



Welwyn Hatfield  
Borough Council

# Annual Monitoring Report 2020/21



# Annual Monitoring Report 2020/21

Covering 1 April 2020 to 31 March 2021

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## Cover photos:

Top Left: Brookmans Park Railway Station

Top Right: New homes at QEII, Welwyn Garden City

Bottom Left: Construction of new multi-storey car park, Hatfield

Bottom Right: Mill Lane, Welwyn

Back Cover: The Digswell Viaduct

***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 is the 17<sup>th</sup> Annual Monitoring Report (AMR) produced by Welwyn Hatfield Borough Council. It reports on the development progress in the borough between 1 April 2020 and 31 March 2021.

### The borough and its people

- The Office for National Statistics mid-year estimates showed the borough's population grew at an estimated rate of 0.7% during the year, increasing to 123,893. This was slightly higher than countywide growth for Hertfordshire which was 0.5%.
- The Index of Multiple Deprivation is published every 5 years and was released in 2019 by MHCLG, it showed that the borough has one area among the most 20% deprived in England, as the area that had moved out of the most deprived 20% in 2015 moved back.
- Incidents of crime in the borough fell to 67 per 1,000 residents in 2020/21, although this rate is above the Hertfordshire average of 60 incidents per 1,000 residents.
- In terms of the health of the borough's population, Welwyn Hatfield scores better than the national average for 14 indicators in Public Health England's Health Profiles and worse than average for three indicators.

### Planning for the future

- The Draft Local Plan was submitted for examination in May 2017 and hearing sessions of the Examination in Public commenced in September 2017;
- Throughout the examination, further technical work has been requested and modifications have been proposed. The examining Inspector indicated a need for modifications to the plan to increase the housing target in order to meet the objectively assessed need for housing;
- A Call for Sites was undertaken in January 2019, with all promoted sites being consulted upon in May-June 2019, and the proposed changes to site allocations being consulted upon in Feb-May 2020. Following the release of the 2018-based household projections, the Council commissioned a review of its OAN;
- An interim report was issued by the Inspector in October 2020 and June 2021.

### Monitoring of Local Plan Policies

- The Council's success at appeal improved during the year with 19% of appeals being allowed, compared with 28% in 2019/20. This was also lower than the national average of 25%.

### Centres, Services and Facilities

- There was a net gain in retail floorspace of 634m<sup>2</sup> in 2020/21. Overall since the start of the plan period in 2016/17 there has been a net increase of 4,459m<sup>2</sup>.
- Community facilities also saw a reasonable net increase in floorspace of 1,228m<sup>2</sup> during the year.
- Vacancy rates increased in six centres (including in both Hatfield and Welwyn Garden City Town Centres). In Welwyn Garden City Town Centre, vacant frontage length increased to 9.9% in 2021 from 8.6% in 2020. In the years prior to 2020, vacancy had fluctuated around 3-4%. In Hatfield Town Centre vacant frontage also increased, to 21.7% from 16.5% in the 2020 survey. Part of the vacancy in Hatfield is due to the redevelopment at 1-9 Town Centre. Vacancy at the out-of-town centre, the Galleria, also increased again this year, with vacant units increasing to 28.2% from 24.4% last year.

## Housing

- There were 421 gross housing completions and 69 losses resulting in a net total of 352 new housing units completed in 2020/21.
- A total of 48 new affordable homes were completed during the year, accounting for 13.6% of total net dwelling completions.
- Against the standard methodology of 878 dwellings per annum, the borough has a housing land supply of 2.46 years. Whilst this is below the national 5-year requirement, until the Draft Local Plan advances further towards adoption and allocated sites are able to be included in the supply, the borough is unlikely to be able to meet this requirement.
- The average house price in Welwyn Hatfield was £401,000 across the 12 months April 2020 – March 2021. This was 2.3% higher than the same period the previous year.
- Lower quartile house prices were 12.59 times the lower quartile income, which continues to be above the Hertfordshire average of 11.49.

## The Economy

- The borough has continued to lose employment premises to other uses during the year. The loss of office floorspace at residential conversions Fountain House in Welwyn Garden City Town Centre as well as 87 Great North Road in Hatfield were recorded this year. The overall net loss of all B Use class floorspace in 2020/21 amounted to just over 2,200m<sup>2</sup>.
- Ongoing losses of employment floorspace, greater than that previously estimated and over which the Council generally has no control, have resulted in the Council accepting through the Local Plan examination that it may not be able to meet its established economic needs. The implications of this are being explored through the examination.
- Data from the ONS for the number of claimants of Job Seekers Allowance/Universal Credit shows that the rate of claimants in Welwyn Hatfield had more than doubled in March 2021 at 4.7% from 1.9% in March 2020. This rate has since been steadily declining from April 2021, although remained some way above the pre-pandemic level of 1.9%, at 3.3% in December 2021.

## Environmental Assets

- There have been no changes to protected natural assets during the year or to the number or condition of heritage assets (such as listed buildings), in the borough. In 2018/19 two new Wildlife sites were designated at Gobions Wood Meadows, south of Brookmans Park and Ayot St Lawrence Grassland in the North of the borough.
- The total area of open space in the borough with a Green Flag Award was once again 73 hectares in 2021, as Hatfield Lawn Cemetery, Stanborough Park and the King George V Playing Fields were all awarded Green Flag status.

## Infrastructure and Movement

- During the year, the Council received £610,000 in Section 106 funds secured from new development, committed to a range of Borough Council projects;
- Hertfordshire County Council received £2,200,000 in Section 106 funds from new development during the year, funding schemes related to education and transport.
- Phase 1 of the improvement works to Welwyn Garden City town centre commenced following the end of the 2020/21 monitoring year in July 2021. The first phase focuses on the area in and around Stonehills and includes the reconfiguration of parking bays and a new public space for outdoor events.

# Introduction to the AMR

## What is the AMR?

This is the 17<sup>th</sup> Annual Monitoring Report produced by Welwyn Hatfield Borough Council, and covers the period between 1 April 2020 and 31 March 2021 (referred to throughout as ‘the year’).

AMRs serve a number of purposes:

- To act as a record of the amount of development which has taken place in the borough during the year and of how the borough’s population and places are performing;
- To assess how that development meets the Council’s aspirations across a number of indicators, and compares to the progress made in previous years;
- To set out projections and expectations for future development in the borough, as well as acting as a feedback mechanism for policies and approaches which may need to change;
- To set out the Council’s progress against its ‘Local Development Scheme’, a high-level project plan for the production of new planning documents and policies;
- To report on the Council’s efforts under its ‘duty to cooperate’ with other public authorities.

## Chapters and contents

The main contents of the AMR are set out across 9 chapters, and follow the structure of the new Local Plan. Most contain a number of specific indicators (see below) 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 the development progress on the 3 Mixed Use Sites and 7 Strategic Development Sites proposed to be allocated in the Draft 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 36 Local Plan indicators each specifically relate to at least one policy in the Draft Local Plan. Now that it has been submitted for examination, the majority of indicators monitor progress against a specific target or threshold set out in the Plan in order to understand if objectives are being delivered effectively. During the December 2019 hearing sessions the Council agreed that the start date of the plan should move to 2016 and the end date to 2036, giving a 15 year plan period post-adoption. As a result, indicators which include figures for the plan period to date have been revised to start from 2016/17 rather than 2013/14, as was presented in previous AMRs. The contextual indicators do not specifically relate to Local Plan policies, but are just as crucial in indicating how the borough’s people and places are performing. They are also an essential part of the Sustainability Appraisal process taking place alongside the Local Plan, in helping to identify cases where an unexpected significant adverse environmental impact might occur. As these indicators are contextual and relate to issues outside the Council’s direct control, it is not appropriate for them to have targets. Due to data availability issues three contextual indicators which were reported on in the past have since been removed – these indicators were Town Centre footfall, bus routes and mileage and the number of flood events.



# 1. The Borough and its People

This chapter introduces the borough and its context, and contains four 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. Around 79% of the borough is currently designated as part of the Metropolitan Green Belt – this is a relatively high proportion, reflecting the borough's extensive countryside in such 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 46,600 at the 2011 Census – around 42% of the borough's total population. The other main town is Hatfield, only slightly smaller with an estimated population of 37,200 in 2011 – 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.
- 1.3 The remaining 24% of the borough's population lives in a number of smaller settlements and in rural areas. The larger 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 small part of the town of Potters Bar, largely in Hertsmere, but which extends beyond the border. 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

<b>Indicator BP1</b> <i>Borough population</i>	<b>Contextual Indicator</b>
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- 1.6 As a full census of population is only undertaken every 10 years, the Office for National Statistics (ONS) produces annual mid-year population estimates between census dates. The mid-2020 population estimate for Welwyn Hatfield was 123,893, an increase of 0.7% (850 people) on the mid-2019 estimate. This estimated population growth for Welwyn Hatfield is slightly higher than seen in the previous two years, but lower than the annual average since the 2011 Census (which is 1.3%). International migration continues to drive estimated growth, although this is partially offset by a net outflow in internal migration. Natural change of +145 is lower than previous recent years - a result of a slightly lower number of births and a slightly higher number of deaths compared with recent years. The table below shows the components of population growth in surrounding areas over the year.

**Table 1 - Annual Mid-year Population Estimates 2020**

Surrounding Authorities	Mid-2019 Estimate	Natural Change	Internal Migration	International Migration	Other	Mid-2020 Estimate	Annual % change
St Albans	148,452	305	454	92	14	149,317	0.6%
Hertsmere	104,919	17	547	-13	1	105,471	0.5%
Broxbourne	97,279	231	-22	99	5	97,592	0.3%
Stevenage	87,845	276	-167	140	10	88,104	0.3%
North Herts	133,570	157	-360	77	19	133,463	-0.1%
LB Barnet	395,869	2,117	-2,692	3,659	54	399,007	0.8%
LB Enfield	333,794	1,869	-4,246	2,116	54	333,587	-0.1%
East Herts	149,748	275	1,488	249	26	151,786	1.4%
Hertfordshire	1,189,519	2,421	1,211	2,330	191	1,195,672	0.5%
<b>Welwyn Hatfield</b>	<b>123,043</b>	<b>145</b>	<b>-613</b>	<b>1,300</b>	<b>18</b>	<b>123,893</b>	<b>0.7%</b>

Source: Office for National Statistics - [ONS 2019 Annual Mid-year Population Estimates](#)

- 1.7 In 2018 the ONS published revisions to the mid-year population estimates for mid-2012 to mid-2016 following changes made to its methodologies. This included recalculating local authority level emigration and immigration estimates, and resulted in the overall figures for Welwyn Hatfield being revised downwards. From the mid-2017 estimates, the ONS has also made changes to its calculation of internal migration, including how it accounts for destinations of students leaving higher education. This is particularly relevant for Welwyn Hatfield and was thought to be one of the reasons for over-estimating the population of the borough in the past. However, the borough's true population will not be known for certain until the results of the 2021 census are published.

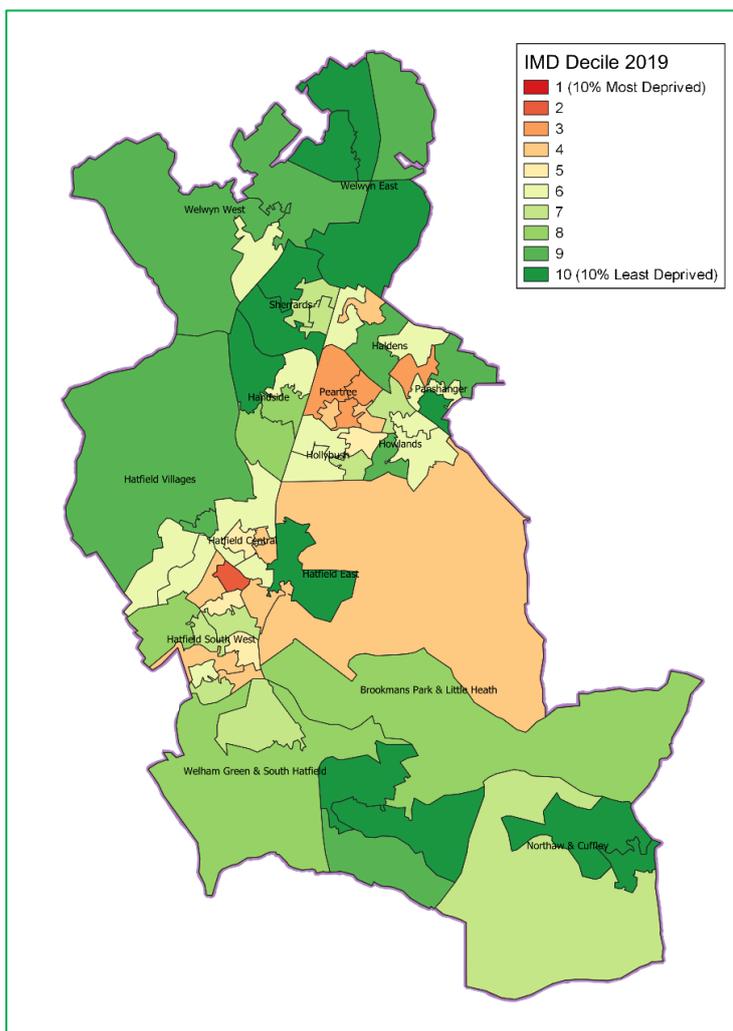
## Health and social well-being

<b>Indicator BP2</b> <i>Number of deprived Lower Super Output Areas (LSOAs)</i>	<b>Contextual Indicator</b>
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- 1.8 '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, barriers to housing, and living environment and crime. The LSOA with a rank of 1 is the most deprived in England, while the LSOA with a rank of 32,844 is the least deprived.

- 1.9 The IMD is published roughly every five years with the most recent published in September 2019 – therefore, the data remains unchanged from that reported in the 2019/20 AMR. This showed that generally the overall picture of deprivation within the borough is good, though appears slightly less positive than when the index was last published in 2015. The borough had one LSOA amongst the most deprived 20% in England in 2019, as the area that had moved out of the most deprived 20% in 2015 moved back. In terms of the least deprived 20%, the borough had 19 LSOAs in 2019, down slightly from 24 in 2015 and 20 in 2010. 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 20% 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.
- 1.10 The most deprived LSOA in the borough is within the Hatfield Central ward, which ranks at 6,540 out of 32,844 in England (in 2015 the area ranked at 8,669). The area ranks particularly poorly in terms of crime, falling in the most deprived 10% of LSOAs in England for this metric. It also ranks less well in terms of education, skills and training. Lower Super Output Areas within Peartree also do not score so well, with three of the four LSOAs in the ward falling in the 30% least deprived in England. At the other end of the scale, the least deprived LSOA within the borough is within the ward of Sherrards, ranking 32,657 of 32,844 in England (among the country's 0.6% least deprived LSOAs). In terms of wards, LSOAs within Northaw and Cuffley and Welwyn East also perform well.

**Figure 2 – MHCLG's Index of Multiple Deprivation 2019 by Lower Super Output Area (LSOA)**  
 Data Source: Ministry of Housing, Communities & Local Government (MHCLG)



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

- 1.11 Recorded incidences of crime in Welwyn Hatfield fell by 12% during the year to 8,277 in 2020/21 from 9,410 in 2019/20, according to Home Office statistics. This decline was slightly less than for Hertfordshire which saw a 15.6% fall in recorded incidences from 84,791 in 2019/20 to 71,573 in 2020/21. Table 2 below presents recorded incidences per 1,000 of the population, Welwyn Hatfield continued to record a slightly higher number of reported crimes compared with Hertfordshire.

**Table 2 - Recorded Incidences of Crime**

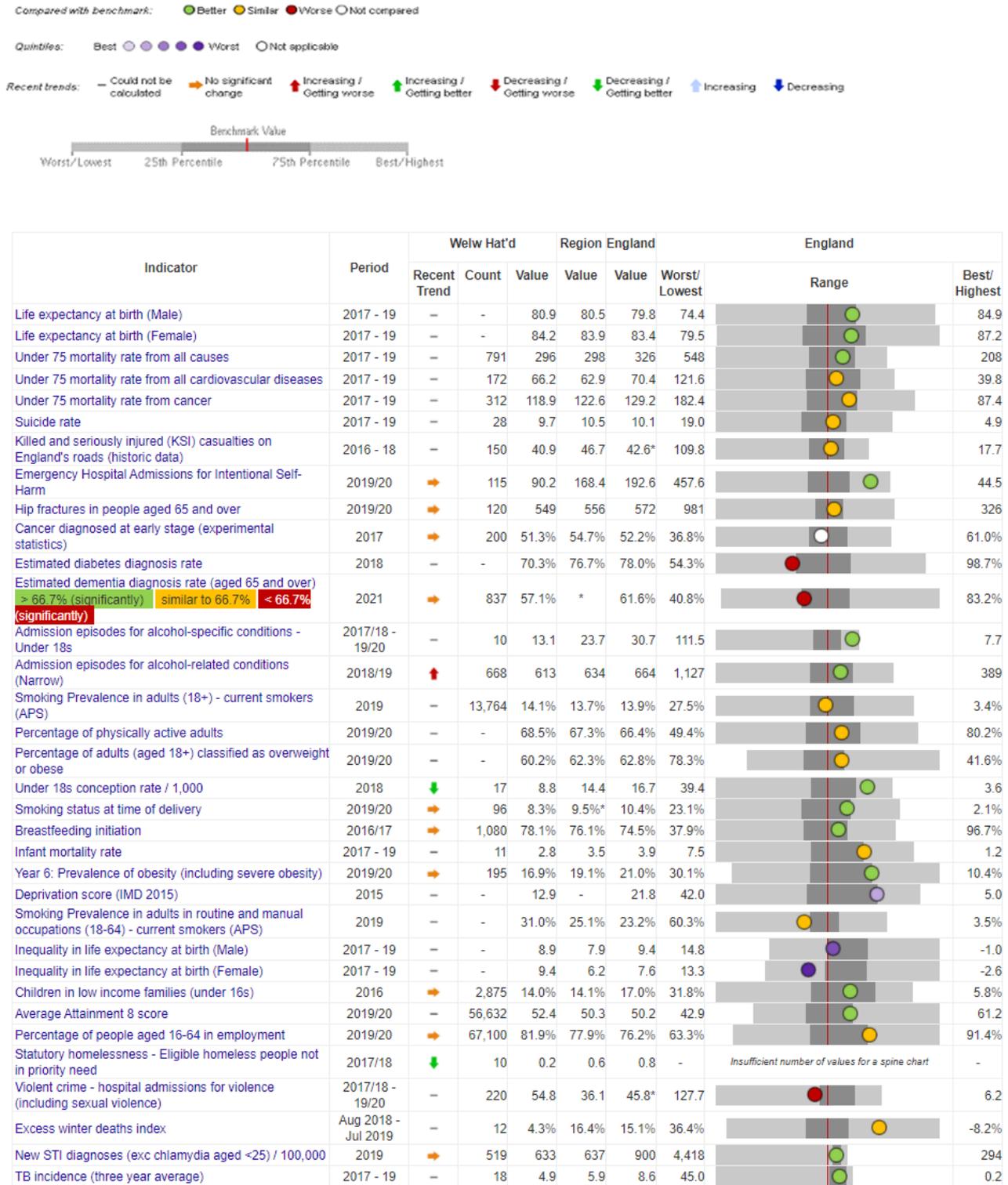
	2019/20	2020/21	% change
<b>Recorded offences per 1,000 population in Welwyn Hatfield</b>	77	67	-13.0%
<b>Recorded offences per 1,000 population in Hertfordshire</b>	71	60	-15.5%

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

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

- 1.12 The latest figures covering 2017-2019 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 80.9 years, 1.1 years above the national average, and for women 84.2 years, 0.8 years above average. This is a minor increase for men, for which the average was previously 80.6 years, whilst life expectancy for women in Welwyn Hatfield remained unchanged compared with the figure for 2016-2018. Life expectancy in Welwyn Hatfield also remains slightly above the regional average.
- 1.13 Welwyn Hatfield scored better than the national average for 14 indicators and worse than the national average for 3 indicators in Public Health England's Public Health Profiles. Last year the borough performed better than average for 12 indicators and worse than average in 3 indicators. 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. The average estimated diabetes diagnosis rate for 2018 was 70.3% compared with 78% nationally. Welwyn Hatfield also scored below average in terms of dementia diagnosis this year (57.1% compared with 61.6% nationally). Hospital admissions for violence also remained worse than the national average. The borough performs better than the national average in a number of indicators, including life expectancy.

**Figure 3 - Welwyn Hatfield 2020 Public Health Profile Indicators**



Source: Public Health England. Public Health Profiles. <https://fingertips.phe.org.uk> © Crown Copyright 2020



## 2. Planning for the future

This chapter summarises the progress made on the preparation of the borough's emerging 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 dictate otherwise. As the Welwyn Hatfield Local Plan has been submitted for examination (see paragraph 2.6), the policies can be given a limited amount of weight in determining planning applications<sup>1</sup>, however the saved policies in the [2005 Welwyn Hatfield District Plan](#) remain the adopted Local Plan for the borough.
- 2.2 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 have been reviewing both through an emerging Waste Local Plan and an emerging Minerals Local Plan, as well as drafting a Waste Facilities Design Guide Supplementary Planning Document (SPD). However subsequently, in December 2021, the County Council withdrew the emerging plans and SPD and will now bring together the work already carried out into a single Minerals and Waste Local Plan.
- 2.3 The Council produces a number of supplementary plans and guidance, which expand on policies in the District Plan or cover specific areas of the borough. No new supplementary plans or guidance have been published during the year, partly because of the continued focus on the Draft Local Plan examination. However, new supplementary plans and guidance will be produced once the Local Plan has been adopted, and will assist in its implementation (particularly for the strategic development sites in [Chapter 9](#)).
- 2.4 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](#)
  - [Digswell Character Appraisal](#)

<sup>1</sup> In accordance with the National Planning Policy Framework, paragraph 48.

## Planning for the future of Welwyn Hatfield

2.5 [The Local Development Scheme](#) (LDS) is the means by which the Council formally sets out the proposed programme for the preparation of the Local Plan, as well as other key planning documents such as the Community Infrastructure Levy Charging Schedule. It is a procedural requirement that Local Plans are prepared in accordance with an adopted LDS. A revised LDS was published by the Council in April 2017 and is currently being reviewed to bring in line with the examination programme.

2.6 Welwyn Hatfield's Draft Local Plan is currently under examination and once adopted will replace the 2005 District Plan. Following consultation on the Draft Local Plan in 2016/17, a list of minor modifications were recommended by the Council in spring 2017. The Draft Local Plan was subsequently submitted for examination on 15<sup>th</sup> May 2017. The submitted Draft Local Plan covers the period from 2013 to 2032, however, during the examination the council agreed that the start date of the plan should move to 2016 and the end date of the plan to 2036, giving a 15 year plan period post-adoption. During the examination the soundness and legal compliance of the plan is considered. The process includes a number of [hearing sessions](#) of the Examination in Public (EIP), these sessions commenced in September 2017:

- Stage 1 - Legal soundness and duty to co-operate (21<sup>st</sup> - 22<sup>nd</sup> September 2017);
- Stage 2 - Objectively assessed needs, Green Belt, spatial vision and targets and housing land availability (24<sup>th</sup> - 27<sup>th</sup> October 2017);
- Joint Session with EHDC - Birchall Garden Suburb (30<sup>th</sup> January 2018);
- Stage 3 - Topic specific and development management policies, including: community services, transport, retail, housing, the local economy, infrastructure and new schools (20<sup>th</sup> – 22<sup>nd</sup> February 2018);
- Stage 4 - Sites in Welwyn Garden City and Hatfield (28<sup>th</sup> – 29<sup>th</sup> June 2018);
- Stage 5 - Green Belt Study (6 - 7<sup>th</sup> November 2018);
- Stage 6 - Birchall Garden Suburb, Housing need forecasts, Employment land need (16<sup>th</sup> – 18<sup>th</sup> December 2019);
- Stage 7 - Birchall Garden Suburb (Southern Section) and Symondshyde (10<sup>th</sup> - 12<sup>th</sup> March 2020);
- Stage 8 – Covering the villages – Oaklands & Mardley Heath, Welwyn, Woolmer Green, Brookmans Park, Little Heath, Cuffley, Welham Green, as well as Development Management Policies SP7, SP8, SP17 and SP21 (28<sup>th</sup> - 30<sup>th</sup> July 2020, 18<sup>th</sup> - 19<sup>th</sup> August 2020, 25<sup>th</sup>-26<sup>th</sup> August 2020).
- Stage 9 – Green Belt Boundaries, Objectively Assessed Need, Windfall (22<sup>nd</sup>-24<sup>th</sup> February 2021), Further settlement sessions (March 2021).

2.7 Throughout the examination, further technical work has been requested by the examining Inspector and a number of modifications have been proposed. This included further work in relation to the Green Belt and consequently the [Stage 3 Green Belt Study](#) was commissioned, published and subsequently examined in the stage 5 hearing session in November 2018.

2.8 During the examination, the Inspector indicated a need for modifications to the plan to increase the housing target in order to meet the objectively assessed need for housing (OAN), which at that point was acknowledged to be around 16,000 homes. A Call for Sites was undertaken in January 2019 and [consultation on sites promoted through the Call for Sites](#) took place in May/June 2019. An update to the Housing and Economic Land Availability

Assessment (HELAA), which was published in January 2020, assessed the suitability, availability and achievability of these promoted sites for development, while the Site Selection Background Paper considered different options for the selection of sites and was presented to Cabinet Planning and Parking Panel (CPPP) on 23<sup>rd</sup> and 29<sup>th</sup> January 2020. Members agreed to consult on additional sites which would result in a target of 14,011 dwellings. The consultation ran from 19<sup>th</sup> February until 1<sup>st</sup> May 2020. Following the Inspector's Interim report as well as new site information it was agreed at CPPP on the 17<sup>th</sup> November 2020 that the proposed 14,011 was amended to 13,277 dwellings.

- 2.9 Following the release of the 2018-household projections in June 2020, the Council commissioned a review on the implications of the updated projections on its Objectively Assessed Need for housing which was published in September 2020. This was subject to consultation which was carried out by the Inspector and consequently examined at a Hearing session in February 2021. In a series of reports issued in June 2021, the examining Inspector concluded that the new projections represented a meaningful change to the OAN, justifying a reduction in the target from 16,000 (800 dwellings per annum) to 15,200 (760 dwellings per annum), over the 2016-36 plan period.
- 2.10 At a meeting of the Cabinet Planning and Parking Panel (CPPP) on 13<sup>th</sup> January 2022, members agreed that a strategy to meet an OAN of 15,200 could not be supported and it was resolved that an approach be put forward which would deliver 13,277 dwellings (a strategy which was originally proposed at CPPP on 17<sup>th</sup> November 2020). An updated version of this recommendation which amounted to 13,279 dwellings was considered and agreed at a Special Full Council on 27<sup>th</sup> January 2022 and, at the time of writing, is being put forward to the examining Inspector.
- 2.11 The Council has continued to progress its [Community Infrastructure Levy \(CIL\)](#) during the monitoring year, by which it will be able to collect money from developers to fund all types of infrastructure within the borough. The Preliminary Draft Charging Schedule was published in spring 2017 and was consulted upon from 15<sup>th</sup> May 2017 to 26<sup>th</sup> June 2017. The consultation informed the production of the Draft Charging Schedule (DCS), which was subject to an eight week public consultation running from 30<sup>th</sup> September 2020 to 25<sup>th</sup> November 2020. Comments from this consultation will be considered and the DCS will then undergo an independent public examination.

## The Duty to Cooperate

- 2.12 The 'duty to cooperate' requirement was introduced via the 2011 Localism Act. Whilst planning authorities and other public bodies have clearly always aimed to cooperate, it was included in paragraph 178 of the 2012 National Planning Policy Framework (NPPF) and has continued to feature in revised versions. Paragraphs 24-27 of the July 2021 NPPF 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.
- 2.13 Liaison has taken place with a number of duty to cooperate bodies throughout plan preparation in order to identify what the specific priorities with cross-boundary implications involving Welwyn Hatfield are, so that these matters are properly addressed in the Local Plan:

- Joint working with East Herts District Council on proposals for Birchall Garden Suburb, which overlaps the administrative boundary between the two authorities. This has culminated in jointly-agreed policy wording and strategy diagrams being included in each authority's submitted Local Plan, as well as a Memorandum of Understanding. Birchall Garden Suburb was examined through a joint hearing session with East Herts in January 2018;
- Similarly a statement of common ground was produced between the council, East Herts District Council and Historic England regarding the site South East of Welwyn Garden City. The land spans across the two authorities and has been proposed for allocation in both local plans;
- In the lead-up to the Local Plan's examination hearings, the Council agreed Memoranda of Understanding with a number of Duty to Cooperate bodies, including Hertfordshire authorities – Broxbourne, Stevenage, East Herts, Hertsmeres and North Herts, as well as Hertfordshire County Council, Historic England and Hertfordshire Local Enterprise Partnership;
- The Council has submitted significant amounts of evidence relating to its Duty to Cooperate activities as part of the Local Plan's examination. This notably includes Examination Documents EX04 and EX12, which are available at: <http://welhat.gov.uk/article/6938/Examination-Documents>;
- The Council has also engaged with DTC bodies and infrastructure providers in relation to the addition of sites into the Local Plan.

2.14 The eleven authorities in the county have 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. The five authorities in North-East-Central Hertfordshire (which are Broxbourne, East Herts, North Herts, Stevenage and Welwyn Hatfield) are at an earlier stage in the process as some have yet to adopt their latest local plans but also contemplating the merits of a long-term joint strategic plan.

## Community Engagement

2.15 All members of the community who wish to do so should be able to engage in plan-making. The Welwyn Hatfield Statement of Community Involvement (SCI) sets out the means by which the Council aims to facilitate this, and ensure that the borough's diversity is recognised and the potential needs of all aspects of the community are considered. The [current SCI](#) was adopted in December 2013; and identifies young people, ethnic minorities, the borough's rural communities and those living in less well-off parts of the borough as under-represented, or 'hard-to-reach'. It sets out ways in which the Council will aim to consult on the Local Plan, for example by holding consultation events at a variety of times of day, at accessible venues and by making proposals as easy to understand as possible. The Council will look to review the SCI in light of any necessary changes resulting from coronavirus restrictions and reforms to the planning system.

2.16 The various stages of consultation that have been undertaken during the plan-making process include:

- Pre-Issues and Options Consultation (2007/08)
- Core Strategy Issues and Options (2009)
- Community Representatives - Neighbourhood Workshops (2010)
- Housing Targets Consultation (2011)
- How Many New Homes – Housing Targets (2011)
- Emerging Core Strategy and Land for Housing Outside Urban Areas (2012/13)
- Draft Local Plan Consultation (2016)
- Consultation on Sites Promoted through the Call for Sites (2019)
- Consultation on Proposed Changes to the Submitted Draft Local Plan 2016 - Site Allocations (2020).

2.17 In 2016/17, public consultation was undertaken on the publication of the Draft Local Plan and accompanying policies maps prior to its submission for examination. The consultation took place in accordance with Regulation 19 of the Town and Country Planning Regulations 2012, and was held between 30<sup>th</sup> August and 24<sup>th</sup> October 2016. The [Statement of Consultation \(Regulation 22\)](#) was published in 2017. The Council also simultaneously consulted on three supporting documents – a Sustainability Appraisal and Habitats Regulations Assessment of the proposals in the Draft Local Plan, and a revised Draft Infrastructure Delivery Plan.

2.18 The consultation on sites promoted through the Call for Sites 2019 took place between 7<sup>th</sup> May 2019 and 24<sup>th</sup> June 2019. In response to the Call for Sites 2019 consultation, just over 10,200 comments were received from over 2,000 different individuals and groups. This was significantly more than both the 2015 consultation (when just under 5,900 responses were received) and the 2016 consultation (when just over 3,100 comments were made).

2.20 Following the Council's Cabinet Planning and Parking Panel on 23<sup>rd</sup> and 29<sup>th</sup> January 2020, which considered additional suitable sites for allocation, the Council's Cabinet agreed to consult on a number of additional sites that are being considered for allocation, as well as changes being considered to some existing sites in the submitted Draft Local Plan. The consultation 'Proposed Changes to the Submitted Draft Local Plan 2016 (site allocations)', ran from 19<sup>th</sup> February 2020 to 1<sup>st</sup> May 2020. The number of responses was much lower than previous consultations with 790 comments received from 387 different individuals and organisations. Of these comments, 62% were from organisations and groups while 38% were from individuals. A variety of consultation methods were used to raise awareness of the consultation and engage with key stakeholders, interest groups and the wider community. This included:

- Advertisements which appeared in the local press including the Welwyn Hatfield Times and the Hertfordshire Mercury;
- Direct contact with those on the Council's Local Plan database via email or letter;
- An article in the Spring edition of the Council's *Life* magazine which is distributed to households across the borough;
- The consultation document was made available to view online and at the Council's offices. The document and paper response forms were also distributed and available to view at the usual public inspection points across the borough (libraries and town/parish council offices);
- The consultation was publicised prominently on the Council's website and social media channels;
- Efforts were made to ensure that all relevant town/parish councils and residents groups had been consulted. These organisations and groups played a significant role in further publicising the consultation.



### 3. Monitoring of current planning policies

This chapter contains two indicators on the use of policies in the 2005 District 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

##### *Policies used in planning application refusals*

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. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged on appeal – it indicates that it continues to be robust. However, it should be noted that some District Plan 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 3 – District Plan Policies mentioned in Planning Application Refusals**

Rank 2020/21	District Plan Policy Number	Description	Times mentioned 2020/21
1	NPPF	The National Planning Policy Framework	239
2	D1	Quality and Design	213
3	D2	Character and Context	181
4	SDG	Supplementary Design Guidance	176
5-	GBSP2	Towns and Specified Settlements	40
5-	GBSP1	Definition of the Green Belt	40
7	RA3	Extensions to dwellings in the Green Belt	33
8	M14	Parking Standards for New Development	24
9	H2	Location of Windfall Residential Development	22
10	R11	Biodiversity and Development	18

3.2 The National Planning Policy Framework (NPPF) has continued to be used with increasing frequency to supplement District Plan policies in reasons for refusal. This helps to demonstrate general conformity of those policies with the NPPF, which is an important requirement for the effectiveness of the District Plan as it gets older. In addition to the NPPF and the Supplementary Design Guidance, design policies D1 and D2 continue to be the most frequently used policies in the refusal of applications by a reasonable margin. Policies GBSP1, GBSP2 and RA3 are also frequently used against inappropriate proposals in the

Green Belt. Policies within the Draft Local Plan have also been mentioned in refusals, where weight can be given in accordance with the NPPF.

**Indicator LP2** **Contextual Indicator**  
*Planning applications allowed on appeal*

- 3.3 During the 2020/21 monitoring year, 69 of the council’s decisions were appealed. This was lower than the 90 appeals in 2019/20, but higher than in 2018/19 when 55 decisions were appealed. The extent to which Inspectors for appealed applications agree with District Plan policies is another indicator of their effectiveness. However, as the Council no longer has a five year housing land supply and District Plan policies used for determining housing led schemes are now considered out-of-date, the Council’s policies are therefore likely to be less effective. This was evident in the decisions of some appeals, including at the Entech House site in Woolmer Green in September 2018 and Roundhouse Farm site in Colney Heath, the inquiry for which took place following the end of the 2020/21 monitoring year in April/May 2021.
- 3.4 Paragraph 11d of the NPPF explains that where plan policies are out of date presumption in favour of sustainable development should apply, meaning planning permission should be granted unless the policies in the NPPF that “protect areas or assets of particular importance provides a clear reason for refusing the development proposed” or the “adverse impacts of doing so would significantly outweigh the benefits when assessed against the policies in the framework as a whole”<sup>2</sup>.

**Table 4 – Planning Application Appeals**

Decision	2019/20		2020/21	
	Number	Number	Number	Percentage
Allowed	25	28%	13	19%
Dismissed	60	67%	55	80%
Other (Split Decisions or Withdrawn)	5	6%	1	1%
<b>Total</b>	<b>90</b>	<b>100%</b>	<b>69</b>	<b>100%</b>

- 3.5 Overall, the Council’s success at appeal improved again during the year, with 19% of appeals being allowed (compared with 28% in 2019/20). The local proportion of appeals allowed was also lower than the national average of 25% in 2020/21 – which was unchanged from 2019/20 ([Planning Inspectorate Statistics Table 2.4](#)). Where appeals were allowed, design polices D1 and D2 - which relate to the quality of design and the character and context 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.

**Changes to permitted development rights**

- 3.6 Permitted development rights are set down in law, and grant a blanket nationwide planning permission for certain types of development. They were originally intended to remove the need for local authorities to deal with small non-contentious schemes such as fences and porches, but are now used by the government more widely. This has the effect of meaning

<sup>2</sup> National Planning Policy Framework, July 2021, paragraph 11d

that some types of development which may be contrary to existing policies in the District Plan are now able to take place, with only minimal involvement for the Council.

- 3.7 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. These permitted development rights have since been extended to enable B1(c) light industrial and B8 distribution to be converted to residential. However, the significant loss of office floor space that has arisen through PD rights has resulted in an Article 4 Direction being developed for 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 will again be required for change of use from B1 office to C3 residential.
- 3.8 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.
- 3.9 The Council proposed further Article 4 Directions in relation to these new 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 will come into effect in February 2022. As with the Article 4 Direction now already in place for office to residential conversions, this will cover four strategic employment sites (Welwyn Garden City, Hatfield Business Park, Beaconsfield and Great North Road and Sopers Road, Cuffley), where planning permission will again be required for demolition of commercial buildings for replacement with residential.
- 3.10 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 considered as part of the Hatfield Heritage Assessment Area. 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 Hatfield House and Park, and the potential impact on character and setting. A consultation was carried out in July and August 2021. This Article 4 Direction is expected to take effect from July 2022.



## 4. Centres, Services and Facilities

This chapter sets out seven 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.

### Indicator CS1

### Local Plan Indicator (Policies SP2 & SP5)

#### Changes in retail floorspace

**Targets:**

- Delivery of 12,500m<sup>2</sup> new retail floorspace by 2025/26
- 15-20% of new town centre comparison floorspace to be in Class A3 to A5 uses

**Achieved to date:** Net increase of 4,459m<sup>2</sup> since plan period start (2016/17)

4.1 This indicator covers changes in the amount of retail floorspace in the Borough. From the 1<sup>st</sup> September 2020, changes to planning use classes were introduced with the new Employment - Class E use replacing the previous retail use classes A1 (Shops), A2 (Financial/Professional Services), A3 (Restaurants and Cafes). The new 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) now fall under sui generis (SG). The new use classes that will be 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 do not.

**Table 5 – Floorspace Change by Use Class in 2020/21**

	E(a) / A1	E(b) / A3	E(c) / A2	SG	Total
Welwyn Garden City Town Centre	-	-	-	-	-
Hatfield Town Centre	-	-	-	-	-
Village & Neighbourhood Centres	557 m <sup>2</sup>	-70 m <sup>2</sup>	-77 m <sup>2</sup>	170 m <sup>2</sup>	<b>580 m<sup>2</sup></b>
Out-of-centre	-	-	-	54 m <sup>2</sup>	<b>54 m<sup>2</sup></b>
<b>Borough Totals</b>	<b>557 m<sup>2</sup></b>	<b>-70 m<sup>2</sup></b>	<b>-77 m<sup>2</sup></b>	<b>224 m<sup>2</sup></b>	<b>634 m<sup>2</sup></b>

4.2 The gain in retail floorspace this year was largely a result of the new convenience food store in Woolmer Green, which was part of the redevelopment of the former Entech House site. There were some small losses in retail use to residential development, however these were offset by the gains, resulting in an overall net increase in retail floorspace of 634m<sup>2</sup> during the year. Overall since the start of the plan period (2016/17 to 2020/21) there has been a net increase of 4,459m<sup>2</sup> of retail floorspace. The opening of a bulky goods retail warehouse and builders merchant just outside Welwyn Garden City Town Centre in 2017/18 resulted in large gains in A1 and SG retail floorspace. In addition, the new Aldi retail food store, also just

outside Welwyn Garden City Town Centre, resulted in a large gain in A1 floor space in 2018/19.

<b>Indicator CS2</b>	<b>Local Plan Indicator (Policy SADM5)</b>
<i>New retail floorspace outside designated centres</i>	
<b>Target:</b>	No target until the new Local Plan is adopted (Target of no further gain thereafter)
<b>Performance:</b>	N/A

4.3 Policy SADM5 of the Draft Local Plan proposes a threshold for new out-of-centre retail floorspace of 280m<sup>2</sup> (the limit at which Sunday Trading laws apply), above which proposals will be resisted. The application for the Broadwater Road West site in Welwyn Garden City, approved in 2018/19, includes around 450m<sup>2</sup> of A1 retail floorspace. There were no approvals above the 280m<sup>2</sup> threshold this year.

<b>Indicator CS3</b>	<b>Local Plan Indicator (Policy SADM4)</b>
<i>Proportion of A1 shops by centre</i>	
<b>Target:</b>	- Retention of at least 70% A1 frontage in town centre primary frontages - Retention of at least 30% A1 frontage in town centre secondary frontages - Retention of at least 50% A1 frontage in large neighbourhood and village centres
<b>Performance:</b>	Meeting or exceeding target in 16 of 36 frontages (44%)

**Table 6 – Proportion of A1 Shop Frontage**

Town Centre Primary Frontages (Target: 70% A1 Frontage – by length)				Town Centre Secondary Frontages (Target: 30% A1 Frontage – by length)			
		2020	2021			2020	2021
WGC	Howard Centre Gd. Floor	81.9%	74.1%	WGC	3-5 (Od.) Stonehills	88.3%	88.3%
	Howard Centre 1 <sup>st</sup> Floor	65.2%	65.4%		1-19 (Ev.) Howardsgate	6.1%	6.1%
	7-13 (Od.) Stonehills	12.7%	12.7%		4-24 (Ev.) Howardsgate	46.4%	46.4%
	21-33 (Od.) Stonehills	40.6%	40.6%		30-50 (Ev.) Howardsgate	38.9%	38.9%
	28-36 (Ev.) Stonehills	19.5%	19.5%		2-46 (Ev.) Fretherne Rd	35.2%	35.2%
	31-49 (Od.) Howardsgate	42.9%	42.9%		8-22 (Ev.) Church Road	82.1%	82.1%
	51-63 (Od.) Howardsgate	85.6%	85.6%		4-17 Wigmores South	33.6%	33.6%
	52-66 (Ev.) Howardsgate	77.1%	69.0%		11-17 (Od.) Town Centre	0.0%	0.0%
37-51 (Od.) Fretherne Rd	57.8%	57.8%	10-36 (Ev.) White Lion Sq	6.6%	6.6%		
Hatfield	19-47 (Od.) Town Centre	64.1%	51.5%	Hatfield	38-66 (Ev.) White Lion Sq	59.5%	46.4%
	68-96 (Od.) Town Centre	80.9%	75.8%		Market Place Gd. Floor	48.3%	48.3%
	1-21 (Od.) The Arcade	37.9%	37.9%		Market Place 1 <sup>st</sup> Floor	20.8%	20.8%
	2-14 (Ev.) The Arcade	55.8%	55.8%		38-54 (Ev.) The Common	23.4%	23.4%

Large Neighbourhood & Village Centres (Target: 50% A1 Frontage – by units)			
		2020	2021
Neighbourhood Centres	Haldens	57.1%	57.1%
	Moors Walk	76.9%	76.9%
	Woodhall	60.0%	60.0%
	Parkhouse Court	32.0%	30.8%
	Old Hatfield	25.9%	22.2%
	High View	50.0%	50.0%
Villages	Welwyn	47.4%	47.6%
	Welham Green	58.8%	58.8%
	Brookmans Park	41.5%	40.5%
	Cuffley	38.5%	38.5%

- 4.4 The Draft 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 a Class A1 shop can be considered. It also allows for a level of flexibility where a lack of demand for A1 retail use can be demonstrated. This is an evolution of the approach currently used in the 2005 District Plan, which sets targets of 70% for primary frontages, 50% for secondary frontages and 60% for neighbourhood and village centre frontages. Following the changes to the Use Classes Order in 2020, there will be modifications to the Draft Local Plan which reflect the new use classes, therefore future AMRs will monitor the proportion of E(a) class frontage rather than A1 measured here.
- 4.5 The figures in table 6 on the previous page show the proportion of A1 shops by centre in the Council’s most recent (September/October 2021) Retail Frontage Survey. Just under half of frontages (16 out of 36) are meeting or exceeding targets in terms of the proportion of A1 shops. This was slightly lower than in 2020 when 17 (or 47%) of frontages were meeting targets. This indicator will continue to be monitored in future years to ensure that the policy remains relevant as the nature of the retail and leisure industry changes.
- 4.6 The proportion of Class A1 shops at The Galleria Shopping Centre and Oldings Corner Retail Park, both in Hatfield, are also reported. These centres are not designated within the borough’s retail hierarchy and therefore have no target level of provision, but nevertheless do draw significant amounts of trade. In 2021, 100% of the units at Oldings Corner were A1, whereas the proportion at The Galleria was 55%. Of these, 81% were branded as ‘outlet’-type stores, the remaining 19% performed a more general retail function.

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

**Table 7 – Proportion of Vacant Retail Floorspace**

Town/Village	Retail Centre	Vacancy Rate					Change 2020-21
		2017	2018	2019	2020	2021	
<b>Designated Town Centres (% of vacant frontage by length)</b>							
	<b>Welwyn Garden City Town Centre</b>	3.5%	4.3%	4.1%	8.6%	9.9%	↑
	<b>Hatfield Town Centre</b>	11.7%	10.7%	13.8%	16.5%	21.7%	↑
<b>Designated Large Neighbourhood Centres (% of vacant frontage by number of units)</b>							
<b>Welwyn Garden City</b>	Haldens	7.1%	7.1%	0.0%	0.0%	0.0%	↔
	Moors Walk (Panshanger)	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Woodhall	4.0%	4.0%	4.0%	0.0%	0.0%	↔
<b>Hatfield</b>	High View (South Hatfield)	0.0%	0.0%	13.6%	13.6%	9.5%	↓
	Parkhouse Court	4.0%	4.0%	8.0%	4.0%	4.0%	↔
	Old Hatfield	44.4%	44.4%	40.7%	40.7%	40.7%	↔
<b>Designated Small Neighbourhood Centres (% of vacant frontage by number of units)</b>							
<b>Welwyn Garden City</b>	Shoplands	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Peartree	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Handside	0.0%	0.0%	33.3%	33.3%	33.3%	↔
	Hollybush	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Hall Grove	0.0%	0.0%	0.0%	0.0%	11.1%	↑
<b>Hatfield</b>	Manor Parade	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Crawford Road	12.5%	12.5%	12.5%	12.5%	12.5%	↔
	St Albans Road East	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Roe Green	0.0%	0.0%	0.0%	20.0%	25.0%	↑

Retail Centre	Vacancy Rate					Change 2020-21
	2017	2018	2019	2020	2021	
<b>Designated Large Village Centres (% of vacant frontage by number of units)</b>						
Brookmans Park Village Centre	0.0%	2.4%	2.4%	0.0%	4.8%	↑
Cuffley Village Centre	2.6%	5.1%	7.7%	5.1%	5.1%	↔
Welham Green Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	↔
Welwyn Village Centre	0.0%	5.3%	7.9%	7.9%	7.9%	↔
<b>Designated Small Village Centres (% of vacant frontage by number of units)</b>						
Digswell Village Centre	0.0%	0.0%	0.0%	14.3%	14.3%	↔
Oaklands & Mardley Heath Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	↔
Woolmer Green Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	↔
<b>Undesignated Centres (% of vacant frontage by number of units)</b>						
The Galleria, Hatfield	6.0%	7.1%	13.3%	24.4%	28.2%	↑
Oldings Corner, Hatfield	0.0%	0.0%	0.0%	0.0%	0.0%	↔

4.7 Table 7 sets out vacancy statistics, also from the Council's most recent (September/October 2021) Retail Frontage Survey. Vacancy rates increased in six of the centres and declined in one. Vacancy in the Town Centres is presented in terms of frontage length. In Welwyn Garden City Town Centre, vacant frontage length increased to 9.9% in 2021 from 8.6% in 2020. Although some large previously vacant units were filled (the former Post Office as well as a unit at the entrance to the Howards Centre), more became newly vacant this year, driving this increase. In terms of the *number* of vacant units, this increased by one during the year – to 12 vacant units (or 7.1%). In Hatfield Town Centre vacancy also increased to 21.7% from 16.5% in the 2020 survey. In terms of the number of vacant units, this increased to 18 units (or 14.9%) from 14 units (11.6%) in 2020. Three of the newly vacant units were previously banks. The regeneration of the Town Centre is still ongoing, with retail units at 1-7 Town Centre remaining vacant for redevelopment. Figures from the Local Data Company showed the national average vacancy for high streets increased to 11.5% in the first half of 2021, while for shopping centres average vacancy was somewhat higher at 19.4%.

4.8 Vacancy at the out-of-town centre, the Galleria, continued to increase to 28.2% in 2021 from 22.4% in 2020. On the lower floor vacancy was at 40%, while on the upper floor 15% of units were vacant. Two units also remained vacant in the downstairs food court. At the neighbourhood centres in Welwyn Garden City and Hatfield vacancy largely remained unchanged, with nine of the 16 centres fully occupied. Two centres saw a small increase in vacancy (Hall Grove and Roe Green) while High View saw a slight decline. The regeneration of High View is now underway and will include 18 new commercial units for current tenants and new businesses. Vacancy remained unchanged in the borough's Northern villages; in Welwyn Village whilst one unit became vacant during the year one was newly occupied resulting in an unchanged vacancy rate of 7.9%. Meanwhile in the borough's Southern villages two units became vacant in Brookmans Park (which was previously fully occupied) resulting in a vacancy rate of 4.8%. Vacancy in Cuffley remained unchanged at 5.1% and all units in Welham Green remained occupied, with vacancy at 0%.

4.9 Overall, Old Hatfield remains the centre with the highest level of vacancy, at 40.7%, which was unchanged since the last survey (while one unit was newly occupied during the year one became vacant). The vacancy is concentrated within the 1970s precinct of Salisbury Square. The Square has been struggling for some time, and Gascoyne Cecil Estates has developed a regeneration scheme for the area in partnership with the Council. Part of this is now progressing, with the refurbishment of one side of the square recently complete (and one of the new units newly occupied at the time of the survey).

Table 8 – Number of Evening Economy Premises

Centre	Total premises 2020	Number of premises 2021			Total 2021	Change 2020-21
		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	16	12	2	2	16	↔
The Galleria, Hatfield	9	8	0	1	9	↔
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	1	2	0	3	↔
Brookmans Park	4	3	1	0	4	↔
Cuffley	2*	1	0	0	1	-1

\*The 2020 figure for Cuffley has been revised from 3 to 2 and the figure for Hatfield from 10 to 8 to correct an error in the 2019/20 AMR.

- 4.10 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. Whereas the regeneration of Hatfield has historically been focussed around efforts to revitalise the town centre, 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 Council’s programme of improvements has continued. Work on replacing the shop fronts and first floor facades in White Lion Square and refurbishment of the public realm completed in September 2019. The new 420 space multi-storey car park at The Common opened in March 2021. This consolidates town centre car parking in one place, freeing up sites elsewhere in the town centre for new homes, shops and leisure. The planning application for the redevelopment of 1-9 Town Centre, with a scheme to regenerate the eastern end of the town centre with new shops and homes, was approved in February 2021.

Outside the Town Centre at High View in South Hatfield, a scheme to re-provide the existing neighbourhood centre alongside new homes has now commenced works. The scheme will deliver 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. The development is expected to complete in three phases with the first expected to take around 18 months.

**Indicator CS6****Local Plan Indicator (Policy SP6)****Changes in leisure and community facility floorspace**

**Target:** Net gain in community and leisure facility floorspace

**Achieved to date:** 12,628m<sup>2</sup> gain since 1 April 2016 (plan period start)

**Table 9 – Floorspace Change 2020/21**

Floorspace change	Community Uses (Former D1 use class)	Leisure Uses (Former D2 use class)
Floorspace gain	504m <sup>2</sup>	724m <sup>2</sup>
Floorspace loss	-	-
<b>Net change</b>	<b>504m<sup>2</sup></b>	<b>724m<sup>2</sup></b>

4.11 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 new Employment class E(e-f), 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. This year saw gains in both community and leisure floorspace in the borough, with no losses recorded during the year. The community use gains were largely driven by the redevelopment of a church hall in Welwyn Garden City. Other gains in community floorspace this year included a new community hall in Hall Grove in Welwyn Garden City (although there was an overall loss in community floorspace at this site, the loss was recorded in 2018/19). Notable floorspace gains for leisure use included the change of use of a site in Cuffley to a gym from B8 use.

**Welwyn Garden City Town Centre Update**

Welwyn Garden City Town Centre is the main shopping and service centre for the borough. In October 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 BID has 4 objectives – to make the town centre more animated and attractive, well promoted and celebrated, welcoming and accessible, and have a great business and leisure offer.

Hertfordshire County Council (HCC), in partnership with the council, have developed a scheme to enhance the area around Welwyn Garden City Town Centre. In 2017 and 2018, HCC undertook a consultation on schemes to improve the pedestrian environment and traffic circulation around Stonehills and Howardsgate. A new system was trialled in May and June 2018 and based on the outcome of the trial and the feedback received during consultation, the scheme layout and associated traffic regulation order was updated to address concerns raised. The project is being delivered in two phases, with Phase 1 having commenced following the end of the 20/21 monitoring year, in July 2021. This first phase has 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 second phase, at Parkway, Wigmores North, Howardsgate and Fretherne Road is expected to commence in 2022. A contraflow cycle lane will be implemented along Fretherne Road and at Wigmores North. Pedestrian crossing points will be improved as well as revised traffic circulation and a 20mph zone.



# 5. Housing

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

## New Homes

<b>Indicator HO1</b>	<b>Local Plan Indicator (Policy SP2)</b>
<i>New dwellings and progress against housing target</i>	
<b>Target:</b>	875 for 2020/21 under the standard methodology/760 Draft Local Plan
<b>Achieved to date:</b>	352 net new homes this year, 2,473 net since the plan period start (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. In the absence of an up to date target the default position is the figure derived from the standard methodology. This is calculated each year and takes national household growth projections over a ten-year period as a baseline, then applies an affordability adjustment using the median workplace-based affordability ratio (see paragraph 5.17 for further detail). This results in a target for Welwyn Hatfield for 2020/21 of 875 dwellings. The target will increase to 878 dwellings for 2021/22.
- 5.2 The submitted Draft Local Plan set a borough-wide housing target of 12,000 dwellings between 2013 and 2032. This overall target was phased across the plan period at a rate of 498 dwellings per annum from 2013/14 to 2021/22, rising to 752 dwellings per annum from 2022/23 to 2031/32. However, at the stage 2 hearing sessions, the inspector indicated the need for modifications to the plan to increase this target to meet the Objectively Assessed Need for housing (OAN) which was then 16,000 dwellings. Following the release of the 2018-based household projections a further review of the OAN was undertaken, and the Inspector confirmed (in examination document EX274) that the projections represented a meaningful change, justifying a reduction in the housing target from 16,000 dwellings (800 dwellings per annum) to 15,200 dwellings (760 dwellings per annum) for the revised plan period of 2016 – 36. It is likely that a stepped target will be required, however this is still yet to be determined.
- 5.3 During the 2020/21 monitoring year, there were 421 gross completions and 69 losses resulting in **352 net new housing units completed**. The number of losses was higher this year as the demolition work at Minster House in Hatfield took place (-41 dwellings). Whilst there will be an overall net gain at the site, the replacement dwellings will be recorded in the year/s of completion. Total completions were some 90 dwellings below the level estimated to deliver in 2020/21 in the previous AMR (441 dwellings). However, this is perhaps expected given restrictions due to COVID-19 early on in the 20/21 monitoring year which would have inevitably caused delays at some sites.

**Table 10 – Annual Housing Completions**

Year		Gross Completions (includes C2 dwelling equivalents)	Losses	Net C3 Dwelling Completions	Net C2 Dwelling Equivalents	Total Net Completions
Pre Plan Period	2011/12	309	16	N/A	N/A	293
	2012/13	168	20	N/A	N/A	148
	2013/14	357	41	272	44	316
	2014/15	634	243	317	74	391
	2015/16	747	240	317	190	507
Plan Period	2016/17	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
<b>10 year avg.</b>		487	74	N/A	N/A	413
<b>Plan period avg.</b>		530	36	413	82	495
<b>Plan period total</b>		2,651	178	2,064	409	2,473

Historically a 5:1 ratio was used for student bedroom completions and no allowance was made for care home completions. Following the MHCLG's new guidance on the allowance for communal accommodation, past figures for the years 2013/14 to 2016/17 have now been revised from those published in previous AMR reports in order to reflect the new published ratios for these types of accommodation.

5.4 Table 11 sets out a breakdown of new dwellings built in 2020/21 by settlement, as well as the plan period total. Over three quarters of completions in 2020/21 were in Welwyn Garden City, with only 3% in Hatfield this year. However, the figures are for net completions and there were a high number of demolitions in Hatfield due to the redevelopment at Minster House. Gross completions in Hatfield amounted to 51 dwellings. In Woolmer Green the proportion of completions was higher this year, at 6.5%, as dwellings at the former Entech House site started to come forward. For the plan period to date, Welwyn Garden City has accounted for just over half of all completions in the borough at 52%.

**Table 11 - Housing Completions by Settlement**

Settlement	Net Completions by year			
	This year 2020/21	% of total	Plan period 2016/17 – 2020/21	% of total
Hatfield	9	2.6%	805	32.6%
Welwyn Garden City	272	77.3%	1,289	52.1%
Welwyn	14	4.0%	170	6.9%
Cuffley	3	0.9%	44	1.8%
Brookmans Park	5	1.4%	51	2.1%
Welham Green	2	0.6%	10	0.4%
Rural Areas	16	4.5%	32	1.3%
Oaklands & Mardley Heath	4	1.1%	23	0.9%
Woolmer Green	23	6.5%	29	1.2%
Digswell	3	0.9%	14	0.6%
Little Heath	1	0.3%	6	0.2%
<b>Total</b>	<b>352</b>	<b>100%</b>	<b>2,473</b>	<b>100%</b>

5.6 The sites with the largest number of completions in 2020/21 (dwelling numbers in brackets) included:

- The former Xerox office campus – Bessemer Road, WGC (125)
- Former QEII Hospital Nursery and MRI Centre, WGC (41)

- Land north of Chequersfield, WGC (30)
- Fountain House, Howardsgate former offices and extension, WGC (27)
- Former office building at 98 Great North Road, Hatfield (24)
- Former Entech House employment site, Woolmer Green (23)
- Land at Bericot Way (North), WGC – Draft Local Plan Site HS1 (21)
- Diocesan Education Centre, Hall Grove, WGC (9).

## Indicator HO2

## Local Plan Indicator (Policy SADM1)

### *Proportion of dwellings on allocated sites*

**Target:** No target until adoption.

**Achieved to date:** N/A for new Local Plan.

- 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 as circumstances change 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.
- 5.8 The last allocated site to come forward from the District Plan was in 2016/17, therefore windfall has accounted for almost all completions since. This year the first Draft Local Plan site HS1 - Land at Bericot Way in Welwyn Garden City was completed. The site of 21 dwellings accounted for 5% of total gross completions. The windfall proportion for 2020/21 was therefore 95%. As a number of urban sites identified within the Draft Local Plan have now been granted planning permission and are expected to commence construction shortly, the proportion of dwellings on allocated sites will start to increase in future years.

## Indicator HO3

## Local Plan Indicator (Policy SP1)

### *Proportion of new dwellings on previously developed land (PDL)*

**Target:** 85% on PDL until the Local Plan is adopted, 45% on PDL for the whole plan period

**Achieved to date:** 83% on PDL in 20/21, 95% 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 12 indicate the proportion of new dwellings which have been built on PDL since the start of the plan period – which shows the vast majority (95%) of completions since 2016/17 have been on previously developed land. However, this year a slightly lower proportion of completions (83%) were on PDL. This was largely the result of two non-previously developed sites in Welwyn Garden City completing, including; 30 dwellings at the Land to the North of Chequersfield, which was previously an overgrown embankment and an unsurfaced area used for storage/parking; as well as 21 dwellings at the Land at Bericot Way, which was identified in the Draft Local Plan (HS1) and was previously residual open land which was part of a former reserve school site.

**Table 12 – Proportion of Completions on PDL**

Year	2016/17	2017/18	2018/19	2019/20	2020/21	Plan period avg.	Plan period total
<b>Gross Completions</b>	693	343	500	694	<b>421</b>	530	2,651
<b>Of which PDL</b>	671 (97%)	322 (94%)	474 (95%)	688 (99%)	<b>351</b> <b>(83%)</b>	501 (95%)	2,506 (95%)

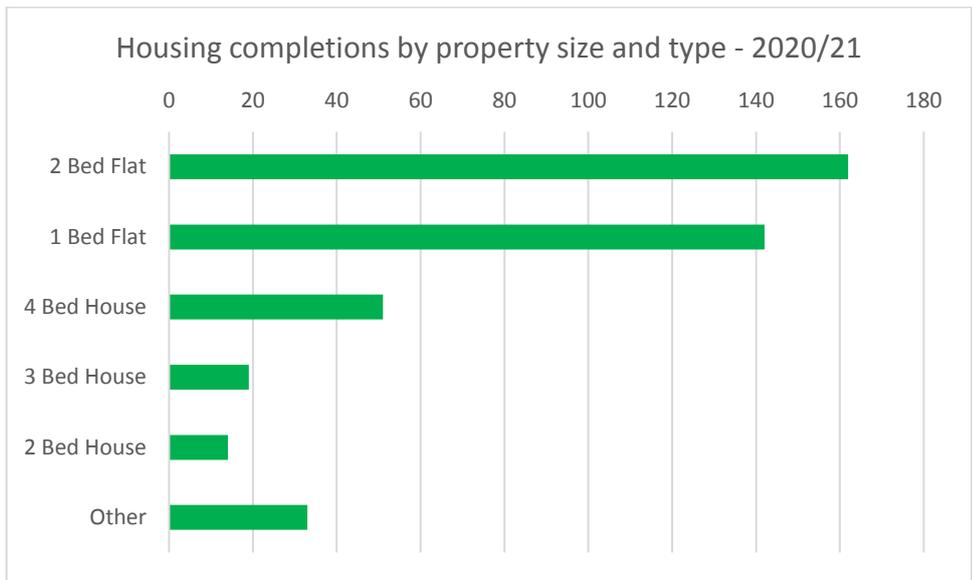
5.10 In 2017 the Government introduced requirements for each local authority to produce a Brownfield Land Register at least once each year, listing all PDL sites in their area which are considered to be suitable for development. The Council’s Brownfield Land Register is available to view at [www.welhat.gov.uk/brownfieldland](http://www.welhat.gov.uk/brownfieldland), although it has not resulted in the identification of any significant new dwelling capacity on PDL. Since the first register was introduced in 2017, 46 sites included on previous versions of the register have since completed amounting to 1,229 dwellings.

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

5.11 Policy SP7 of the Draft Local Plan, once adopted, will require 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. Because 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 the 421 gross new C3 dwellings completed in 2020/21 are shown in the chart on the next page. Completions in 2020/21 were overwhelmingly flats – which accounted for 76% of total completions. Houses accounted for 24% of completions this year which, although low, is higher than in 2019/20 when only 6% of completions were housing.

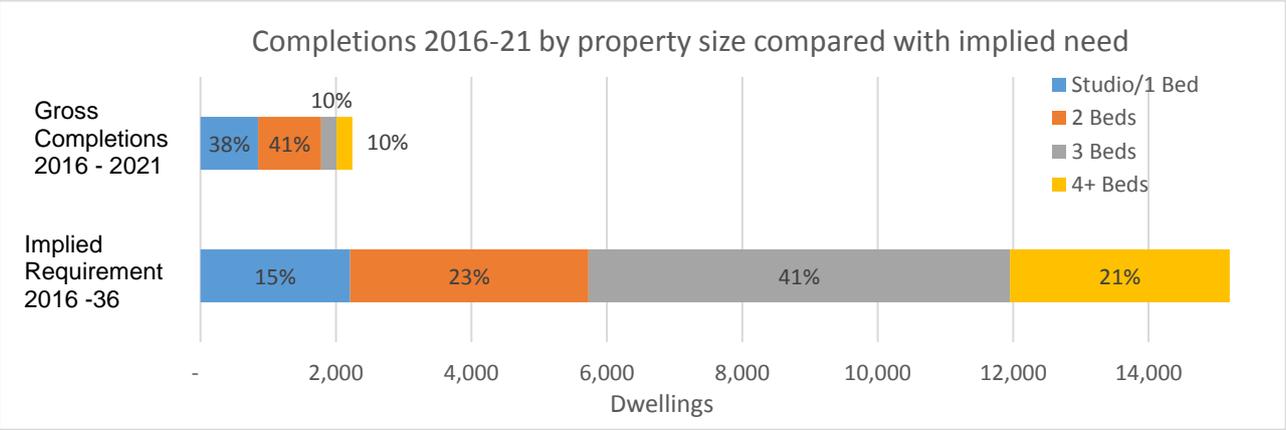
5.12 The 2017 Strategic Housing Market Assessment Update (SHMA) identified the implied size and type of housing required based on projected household change and existing tendencies of household types to occupy different sizes of housing. This has been updated based on a similar analysis using the 2018-based projections and the 2016-36 plan period. The chart on the next page shows the number of new dwellings delivered in the first five years of the plan period split by size against the borough’s implied need - in order to provide a basis for comparison this has been presented against an OAN of 15,200. It can be seen 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 (the number delivered so far is still well below this at approximately 1,700). 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”.<sup>3</sup>

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



**Figure 4:** (Left) - Gross new C3 dwelling completions in 2020/21 by bedroom count and dwelling type (left).

(Below) - Gross completions 2016-2021 split by property size, compared to the borough's implied housing requirement based on an OAN of 15,200.



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

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

**Achieved to date:** 43.5dph average density this year

5.13 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 2020/21 of 43.5 dwellings per hectare (dph). This was much lower than the 74.7dph average recorded for new dwellings in 2019/20 – although dpa was particularly high in this year due to a large number of student studio flats that completed.

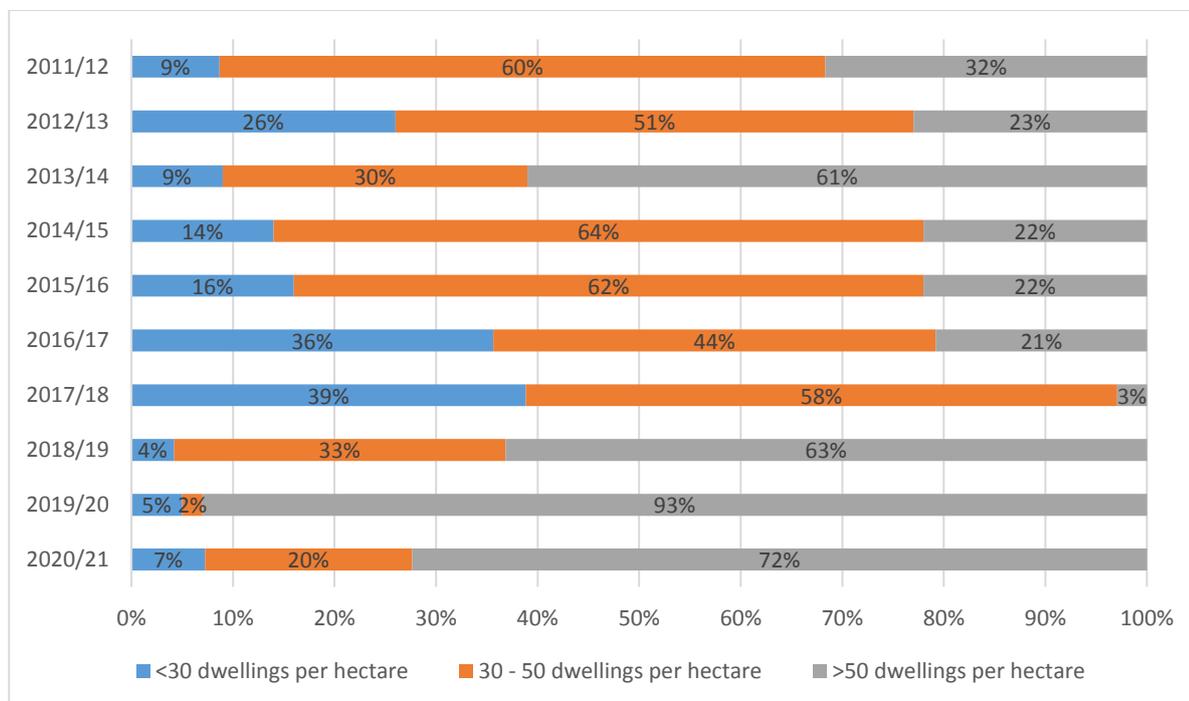
**Table 13 – New dwelling density**

Gross completions (Without conversions)	Total development area	Average density	<30dph		30-50dph		>50dph	
			No.	%	No.	%	No.	%
<b>358</b>	8.2 hectares	<b>43.5dph</b>	26	7.3%	73	20.4%	259	72.3%

5.14 Figure 5 shows dwelling density over the last ten years. The proportion of completions at above 50dph remained high this year at 72%, although was lower than last year (93%). 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 (the parkland setting and large size of the site resulted in a net density of less than 5dph).

**Figure 5 – New Dwelling Density in Welwyn Hatfield, by year**



## Future Housing Land Supply

<b>Indicator HO6</b>	<b>Local Plan Indicator (Policy SP2)</b>
<i>Housing trajectory and 5 year housing land supply</i>	
<b>Target:</b>	Maintain a 5 year housing land supply
<b>Achieved to date:</b>	2.46 years supply

**5.16** The borough’s future housing land supply is one of the key reporting requirements for the AMR – the National Planning Policy Framework sets out (paragraph 74) that planning authorities should at all times be able to identify sites sufficient to provide a five year supply of housing land against their housing target.

**5.17** National Planning Practice Guidance states that the ‘number of homes required’ for the calculation of the five year housing land supply is the housing requirement in Local Plans. However, as the borough’s new Local Plan is still under examination and the most recent adopted housing requirement figure is more than five years old, the minimum annual local housing need figure should be used. This is calculated using the [Standard Methodology](#), which takes national household growth projections over a ten-year period as a baseline, then applies an affordability adjustment using the median workplace-based affordability ratio. Any increase is capped at 40% of the projected household growth.

5.18 Policy guidance, released in February 2019, states that the 2014-based household projections should be used as the baseline for the standard method<sup>4</sup>. Under this methodology the minimum local housing need figure for Welwyn Hatfield for 2021/22 is 878 dwellings per annum (this is slightly higher than for 2020/21 when the need was 875 dwellings).

**Table 14 – Housing land supply calculation against local housing need (standard methodology)  
Figures frozen as at 30/09/2021**

A	Housing target 2021/22 – 2025/26 (878 x 5)	4,390
B	NPPF 20% buffer adjustment <sup>1</sup> (A x 0.20)	878
C	Housing requirement for 5-year period (A+B)	5,268
D	Projected supply of sites in 5-year period (2021/22 – 2025/26) in Appendix 2	2,341
E	Windfall assumption <sup>2</sup>	278
F	Non-implementation rate <sup>3</sup>	-25
G	Actual projected five year supply (D+E+F)	2,594
<b>Number of years supply (G divided by C, multiplied by 5 years)</b>		<b>2.46</b>

<sup>1</sup> The 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. As Welwyn Hatfield's completions over the past three years only met 66% of the requirement, a 20% buffer has been applied.

<sup>2</sup> A windfall allowance of 139 dwellings per annum has been made from 2024/25 for completions from future planning permissions not yet known about. Further information on the calculation of the windfall allowance is presented in Examination Documents EX221 and EX276.

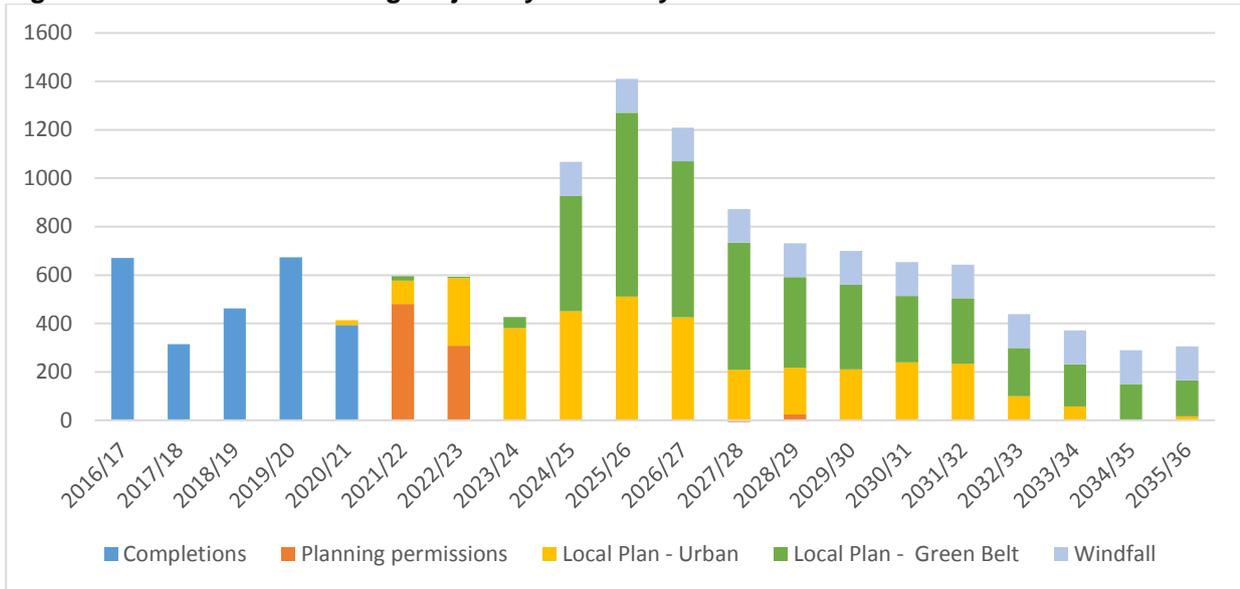
<sup>3</sup> The historic proportion of dwellings granted permission but never built is 3.0%. This is applied to sites which have not yet commenced construction.

5.19 Against the standard methodology the borough has a **housing land supply of 2.46 years**. Whilst the housing supply is below the national 5-year requirement, until the Draft Local Plan is adopted, the borough is unlikely to be able to meet this requirement. The 5-year supply is largely made up of planning permissions, although some urban local plan sites which already have permission granted, or have progressing applications and are included on the Brownfield Land Register, also make up part of the supply. Further detail on sites included in the Five Year Housing Land Supply is presented in Appendix 2.

5.20 Figure 6 (on the next page) sets out the components of expected housing supply over the five year period, as well as the housing trajectory for the remainder of the plan period. The trajectory includes sites in the submitted Draft Local Plan and additional sites which have been found sound. It does not include additional sites still being debated. It is apparent how delivery on sites proposed for allocation in the Local Plan is expected to accelerate towards the middle of the plan period. Infrastructure and other constraints on some of the larger strategic sites are likely to affect lead-in times and delivery in the earlier years of the plan period. An allowance for windfall of 139 dwellings per annum is made from 2024/25 for future planning permissions not yet known about. This is based on historic levels of windfall, further detail on the calculation of which can be found in Examination documents EX221 and EX276.

<sup>4</sup> Housing and Economic Needs Assessment Guidance, MHCLG, Paragraph 5, February 2019.

**Figure 6 – Plan Period Housing Trajectory for Welwyn Hatfield**

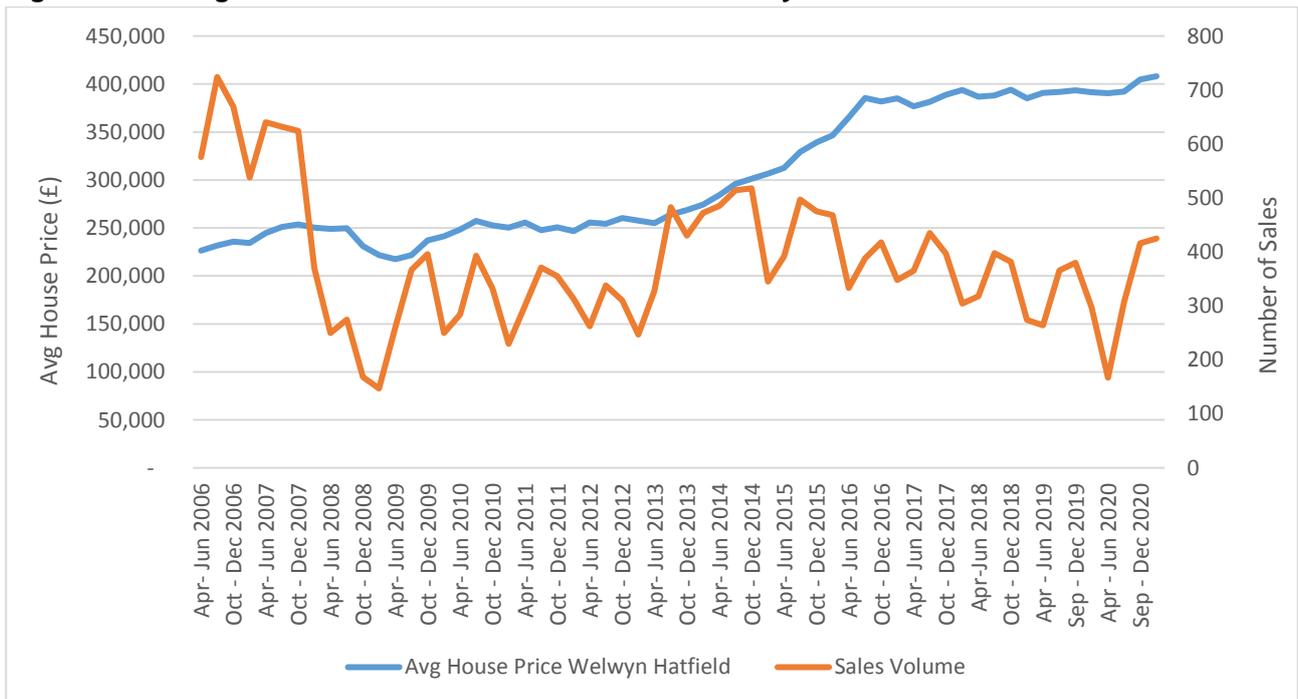


## Homes for all

**Indicator HO7** **Contextual Indicator**  
*House prices and housing affordability*

5.21 Figure 7 below and table 15 show Land Registry’s House Price Index. The average house price in Welwyn Hatfield between April 2020 and March 2021 was £401,000, a 2.3% increase from the same period the previous year. This increase was slightly below the average for Hertfordshire (3.2%) as well as for the region (4.3%) and nationally (5.7%). House prices had remained relatively stable, however accelerated in the second half of 2020 and into 2021. A reduction in rates of Stamp Duty applied from July 2020 and was phased out in the Summer of 2021. However, prices since have so far continued to increase. Table 16 shows the median price paid in Jan-Dec 2020 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 15 – Average House Prices**

	Apr 19 - Mar 2020	Apr 20 – Mar 2021	% Change
<b>Welwyn Hatfield</b>	£391,954	£401,000	2.3%
<b>Hertfordshire</b>	£395,181	£407,967	3.2%
<b>East of England</b>	£289,681	£302,245	4.3%
<b>UK</b>	£231,712	£244,839	5.7%

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

**Table 16 – Median Price Paid by Property Type, Year End Dec 2020**

	Detached	Semi-detached	Terraced	Flat
<b>Welwyn Hatfield</b>	£715,000	£478,000	£367,500	£235,000

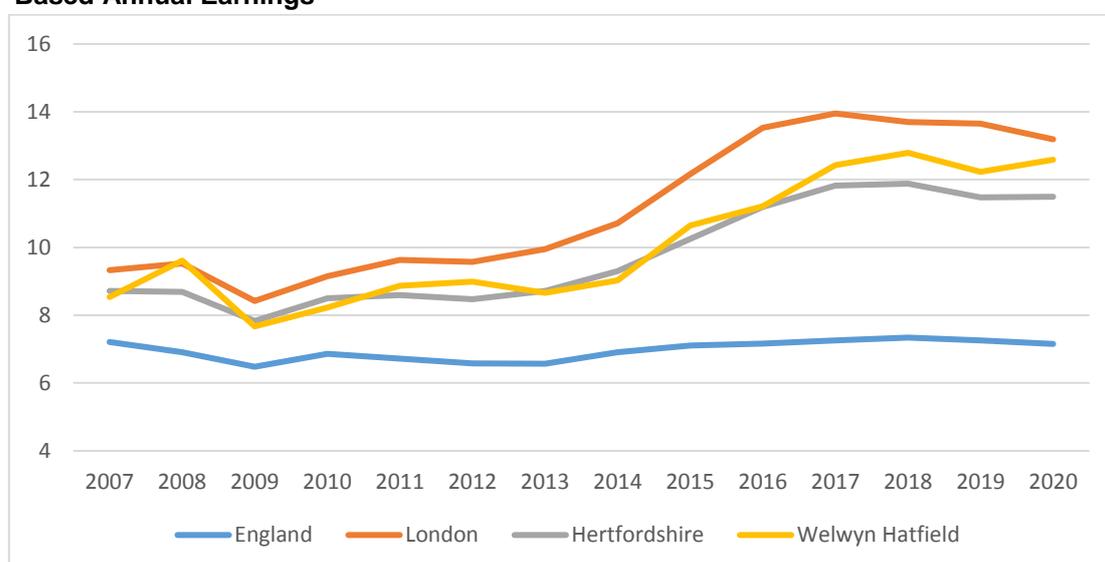
Source: Office for National Statistics –

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepriceforationalands/ubnationalgeographiesquarterlyrollingyearhpsdataset09>

**5.22** House prices alone are only one component of change in the housing market – the relationship between prices and income allows a further understanding of housing affordability. Figure 8 below tracks changes over time in the ratio between lower quartile incomes (i.e. people on the lowest 25% of earnings from whom affordability is most likely to be an issue), and lower quartile house prices. The data is based on residence based earnings, using the lower quartile income of those who live in Welwyn Hatfield regardless of where they work. The figures are provided for Welwyn Hatfield against the England ratio and Hertfordshire ratio, as well as for London as it is well established that outward ‘push’ factors are a key dynamic of the borough’s housing market.

**5.23** Houses are much less affordable in Welwyn Hatfield, Hertfordshire and London than the national average. The lower quartile figures for 2020 show affordability in Welwyn Hatfield worsened slightly during the year, with lower quartile house prices now 12.59 times the lower quartile income. Meanwhile, the lower quartile ratio for Hertfordshire remained unchanged, whilst in London and nationally saw a minor improvement. Welwyn Hatfield’s ratio increased in 2020 as lower quartile house prices grew at a faster rate than earnings (which did not appear to increase as much as in other parts of Hertfordshire or nationally).

**Figure 8 – Housing Affordability: Ratio of Lower Quartile House Prices to Lower Quartile Residence Based Annual Earnings**



Source: Office for National Statistics

**Table 17 - Ratio of lower quartile house prices to lower quartile annual residence based earnings**

Area	2013	2014	2015	2016	2017	2018	2019	2020	% change 2013-2020
<b>Welwyn Hatfield</b>	8.66	9.03	10.65	11.21	12.43	12.79	12.23	12.59	45.4%
<b>Hertfordshire</b>	8.72	9.30	10.25	11.19	11.82	11.88	11.48	11.49	31.8%
<b>London</b>	9.95	10.71	12.16	13.53	13.95	13.72	13.65	13.19	32.6%
<b>England</b>	6.57	6.91	7.11	7.16	7.26	7.34	7.26	7.15	8.8%

Source: Office for National Statistics -

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

5.24 As explained in paragraph 5.17, where the most recent adopted housing requirement is more than five years old, the [Standard Methodology](#) for calculating housing need in an area is used in the Housing Delivery Test. The calculation uses an affordability adjustment of the ratio of median house prices to median annual workplace based earnings (presented below in table 18). Workplace based earnings are used rather than residence based earnings, demonstrating the level of affordability for those finding accommodation in the area in which they work. The median workplace based ratio for Welwyn Hatfield fell slightly in 2020 as median workplace earnings grew slightly faster than house prices (in contrast to the lower quartile residency based figures).

**Table 18 - Ratio of median house prices to median annual workplace based earnings**

Area	2013	2014	2015	2016	2017	2018	2019	2020	% change 2013-2020
<b>Welwyn Hatfield</b>	8.74	8.81	9.74	11.08	11.23	10.98	10.69	10.36	18.5%
<b>Hertfordshire</b>	8.70	9.55	10.65	11.46	12.18	12.10	11.82	11.92	37.0%
<b>London</b>	8.96	10.08	11.05	12.03	12.38	12.26	12.05	11.78	31.5%
<b>England</b>	6.76	7.09	7.52	7.72	7.91	8.04	7.88	7.84	16.0%

Source: Office for National Statistics -

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

## Indicator HO8

### New affordable housing

## Contextual Indicator

5.25 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. The majority of new affordable properties are secured through 'Section 106' agreements on new-build development sites above a certain size. In the current District Plan the threshold is 25 dwellings, but because of the acute need for affordable housing the Council may give weight to the 11 dwelling threshold specified in the submitted Draft Local Plan.

5.26 During the year, 48 new affordable homes were completed, equivalent to 13.6% of total new C3 dwelling completions. This proportion is in line with the average for the plan period to date, for which the proportion of affordable completions is 13.2%.

**Table 19 – Affordable Completions as a Proportion of Total Completions**

Year		Net C3 Dwelling Completions*	Affordable Completions	% affordable
Pre-Plan Period	2013/14	272	29	10.7%
	2014/15	317	75	23.7%
	2015/16	317	96	30.3%
Plan Period	2016/17	347	56	16.1%
	2017/18 <sup>5</sup>	238	36	15.1%
	2018/19 <sup>6</sup>	456	64	14.0%
	2019/20	671	69	10.3%
	2020/21	<b>352</b>	<b>48</b>	<b>13.6%</b>
Plan period avg.		<b>413</b>	<b>55</b>	<b>13.2%</b>
Plan period total		<b>2,064</b>	<b>273</b>	<b>13.2%</b>

\*These figures are for Use Class C3 only.

**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 affordable completions, there were also 71 open market purchases in 2020/21, made using Right to Buy receipts, as part of the Affordable Housing Programme. When these are offset against right to buy sales, the overall gain in affordable housing for the monitoring year was 69 dwellings.

**Table 20 – Affordable Completions Breakdown**

Year		Affordable Completions	Open Market Purchases	Right to Buy Sales	Net Affordable
Pre-Plan Period	2013/14	29	8	99	-62
	2014/15	75	19	87	7
	2015/16	96	18	68	46
Plan Period	2016/17	56	37	75	18
	2017/18 <sup>6</sup>	36	36	49	23
	2018/19 <sup>6</sup>	64	90	40	114
	2019/20	69	20	50	39
	2020/21	<b>48</b>	<b>71</b>	<b>30</b>	<b>69</b>
Plan period avg.		<b>55</b>	<b>51</b>	<b>49</b>	<b>53</b>
Plan period total		<b>273</b>	<b>254</b>	<b>244</b>	<b>263</b>

**5.28** New build affordable housing provided during the year included:

- 30 flats at Land north of Chequersfield, WGC (18 were purchased by and will be directly managed by the Council and 12 were acquired by the Council’s new housing company Now Housing).
- 12 flats at the former QEII Hospital Nursery and MRI Centre, WGC
- 6 houses at Bericot Way (North), WGC.

<sup>5</sup> Affordable completions for 2017/18 and 2018/19 have been revised down from 44 to 36 and 74 to 64 respectively, to account for demolitions at Northdown Road and Little Mead which took place during these years.

**Indicator HO9****Local Plan Indicator (Policy SP7)*****New specialist needs housing***

**Target:** Delivery of at least 201 new care home bedrooms throughout the plan period

**Achieved to date:** 151 care home bedrooms completed since 2016/17, further 265 bedrooms in supply

- 5.29 The 2017 SHMA established a need for 340 new care home bedrooms for residential or nursing care, to meet the specific needs of older people who are no longer able to live independently over the plan period 2013-32. However, this has since been updated to take account of the 2018-based population projections and reflect the need over the new plan period 2016-36. Examination document EX203A indicates a need for 201 new care home bedrooms, under the 2018-based alternative migration variant projections.
- 5.30 There were no care home bedspaces completed during the year. However, 151 bedspaces have been completed since the beginning of the plan period and a further 265 are expected to be delivered over the next five years. The Draft Local Plan also includes targets for the proportions of new homes designed to cater for the needs of older people and also to meet accessible and adaptable dwellings standards, but these will not be monitored until the plan is adopted. There are also other forms of specialist needs housing which form an important component of the borough's housing provision, such as children's homes or homes which provide adult disability care.

**Indicator HO10****Local Plan Indicator (Policy SP7)*****Number of people on the self-build register***

**Target:** To provide sufficient self-build plots for the number of people on the register

**Achieved to date:** 75 individuals on the self-build register, 6 plots granted permission

- 5.31 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.
- 5.32 During base period 6 (31 Oct 20 – 30 Oct 21), there were 28 individuals added to the register and at the end of the year on 30 Oct 21, there were a total of 75 individuals on the self-build register. In terms of permissions granted, in February 2020 - base period 5, an outline application for the Draft Local Plan site SDS1 was granted permission which included 6 plots for self-build housing. Another outline application was granted at appeal in June 2021, which included the provision of 10 self-build plots. However the site falls within both Welwyn Hatfield and St Albans and it is not yet clear from the outline application whether the self-build plots will fall within Welwyn Hatfield. The Council is seeking, through the Local Plan, to adopt a policy which will ensure that future developments over a certain size make provision for self-build plots.

**Table 21 – Self-build Registrations and Permissions by Base Period**

	No. Individuals Registered in Year	Date to Grant Permissions by	Number of Permissions (Plots)
BY1: 1 Apr 16 -30 Oct 2016	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 <sup>6</sup>	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

5.33 A report to the Council’s Cabinet Planning & Parking Panel in October 2017 considered the initial levels of interest in self-build in Welwyn Hatfield, noting that the majority of those people entering onto the register had also indicated an interest in self-build in a wide array of other local authority areas. An emerging theme in analysis is therefore the extent to which double-counting is occurring, and to which the level of demand for self-build might therefore be overstated by the register. Following consultation in 2018, the Council introduced additional eligibility criteria and a fee to enter or remain on the register from 31<sup>st</sup> October 2018, in order to help the council better manage the register and measure demand for plots of land within Welwyn Hatfield for self-build.

**Table 22 – Total number of Individuals on the Self-build Register by Area – as at 30/10/2021**

	Looking in Welwyn Hatfield only	Looking in Welwyn Hatfield and elsewhere	Total
Live in Welwyn Hatfield	15	13	28
Live elsewhere	17	30	47
All people on register	32	43	75

**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  
**Achieved to date:** No gain through the planning system

5.34 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 [Hatfield 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 Draft Local Plan.

<sup>6</sup> 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 - Applications for HMOs in 2020/21**

Application type	Change of use	Approved	Refused	Withdrawn	Total
Full planning (New HMOs proposed)	C3 > C4 or <i>Sui generis</i>	0	1	1	2
	C4 > <i>Sui generis</i>	0	0	0	0
Certificate of lawfulness (For existing HMOs)	C3 > C4 or <i>Sui generis</i>	6	4	1	11
	C4 > <i>Sui generis</i>	1	2	0	3
<b>Total</b>		<b>7</b>	<b>7</b>	<b>2</b>	<b>16</b>

5.35 During the monitoring year 14 applications for HMOs have been determined; 2 for planning permission for a change of use, and 14 for certificates of lawfulness to demonstrate that an existing HMO does not require planning permission. Of the 14 determined, 7 were approved and 7 were refused.

5.36 This year saw a small increase in the number of ‘all student’ HMOs in the borough, as can be seen in table 24 below, however the number of student HMOs remains well below historic levels. New student accommodation at the University of Hertfordshire completed in recent years, could be a factor behind the fluctuations in recent years.

**Table 24 - ‘All student’ Council Tax HMOs**

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Hatfield Article 4	1,452	1,385	1,249	1,157	1,043	1,255	855	661	673
Whole borough	1,545	1,504	1,349	1,258	1,130	1,331	941	793	826
Annual change	-1.0%	-2.7%	-10.3%	-6.7%	-10.2%	+17.8%	-29.3%	-15.7%	4.2%

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

5.37 In order to meet the need identified in the [2016 Gypsy & Traveller and Travelling Showpeople Accommodation Needs Assessment](#), Policy SP7 of the Draft Local Plan proposes a target of 61 new Gypsy and Traveller pitches on 8 sites across the borough, over the 16 year period from 2016 to 2032. No permanent new pitches have been completed to date, but it is anticipated that 16 will be delivered across 2 sites over the five years to 2025/26. The table below demonstrates that this does not result in the required five year supply of pitches (representing a shortfall of 22 pitches), largely because the majority of new pitches for the plan period need to be delivered in association with the Strategic Development Sites – although the Council will explore options to speed-up the delivery through their masterplanning. The low frequency of windfall applications make this difficult to forecast, so no allowance has been made for windfall pitches in the five year supply. However, it might be expected for one windfall pitch to arise, which would slightly improve the supply position.

5.38 An outline application at the Draft Local Plan site SDS1 was granted in February 2020 which includes the provision of six pitches. However, these are not expected to come forward within the next five years. To help offset the deficit in the short term, the council granted a temporary permission for a site in Stanborough in 2016 and an application for an extension to this is still currently under consideration. The County Council managed transit site at South Mimms also remains available to meet transit needs in Hertfordshire on a short-term tenancy basis.

**Table 25 – Five Year Land Supply of Pitches (2021/22 – 2025/26)**

A	Annual Gypsy & Traveller pitch target to 2031/32 ( <i>61 divided by 16 years x 5</i> )	3.8
B	Completions to date (2016/17 – 2020/21)	0
C	Target completions to current year ( <i>5 x 3.8</i> )	19
D	Resultant shortfall in completions against target ( <i>C-B</i> )	19
E	Pitch requirement for next five years 2021/22 to 2025/26 ( <i>A x 5</i> )+ <i>D</i>	38
F	Projected supply of sites (2021/22 – 2025/26)	16.0
Number of years supply ( <b>F divided by E x 5 years</b> )		<b>2.1 years</b>

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

5.39 The Council works with a range of service providers to monitor cases where Gypsy and Traveller encampments are established without planning permission, and without the permission of the landowner. The bi-annual caravan ‘census’ was not undertaken in July 2020 or January 2021 due to COVID-19 restrictions, however resumed in July 2021. One site was in excess of its capacity, with 23 more caravans than permitted. However, not all sites were able to be surveyed in July. At the last survey prior to this, in January 2020, three of the borough’s five established Gypsy and Traveller sites were in excess of their capacity, with 53 more caravans than permitted between them. The 2019/20 monitoring year saw 12 unauthorised encampments, compared with 8 in the 2018/19 monitoring year. This demonstrates the continuing scale of need for the permanent provision which the Local Plan will help to provide.

## 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)

*New employment floorspace and progress against employment floorspace target*

**Target:** Currently being reviewed

**Achieved to date:** Net loss of 2,274m<sup>2</sup> this year, net loss of 26,700m<sup>2</sup> since 2016/17

6.1 This indicator monitors changes in employment floorspace during the year and over the plan period. From 1<sup>st</sup> September 2020, amendments to the planning use classes came into place, and a new class E use - covering Commercial, Business and Services, was introduced. The new 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 26 – Net Floorspace Change (m<sup>2</sup>)**

		Use Classes						Total
		Eg(i)/ (B1a)	Eg(ii)/ (B1b)	Eg(iii)/ (B1c)	B2	B8	'B Mix'	
<b>2016/17</b>	Net change	-17,252	-	-88	614	-451	4,754	<b>-12,423</b>
<b>2017/18</b>	Net change	-5,969	-	0	160	753	1,475	<b>-3,581</b>
<b>2018/19</b>	Net change	-5,930	-	0	79	3,940	-600	<b>-2,511</b>
<b>2019/20</b>	Net change	-2,861	-	-126	-8,394	3,879	1,599	<b>-5,903</b>
<b>2020/21</b>	<i>Floorspace gain</i>	1,311	-	33	284	765	3,629	6,022
	<i>Floorspace loss</i>	-3,384	-	-2,825	-	-2,087	-	-8,296
	Net change	-2,073	-	-2,792	284	-1,322	3,629	-2,274
<b>Plan period net change</b>		<b>-34,085</b>	<b>-</b>	<b>-3,006</b>	<b>-7,257</b>	<b>6,799</b>	<b>10,857</b>	<b>-26,692</b>

6.2 The borough has continued to see a net loss of employment floorspace this year. The loss recorded in B1c/Eg(iii) was for change of use to mixed employment use, so did not result in any overall loss in employment floorspace. B1a/Eg(i) losses largely resulted from office to residential conversions - including Fountain House in Welwyn Garden City Town Centre as well as 87 Great North Road in Hatfield. The losses were partially offset by some gains in B1a/Eg(i) floorspace, including an extension to a site at Sopers Road in Cuffley, as well as

at the Entech House redevelopment in Woolmer Green (the loss in B2 floorspace at this site was recorded last year).

- 6.3 Overall, since the start of the plan period, the net loss in employment floorspace amounts to -26,692m<sup>2</sup>. The majority of this loss has been from offices converted to residential. The significant loss in B2 floorspace in 2019/20 was largely a result of the residential redevelopment of the former Ratcliff Tail Lift site in Welwyn Garden City (a Draft Local Plan allocation), as well as the redevelopment of Entech House.

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

- 6.4 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, and this has continued to be the case during the preparation of the new Draft Local Plan. However, because of the scale of economic need it has been estimated that only 60% of new employment floorspace within the plan period will be on PDL – the remaining 40% would therefore be on greenfield sites.

- 6.5 However, all of the gross new employment floorspace completed since the start of the plan period has been on PDL. This largely reflects the fact that the new Local Plan is still progressing through examination, and the borough’s Green Belt boundaries have not yet changed. Until this takes place, the proportion of new employment floorspace on PDL will remain high.

<b>Indicator EC3</b>	<b>Local Plan Indicator (Policy SP8)</b>
<b><i>Employment areas lost to non-employment uses</i></b>	
<b>Target:</b>	No target until the new Local Plan is adopted (Target of no further loss thereafter)
<b>Achieved to date:</b>	Net loss of 0.4ha this year, total net loss of 10.8ha since plan period start

- 6.6 The Draft Local Plan identifies 294.1 hectares of designated employment land for Class B and associated uses. During the 2020/21 monitoring year, 9 sites changed from employment use to a non-employment use. Of these, 5 lie within designated employment land and amount to a total area of 0.4 hectares. In total, since the start of the plan period, 3.7% of designated employment land has been lost.

**Table 27 - Employment Land Lost to Non-Employment Uses**

Year	Sites lost to other uses	Of which in designated Employment Areas	Employment land loss	Employment land lost as a % of total designated employment land
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	0.8%
<b>2020/21</b>	9	<b>5</b>	0.39 hectares	0.1%
<b>Plan period total</b>	<b>44</b>	<b>19</b>	<b>10.81 hectares</b>	<b>3.7%</b>

- 6.7 The losses to date are largely the result of schemes to convert office buildings to residential use through permitted development (i.e. not requiring planning permission). Between the introduction of these permitted development rights in May 2013 and the end of the 2020/21 monitoring year, just under 32,000sqm of office space has been lost within the borough, with further commitments of losses of 10,100sqm of office floorspace. This is having a particularly notable effect around the western edge of Welwyn Garden City Employment Area.
- 6.8 The government's intention in introducing these permitted development rights was to create much-needed homes from empty offices, and there are some office-to-residential sites in the borough where offices were indeed underused. However, there are also examples of much more prime office spaces being lost. One such example is the former Xerox headquarters in Welwyn Garden City has meant the loss of a 4 hectare office campus, on a prime location, right in the centre of an employment area. In addition to the impacts upon employment land supply, some of these sites are also by their nature some way from other residential communities and facilities such as schools and shops.

<b>Indicator EC4</b>		<b>Local Plan Indicator (Policy SP2)</b>
<b>Future employment floorspace supply</b>		
<b>Target:</b>	Maintain a sufficient supply of employment floorspace to meet the target in <b>EC1</b>	
<b>Achieved to date:</b>	Forecast deficit against 116,400m <sup>2</sup> target of around 57,611m <sup>2</sup> (target under review)	

- 6.9 Whilst the delivery of sites will still depend on its adoption, the publication of the new Local Plan means that the borough now has three sources of future employment floorspace supply: planning permissions, vacant sites, and allocated sites. Unlike future housing supply the future supply of employment floorspace is more dependent on economic circumstances and the existence of prospective occupiers, making it generally much more difficult to anticipate an exact year in which new floorspace will be delivered. The Draft Local Plan and AMR do not include detailed annual trajectories for new employment floorspace, but the table below provides a plan period summary.

**Table 29 – Employment Floorspace Supply (m<sup>2</sup>)**

Use Class	Completions 2016/17 – 2020/21	Sites with planning permission	Vacant sites in employment areas	Local Plan site allocations	Estimated further office-to-residential loss	Overall total
<b>B1</b>	-37,091	10,090	9,200	54,579	-15,120	<b>21,658</b>
<b>B2</b>	-7,257	8,340	520	-4,410	-	<b>-2,807</b>
<b>B8</b>	6,799	21,738	-	-9,500	-	<b>19,037</b>
<b>B Mix</b>	10,857	10,044	-	-	-	<b>20,901</b>
<b>Total</b>	<b>-26,692</b>	<b>50,212</b>	<b>9,720</b>	<b>40,669</b>	<b>-15,120</b>	<b>58,789</b>

- 6.10 The shortfall against the Draft Local Plan employment floorspace target has increased further over the 2020/21 monitoring year, with forecast supply now 57,611m<sup>2</sup> below the 116,400m<sup>2</sup> target.<sup>7</sup> The reduction in floorspace against the Local Plan target is largely a result of office-to-residential conversions. In addition, the density of development at Hatfield Business Park has been lower than anticipated following the initial outline planning application with some of the floorspace going to sui generis uses including car showrooms and a hospital. Whilst these would generate some employment, they do not fall within the b use classes measured here. The overall undersupply of employment floorspace has been acknowledged by the Council

<sup>7</sup> This target is currently being reviewed.

during the examination of the Local Plan and the extent to which economic needs can be met are being explored.

## Businesses, Jobs and Skills

### Indicator EC5 Contextual Indicator Number of enterprises

**Table 29 – Number of Enterprises in Welwyn Hatfield**

Type of count	Welwyn Hatfield							East Change 2020-21	National change 2020-21
	2016	2017	2018	2019	2020	2021	Change 2020-21		
Number of enterprises	4,775	5,015	5,090	5,230	5,330	5,160	-170 (-3.2%)	-155 (-0.1%)	+13,930 (+0.5%)
Number of 'local units'	5,585	5,850	5,935	6,090	6,205	6,045	-160 (-2.6%)	-365 (-0.1%)	+8,195 (+0.3%)

Data source: Inter-Departmental Business Register (ONS) via NOMIS  
<https://www.nomisweb.co.uk/reports/lmp/la/1946157231/report.aspx>

- 6.11 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, Cuffley and Panshanger express-format stores.
- 6.12 The number of enterprises and local units in the borough both decreased in 2021, with the rate of change below both the regional level and the national level (which saw an increase during the year). 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

- 6.13 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 for 2020 indicate a reasonable decline in the total number of jobs in Welwyn Hatfield, which fell to 94,000 from 104,000 in 2019. This resulted in a fall in the figure for jobs density (the ratio of jobs to the working age population) from 1.29 to 1.15. The figures for Welwyn Hatfield have shown large fluctuations in recent years, with the data indicating an increase in the number of jobs by +25,000 between 2015 and 2019. This 32% increase in the four years compared with an increase of 10% in Hertfordshire and 5.8% nationally. However, there are some potential concerns with this dataset when segmented at this geographic level.
- 6.14 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 2017 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 30 – Jobs and Job Density**

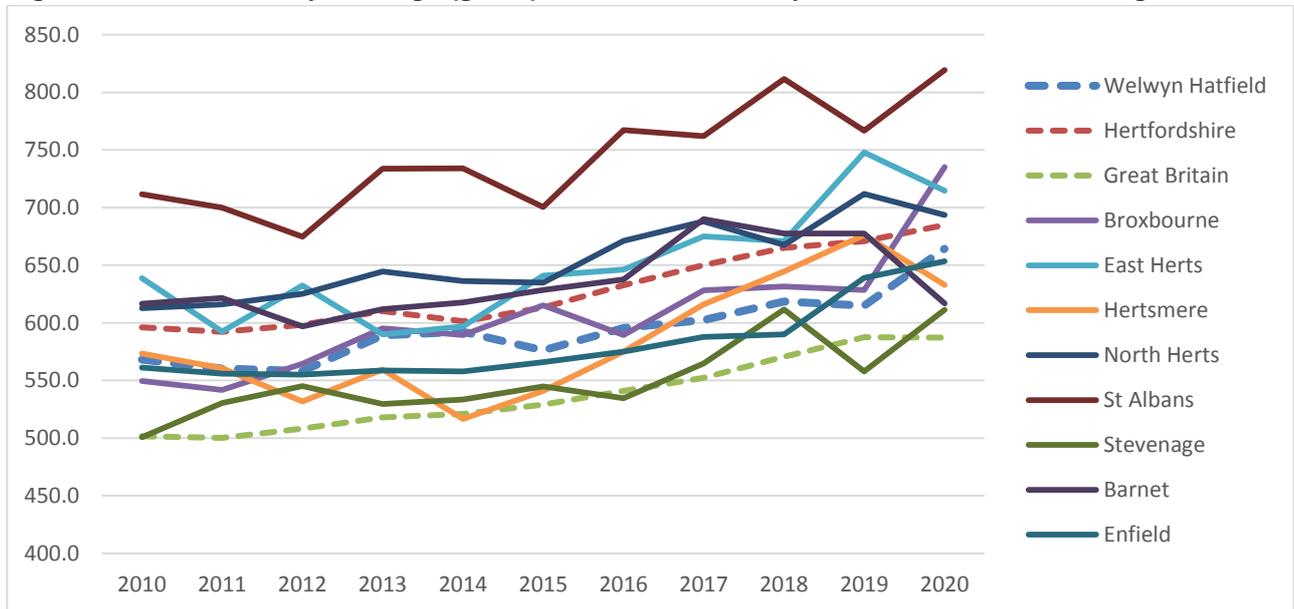
		2015	2016	2017	2018	2019	2020	% Change 2019-20
<b>Welwyn Hatfield</b>	Jobs Total	79,000	87,000	100,000	101,000	104,000	94,000	-9.6%
	Job Density	1.03	1.09	1.24	1.25	1.29	1.15	-10.9%
<b>Hertfordshire</b>	Jobs Total	670,000	698,000	724,000	734,000	738,000	727,000	-1.5%
	Job Density	0.91	0.94	0.98	0.99	1.00	0.98	-2.0%

Data Source: Office for National Statistics jobs density via NOMIS  
<https://www.nomisweb.co.uk/reports/lmp/la/1946157231/report.aspx>

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

6.14 Figure 9 below shows that, for full-time workers, the median earnings of Welwyn Hatfield residents in 2020 increased to £664.20 per week, which was £77.10 per week above the national average. Average earnings in the borough remain below the Hertfordshire average by £20.60 per week. Looking however at the data for the lower quartile (people on the lowest 25% of earnings), Welwyn Hatfield residents did not see an increase in average lower quartile earnings during the year (which remained at £459.0 per week). These figures should again 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>

6.15 The average earnings of full-time workers employed in the borough in 2020 (regardless of where they lived) was £675.80 per week. This was a slight increase from the 2019 figure (£671.40), and means that employee earnings remain slightly above resident earnings – if this were to continue over a long period of time, it could conceivably alter the borough’s commuting dynamic. Again, it is important to be cautious given that these figures are also from a small sample.

- 6.17** 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 2020 (Jan-Dec) official unemployment rate in Welwyn Hatfield was 3.3%, almost unchanged from 3.2% in 2019.
- 6.18** 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.
- 6.19** The rate of JSA/UC claimants within Welwyn Hatfield more than doubled to 4.7% in March 2021, from 1.9% in March 2020. However, since April 2021 there has been a steady decline in the rate of JSA/UC claimants, although this still remained above pre-pandemic levels at 3.3% in December 2021. Table 31 shows the breakdown across the borough, with the rate of claimants increasing across all wards. Peartree in Welwyn Garden City saw the highest increase to 8.5% from 4.5% in March 2020. Welham Green also saw a reasonable increase in the rate of JSA/UC claimants, up from 1.3% to 4.8% in March 2021. Meanwhile, Handside and Welwyn East saw the smallest increases in JSA/UC claimants during the year, though still up +1.7% and +1.8% respectively.

**Table 31 - Percentage of residents age 16-64 in each ward claiming JSA/UC**

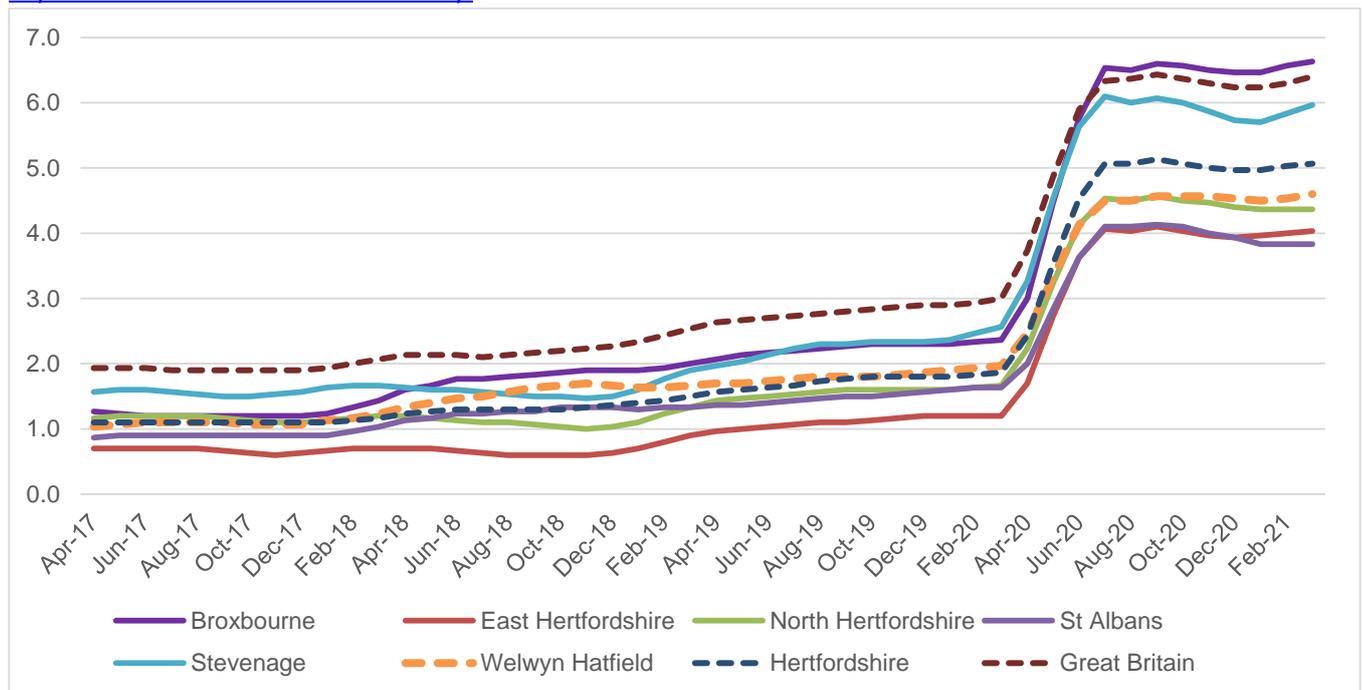
Ward	March 2020	March 2021	Change
Brookmans Park & Little Heath	0.8%	3.3%	2.5%
Haldens	2.7%	6.1%	3.4%
Handside	1.8%	3.5%	1.7%
Hatfield Central	2.8%	6.0%	3.2%
Hatfield East	2.8%	5.6%	2.8%
Hatfield South	1.9%	5.1%	3.2%
Hatfield Villages	1.1%	3.5%	2.4%
Hatfield West	1.4%	3.8%	2.4%
Hollybush	2.5%	5.4%	2.9%
Howlands	2.4%	5.3%	2.9%
Northaw and Cuffley	0.9%	3.2%	2.3%
Panshanger	1.6%	3.8%	2.2%
Peartree	4.5%	8.5%	4.0%
Sherrards	1.7%	3.8%	2.1%
Welham Green	1.3%	4.8%	3.5%
Welwyn East	0.7%	2.5%	1.8%
Welwyn West	1.5%	4.0%	2.5%

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

6.19 Figure 11 on the next page 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. Comparing March 2021 with March 2020, the increase in claimant rate in Welwyn Hatfield (+2.8%) was lower than for Hertfordshire (+3.2%) and the national average (+3.4%).

**Figure 11 - Percentage of working-age residents claiming JSA for Welwyn Hatfield and surrounding authorities (rolling 3-month averages)** - Source: ONS via NOMIS –

<http://www.nomisweb.co.uk/default.asp>



**Indicator EC9** **Contextual Indicator**  
**Educational attainment and skills**

6.20 According to the ONS population survey via NOMIS (Jan - Dec 2020), 45.3% of working age 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 Great Britain (43.1%) and higher than the East of England (39.2%), although below the Hertfordshire average (47%).

6.21 In terms of educational performance, the AMR began reporting on 'Attainment 8' scores in 2015/16 in line with national changes to the reporting of educational attainment. The AMR also monitors performance in the core subjects of English and Maths in terms of the percentage of grades 5-9 achieved. Due to the COVID-19 pandemic most national curriculum assessments were cancelled in 2019/20 and 2020/21, as well as the associated data collections. Data for 2018/19 showed that the borough's schools continued to score below the Hertfordshire average on both metrics, though above the national average.

**Table 32 – Educational Performance**

Location of school	2017/18		2018/19		2019/20		2020/21	
	'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
<b>Welwyn Hatfield</b>	46.5	42.6%	48.8	44.2%	N/A	N/A	N/A	N/A
<b>Hertfordshire</b>	51.4	52.9%	51.0	51.4%	N/A	N/A	N/A	N/A
<b>England</b>	44.5	40.2%	44.5	39.8%	N/A	N/A	N/A	N/A

Data source: Department for Education – <https://www.gov.uk/government/collections/statistics-gcses-key-stage-4> and [http://www.education.gov.uk/schools/performance/geo/pconE14001027\\_all.html](http://www.education.gov.uk/schools/performance/geo/pconE14001027_all.html)

# 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)

#### Changes to protected historic assets

**Targets:** No loss of protected heritage assets, or increase in the number ‘at risk’

**Achieved to date:** No change to the number of protected assets. Still 1 asset ‘at risk’.

- 7.1 There have been no changes to the number of protected heritage assets in the borough during the year. Historic England’s Heritage at Risk Register continues to show that one listed structure in the borough is at risk – the Grade II\* Paine Bridge at Brocket Hall in Lemsford. Whilst the bridge is not in any structural danger, stonework cladding on it is slowly decaying – no solution to address the decay has yet been agreed.

**Table 33 – Protected Historic Assets**

Type	2019/20		2020/21		Change
	N° of sites	Area	N° of sites	Area	
<b>Listed Buildings</b>	431	n/a	431	n/a	No change
<i>Of which Grade I</i>	6	n/a	6	n/a	No change
<i>Of which Grade II*</i>	24	n/a	24	n/a	No change
<i>Of which Grade II</i>	401	n/a	401	n/a	No change
<b>Conservation Areas</b>	8	374ha	8	374ha	No change
<b>Areas of Archaeological Significance</b>	73	1,071ha	73	1,071ha	No change
<b>Scheduled Ancient Monuments</b>	4	n/a	4	n/a	No change
<b>Registered Historic Parks/Gardens</b>	5	1,005ha	5	1,005ha	No change
<b>Heritage assets at risk</b>	1	n/a	1	n/a	No change

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:** No changes this year. 2 new wildlife sites in 2018.

- 7.2 There were no changes in terms of protected natural assets during the year. In 2018/19, there were two new Wildlife Sites designated at Gobions Wood Meadows, south of

Brookmans Park and Ayot St Lawrence Grassland, in the North of the borough. This increased the total area of wildlife sites in the borough by 18.5ha to 1,669ha.

7.3 The main indicator on the condition of protected natural assets relates to Sites of Special Scientific Interest (SSSI). In 2017, Sherrardspark Wood SSSI was graded as being in a partly favourable and partly unfavourable but a recovering position, whereas Wormley-Hoddesdonpark Woods South SSSI was graded as favourable. Other sites have not been resurveyed by Natural England for several years. Two of the borough's SSSIs (Northaw Great Wood and Sherrardspark Wood) are also Council-managed Local Nature Reserves with [Woodland Management Plans](#) adopted in 2015.

**Table 34 – Protected Natural Assets**

Type	2019/20		2020/21		Change
	Number of sites	Area	Number of sites	Area	
Wildlife Sites	194	1,667ha	194	1,667ha	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*

7.4 The amount of designated Green Belt in the borough remains the same, although the new Local Plan is proposing to remove some land from the Green Belt in order to accommodate future development needs. 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 35 – 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	33 dwellings	5 dwellings	28 dwellings	8.0%
Commercial development	453m <sup>2</sup>	0m <sup>2</sup>	453m <sup>2</sup>	N/A

7.5 In terms of residential development, there has been a net gain of 28 dwellings in the Green Belt during the monitoring year. This accounted for 8.0% of total net completions. This proportion was higher than in 2019/20, when 4.9% of net completions were in the Green Belt and in 2018/19 when 3.2% of net completions were in the Green Belt. As well as a number of single replacement dwellings, there were three sites outside of specified towns and settlements for between 5 – 10 dwellings which completed. However, these sites were all previously developed with coverage by buildings of some form which were demolished to accommodate the redevelopment for housing. In terms of commercial development, this was nearly all on previously developed land.

### 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 publication of the Local Plan

- 7.6 The borough currently has around 241 hectares of designated Urban Open Land (UOL). This land is protected by Policy OS1 of the 2005 District Plan, which broadly restricts development within areas of UOL unless the development in question would enhance it. During the year, outline planning permission for 39 dwellings was granted at the Land South of Filbert Close in Hatfield. The 0.92ha site was designated as Urban Open Land in the 2005 District Plan due to its function as a school playing field. However, it has not been used as such for 12 years (since the school closed). The site is allocated for housing in the 2016 Draft Local Plan, with the site designation as UOL proposed to be deleted.
- 7.7 In 2018, planning permission was granted at Onslow St Audrey's School which also covers an area of Urban Open Land; however, the proposal results in a very small loss of 205m<sup>2</sup> of this land (0.4% of total UOL at this site). The new building was considered to support and maintain the function of the UOL as playing fields and therefore was considered to be in accordance with policy OS1. The new Local Plan also proposes substantial increases in the amount of the borough protected by a UOL designation, and these will be reported in the AMR once the Local Plan is adopted.

#### Indicator EN5

#### Contextual Indicator

##### *Changes to the public rights of way network*

- 7.8 This indicator assists in monitoring green infrastructure proposals and the monitoring of Sustainability Appraisal objectives around accessibility. 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*

- 7.9 The [Green Flag Award Scheme](#) is run by the Ministry of Housing, Communities and Local Government, and recognises and rewards the best green spaces in the country. In 2021, the area of open space in the borough with a Green Flag Award totalled 73 hectares. The 52ha Stanborough Park and 16ha King George V Playing Fields in Welwyn Garden City, as well as the Lawn Cemetery in Southway, Hatfield 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

- 7.10 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.

**Table 36 – Renewable Energy Completions 2020/21**

Energy source	Wind		Solar PV		Solar thermal		Anaerobic digestion		CHP		Other	
	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity	Nº	Capacity
<b>Committed (In supply)</b>	0	N/A	14	Not Known	0	N/A	0	N/A	1	Not known	5	Not Known
<b>Completed 2020/21</b>	0	N/A	1	Not Known	0	N/A	0	N/A	0	N/A	1	Not Known

**7.11** During the monitoring year, four schemes incorporating renewable energy generation were completed. However, it is not known what the overall energy generating capacity of these schemes are as this is not always provided by the applicant.

**7.12** Once the new Local Plan is adopted, the AMR will also report on the sustainability of new construction itself. This will include the amount of non-residential development which meets BREEAM ‘excellent’ standards, and the levels of estimated water consumption in new homes. These feature within Policy SADM13 of the Draft Local Plan, which also sets out target levels of provision for each.

**Indicator EN8** **Contextual Indicator**  
*CO<sub>2</sub> emissions per capita*

**7.13** The general need to reduce carbon emissions is enshrined in both national and local policy. Table 37 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 2019).

**7.14** It can be seen that CO<sub>2</sub> emissions have generally been decreasing in recent years. This was initially driven by falls in commercial and domestic emissions, however the data shows transport emissions have also now been declining over the last three years. Welwyn Hatfield’s emissions per capita have historically been slightly above the Hertfordshire average, however this gap has declined in recent years and emissions for 2019 were very marginally higher at 4.8 tons of CO<sub>2</sub> per capita for Welwyn Hatfield compared with 4.7 tons per capita for Hertfordshire. Further falls in emissions from transport in future would facilitate further reductions in carbon emissions – amongst other benefits this highlights the importance of those policies in the Draft Local Plan which encourage the provision of more sustainable modes of travel.

**Table 37 – CO<sub>2</sub> Emissions**

CO <sub>2</sub> Emissions		Commercial (Kt CO <sub>2</sub> )	Domestic (Kt CO <sub>2</sub> )	Transport (Kt CO <sub>2</sub> )	Grand Total (Kt CO <sub>2</sub> )	Per Capita (Tons CO <sub>2</sub> )
Welwyn Hatfield	<b>2013</b>	327	225	258	798	7.0
	<b>2014</b>	288	188	263	727	6.3
	<b>2015</b>	250	184	266	687	5.8
	<b>2016</b>	214	175	272	648	5.4
	<b>2017</b>	206	164	269	627	5.1
	<b>2018</b>	206	164	259	616	5.0
	<b>2019</b>	189	160	251	586	4.8

CO <sub>2</sub> Emissions		Commercial (Kt CO <sub>2</sub> )	Domestic (Kt CO <sub>2</sub> )	Transport (Kt CO <sub>2</sub> )	Grand Total (Kt CO <sub>2</sub> )	Per Capita (Tons CO <sub>2</sub> )
Herts	2013	2199	2406	2647	7170	6.3
	2014	1979	2024	2694	6616	5.7
	2015	1742	1976	2772	6405	5.5
	2016	1528	1879	2826	6148	5.2
	2017	1401	1753	2813	5882	5.0
	2018	1392	1752	2751	5804	4.9
	2019	1304	1702	2637	5557	4.7

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

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019>

## Indicator EN9

## Contextual Indicator

*Amount of the borough within Flood Zones 2&3*

7.15 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 38 – Area of Welwyn Hatfield in Flood Zones 2 & 3**

Year	Area in Flood Zone 2 (Medium probability)	Area in Flood Zone 3 (High probability)	Total area in medium or high flood probability
2015	4.45km <sup>2</sup>	3.05km <sup>2</sup>	7.50km <sup>2</sup>

7.16 In 2015, Environment Agency Modelling put 7.5km<sup>2</sup> 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*

7.17 This indicator has been removed as it has not been possible to source complete data on recorded flood events in the borough.

## Indicator EN11

## Contextual Indicator

*Planning applications granted contrary to Environment Agency advice*

7.18 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. Two of these were initial objections due to the proximity of the application sites to a main river, however, following the submission of additional information the EA then withdrew its objections. Similarly, another proposed development did not submit a Flood Risk Assessment, however, once this information was subsequently submitted the objection by the EA was removed. In the fourth case, the proposed development (which lies within Flood Zone 3) 'did not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development'. This application was refused permission. 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:** 53% of completions within +/-33% of target (62% for residential schemes)

7.19 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.

7.20 The overall proportion of sites within 33% more or less than the standards was just over half (53%) of sites. This was slightly lower compared with previous years – in 2019/20 compliance was 64% and in 2018/19 57%. Of the 20 residential sites which did not meet within +/-33% of the parking standards, 13 of these sites were below the guidelines, whilst 7 sites provided more parking than specified in the guidelines.

**Table 39 – Compliance of New Development with Parking Standards**

Use Class	2020/21 sites completed*	Number within +/-33% of guidelines	% within +/-33%
A (Retail etc)	4	2	50%
B (Employment etc)	9	4	44%
C (Residential institutions etc)	1	0	0%
D (Leisure, community etc)	7	1	14%
<b>Residential sites</b>	<b>52</b>	<b>32</b>	<b>62%</b>
<b>Total</b>	<b>73</b>	<b>39</b>	<b>53%</b>

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

## Indicator EN13

## Contextual Indicator

### *New development accessibility by public transport*

7.21 Table 39 below shows the accessibility of new homes built this year to key facilities. The completion of some small out of settlement developments this year meant that the figures were slightly lower than last year in terms of accessibility to facilities. However all new homes were still within 30 minutes (by public transport or walking) of a primary school, 96% were also within this level of accessibility to a secondary school. In terms of accessibility to hospitals, 93% were within half an hour (walk or public transport), although none were within this level of accessibility to hospitals providing A&E. Meanwhile 97% were within 30 minutes of an Employment area and 93% within 30 minutes of a major retail centre.

**Table 40 – New homes within 30 minutes by public transport (or walking) of key facilities**

	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
<b>GP surgery</b>	100%	98%	99%	100%	98%
<b>Hospital</b>	89%	93%	93%	97%	93%
<b>Primary school</b>	100%	99%	100%	100%	100%
<b>Secondary school</b>	99%	96%	97%	100%	96%
<b>Employment area</b>	92%	96%	98%	98%	97%
<b>Major retail centre</b>	97%	97%	94%	95%	93%

*Data source: TRACC accessibility software, via Hertfordshire County Council*



## 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.

- 8.1 Ensuring that development has infrastructure to support it is a key part of making Welwyn Hatfield a pleasant and convenient place to live and work. To do this the Council works closely with other public authorities such as Hertfordshire County Council in respect of education and the Environment Agency in respect of flood risk, as well as private sector service providers such as bus operators and utility companies.

### 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:** £610,000 received (WHBC); £2,200,000 received (HCC) in 2020/21

- 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 projects can be secured (such as offsite affordable housing); as well as a means to secure other non-financial measures (such as requiring a developer to provide affordable housing within a development site). In the future, the Community Infrastructure Levy (CIL) will supplement S106 contributions as means to fund infrastructure provision. [The Council's proposed CIL Draft Charging Schedule](#) was published in spring 2017 and consultation took place between May and June 2017. The Council updated its evidence on CIL viability in a report published in July 2020 and further consultation took place from 30<sup>th</sup> September – 25<sup>th</sup> November 2020.
- 8.3 S106 agreements are secured in accordance with the Council's adopted [Planning Obligations Supplementary Planning Guidance](#). Many also fall under Hertfordshire County Council's Planning Obligations Toolkit, which covers 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 During the monitoring year, Welwyn Hatfield Borough Council received a total of just under £610,000 in S106 funding for projects within its own remit. Contributions received were from five implemented developments, including:
- Two separate sums of £265,000 and £74,000 were received towards offsite affordable housing provision from two separate developments;
  - £47,500 towards community facilities and £46,000 towards indoor sports;
  - £20,000 towards waste and recycling provision at specific developments;

- Varying smaller sums were received towards healthcare, local green spaces and parking surveys.

8.5 As Hertfordshire County Council is responsible for higher level services and infrastructure, it generally receives much larger sums of S106 money (though as noted, it is the borough council that is responsible for securing these amounts). During the year the County Council received £2,208,340 to fund a range of schemes including:

- £154,500 towards the provision of facilities for cyclists along Bishops Rise in Hatfield and measures to link this route to the wider network;
- £76,400 towards improving local bus stops/services along Bessemer Road in WGC, including the provision of real-time passenger information at these stops;
- Other amounts towards library, primary and secondary education and youth contributions.

## 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:** £730,000 spent (WHBC); £1,400,000 spent (HCC) in 2020/21

8.6 Welwyn Hatfield Borough Council spent a total of just under £730,000 in S106 funding for projects within its own remit. In terms of funds spent, this included:

- £483,000 towards refurbishing WGC train station footbridge;
- £37,500 towards replacing the skate park at WGC King George V Playing Fields;
- £24,100 towards replacing the old sports hall changing rooms at Gosling Sports Park;
- £9,200 towards replacing play equipment and safer surface at the New Wood play area in WGC;
- £14,000 for providing waste and recycling bins to five new residential developments.

8.7 During the year Hertfordshire County Council spent £1,389,653 in S106 money within the borough, funding a range of schemes which included:

- £1,339,500 went towards secondary education;
- £11,500 went towards the upgrade of bus stops at Sylvan Way, Moors Walk and Shakleton Way;
- Other amounts were also spent on library, youth, nursery, childcare and travel plan evaluations.

8.8 Notable infrastructure developments have included:

- Hertfordshire County Council (HCC), in partnership with the Council, have developed a scheme to enhance the area around Welwyn Garden City Town Centre. In 2017 and 2018, HCC undertook a consultation on schemes to improve the pedestrian environment and traffic circulation around Stonehills and Howardsgate. A new system was trialled in May and June 2018 and based on the outcome of the trial and the feedback received during consultation, the scheme layout and associated traffic regulation order was updated to address concerns raised. The project is being delivered in two phases, with Phase 1 having commenced following the end of the 20/21 monitoring year, in July 2021. This first phase 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 second phase, at Parkway, Wigmores North,

Howardsgate and Fretherne Road is expected to commence in 2022. A contraflow cycle lane will be implemented along Fretherne Road and at Wigmores North. Pedestrian crossing points will be improved as well as revised traffic circulation and a 20mph zone.

- 8.9 To deliver the larger number of smaller scale infrastructure improvements needed to support the growth proposed in the Local Plan, a revised Draft Infrastructure Delivery Plan (IDP) has been published alongside its submission. Throughout the examination of the Local Plan, and as part of the work carried out on additional submitted sites, updates to infrastructure requirements have been carried out and once the Local Plan is adopted a new IDP will be published. In addition to the more typically thought of 'physical' infrastructure (such as transport and utilities), the IDP identifies requirements for social infrastructure (such as schools and community facilities) and green infrastructure (such as open spaces). The IDP will facilitate further dialogue with service providers and developers, and will be a 'living' document that continues to evolve. It will be able to influence spending priorities for public bodies and service providers, and form the basis of the Council's emerging CIL Charging Schedule.



## 9. Site-Specific Monitoring

This chapter monitors the development and implementation progress on the Mixed-Use Sites and Strategic Development Sites proposed for allocation in the Draft Local Plan

- 9.1 The AMR has historically included a section monitoring the implementation of development on sites with adopted Supplementary Planning Documents (SPDs). SPDs set out additional detail to District Plan (and in the future, Local Plan) policies in certain topics or areas, and are used in the determination of planning applications. More importantly, they also assist both the Council in articulating its development aspirations and developers in preparing their development proposals. As none of the three SPD sites have yet been completed, all are proposed for allocation in the Draft Local Plan – one as a Strategic Development Site (in two parts, reflecting its significant size and complexity), and two as Mixed-Use Sites.
- 9.2 In order to aid in their implementation, the AMR monitors the progress of the newly proposed Strategic Development Site and Mixed-Use Site allocations in the Draft Local Plan. Whilst none of these sites have SPDs in place, each has nevertheless been the subject of masterplanning work to identify development constraints and opportunities.
- 9.3 This results in a total of nine areas proposed for allocation in the Draft 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 Draft Local Plan). Once development on a site commences the AMR will itself list all of the site-specific targets in order for them to be monitored.

### Welwyn Garden City Town Centre North – Mixed-Use Site MUS1

- 9.4 The Draft Local Plan maintains the 2005 District Plan allocation of this site for a mixed-use development, and the [Town Centre North SPD](#) was adopted in 2015 following public consultation. 6,000m<sup>2</sup> 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 although the Council is in the process of developing proposals.

### 1-9 Town Centre, Hatfield – Mixed-Use Site MUS2

- 9.5 The Local Plan proposes the allocation of this site to provide new ground floor retail floorspace and new homes above. The site was originally envisaged to have been part of a much more comprehensive redevelopment scheme for Hatfield Town Centre, but this ultimately fell through following the recession of the late 2000's. A planning application was approved in February 2021 for 1,100m<sup>2</sup> of commercial retail space and 71 new flats.

### High View Neighbourhood Centre, Hatfield – Mixed-Use Site MUS3

9.6 The Local Plan proposes 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. Works have now commenced and the development is expected to complete in up to four phases by 2023.

#### High View SPD

Site-Specific Draft 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.	The planning permission includes 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 in planning permission
The delivery of a new health centre, combining existing local GP surgery, dentist and pharmacy provision.	New doctors’ surgery and dentist in planning permission.
A design that improves the visibility of the shops and facilities at High View, better integrating them into the surrounding area	The new commercial units will be provided 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	Planning permission includes 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

9.7 The Local Plan proposes 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. The Local Plan also proposes that any masterplan for the site allows the opportunity for a realigned grass runway to the north of the site. Until the adoption of the Local Plan the site remains a designated Area of Special Restraint, although the landowner has carried out pre-application public consultation and the Council is continuing to work with them to secure a successful scheme for the site. During the hearing sessions in June 2018 the inspector observed that the council could consider bringing forward a larger area for residential development. An outline planning application was granted permission in February 2020 for 650 dwellings. A further outline application was submitted in November 2021 in relation to the wider area and is currently under consideration.

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

9.8 The Draft Local Plan 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. This site extends into East Herts District, where a further 1,350 new homes and additional supporting infrastructure are proposed. The East Herts District Plan was adopted in October 2018. Until the adoption of the Local Plan the Welwyn Hatfield part of the site remains within the Green Belt, and there is no development progress to report on the site. 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. A reduced site area and capacity of 600 dwellings has been proposed.

## Broadwater Road West, Welwyn Garden City – Strategic Development Sites SDS3 (North) and SDS4 (West)

9.9 This 16.2 hectare site is situated immediately east of Welwyn Garden City Town Centre across the East Coast Main Line, and comprises four main areas along with some highway and railway land:

- 3.0ha (once the factory and offices of Roche Pharmaceuticals) on which 209 homes were completed between 2012-2014;
- 9.1ha (once a factory for Shredded Wheat), which is proposed for allocation in the Local Plan as Strategic Development Site SDS3. A planning application was granted in February 2019 for 1,340 dwellings, as well as 114 care home bedrooms, office floorspace and a number of other uses and supporting infrastructure. Demolition works have now started on the Southern side of the site. Subsequent planning applications, which would see a higher number of dwellings at this site have been received and are currently awaiting determination.
- 2.1ha (currently occupied by a warehouse and distribution centre), which is proposed for allocation in the Local Plan as Strategic Development Site SDS4 and has a target provision of 170 new homes and 11,350m<sup>2</sup> of new office floorspace;
- 1.1ha occupied by the BioPark research and development complex.

9.10 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, 85% 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.

9.11 Because development of these sites has commenced, the targets set out in the Local Plan can now be monitored against. It can be seen that meeting the targets is heavily dependent on provision on site SDS3 (as well as SDS4 in the future).

### Broadwater Road West SPD Performance

Site-Specific Local Plan Target	Performance to date
1,230 new dwellings across three areas	209 completed, remainder in proposed allocations
17,650m <sup>2</sup> new B1 employment floorspace	None completed, remainder in proposed allocations
Maximum 600m <sup>2</sup> A1 convenience retail floorspace	572m <sup>2</sup> in planning permission for site SDS3
Provision of a new hotel	Forms part of planning permission for site SDS3
Provision of a new healthcare facility	Forms part of planning permission for site SDS3
Provision of new community facility floorspace	Forms part of planning permission for site SDS3
0.8ha new urban space per 1,000 residents	1.16ha per 1,000 residents achieved to date
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	10.1% to date
Introduce traffic calming along Broadwater Road	Forms part of planning permission for site SDS3
Improvements to bus services serving the site	Funding received, but scheme not yet implemented
Improvements to the footbridge to the town centre	Forms part of planning permission for site SDS3
Delivery of new primary school capacity (offsite)	Forms part of planning permission for site SDS3

### **North West Hatfield – Strategic Site SDS5**

9.12 The Draft Local Plan proposes the allocation of this site as part of a major urban extension, with a target provision of 1,650 new homes supported by infrastructure including a new school and neighbourhood centre. Until the adoption of the Local Plan in due course the site remains within the Green Belt, and there is no development progress to report on the site – although the landowner has carried out pre-application public consultation and the Council is continuing to work with them to secure a successful scheme for the site. This site was examined at the stage 4 hearing sessions in June 2018.

### **Symondshyde New Village – Strategic Site SDS6**

9.13 The Draft Local Plan proposed the allocation of this site, north of Hatfield, to create a new village. The target provision of 1,130 new homes would be supported by infrastructure including a new school and neighbourhood centre. Hearing sessions on the soundness of the allocation took place on 11<sup>th</sup> March 2020. Full Council agreed the removal of this site from the Local Plan in November 2020 and again in January 2022.

### **Marshmoor, Welham Green – Strategic Site SDS7**

9.14 The Draft Local Plan proposes the allocation of this site as part of an urban extension, with a target provision of over 40,000m<sup>2</sup> of new employment floorspace in addition to 100 new homes. Until the adoption of the Local Plan in due course the site remains within the Green Belt, and there is no development progress to report on the site – although the landowner has carried out pre-application public consultation and the Council is continuing to work with them to secure a successful scheme for the site. This site was examined at the stage 8 hearing session on 30<sup>th</sup> July 2020.

## Appendix 1 – Housing Site Monitoring

In June 2016 the Council published its first [Housing and Economic Land Availability Assessment \(HELAA\)](#), following the methodology laid out in the national [Planning Practice Guidance](#). The HELAA assesses the suitability, achievability and availability of potential development sites promoted to the Council, and was a key part of the production of the new Local Plan for the borough.

However, the HELAA's predecessor SHLAAs (Strategic Housing Land Availability Assessments) also had a monitoring role which the HELAA does not have. In order to retain that monitoring, it has been incorporated into the AMR and makes up this Appendix. The 2015/16 AMR explained this process in more detail, including how the AMR's approach differs.

Sites with at least some prospect of delivering 5 or more dwellings within the plan period are subject to ongoing monitoring on their status. Additional sites identified in the 2019 HELAA have been included in the site monitoring where the Inspector has found them sound.

<b>Site statuses as of 31/03/2021</b>	<b>Completed (2016/17 – 2019/20)</b>	<b>Planning permission granted – Under construction</b>	<b>Planning permission granted – Awaiting construction start</b>	<b>Proposed allocation or HELAA site</b>	<b>Planning permission or HELAA site – Unavailable or Unachievable within plan period</b>	<b>Totals</b>
<b>Settlement</b>						
Brookmans Park	5	0	2	3	-	<b>10</b>
Cuffley	2	-	3	4	1	<b>10</b>
Digswell	2	-	1	-	-	<b>3</b>
Hatfield	18	6	6	9	2	<b>41</b>
Little Heath	-	-	-	3	-	<b>3</b>
Oaklands & MH	1	-	-	3	-	<b>3</b>
Welham Green	2	-	-	5	-	<b>7</b>
Welwyn	3	2	-	3	-	<b>8</b>
Welwyn Garden City	25	6	7	14	4	<b>56</b>
Woolmer Green	-	1	-	1	-	<b>2</b>
Rural Areas	3	1	3	2	1	<b>10</b>
<b>Borough total</b>	<b>61</b>	<b>16</b>	<b>22</b>	<b>47</b>	<b>8</b>	<b>154</b>

A large number of monitored sites remain at early stages of the development process, however there are already more sites completed than proposed allocations or HELAA sites. A number of urban allocated or HELAA sites have now been granted permission and are either awaiting construction start or are under construction.

## Appendix 2 – Housing trajectory summary table to 2025/26

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 2025/26 (i.e. outside the five year period). Figures updated as at 30 Sep 2021.

<b>Use Class</b>	C1	Student halls of residence, converted to dwelling equivalents (see Chapter 5)
	C2	Care Homes, converted to dwelling equivalents (see Chapter 5)
	C3	Dwellings (e.g. houses and flats)
<b>Site Status</b>	UC	Site with planning permission, under construction
	PG	Site with planning permission, not yet under construction
	BLR	Site identified on the Brownfield Land Register
	AD	Application submitted - Awaiting determination
	RG	Resolution to grant

Site	Use Class	Planning Permission Reference	Expires	Site Status	2021/22	2022/23	2023/24	2024/25	2025/26	Total 5YLS
75 Oaklands Avenue	C3	6/2020/0456/FULL	21/08/2023	PG	-2	9				7
101 Brookmans Avenue	C3	6/2019/2313/FULL	18/12/2022	PG	5					5
<b>Small Sites x 6 - Under Construction</b>	C3	Various	N/A	UC	7					7
<b>Small Sites x 7 - Permission Granted</b>	C3	Various	N/A	PG	-2	9	1			8
<b>Total Brookmans Park</b>					8	18	1	0	0	27
12 Tolmers Gardens	C3	6/2018/3125/FULL	N/A	UC	8					8
36 The Ridgeway and land to the rear	C3	6/2018/2863/FULL	N/A	UC	-1	6				5
<b>Small Sites x 3 - Under Construction</b>	C3	Various	N/A	UC	3					3
<b>Small Sites x 7 - Permission Granted</b>	C3	Various	N/A	PG	0	3	2			5
<b>Total Cuffley</b>					10	9	2			21
63-65 New Road	C3	6/2019/1569/FULL	N/A	UC	-2	9				7
<b>Small Sites x 2 - Under Construction</b>	C3	Various	N/A	UC	2					2
<b>Small Sites x 1 - Permission Granted</b>	C3	Various	N/A	PG		1				1
<b>Total Digswell</b>					0	10				10
High view (Hilltop) SPD Site	C3	6/2019/1067/MAJ	N/A	UC		36	36	42	26	140
Former VW Centre Comet Way	C3	6/2020/3222/MAJ	N/A	RG			118			118
Minster House	C3	6/2019/2086/FULL	N/A	UC		90				90
Land at Onslow St Audrey's School	C3	6/2017/1641/MAJ	N/A	UC		-1	43	44		86
Link Drive	C3	N/A	N/A	BLR/RG		40	40			80
1-9 Town Centre	C3	6/2019/2430/MAJ	N/A	UC		36	35			71
Plot 6000, Hatfield Business Park	C2	6/2017/0550/MAJ	15/03/2022	PG		45				45
87 Great North Road	C3	S6/2014/1541/MA	N/A	UC	20					20
Blackhorse House, 36 Salisbury Square	C3	6/2020/0918/PN11	N/A	UC	8	8				16
Garages at Hollyfield	C3	N/A	N/A	BLR			12			12
24 The Common	C3	6/2020/3226/PN32	03/03/2024	PG		10				10
1 Burfield Close	C3	6/2020/3257/MAJ	N/A	RG			10			10
1 Roe Green House	C3	6/2019/1699/FULL	N/A	UC	8					8
Andre House, 19-25 Salisbury Square	C3	6/2018/0688/PN11	14/06/2022	PG		8				8
41-43 Town Centre	C3	6/2021/1805/FULL	04/09/2023	PG			6			6
14-16 Bishops Rise	C3	6/2018/1883/FULL	23/05/2022	PG		5				5
36 Salisbury Square	C3	6/2017/1902/FULL	N/A	UC	5					5
<b>Small Sites x 4 - Under Construction</b>	C3	Various	N/A	UC	6					6
<b>Small Sites x 13 - Permission Granted</b>	C3	Various	N/A	PG	0	13	1			14
<b>Total Hatfield</b>					47	290	301	86	26	750
<b>Small Sites x 8 - Under Construction</b>	C3	Various	N/A	UC	7	4				11
<b>Small Sites x 2 - Permission Granted</b>	C3	Various	N/A	PG	0	0	1			1
<b>Total Oaklands &amp; Mardley Heath</b>					7	4	1	0	0	12
<b>Small Sites x 1 - Permission Granted</b>	C3	Various	N/A	PG		1				1
<b>Total Welham Green</b>					0	1	0	0	0	1
Guessens 6 Codicote Road	C3	6/2018/3140/FULL	N/A	UC	7					7
<b>Small Sites x 3 - Under Construction</b>	C3	Various	N/A	UC	2	3				5
<b>Small Sites x 5 - Permission Granted</b>	C3	Various	N/A	PG		2	4			6
<b>Total Welwyn</b>					9	5	4	0	0	18

Continued on the next page.

## Appendix 2 – Housing trajectory summary table to 2025/26 continued

Site	Use Class	Planning Permission Reference	Expires	Site Status	2021/22	2022/23	2023/24	2024/25	2025/26	Total 5YLS
Broadwater Road West SPD Site	C2/C3	6/2018/0171/MAJ	N/A	UC		107	101	128	280	616
North east of Welwyn Garden City	C3	6/2018/0873/OUTLINE	13/02/2023	PG				50	100	150
29 Broadwater Road	C3	6/2019/3024/MAJ	29/04/2022	PG		72	56			128
Norton Building, Bridge Road East	C3	6/2019/0018/PN11	28/02/2022	BLR/PG		59	63			122
Ratcliff Tail Lift Site, Bessemer Road	C3	6/2018/3110/MAJ	N/A	UC	63	45				108
Land adjacent to 45 Broadwater Road	C2	6/2018/3292/MAJ	17/02/2023	PG		58				58
Accord House, 28 Bridge Road East	C3	6/2020/1067/MAJ	N/A	UC	34					34
26 Stonehills	C3	6/2019/1452/MAJ	N/A	UC	27					27
37 Broadwater Road	C3	6/2018/2387/MAJ	18/07/2022	PG		24				24
YMCA, 90 Peartree Lane	SG/C3	N/A	N/A	BLR/RG			29			29
Accord House, 28 Bridge Road East	C3	6/2020/0461/PN11	N/A	UC	17					17
Units 1,1a, 3 Swallow End	C3	6/2018/0231/PN11	N/A	UC	10					10
Units 1,1a, 3 Swallow End	C3	6/2019/1172/FULL	N/A	UC	8					8
Land behind 140 Ludwick Way	C3	6/2019/1616/FULL	06/12/2022	PG		6				6
<b>Small Sites x 5 - Under Construction</b>	C3	Various	N/A	UC	10	2				12
<b>Small Sites x 8 - Permission Granted</b>	C3	Various	N/A	PG	-3	20				17
<b>Total Welwyn Garden City</b>					<b>166</b>	<b>393</b>	<b>249</b>	<b>178</b>	<b>380</b>	<b>1366</b>
Entech House	C3	6/2017/0848/MAJ	N/A	UC	48					48
<b>Total Woolmer Green</b>					<b>48</b>					<b>48</b>
Northaw House, Coopers Lane, Northaw	C3	6/2019/0217/MAJ	N/A	UC		23				23
Mill Green Mill, Green Lane	C3	6/2018/0717/MAJ	N/A	UC		9				9
St Andrews Care Home	C2	6/2020/1249/FULL	30/07/2023	PG		7				7
<b>Small Sites x 13 - Under Construction</b>	C3	Various	N/A	UC	18	3				21
<b>Small Sites x 22- Permission Granted</b>	C2/C3	Various	N/A	PG	2	18	8			28
<b>Total Rural Areas</b>					<b>20</b>	<b>60</b>	<b>8</b>			<b>88</b>
<b>Total Welwyn Hatfield</b>					<b>315</b>	<b>790</b>	<b>566</b>	<b>264</b>	<b>406</b>	<b>2341</b>



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