 29 - Permission granted				0	17	26	0	0	43
Total Rural Areas			11	21	42	67	0	0	130
Total				324	399	480	411	407	2,021

Continued on the next page

Five-year Housing Supply Sites - Additional Sites (outline permissions or granted after 01/04/2025)

Site	Permission Ref	Status at 1 April 2025	Before 1st April 2025	2025/26	2026/27	2027/28	2028/29	2029/30	Total 5YHLS
Land west of Golf Club Rd (HS21), Brookmans Park	6/2023/1221/OUTLINE	PG - Outline					14		14
Land at The Meadway (HS27), Cuffley	6/2024/0105/MAJ	RG (Full permission since granted)			36	37			73
Land at Southway (HS11), Hatfield	6/2023/1532/OUTLINE	RG - Outline (Outline since granted)					60	60	120
Former Beales Hotel, Comet Way, Hatfield	6/2022/1355/MAJ	RG (Full permission since granted)						142	142
Land South of Wel Manor (HS44/45), Welham Green	6/2024/2418/MAJ	Application submitted (Full permission since granted)					31	32	63
Land east of London Road, Woolmer Green (HS15)	6/2023/2552/OUTLINE	RG (since granted)					75	75	150
Colesdale Farm, Northaw Road West	6/2023/2455/OUTLINE	RG (Outline since granted)				44			44
Former Hook Estate and Kennels, Coopers Lane Road, Northaw	6/2023/2418/OUTLINE	PG - Outline						150	150
Total additional sites				0	36	81	180	459	756
Total				324	435	561	591	866	2,777



The Annual Monitoring Report is produced and published by:

Planning Policy

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Tel: **01707 357000**

Email: **planningpolicy@welhat.gov.uk**

If you would like to receive this document in a different language or format please call 01707 357000 or email contact-whc@welhat.gov.uk