



Welwyn Hatfield Borough Council Annual Monitoring Report 2022/23



Annual Monitoring Report 2022/23

Covering 1 April 2022 to 31 March 2023

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

Overall summary

This Annual Monitoring Report (AMR), produced by Welwyn Hatfield Borough Council, reports on development progress in the borough between 1 April 2022 and 31 March 2023.

The borough and its people

- The ONS mid-year population estimates for 2022 show the population of Welwyn Hatfield to be 120,213 persons, an increase of 0.4% from mid-2021, when the population of Welwyn Hatfield was 119,747 persons. This compared with average growth of 0.3% for Hertfordshire for the same period.
- The Index of Multiple Deprivation was last released in 2019 by MHCLG, it showed that the borough has one area among the most 20% deprived in England. The next update is expected in 2025.
- In terms of the health of the borough's population, Welwyn Hatfield scores better than the national average for 12 indicators in Public Health England's Health Profiles and worse than average for four indicators. This is unchanged from last year.

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 was requested, and modifications proposed.
- In December 2022 the Council agreed to progress to main modifications consultation. The consultation ran from January - February 2023. The Inspector carried out a subsequent consultation on Further Main Modifications in June-July 2023.
- Following the end of the 22/23 monitoring year in September 2023, the Council received the Inspector's final report on the examination of the Welwyn Hatfield Local Plan.
- The Welwyn Hatfield Local Plan 2016-2036 was subsequently adopted at a meeting of the Council on 12th October 2023. This is now the Statutory Development Plan for the Borough and replaces the previous Local Plan which comprised of 'saved' policies from the Welwyn Hatfield District Plan 2005.

Monitoring of Local Plan Policies

- The proportion of planning appeals allowed increased this year at 40%, compared with 32% in 2021/22. This was also higher than the national average of 29%.

Centres, Services and Facilities

- There was a small gain in retail floorspace of 235m² in 2022/23. Overall, since the start of the plan period in 2016/17 there has been a net increase of just over 900m².
- In terms of retail vacancy - in Welwyn Garden City Town Centre, vacant frontage length fell to 9.1% from 12.7% in 2022. Despite the decline, vacancy remains higher than seen historically- in the years prior to 2020, vacancy had fluctuated at around 3-4%. In Hatfield Town Centre vacancy remained unchanged at 13.2%. Part of the vacancy in Hatfield is due to the redevelopment at 1-9 Town Centre.

Housing

- There were 487 net new homes completed in 2022/23, including 442 C3 dwellings and 81 C2 care home bedspaces (45 dwelling equivalents).
- A total of 261 new affordable homes were completed, equivalent to 59% of total new C3 dwelling completions. This included 90 social rent, 107 affordable rent and 64 shared ownership homes.

- The average house price in Welwyn Hatfield between April 2022 and March 2023 was £435,836, an increase of 3.9% from the same period the previous year.
- The figures for 2022 show that lower quartile house prices (£328,000) were 12.17 times the lower quartile residence-based income (£27,000), indicating a slight improvement in affordability compared with the revised 2021 figure of 12.83.

The Economy

- The borough saw a significant net gain in employment floorspace in 2022/23 of +22,417m². A number of sites completed, including a plot at Hatfield Business Park and in Welwyn Garden City at Black Fan Road and Bridgefields. Overall, since the start of the plan period in 2016, there has now been a net gain in employment floorspace of +6,227m².
- Data from the ONS on the number of claimants of Job Seekers Allowance/Universal Credit shows that the rate of claimants in Welwyn Hatfield has been steadily declining since peaking at 4.7% between Feb-Apr 2021. In March 2023, the rate of claimants was 2.5%, still above the rate recorded prior to the covid-19 pandemic in early 2020 (of 1.9%).

Environmental Assets

- Historic England's Heritage at Risk Register includes three listed structures in the borough at risk. The Grade II* Paine Bridge at Brocket Hall in Lemsford, which has been listed as at risk for some time, is now graded as Priority A, meaning it is at risk of further deterioration. Two further heritage assets at Brocket Hall – the Temple and the gates, lodges and screen wall at the South-East entrance have also now been added to the heritage assets at risk register, both also at risk of further rapid deterioration or loss.

Infrastructure and Movement

- During the year, the Council received £2.3m in Section 106 funds secured from new development, committed to a range of Borough Council projects;
- Hertfordshire County Council received £1.26m in Section 106 funds from new development during the year, funding schemes related to education and transport.
- Improvement works to Welwyn Garden City town centre continued during the year. The first phase which upgraded the area in and around Stonehills, including the reconfiguration of parking bays as well as a new public space being provided completed in 2021/22. The next phase included a dedicated space for cycling on Bridge Road (Hunters Bridge) and completed early in 2023. A new crossing was also installed at Osborn Way. Works to install new walking and cycling facilities around Howardsgate, Fretherne Road and the town centre are also now underway.

Introduction to the AMR

What is the AMR?

This Annual Monitoring Report, produced by Welwyn Hatfield Borough Council, covers the period between 1 April 2022 and 31 March 2023 (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 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 on the development progress of the Mixed Use Sites and Strategic Development Sites allocated in the Local Plan.

Indicators

In order to monitor on an effective and consistent basis and enable trends to be established, the AMR contains a number of indicators. There are two types of indicators – Local Plan indicators, and contextual indicators. The Local Plan indicators each specifically relate to at least one policy in the Local Plan and monitor progress against a specific target or threshold set out in the Plan in order to understand if objectives are being delivered effectively. The AMR has been monitoring against Local Plan targets for a number of years since the Plan was published in Draft. 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. As these indicators are contextual and relate to issues outside the Council’s direct control, it is not appropriate for them to have targets.

Local Plan Adoption

Following the end of the monitoring year, on the 12th October 2023 the Welwyn Hatfield 2016-36 Local Plan was adopted. This is now the Statutory Development Plan for the Borough and replaces the previous Local Plan which comprised ‘saved’ policies from the Welwyn Hatfield District Plan 2005.



1. The Borough and its People

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

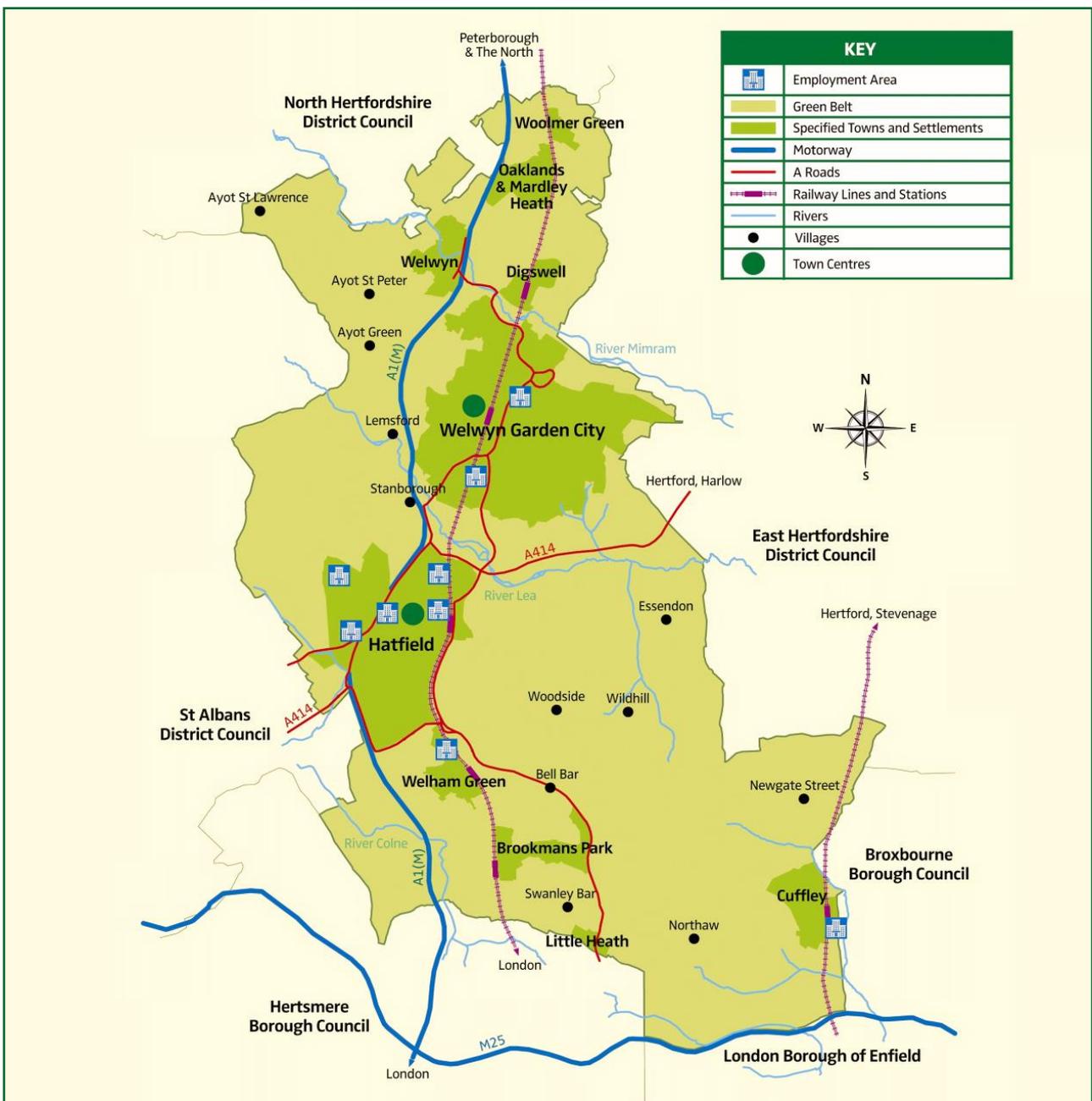
Geography

- 1.1 Welwyn Hatfield is located centrally within Hertfordshire and covers an area of approximately 130 square kilometres (12,954 hectares). The borough is bordered by Hertsmere to the south, St Albans to the west, North Hertfordshire to the north, and East Hertfordshire and Broxbourne to the east. The borough also has a short border with the London Borough of Enfield to the south. Following the adoption of the Local Plan around 76.7% of the borough is designated as part of the Metropolitan Green Belt (previously 79.1%) – this remains a relatively high proportion, reflecting the borough's extensive 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 49,600 at the 2021 Census – around 41% of the borough's total population. The other main town is Hatfield, slightly smaller with an estimated population of 40,900 in 2021 – around 34% of the borough's population. Both towns have a wide range of retail and services serving both the towns themselves and the wider local area, as well as large regionally significant employment areas with a particular prevalence of large businesses and national headquarters. Hatfield is also home to the two main campuses of the University of Hertfordshire, giving the town a notable student population and character. The Royal Veterinary Collage is also located within the borough, south of Brookmans Park.
- 1.3 The remaining 25% 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 Mimmshall Brook and River Colne drain the south west corner of the borough and run in a very different direction, south west through Watford to Staines-upon-Thames in Surrey.

Figure 1 - Map of Welwyn Hatfield



Population

Indicator BP1

Contextual Indicator

Borough population

- 1.6 The 2021 Census took place on 21st March 2021 and the first results were released by the Office for National Statistics (ONS) on 28th June 2022. The size of Welwyn Hatfield's population on Census day in 2021 was 119,900 persons, this was an 8.5% increase (+9,365 persons) from the 2011 Census when the population was 110,535 persons. This growth was higher than for England, which saw a 6.6% increase in population, as well as countywide growth for Hertfordshire (+7.4%). However, not as high as some surrounding areas, such as Watford (+13.3%) and East Herts (+9.0%).
- 1.7 The Census also reported the number of households, which for Welwyn Hatfield had increased by 5.9% to 46,209 households in 2021 compared with 43,613 in 2011. This increase was slightly lower than countywide growth for Herts (+6.4%) and for England (6.2%). The number of usual residents living in households in Welwyn Hatfield was 114,710, the remaining 5,126 lived in communal establishments. This amounts to 4% of the population living in communal accommodation, which is somewhat higher than the 1.7% for England & Wales – likely reflecting the student population of the borough.
- 1.8 Between censuses the ONS produces annual mid-year population estimates which use the previous Census as a benchmark and roll forward the population each year. The estimated annual change is made up of components including births, deaths, internal migration, international migration and other. The mid-year estimates for 2022 indicate that Welwyn Hatfield's population grew by 0.4% to 120,213 persons. This was just slightly above the Hertfordshire average of 0.3%. The table below shows the components of population growth in surrounding areas over the year.

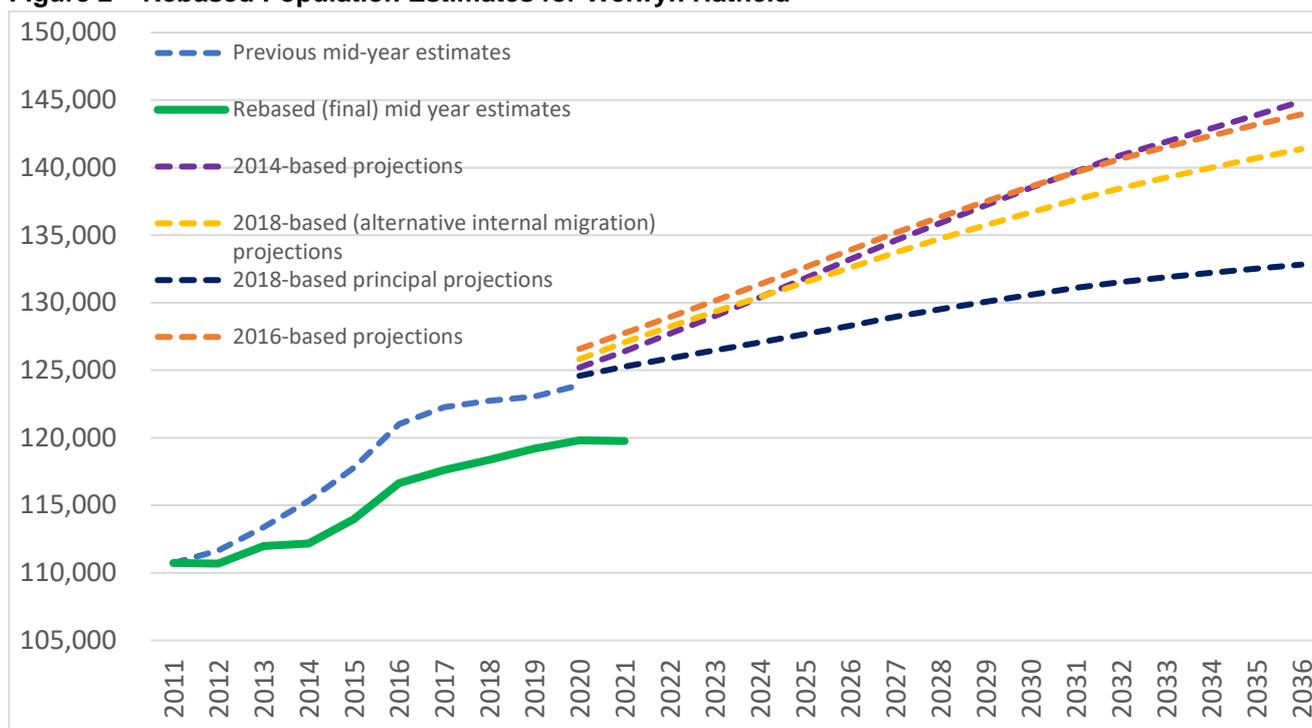
Table 1 - 2022 Mid-year Population Estimates

Surrounding Authorities	Mid-2021 Estimate	Natural Change	Internal Migration	International Migration	Other	Mid-2022 Estimate	Annual % change
St Albans	148,624	331	-1,384	779	8	148,358	-0.2%
Hertsmere	108,129	222	-513	300	-32	108,106	0.0%
Broxbourne	99,142	365	-553	151	-2	99,103	0.0%
Stevenage	89,360	339	-805	830	13	89,737	0.4%
North Hertfordshire	133,583	37	216	318	5	134,159	0.4%
Barnet	388,955	2182	-4,535	2,481	18	389,101	0.0%
Enfield	329,876	1874	-5,447	918	3	327,224	-0.8%
East Hertfordshire	150,662	327	380	244	22	151,635	0.6%
Hertfordshire	1,200,899	3189	-5,984	6,470	14	1,204,588	0.3%
Welwyn Hatfield	119,747	307	-1,880	2,048	-9	120,213	0.4%

Source: Office for National Statistics - [ONS 2022 Annual Mid-year Population Estimates](#)

- 1.9 The ONS has now published the re-based mid-year estimates for 2012-2020 to align with the 2021 Census results. The 2021 Census population for Welwyn Hatfield was some 4,000 persons lower than previously suggested by the mid-year estimates, therefore the re-based estimates have been revised down. The chart on the next page compares the previously published mid-year estimates and population projections with the re-based estimates for Welwyn Hatfield. The next (2022 based) subnational population and household projections are not expected to be released until 2025.

Figure 2 – Rebased Population Estimates for Welwyn Hatfield



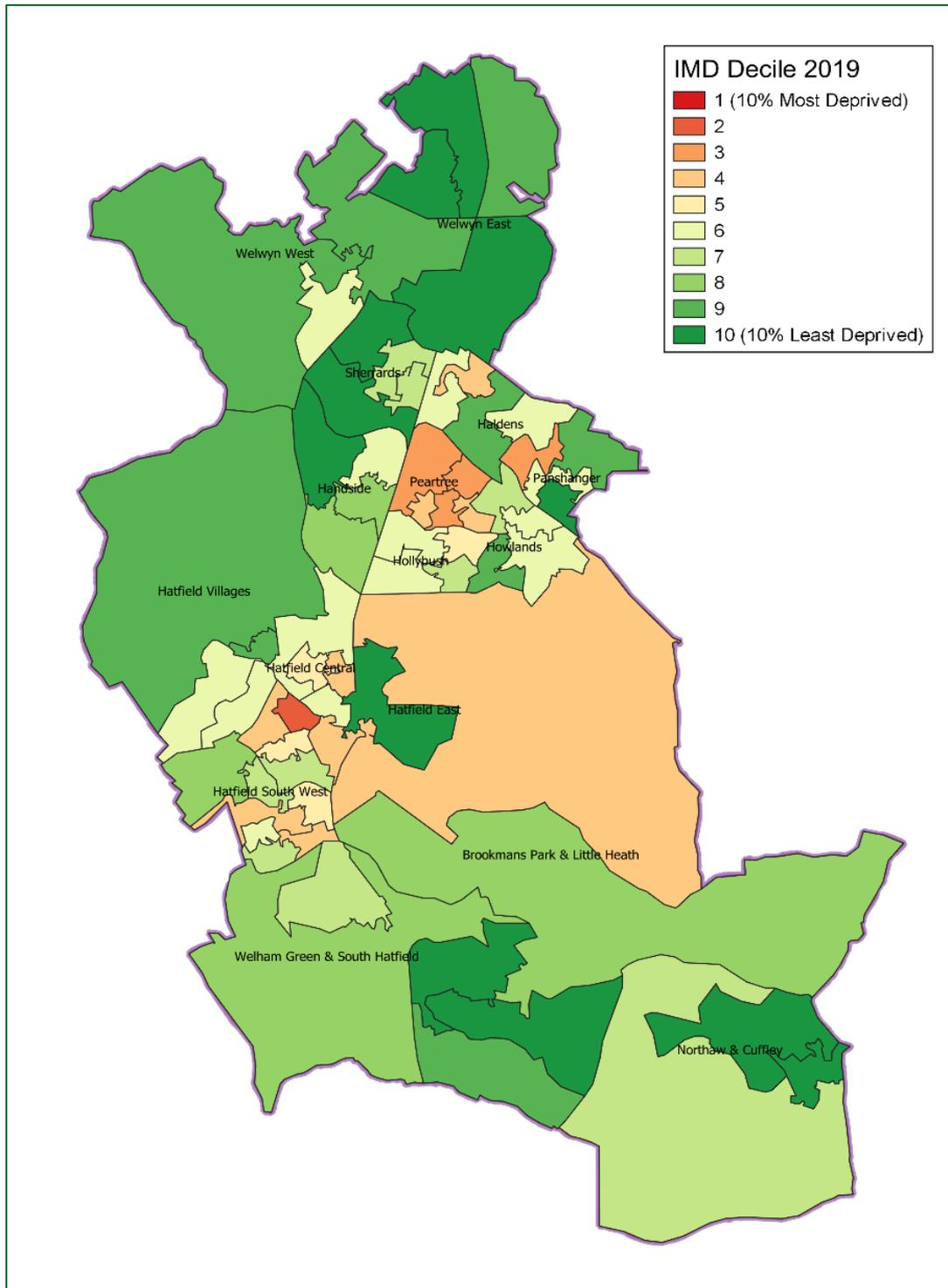
Health and social well-being

Indicator BP2	Contextual Indicator
Number of deprived Lower Super Output Areas (LSOAs)	

- 1.10 ‘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.
- 1.11 The IMD is published roughly every five years with the next release currently expected in 2025. The most recently published remains the 2019 IMD – therefore, the data remains unchanged from that reported in the last 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.
- 1.12 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 3 – 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**

- 1.13 Following a reasonable decline in 2020/21, recorded incidences of crime in Welwyn Hatfield increased slightly during the year to 8,520 in 2021/22 (+3%). This increase was slightly less than for Hertfordshire which saw a 5% increase in recorded incidences to 74,930 in 2021/22 from 71,367 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	2021/22
Recorded offences per 1,000 population in Welwyn Hatfield	77	67	69
Recorded offences per 1,000 population in Hertfordshire	71	60	63

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

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

- 1.14 The latest figures for 2021 show that life expectancy in Welwyn Hatfield remains above average for both men and women (see Figure 4 on the following page). For men, life expectancy is 80.3 years, 1.6 years above the national average, and for women 83.8 years, 1.0 years above average.
- 1.15 Welwyn Hatfield scored better than the national average for 12 indicators and worse than the national average for 4 indicators in Public Health England's Public Health Profiles. A small number of indicators have still not been updated – including diabetes diagnosis which was one indicator for which the borough performed worse than average.

Figure 4 - Welwyn Hatfield 2022 Public Health Profile Indicators



Source: Public Health England. Public Health Profiles. <https://fingertips.phe.org.uk> © Crown Copyright 2023



2. Planning for the future

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

Current planning policies for Welwyn Hatfield

- 2.1 Decisions on planning applications are taken in accordance with the development plan unless material considerations dictate otherwise. Following the end of the monitoring year, the Welwyn Hatfield Local Plan 2016 was adopted at a meeting of the Council on 12th October 2023. The Welwyn Hatfield Local Plan is now the Statutory Development Plan for the Borough. This means it has full weight (together with 'made' neighbourhood plans where relevant) in determining planning applications and development decisions within the Borough. The newly adopted Local Plan replaces the previous Local Plan which comprised of 'saved' policies from the Welwyn Hatfield District Plan 2005.
- 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 has been reviewing both and is combining work carried out to form a single Minerals and Waste Local Plan, having undertaken consultation on a Draft version of this in July-Oct 2022.
- 2.3 The Council produces a number of supplementary plans and guidance. 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](#)

Planning for the future of Welwyn Hatfield

- 2.4 [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.

2.5 The newly adopted Local Plan was submitted for examination on 15th May 2017. During the examination the soundness and legal compliance of the plan was considered. The process included a number of [hearing sessions](#) of the Examination in Public (EIP), these sessions commenced in September 2017 and concluded in March 2021:

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

2.6 Throughout the examination, further technical work was requested by the examining Inspector and a number of modifications 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 at the stage 5 hearing session in November 2018.

2.7 During the examination, the Inspector indicated a need for modifications to the plan to increase the housing target to meet the Full Objectively Assessed Housing Need (FOAHN), 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 23rd and 29th January 2020.

2.8 Following the release of the 2018-based household projections in June 2020, the Council commissioned a review of the implications of the updated projections on its FOAHN. This was subject to consultation which was carried out by the Inspector and was subsequently 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 FOAHN, 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.

- 2.9 At a meeting of the Cabinet Planning and Parking Panel (CPPP) on 13 January 2022, members agreed that a strategy to meet the FOAHN of 15,200 homes could not be supported. An approach was put forward to the Inspector that specific sites could be identified for close to the requirement for ten years, with an early review to consider opportunities to meet the remaining need. A later response from the Inspector in September 2022 indicated that a supply which was close to the ten year requirement could be found sound.
- 2.10 At a meeting of Full Council in December 2022, the Council agreed to progress to main modifications consultation, which ran from 4th January 2023 to 15th February 2023. The Inspector carried out a subsequent consultation on Further Main Modifications in June-July 2023.
- 2.11 On 25th September 2023, the Council received the Inspector's Report on the Examination of the Welwyn Hatfield Local Plan 2016-36. The Inspector's Report concluded that subject to the recommended main modifications, further main modifications and consequential modifications, set out in an Appendix to the Report, the Welwyn Hatfield Local Plan (2016) satisfies the requirements of Section 20(5)(a) of the Planning and Compulsory Purchase Act 2004 and is sound and therefore capable of adoption.
- 2.12 The Welwyn Hatfield Local Plan 2016-36 was adopted at a meeting of the Council on 12th October 2023 and is now the Statutory Development Plan for the Borough. The newly adopted Plan replaces the previous Local Plan which comprised of 'saved' policies from the Welwyn Hatfield District Plan 2005.
- 2.13 The Council is preparing a Community Infrastructure Levy (CIL), 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 in May 2017-June 2017. The consultation informed the production of the Draft Charging Schedule (DCS), which was subject to an eight-week public consultation in September – November 2020. It was intended that this would come into effect following the adoption of the Local Plan, however delays to its adoption meant that this did not happen as envisaged. A new viability analysis has now been undertaken and a further consultation on this is expected to take place in January 2024.

The Duty to Cooperate

- 2.14 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 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.
- 2.15 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 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;
- 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, Hertsmere 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;
- The Council has also engaged with DTC bodies and infrastructure providers in relation to the addition of sites into the Local Plan.

2.16 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.

Community Engagement

2.17 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 how 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.

2.18 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)
- Local Plan Consultation Document (2015)

- Draft Local Plan Proposed Submission 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)
- Main Modifications Consultation (2023).

2.19 Public consultation was undertaken on the publication of the Draft Local Plan and accompanying policies maps prior to its submission for examination in 2016. The consultation took place in accordance with Regulation 19 of the Town and Country Planning Regulations 2012 and was held between 30th August and 24th 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.

2.20 Further consultations were undertaken in 2019 and 2020 in relation to additional housing sites required to meet the increased OAN. The response to these consultations was reported in more detail in previous Annual Monitoring Reports.

2.21 The Local Plan Main Modifications Consultation was carried out during the 22/23 monitoring year and ran from 4th January 2023 to 15th February 2023. In response to the consultation, over 700 comments were received from just over 550 individuals and groups. As with previous consultations, a variety of consultation methods were used to raise awareness of the consultation and engage with key stakeholders, interest groups and the wider community, including:

- Advertisements in the local press;
- Direct contact with those on the Council's Local Plan database via email or letter;
- The consultation document being made available to view online and at the Council's offices. The document was 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 on the Council's website;
- Efforts were made to ensure that all relevant town/parish councils and residents groups were consulted.

2.22 A subsequent consultation on Proposed Further Main Modifications was carried out by the Local Plan Examination Inspector in June - July 2023.



3. Monitoring of current planning policies

This chapter contains 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 <i>Policies used in planning application refusals</i>	Contextual Indicator
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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. As the District Plan was still the development plan during the 2022/23 monitoring year, reasons for refusal have continued to be monitored against the District Plan policies for this year. 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 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

District Plan Policy Number	Description	Times mentioned 2022/23
NPPF	The National Planning Policy Framework	192
D1	Quality and Design	169
SDG	Supplementary Design Guidance	160
D2	Character and Context	159
GBSP2	Towns and Specified Settlements	47
GBSP1	Definition of the Green Belt	30
M14	Parking Standards for New Development	29
RA3	Extensions to dwellings in the Green Belt	18
D8	Landscaping	18
D5	Design for Movement	9

3.2 The National Planning Policy Framework (NPPF) has continued to be used to supplement District Plan policies in reasons for refusal. This helps to demonstrate general conformity of those policies with the NPPF. In addition to the NPPF and the Supplementary Design Guidance, design 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. Policy M14, alongside the Interim Policy for Car Parking Standards supplementary guidance, was frequently used where proposals provided insufficient parking. Policies within the then Draft Local Plan were also mentioned in refusals where weight could be given in accordance with the NPPF; in

particular Policy SP9 (Place Making & High Quality Design) and SADM11 (Amenity & Layout) were mentioned most frequently in reasons for refusal.

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

- 3.3 During the 2022/23 monitoring year, 55 planning appeal decisions were received. The extent to which Inspectors for appealed applications agree with District Plan policies is another indicator of their effectiveness. However, as during 22/23 the Council did not have a five year housing land supply and District Plan policies used for determining housing led schemes were considered out-of-date, the Council’s policies were therefore likely to be less effective.
- 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”¹.

Table 4 – Planning Application Appeals

Decision	2021/22		2022/23	
	Number	Number	Number	Percentage
Allowed	22	32%	22	40%
Dismissed	40	58%	29	53%
Other (Split Decisions or Withdrawn)	7	10%	4	7%
Total	69	100%	55	100%

- 3.5 In 2022/23, the proportion of appeals allowed was higher than recent years at 40%, compared with 32% in 2021/22 and 19% in 2020/21. The local proportion of appeals allowed was also higher than the national average of 29% for 2022/23 ([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.
- 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

¹ National Planning Policy Framework, July 2021, paragraph 11d

developed covering the majority of four of the key employment areas in the borough – Welwyn Garden City Employment Area, Hatfield Business Park, Beaconsfield Road and Great North Road in Hatfield and Sopers Road in Cuffley. Following consultation in autumn 2019, this took effect on 12 October 2020 and means that in these identified employment areas, planning permission is again 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 came into effect in February 2022. As with the Article 4 Direction now already in place for office to residential conversions, this will cover most of the four strategic employment sites (Welwyn Garden City, Hatfield Business Park, Beaconsfield and Great North Road and Sopers Road, Cuffley), where planning permission will 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 came into 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 12,500m² new retail floorspace by 2025/26
- 15-20% of new town centre comparison floorspace to be in food & drink uses

Achieved to date: Net increase of 924m² since plan period start (2016/17)

- 4.1 This indicator covers changes in the amount of retail floorspace in the Borough. From the 1st September 2020, changes to planning use classes were introduced with 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 2022/23

	E(a) / A1	E(b) / A3	E(c) / A2	SG	Total
Welwyn Garden City Town Centre	-121m ²	0m ²	0m ²	+121m ²	0m ²
Hatfield Town Centre	0m ²	0m ²	0m ²	0m ²	0m ²
Village & Neighbourhood Centres	-58m ²	+43m ²	0m ²	+58m ²	+43m ²
Out-of-centre	0m ²	0m ²	0m ²	+235m ²	+235m ²
Borough Totals	-179m²	+43m²	0m²	+414m²	+235m²

- 4.2 This year there was a small net gain in retail floorspace, largely a result of the refurbishment and extension to the pub at Mill Green Lane, resulting in a net gain of +235m² sui-generis use class. Overall, since the start of the plan period in 2016/17 there has been a net increase of 924m² of retail floorspace. Whilst the Local Plan identifies a target of 12,500m² of new retail floorspace, given the increasing shift towards online shopping, which was likely accelerated by the Covid-19 pandemic, the future of retail remains somewhat uncertain. The Council will therefore keep policies relating to town centres and retail under review.

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

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

- 4.3 Policy SADM5 of the newly adopted Local Plan proposes a threshold for new out-of-centre retail floorspace of 280m² (the limit at which Sunday Trading laws apply), above which proposals will be resisted. There were no approvals above the 280m² threshold this year.

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

Target:

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

Performance: Meeting or exceeding target in 31 of 35 frontages (89%)

Table 6 – Proportion of Retail Frontage

Town Centre Primary Frontages % within Class E retail frontage – by length				Town Centre Secondary Frontages % within Class E retail frontage – by length			
		2022	2023			2022	2023
WGC	Howard Centre Gd. Floor	60%	61%	WGC	3-5 (Od.) Stonehills	100%	100%
	Howard Centre 1 st Floor	84%	84%		1-19 (Ev.) Howardsgate	70%	70%
	7-13 (Od.) Stonehills	100%	100%		4-24 (Ev.) Howardsgate	100%	100%
	21-31 (Od.) Stonehills	100%	100%		30-50 (Ev.) Howardsgate	93%	100%
	26-36 (Ev.) Stonehills	27.4%	100%		2-46 (Ev.) Fretherne Rd	93%	93%
	31-49 (Od.) Howardsgate	94.7%	100%		8-22 (Ev.) Church Road	93%	93%
	51-63 (Od.) Howardsgate	100%	100%		4-17 Wigmores South	63%	63%
	52-66 (Ev.) Howardsgate	100%	84%		11-17 (Od.) Town Centre	63%	63%
Hatfield	37-51 (Od.) Fretherne Rd	90%	90%	Hatfield	10-36 (Ev.) White Lion Sq	69.2%	75.6%
	19-47 (Od.) Town Centre	71.7%	71.7%		38-66 (Ev.) White Lion Sq	84.4%	84.4%
	68-96 (Od.) Town Centre	80.9%	80.9%		Market Place Gd. Floor	89.6%	83.7%
	1-21 (Od.) The Arcade	78.7%	78.7%		Market Place 1 st Floor	66.9%	66.9%
	2-14 (Ev.) The Arcade	55.8%	55.8%		38-54 (Ev.) The Common	32.3%	32.3%

Large Neighbourhood & Village Centres % within Class E Retail Frontage – by units			
		2022	2023
Neighbourhood Centres	Haldens	64%	64%
	Moors Walk	69%	62%
	Woodhall	76%	72%
	Parkhouse Court	65%	61%
	Old Hatfield	46%	42%
	High View	48%	N/A
Villages	Welwyn	68%	68%
	Welham Green	76%	71%
	Brookmans Park	71%	71%
	Cuffley	69%	69%

- 4.4 The Local Plan sets out a range of thresholds for ‘frontages’ within the borough’s retail centres, above which proposals for changes of use away from retail can be considered. It also allows for a level of flexibility where a lack of demand for retail use can be demonstrated.

The thresholds in the submitted Draft Local Plan related to A1 retail uses (shops only). However, a modification to the plan was proposed in light of the changes to planning use classes and the threshold now relates to all class E retail uses. The figures in table 6 on the previous page show the proportion of class E retail uses by centre.

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

Table 7 – Proportion of Vacant Retail Floorspace

Town/Village	Retail Centre	Vacancy Rate					Change 2022-23
		2019	2020	2021	2022	2023	
Designated Town Centres (% of vacant frontage by length)							
Welwyn Garden City Town Centre		4.1%	8.6%	9.9%	12.7%	9.1%	↓
Hatfield Town Centre		13.8%	16.5%	21.7%	13.3%	13.2%	↔
Designated Large Neighbourhood Centres (% of vacant frontage by number of units)							
Welwyn Garden City	Haldens	0.0%	0.0%	0.0%	7.1%	0.0%	↓
	Moors Walk (Panshanger)	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Woodhall	4.0%	0.0%	0.0%	0.0%	0.0%	↔
Hatfield	High View (South Hatfield)	13.6%	13.6%	9.5%	9.5%	N/A	N/A
	Parkhouse Court	8.0%	4.0%	4.0%	0%	3.8%	↑
	Old Hatfield	40.7%	40.7%	40.7%	30.8%	34.6%	↑
Designated Small Neighbourhood Centres (% of vacant frontage by number of units)							
Welwyn Garden City	Shoplands	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Peartree	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Handside	33.3%	33.3%	33.3%	33.3%	33.3%	↔
	Hollybush	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Hall Grove	0.0%	0.0%	11.1%	11.1%	0.0%	↓
Hatfield	Manor Parade	0.0%	0.0%	0.0%	16.7%	0.0%	↓
	Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Crawford Road	12.5%	12.5%	12.5%	0.0%	0.0%	↔
	St Albans Road East	0.0%	0.0%	0.0%	0.0%	0.0%	↔
	Roe Green	0.0%	20.0%	25.0%	0.0%	0.0%	↔
Designated Large Village Centres (% of vacant frontage by number of units)							
Brookmans Park Village Centre		2.4%	0.0%	4.8%	2.4%	2.4%	↔
Cuffley Village Centre		7.7%	5.1%	5.1%	7.7%	5.1%	↓
Welham Green Village Centre		0.0%	0.0%	0.0%	0.0%	5.9%	↑
Welwyn Village Centre		7.9%	7.9%	7.9%	7.9%	10.5%	↑
Designated Small Village Centres (% of vacant frontage by number of units)							
Digswell Village Centre		0.0%	14.3%	14.3%	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%	50.0%	↑
Undesignated Centres (% of vacant frontage by number of units)							
The Galleria, Hatfield		13.3%	24.4%	28.2%	28.2%	32.9%	↑
Oldings Corner, Hatfield		0.0%	0.0%	0.0%	0.0%	0.0%	↔

4.5 Table 7 sets out vacancy statistics, also from the most recent Retail Frontage Survey. Vacancy in the Town Centres is presented in terms of frontage length. In Welwyn Garden City Town Centre, vacant frontage length fell to 9.1% from 12.7% in 2022. This was largely a result of one larger unit (the former Debenhams store) being filled. At the Howards Centre vacant frontage length remained high at 29% (previously 30%). In terms of the number of vacant units in Welwyn Garden City Town Centre, this decreased by two during the year to 12 vacant units (7.1%). In Hatfield Town Centre vacancy remained unchanged at 13.2%. In terms of the number of vacant units, this fell by one to 14 units (or 11.6%) from 15 units in

2022. Figures from the Local Data Company show that national retail vacancy was at 14% in the fourth quarter of 2023 - for shopping centres average vacancy was somewhat higher at 17.7%, meanwhile average vacancy at retail parks was reported at 7.6%.

- 4.6 Vacancy at the out-of-town centre, the Galleria, increased slightly to 32.9%. Meanwhile, in the villages three centres saw vacancy increase (the result of one or two units becoming available), while one centre – Cuffley - saw a decline in vacancy. At the neighbourhood centres in Welwyn Garden City and Hatfield 12 of the 16 centres are fully occupied. The regeneration of High View in Hatfield is still underway and therefore vacancy was not reported this year.
- 4.7 In Old Hatfield vacancy saw a slight increase to 34.6% from 30.8%, the result of one unit becoming vacant, related to the continued redevelopment of the area. The vacancy is largely concentrated within the 1970s precinct of Salisbury Square. The Square had been struggling for some time, and Gascoyne Cecil Estates has developed a regeneration scheme for the area in partnership with the Council.

Indicator CS5

Number of evening economy premises

Contextual Indicator

Table 8 – Number of Evening Economy Premises

Centre	Total premises 2022	Number of premises 2023			Total 2023	Change 2022-23
		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	17	14	2	2	18	+1
The Galleria, Hatfield	9	7	0	1	8	-1
Hatfield Town Centre	8	6	1	1	8	↔
Welwyn Village	8	4	4	0	8	↔
Parkhouse Court	6	5	1	0	6	↔
Old Hatfield	3	1	2	0	3	↔
Brookmans Park	4	3	1	0	4	↔
Cuffley	1	1	0	0	1	↔

- 4.8 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. The 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. Work commenced in March 2022 at the redevelopment of 1-9 Town Centre (a scheme to regenerate the eastern end of the town centre with new shops and homes) and completed following the end of the monitoring year in Summer 2023.

Outside the Town Centre, at High View in South Hatfield, work continued during the year. The scheme will re-provide the existing neighbourhood centre alongside delivering 146 new homes, a new doctor's surgery, 18 new commercial units for both current tenants and new businesses as well as new green spaces and play areas. Work is now well underway with 120 of the 146 homes recorded as completed during the 2022/23 monitoring year.

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: 12,628m² gain since 1 April 2016

Table 9 – Floorspace Change 2022/23

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

4.9 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. There was no change in community floorspace in the borough during the year.

Welwyn Garden City Town Centre Update



Welwyn Garden City Town Centre is the main shopping and service centre for the borough. In 2016 the former Welwyn Garden City Town Centre Partnership, of which the Council was a member, was successful in becoming a Business Improvement District (BID), through a referendum. The BID is business-led and business-funded, although the Council continues to have officer and member-level representation on the BID's Development Board. The 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 improve the pedestrian environment, cycle routes and traffic circulation in Welwyn Garden City Town Centre. The first phase was completed in 2021 and upgraded the area in and around Stonehills, including the reconfiguration of parking bays, as well as a new public space being provided with benches and planting to create an area for outdoor events. The next phase included a dedicated space for cycling on Bridge Road (Hunters Bridge) and completed early in 2023. A new crossing was also installed at Osborn Way. Works to install new walking and cycling facilities around Howardsgate, Fretherne Road and the town centre are also now underway.

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

The new Campus West car park completed during the monitoring year. The new car park offers around an additional 140 spaces compared with the old car park and includes 12 electric charging bays. This is the first step in the wider regeneration plans for WGC Town Centre. A planning application for the redevelopment of the Campus East car park to residential was submitted in December 2022.



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

Indicator HO1

Local Plan Indicator (Policy SP2)

New dwellings and progress against housing target

Target: Local Plan target of 760 dwellings per annum
Achieved to date: 487 net new homes complete this year, 3,218 net since 2016/17

- 5.1 Planning appropriately for new homes and aiming to ensure that the housing needs of the local population are met are some of the Council's most important duties. Like all other planning authorities, the Council must do this by establishing a housing target which it then needs to meet. The housing target identified in the newly adopted Local Plan is 15,200 homes over the 2016-36 plan period (760 dwellings per annum).
- 5.2 During the 2022/23 monitoring year, **487 net new housing units completed**, including 442 C3 dwellings and 81 C2 care home bedspaces (45 dwelling equivalents)². Total completions were significantly below the Local Plan target of 760 dpa, however slightly above the plan period average to date of 460 dpa. Over the 7 years since the start of the plan period, housing completions amount to 3,218 dwellings against a target of 5,320 dwellings. This results in a shortfall of 2,102 dwellings which will need to be made up over the remaining plan period. Housing completions are expected to increase from 2025/26 as more Local Plan allocations begin to come forward following adoption of the plan, many of these sites already have planning applications submitted.

Table 10 – Annual Housing Completions

Year	Gross Completions (includes dwelling equivalents)	Losses	Net C3 Dwelling Completions	Net Dwelling Equivalents	Total Net Completions
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
2021/22	292	34	258	0	258
2022/23	509	22	442	45	487
Plan period avg.	493	33	401	58	460
Plan period total	4,452	234	2,809	409	3,218

² In accordance with Planning Practice Guidance - Housing Supply & Delivery, paragraph 35, older people's housing is counted based on the 'amount of accommodation released in the housing market'. A ratio of 1.8:1 for communal C2 accommodation has been applied. *Figures for 2016/17 were revised from those published in some earlier AMR reports to reflect the published ratios for counting student and C2 accommodation.

5.3 Table 11 sets out a breakdown of new dwellings built in 2022/23 by settlement, as well as the plan period total. Over half (55%) of completions in 2022/23 were in Welwyn Garden City and 36% in Hatfield. Similarly, over the plan period to date, Welwyn Garden City has delivered around half of total housing completions, while Hatfield just over 30% of completions. Welwyn village and Woolmer Green make up the highest numbers outside the two towns.

Table 11 - Housing Completions by Settlement

Settlement	Net Completions by year			
	This year 2022/23	% of total	Plan period 2016/17 – 2022/23	% of total
Hatfield	175	36%	1,029	32%
Welwyn Garden City	266	55%	1,689	52%
Welwyn	7	1%	183	6%
Cuffley	3	1%	53	2%
Brookmans Park	9	2%	62	2%
Welham Green	0	0%	11	0%
Rural Areas	24	5%	67	2%
Oaklands & Mardley Heath	3	1%	30	1%
Woolmer Green	0	0%	76	2%
Digswell	0	0%	12	0%
Little Heath	0	0%	6	0%
Total	487	100%	3,218	100%

- 5.4 The sites with the largest number of recorded completions in 2022/23:
- 208 homes at the former Shredded Wheat Site in Welwyn Garden City – Local Plan allocation (SDS3);
 - 120 homes at the redevelopment of High View in Hatfield – Local Plan allocation (HS36);
 - 47 homes at the former Ratcliff Tail Lifts Site, WGC - Local Plan allocation (HS4);
 - 75-bed care home development (C2) at Hatfield Business Park (42 dwelling equivalents).

Housing Delivery Test

5.5 The Housing Delivery Test (HDT) is an annual measure of housing delivery which compares 'total net homes delivered' against the 'number of homes required' over a three-year rolling period. The 2022 Housing Delivery Test was published by the Department for Levelling Up Homes and Communities (DLUHC) following the end of the monitoring year in December 2023. This set out that Welwyn Hatfield had delivered 57% of homes against the standard methodology requirement for the three-year period 2019/20 - 2021/22. The Council calculates that against the newly adopted requirement, the result for the same period would be 65%.

5.6 As completions were below the 75% threshold, the Council will need to continue to apply presumption in favour of sustainable development when determining planning applications, as well as producing an updated Housing Delivery Test Action Plan. This current shortfall in completions is expected given that the Local Plan was only recently adopted. It is anticipated that housing delivery will start to improve as more allocated sites start to come forward for development. However, a shortfall, (as measured by the HDT), is likely to continue in the short term.

Indicator HO2**Local Plan Indicator (Policy SADM1)****Proportion of dwellings on allocated sites/windfall****Target:** No target until 2026/27**Achieved to date:** N/A. 74% of dwelling completions in 2022/23 on allocated sites.

- 5.7 Within a 'plan-led' system, it is generally expected that the majority of new homes will come forward on sites which are either allocated in a development plan or identified through processes such as the Housing and Economic Land Availability Assessment. However, it is inevitable that 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. The Local Plan housing supply included an allowance for windfall sites not yet known about from 2026/27 at 139 dwellings per annum (1,390 dwellings over ten years).
- 5.8 The last allocated site to come forward from the District Plan was in 2016/17, therefore windfall had accounted for almost all housing completions in the years since. However, an increasing number of sites identified within the newly adopted Local Plan have planning permission and some urban sites have begun delivering completions in recent years. This year, 74% of completions were at sites allocated in the newly adopted Local Plan – including at Broadwater Road West (SDS3), High View in Hatfield (HS37) and the Former Ratcliff Tail Lifts Site in WGC (HS4).

Table 12 – Proportion of gross housing completions at proposed site allocations

	Housing completions (gross)	Completions at Local Plan Allocations (gross)	% of completions at Local Plan Allocations
2020/21	421	2	0.5%
2021/22	292	50	17%
2022/23	509	375	74%

Indicator HO3**Local Plan Indicator (Policy SP1)****Proportion of new dwellings on previously developed land (PDL)****Target:** 95% on PDL until the Local Plan is adopted, 55% on PDL for the whole plan period**Achieved to date:** 98% on PDL in 21/22, 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 13 indicate the proportion of new dwellings which have been built on PDL since the start of the plan period – this shows the vast majority (95%) of completions since 2016/17 have been on previously developed land. This year almost all completions (98%) were on PDL. Completions that were not on PDL included new homes at Northaw House - whilst some of this was a conversion there was also some additional development within the grounds.

Table 13 – Proportion of Completions on PDL

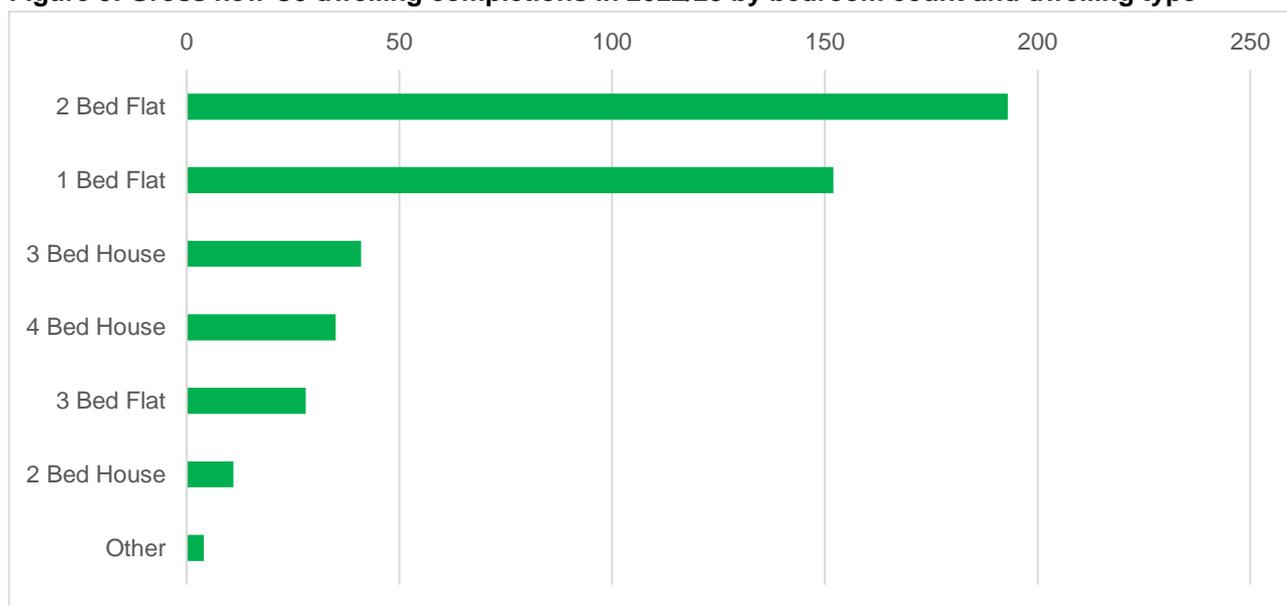
Year	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Plan period total
Gross Completions	693	343	500	694	421	292	509	3,452
Of which PDL	671 (97%)	322 (94%)	474 (95%)	688 (99%)	351 (83%)	288 (99%)	498 (98%)	3,292 (95%)

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, although it has not resulted in the identification of any significant new dwelling capacity on PDL. Since the first register was introduced in 2017, 57 sites included on previous versions of the register have since completed amounting to 1,396 dwellings.

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

5.11 Policy SP7 of the newly adopted Local Plan requires proposals for major new housing developments to include a mix of dwelling sizes and types which reflect the Council's latest evidence of housing need. As this will change over time this is a contextual indicator, albeit monitoring against the estimated figures in the Local Plan. The breakdown in size of the 464 gross new C3 dwellings completed in 2022/23 are shown in the chart below. Flats accounted for 80% of completions in 2022/23.

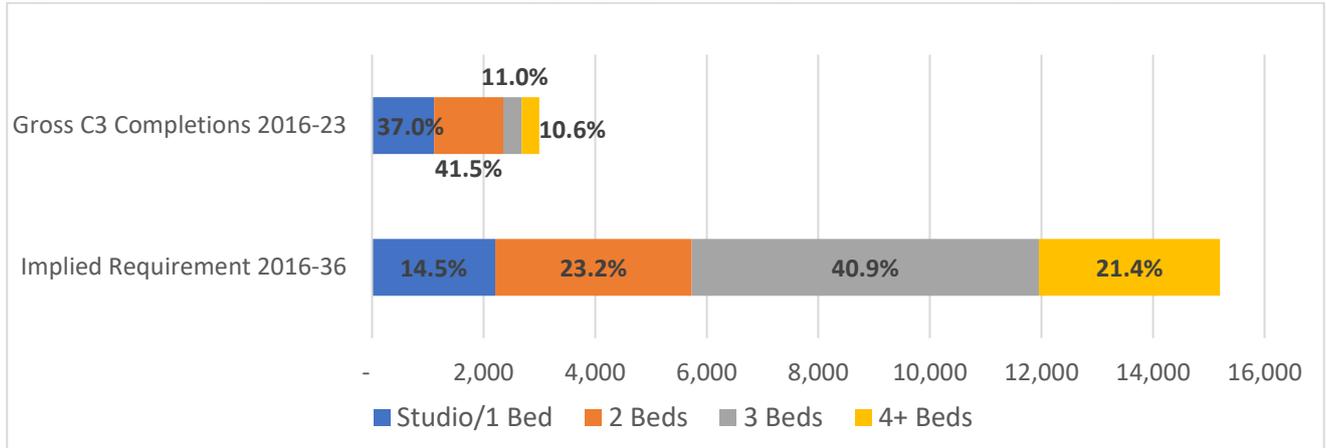
Figure 5: Gross new C3 dwelling completions in 2022/23 by bedroom count and dwelling type



5.12 The chart on the next page shows the number of new dwellings delivered during the plan period to date, split by size against the borough's implied need. This confirms that delivery so far since 2016 has largely been made up of one and two bed properties. When applying the implied need for these property sizes (38%) to an OAN of 15,200 this would equate to a need for approximately 5,200 1 and 2 bed dwellings over the plan period (the number delivered so far is still well below this at just under 2,400), however they have made up the greatest proportion of delivery to date. The implied need for larger properties (3 and 4+ beds) is higher at 62%, although so far these property sizes have made up a lower proportion of the housing delivered. However, it is important to note that, as highlighted in the 2017 SHMA, the implied need is: "an illustrative interpretation of available historic evidence to estimate the size of housing which may be required in Welwyn Hatfield over the plan period. It is

recommended that policies are not overly prescriptive in directly basing requirements for individual sites on the illustrative mix”.³

Figure 6: Gross completions 2016-2023 by property size compared to the borough’s implied need



Indicator HO5 <i>New dwelling density</i> Target: The Local Plan contains no specific target for this indicator Achieved to date: 34.6 dph average density this year	Local Plan Indicator (Policy SP9)
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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 2022/23 of 34.6 dwellings per hectare (dph). The 208 completions at the Former Shredded Wheat site in WGC, as well as 120 completions at High View in Hatfield, accounted for a significant proportion of total completions in 2022/23 and both had densities of greater than 50 dph, resulting in a higher overall density this year.

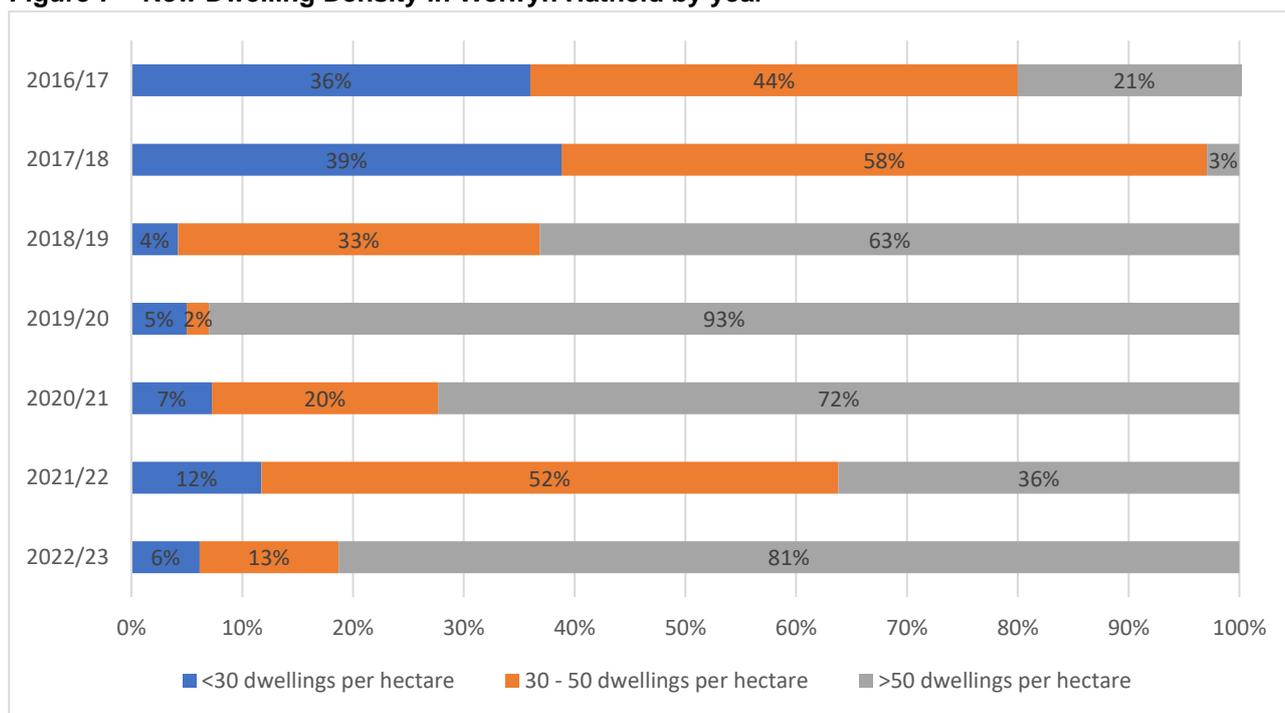
Table 14 – New dwelling density 2022/23

Gross completions (Without conversions)	Total development area	Average density	<30dph		30-50dph		>50dph	
			No.	%	No.	%	No.	%
471	13.6 hectares	34.6dph	29	6%	59	13%	383	81%

5.14 Figure 7 shows dwelling density over the plan period to date. A high number of flats completing in recent years has resulted in a higher proportion of completions at above 50dph than has been seen historically. In contrast, in years 2016/17 and 2017/18 a high number of completions at the The Frythe in Welwyn contributed to a lower average density and a high proportion of completions at under 30dph (the parkland setting and large size of the site resulted in a net density of less than 5dph).

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

Figure 7 – New Dwelling Density in Welwyn Hatfield by year

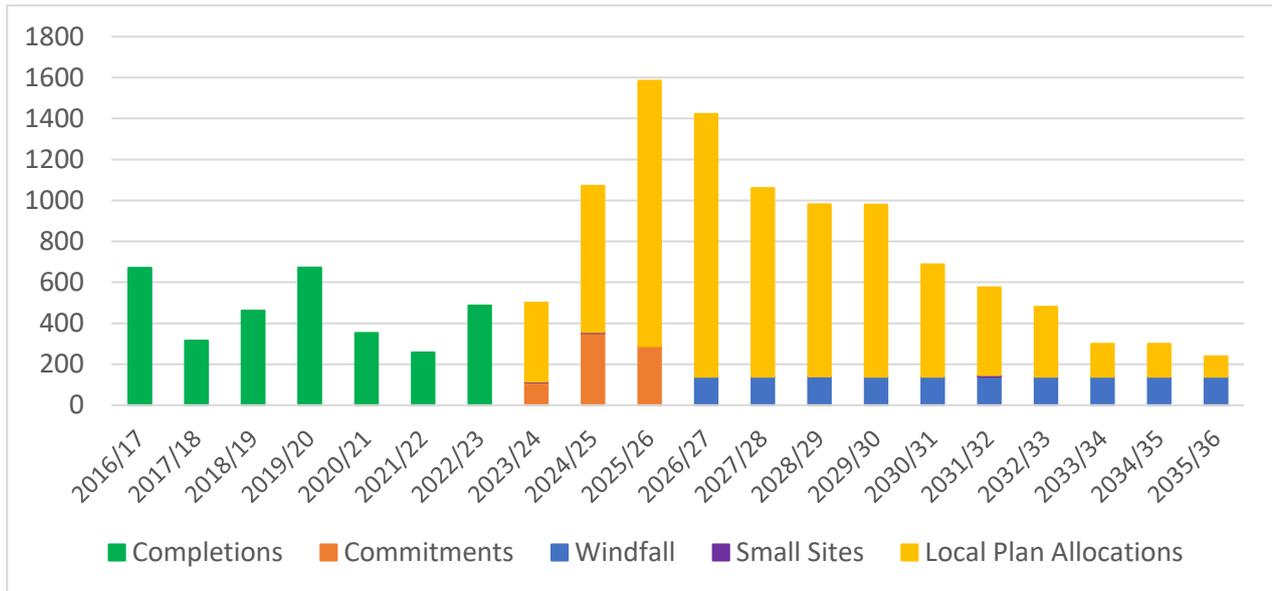


Future Housing Land Supply

Indicator HO6 **Local Plan Indicator (Policy SP2)**
Housing trajectory and 5-year housing land supply

- 5.15 The National Planning Policy Framework no longer requires local planning authorities to identify and update annually a 5-year supply of specific deliverable sites if their adopted plan is less than five years old and if, on adoption, that plan identified at least a 5-year supply of specific deliverable sites at the time the examination concluded (National Planning Policy Framework, December 2023, paragraph 76).
- 5.16 The Welwyn Hatfield Local Plan was adopted in October 2023 and the plan identified a housing land supply of 5.1 years at the point the examination concluded (confirmed in the Local Plan Inspector’s Report, paragraph 155). The Council therefore meets both criteria and is not currently required to provide an annual update on five-year housing land supply.
- 5.17 The chart below sets out the Local Plan housing trajectory. Delivery at sites proposed for allocation in the Local Plan is expected to accelerate from around 2026. The Local Plan identifies opportunities on specific sites to facilitate the delivery of 9,343 dwellings between 2023/24 and 2032/33 and 13,400 dwellings over the plan period 2016-36. Opportunities to meet the remaining need will be the subject of an early review of the plan, which will commence no later than one year from the date on which the plan was adopted. An allowance for windfall of 139 dwellings per annum is made from 2026/27 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.

Figure 8 – Plan Period Housing Trajectory for Welwyn Hatfield

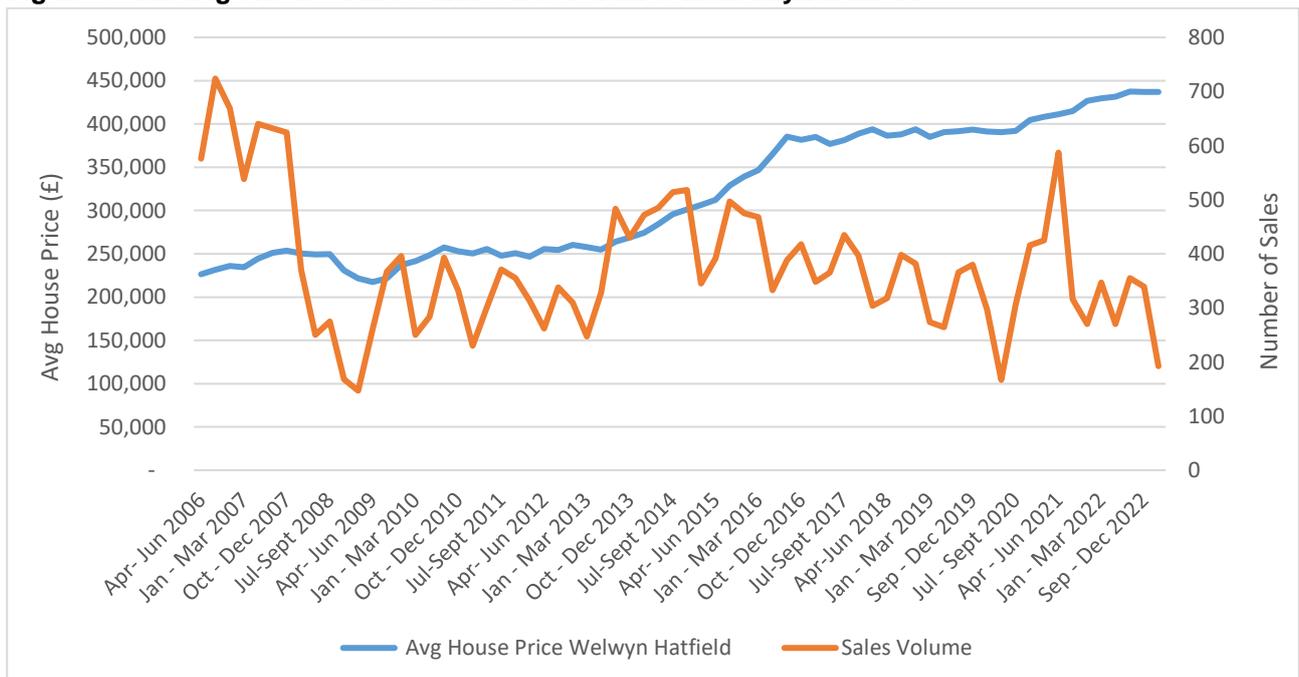


Homes for all

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

5.18 The chart below and table on the next page show Land Registry’s House Price Index. The average house price in Welwyn Hatfield between April 2022 and March 2023 was £435,836, an increase of 3.9% from the same period the previous year. This increase was below the average for Hertfordshire (6.6%) as well as for the region (8.5%) and nationally (8.4%). A reduction in rates of Stamp Duty applied from July 2020 and was phased out in the Summer of 2021 (there was a peak in the number of sales coinciding with the end of the rate reduction in June 2021). Table 16 shows the median price paid in Jan-Dec 2022 split by property type.

Figure 9 – 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 21 – Mar 22	Apr 22 - Mar 23	% Change
Welwyn Hatfield	£419,407	£435,836	3.9%
Hertfordshire	£430,797	£458,969	6.6%
East of England	£325,548	£353,237	8.5%
UK	£264,923	£287,150	8.4%

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

Table 16 – Median Price Paid by Property Type, Year End Dec 2022

	Detached	Semi-detached	Terraced	Flat
Welwyn Hatfield	£845,000	£516,500	£415,000	£250,000

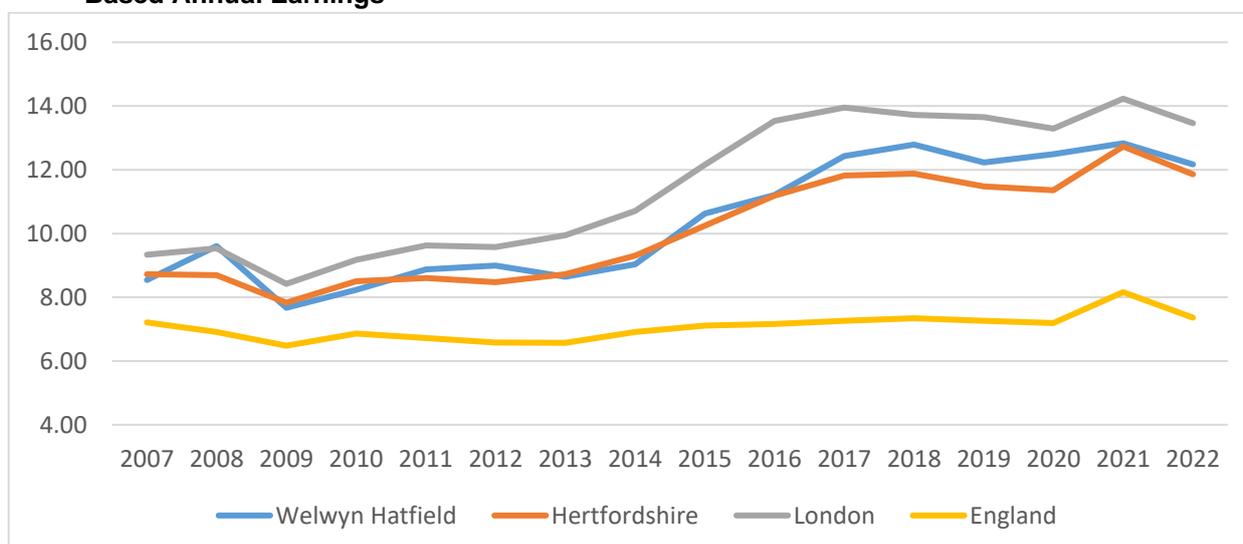
Source: Office for National Statistics –

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandubnationalgeographiesquarterlyrollingyearhpsdataset09>

5.19 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 10 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.

5.20 Houses continue to be much less affordable in Welwyn Hatfield, Hertfordshire and London than the national average. The figures for 2022 show that lower quartile house prices (£328,000) are 12.17 times the lower quartile residence based income (£27,000), indicating a slight improvement in affordability compared with the revised 2021 figure of 12.83. For those living in the borough, lower quartile earnings saw an average increase of 6.4%, while lower quartile house prices increased by 0.9% which meant overall affordability saw a slight improvement.

Figure 10 – 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	2015	2016	2017	2018	2019	2020	2021	2022	Change 2021-2022
Welwyn Hatfield	10.65	11.21	12.43	12.79	12.23	12.49	12.83	12.17	-0.7
Hertfordshire	10.25	11.19	11.82	11.88	11.48	11.36	12.73	11.86	-0.9
London	12.16	13.53	13.95	13.72	13.65	13.27	14.23	13.46	-0.8
England	7.11	7.16	7.26	7.34	7.26	7.19	8.16	7.36	-0.8

Source: Office for National Statistics -

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

5.21 Where the most recent adopted housing requirement is more than five years old, the [Standard Methodology](#) for calculating housing need is used. This calculation uses an affordability adjustment of the ratio of median house prices to median annual workplace based earnings (presented in the table below). 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 back slightly in 2022 to 11.43 following a sharp increase in 2021 (12.38). Whilst median house prices (£435,000) increased 3.6% in 2022, growth in median workplace based earnings (£38,047) was higher at 12.2% resulting in a reduction in the gap between house prices and earnings.

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

Area	2015	2016	2017	2018	2019	2020	2021	2022	Change 2021-22
Welwyn Hatfield	9.74	11.08	11.23	10.98	10.69	10.28	12.38	11.43	-1.0
Hertfordshire	10.65	11.46	12.18	12.10	11.82	12.02	12.86	12.58	-0.3
London	11.05	12.03	12.38	12.26	12.05	11.83	12.83	12.54	-0.3
England	7.52	7.72	7.91	8.04	7.88	7.86	8.91	8.28	-0.6

Source: Office for National Statistics -

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

Indicator HO8

New affordable housing

Contextual Indicator

5.22 The provision of affordable housing in the borough is a key response to pressures of housing affordability. Affordable housing can either be provided by the Council or a number of housing associations operating locally. A large proportion of new affordable properties are secured through 'Section 106' agreements on new-build development sites above a certain size. Due to the acute need for affordable housing, the Council has given weight to the threshold in the newly adopted Local Plan since the Stage 3 hearing session on this topic in 2018. Policy SP7 sets out a requirement that affordable housing should be sought on proposals for 10 or more dwellings, in line with the National Planning Policy Framework (NPPF). The proportion of affordable sought in Policy SP7 varies by location at between 25% - 35%.

5.23 During the year, 261 new affordable homes were completed, equivalent to 59% of total new C3 dwelling completions. This proportion is significantly higher than in past years and the average for the plan period to date - for which the proportion of affordable completions is 20.7%. This was largely a result of the completion of 208 flats at the Broadwater Road West

site in Welwyn Garden City which were all affordable homes. New build affordable housing completions recorded during the year included:

- 208 flats at Broadwater Road West in Welwyn Garden City;
- 36 homes at the High View redevelopment in Hatfield (33 flats and 3 houses);
- 10 homes across two sites in Welwyn Garden City;
- 6 homes at the former Ratcliff Tail Lift site in Welwyn Garden City.

Of the 261 affordable completions, 90 were social rent, 64 shared ownership and 107 affordable rent.

Table 19 – Affordable Completions as a Proportion of Total Completions

	Year	Net C3 Dwelling Completions*	Net Affordable - New Build Completions	% affordable
Plan Period	2016/17	347	56	16.1%
	2017/18	238	36	15.1%
	2018/19	456	64	14.0%
	2019/20	671	69	10.3%
	2020/21	352	48	13.6%
	2021/22	258	37	14.3%
	2022/23	442	261	59.0%
Plan period avg.		395	82	20.7%
Plan period total		2,764	571	20.7%

*These figures are for Use Class C3 only.

5.24 It should be noted that the data reported in table 19 reflects new build dwellings that were recorded as affordable through planning permissions. In some instances, new build homes are granted planning permission as market housing, however, are subsequently converted to affordable tenure by private registered providers following grant funding from Homes England. These affordable completions would not necessarily be included in these figures. The affordable housing supply statistics published by the Department for Levelling Up, Housing and Communities indicate a higher number of affordable housing completions for Welwyn Hatfield between 2016-23 of 1,159 homes (although this does not take into account losses such as through demolitions and sales).

5.25 Table 19 also shows the proportion of affordable completions that have been recorded since the start of the plan period. The Local Plan estimated this will be around 20% over the whole plan period, and total delivery to date is currently in line with this at 20.7%. To monitor whether sites which are required to provide affordable housing are meeting the thresholds specified in the Council's affordable housing policy SP7, the proportion of affordable homes secured when the permission is granted is a more useful indicator.

5.26 The table on the next page shows the number of sites granted planning permission which met the site threshold required to provide affordable housing, and the number of these sites which met the affordable housing requirement. Sites which have been granted permission through the prior approval process are not included as this does not allow the Council to secure affordable housing. In 2022/23, six of the seven sites for 10+ dwellings which were granted permission met or exceeded the newly adopted Local Plan requirement (Policy SP7) for affordable housing provision. The site which did not meet the requirement was the BioPark which will only provide 10% affordable housing due to viability. This site was granted permission at appeal. In total, 166 affordable dwellings were granted planning permission during the year, which includes 25 affordable dwellings at smaller Council owned sites.

Table 20 – Percentage of sites/dwellings granted permission meeting affordable housing policy

Year Granted	Sites			Dwellings		
	No. of sites for 10+ dwellings granted permission	No. of these sites meeting affordable requirement	% of sites meeting affordable requirement	Total dwellings granted permission (at sites of 10+ dwellings)	No. of affordable dwellings (at sites of 10+ dwellings)	% affordable dwellings
2016/17	1*	1	100%*	279	90	32%
2017/18	4*	2	50%*	141	26	18%
2018/19	6	4	67%	1,674	497	30%
2019/20	8	4	50%	900	242	27%
2020/21	5	5	100%	339	123	36%
2021/22	4	4	100%	401	215	54%
2022/23	7	6	86%	594	141	24%
2016-23	35	26	74%	4,328	1,334	31%

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

5.27 Affordable housing is also provided through the open market purchase of existing 'non-affordable' properties for use as affordable housing, or on a voluntary basis in new schemes by housing associations and the Council. In addition to new build affordable completions, there were also 12 open market purchases by the Council in 2022/23, made using Right to Buy receipts, as part of the Affordable Housing Programme. In terms of Right to Buy sales, there were 38 sales during the year.

Indicator HO9 <i>New specialist needs housing</i>	Local Plan Indicator (Policy SP7)
Target:	Delivery of at least 200 new care home bedrooms throughout the plan period
Achieved to date:	228 care home bedrooms completed since 2016/17

5.28 Policy SP2 sets a target for a net increase of around 200 new bed-spaces for specialist (Use Class C2), residential or nursing care between 2016 and 2036.

5.29 There were 81 care home bedspaces completed during the year, with 228 bedspaces now completed since the beginning of the plan period. Completions in 2022/23 included a 75-bed care home in Hatfield and an extension to a care home in Welwyn Garden City of 6 bedspaces. A further 74 are expected to be delivered over the next five years. The 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.

Indicator HO10 <i>Number of people on the self-build register</i>	Local Plan Indicator (Policy SP7)
Target:	To provide sufficient self-build plots for the number of people on the register
Achieved to date:	56 individuals on the self-build register, 14 plots granted permission

5.30 The Self-Build and Custom Housebuilding Act 2015 requires local authorities to maintain a register of people and groups who would like to acquire a serviced plot of land to build their own home in the local authority area. This is to provide evidence of the scale of demand for self-build plots, which local authorities are then required to plan to meet in the same way as for other types of housing. Monitoring of the self-build register is carried out over 'base periods' prescribed by the government. In order to help the council better manage the register

and measure demand for plots of land within Welwyn Hatfield for self-build, the Council introduced additional eligibility criteria and a fee to enter or remain on the register from 31st October 2018.

5.31 During base period 8 (31 Oct 22– 30 Oct 23), there were 6 individuals added to the register and at the end of the year on 30 Oct 23, there were a total of 56 individuals remaining on the self-build register. A total of 14 plots have now been granted permission. In base period 5, an outline application for Local Plan allocation SDS1 (North East of WGC) was granted permission which included 6 plots for self/custom build housing. During base period 8, a further 8 plots were granted planning permission at two sites including five plots at the Roundhouse Farm site in Colney Heath and 3 plots at Local Plan allocation HS28, (Land south of Northaw Road East in Cuffley). Policy SP7 of the recently adopted Local Plan requires sites of 100 dwellings or more to make provision for 2% of serviced dwelling plots.

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

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

Table 22 – Total number of Individuals on the Self-build Register by Area – as at 30/10/2023

	Looking in Welwyn Hatfield only	Looking in Welwyn Hatfield and elsewhere	Total
Live in Welwyn Hatfield	12	10	22
Live elsewhere	6	28	34
All people on register	18	38	56

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

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

5.32 For the purposes of planning, Houses in Multiple Occupation (HMOs) are defined as properties with shared communal facilities which are occupied by unrelated individuals. Depending on size they either fall into Use Class C4 (up to 6 bedrooms) or are *sui generis* (7 or more bedrooms). They are popular with students, and most of the borough’s HMOs are located close to the University of Hertfordshire in Hatfield. In January 2012 the [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 Local Plan.

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

Table 23 - Applications for HMOs in 2022/23

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

5.33 During the monitoring year, three applications for HMOs have been determined; one for planning permission for a change of use, and two for certificates of lawfulness to demonstrate that an existing HMO does not require planning permission. Of the three determined, one was approved and two were refused. There was also one application relating to the subdivision of an existing HMO to create a separate C3 dwelling in addition to the existing HMO, this application was refused due to unsatisfactory proposed living accommodation and under provision of parking.

5.34 This year saw an increase in the number of ‘all student’ HMOs recorded in the borough; however, the number of student HMOs remains well below historic levels. 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

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Hatfield Article 4	1,249	1,157	1,043	1,255	855	661	673	656	809
Whole borough	1,349	1,258	1,130	1,331	941	793	826	792	991
Annual change	-10.3%	-6.7%	-10.2%	+17.8%	-29.3%	-15.7%	4.2%	-4.1%	+25%

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

5.35 In order to meet the need identified in the [2016 Gypsy & Traveller and Travelling Showpeople Accommodation Needs Assessment](#), Policy SP7 of the Local Plan proposes a target of 61 new Gypsy and Traveller pitches on 7 sites across the borough over the 16 year period from 2016 to 2032. No permanent new pitches have been completed to date. 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 masterplanning.

5.36 An outline application at Local Plan site SDS1 was granted in February 2020 which includes the provision of six pitches, with a further six pitches approved subject to s106 agreement in July 2023. To help offset the deficit in the short term, the council granted a temporary permission for a site in Stanborough. The County Council managed transit site at South Mimms also remains available to meet transit needs in Hertfordshire on a short-term tenancy basis.

- 5.37 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 2022/23 monitoring year saw 3 unauthorised encampments reported, compared with 8 last reported in 2021/22.



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: Delivery of 55,000m² new employment floorspace over plan period to 2036

Achieved to date: Net gain of +22,417m² in 2022/23, net gain of +6,227m² since 2016/17

6.1 This indicator monitors changes in employment floorspace during the year and over the plan period. From 1st September 2020, amendments to the planning use classes came into place, and 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 25 – Net Floorspace Change (m²)

		Use Classes						Total
		Eg(i)/ (B1a)	Eg(ii)/ (B1b)	Eg(iii)/ (B1c)	B2	B8	'B Mix'	
2016/17	Net change	-17,252	-	-88	614	-451	4,754	-12,423
2017/18	Net change	-5,969	-	0	160	753	1,475	-3,581
2018/19	Net change	-5,930	-	0	79	3,940	-600	-2,511
2019/20	Net change	-2,861	-	-126	-8,394	3,879	1,599	-5,903
2020/21	Net change	-2,073	-	-2,792	284	-1,322	3,629	-2,274
2021/22	Net change	-416	-	-	-	10,918	-	+10,502
2022/23	<i>Floorspace gain</i>	4,423			8080	14,530	639	+27,672
	<i>Floorspace loss</i>	-4,526			-320	-409		-5,255
	Net change	-103	0	0	7,760	14,121	639	+22,417
Plan period net change		-34,604	0	-3,006	+503	+31,838	+11,496	+6,227

6.2 The borough saw a significant net gain in employment floorspace this year. This was as a result of a number of sites completing, including a plot at Hatfield Business Park. Although this was for a car franchise (sui generis use), there were associated business uses at the site which resulted in gains in Eg(i), B2 and B8 floorspace. Two further sites completed in 2022/23 in Welwyn Garden City at Black Fan Road and Bridgefields which resulted in considerable

gains in B1 and B8 employment floorspace. These gains were partially offset by the loss of office floorspace at 29 Broadwater Road which is being redeveloped to residential, the demolition of which was recorded this year. However, overall there was still a significant gain in employment floorspace during the year of +22,417m².

- 6.3 Overall, since the start of the plan period in 2016, there has now been a net gain in employment floorspace of +6,227 m². In the years prior to 2021/22, a net loss in employment floorspace had been recorded, largely resulting from office to residential conversions from permitted development. Last year the completion of four industrial units at Cole Green Lane on the eastern edge of WGC resulted in a net gain of B8 use of just under 11,000m². This site is allocated as part of a new employment area in the Local Plan (EA11).

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

- 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 Local Plan. During the Local Plan examination, it was accepted that there is expected to be a shortfall in employment floorspace against the identified need, however without release of land from greenfield sites this would be much greater. All of the gross new employment floorspace completed since the start of the plan period to date has been on PDL.

Indicator EC3	Local Plan Indicator (Policy SP8)
<i>Employment areas lost to non-employment uses</i>	
Target:	No target until the new Local Plan is adopted (Target of no further loss thereafter)
Achieved to date:	No loss this year, total net loss of 10.9ha since plan period start

- 6.5 The newly adopted Local Plan identifies 286.8 hectares of designated employment land for Class E(g), B2, B8 and associated uses. During the 2022/23 monitoring year, 1 site changed from employment use to a non-employment use, although this site did not lie within designated employment land. In total, since the start of the plan period, 3.8% of designated employment land has been lost.

Table 26 - Employment Land Lost to Non-Employment Uses

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

6.6 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 2022/23 monitoring year, just over 34,000sqm of office space has been lost within the borough, with further commitments of losses of 500sqm of office floorspace. Further losses have also taken place where, whilst the principle of development was established through permitted development rights, they were then superseded by full planning applications. The losses have had a particularly notable effect around the western edge of Welwyn Garden City Employment Area and have led to the Council introducing an Article 4 Direction (see paragraphs 3.6-3.10).

Indicator EC4	Local Plan Indicator (Policy SP2)
<i>Future employment floorspace supply</i>	
Target:	Maintain sufficient supply of employment floorspace to meet the target in <i>EC1</i>
Achieved to date:	Employment floorspace supply of 55,000m ²

6.7 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 table below provides a plan period summary of employment floorspace supply at 31st March 2023.

Table 27 – Employment Floorspace Supply (m²)

Use Class	Completions 2016/17 – 2022/23	Sites with planning permission	Vacant sites in employment areas	Local Plan site allocations	Estimated further office-to-residential loss	Overall total
B1	-37,610	5,311	-	54,579	-12,600	13,702
B2	503	1,649	520	-4,410	-	-1,610
B8	31,838	-1,605	-	-9,500	-	20,861
B Mix	11,496	10,662	-	-	-	21,519
Total	+6,227	+16,017	+520	+40,669	-12,600	50,833

Businesses, Jobs and Skills

Indicator EC5	Contextual Indicator
<i>Number of enterprises</i>	

Table 28 – Number of Enterprises in Welwyn Hatfield

Type of count	Welwyn Hatfield								East	National
	2016	2017	2018	2019	2020	2021	2022	Change 2021-22	Change 2021-22	change 2021-22
Number of enterprises	4,775	5,015	5,090	5,230	5,330	5,160	5,160	0 (0%)	-1,455 (0.5%)	+1,300 (0.0%)
Number of 'local units'	5,585	5,850	5,935	6,090	6,205	6,045	6,030	-15 (-0.2%)	+1,295 (0.4%)	-3,300 (-0.1%)

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

6.8 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.

- 6.9 The number of enterprises and local units in the borough remained unchanged in 2022. 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

6.10 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 available are for 2021 which indicate an increase in the total number of jobs in Welwyn Hatfield, to 101,000 from 94,000 in 2020. This resulted in an increase in the figure for jobs density (the ratio of jobs to the working age population) to 1.29 from 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.

6.11 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 29 – Jobs and Job Density

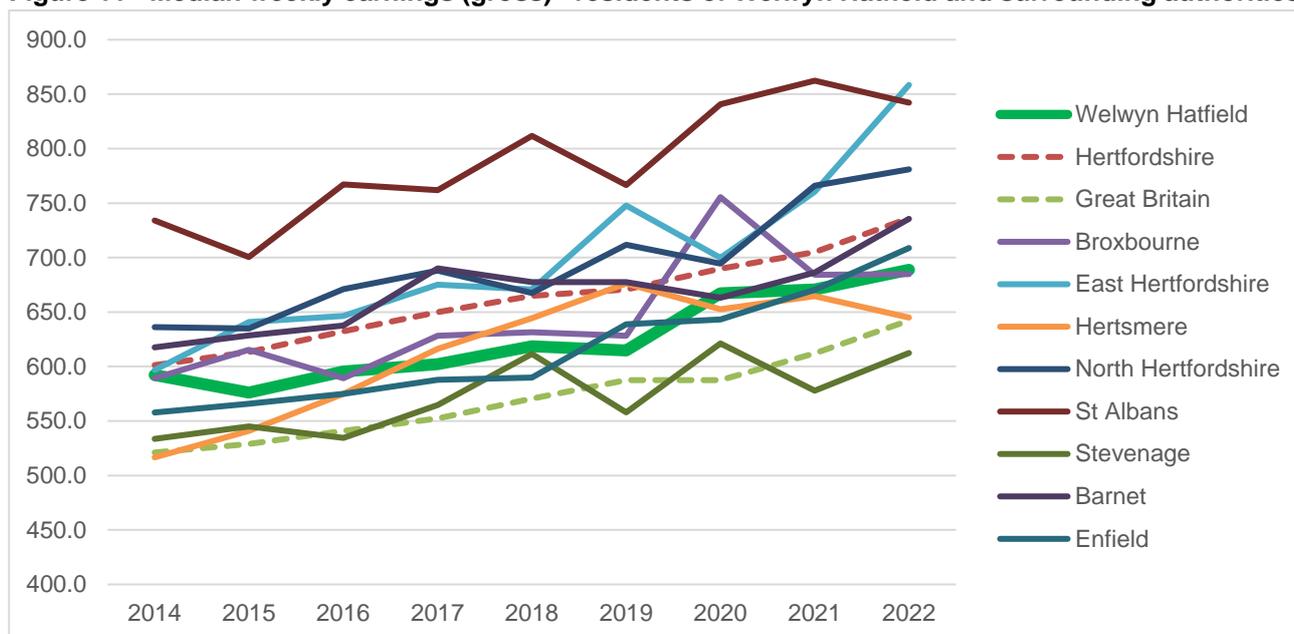
		2016	2017	2018	2019	2020	2021	% Change 2020-21
Welwyn Hatfield	Jobs Total	87,000	100,000	101,000	104,000	94,000	101,000	7%
	Job Density	1.09	1.24	1.25	1.29	1.15	1.29	12%
Hertford- shire	Jobs Total	698,000	724,000	734,000	738,000	729,000	759,000	4%
	Job Density	0.94	0.98	0.99	1.00	0.98	1.00	2%

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

6.12 Figure 11 on the next page shows that, for full-time workers, the median earnings of Welwyn Hatfield residents in 2022 was £688.80 per week which was a 3% increase from 2021 (£670.80). Average earnings in the borough were £46.60 per week above the national average, although remain below the Hertfordshire average by £47.30 per week. However, these figures should be treated with a degree of caution given the relatively low sample sizes used in the annual ONS survey and tendency for earnings to fluctuate slightly from year to year.

Figure 11 - 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>

6.13 The average earnings of full-time workers employed in the borough in 2022 (regardless of where they lived) was £720.50 per week. This was a 5.6% increase from the 2021 figure (£682.00) and means that employee earnings remain 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.

Indicator EC8 Unemployment	Contextual Indicator
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6.14 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 2022 (Jan-Dec) official unemployment rate in Welwyn Hatfield was 2.7%, down from 3.2% in 2021.

6.15 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.

6.16 The rate of JSA/UC claimants within Welwyn Hatfield has been steadily declining since peaking at 4.7% between Feb-Apr 2021. In March 2023, the rate of claimants was 2.5%, still above the rate recorded prior to the pandemic in early 2020 (of 1.9%). Table 30 shows the

breakdown across the borough, with the rate of claimants generally continuing to fall back across all wards in March 2023 compared with March 2022.

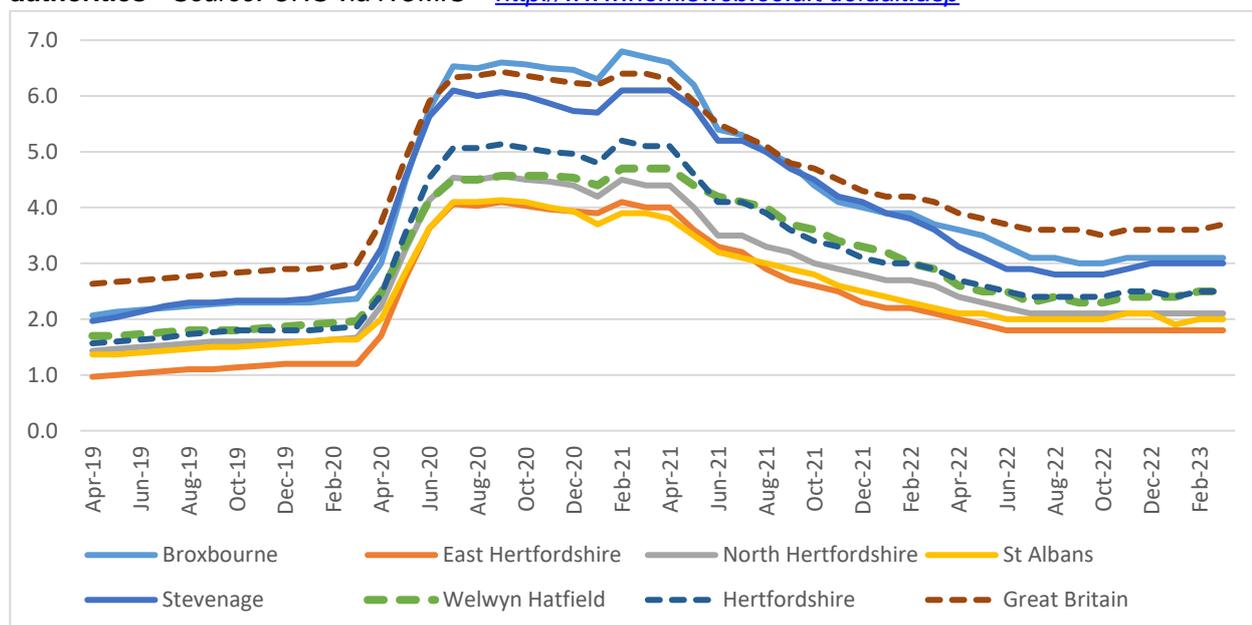
Table 30- Percentage of residents aged 16-64 in each ward claiming JSA/UC

Ward	March 2020	March 2021	March 2022	March 2023	Change Mar 23 vs Mar 2022
Brookmans Park & Little Heath	0.8%	3.3%	1.4%	1.3%	-0.1%
Haldens	2.7%	6.2%	3.8%	2.5%	-1.3%
Handside	1.8%	3.5%	2.1%	1.5%	-0.6%
Hatfield Central	2.8%	6.0%	4.3%	3.5%	-0.8%
Hatfield East	2.8%	5.6%	3.6%	3.0%	-0.6%
Hatfield South	1.9%	4.9%	3.1%	2.9%	-0.2%
Hatfield Villages	1.1%	3.5%	2.0%	1.7%	-0.3%
Hatfield West	1.4%	3.6%	2.2%	1.9%	-0.3%
Hollybush	2.5%	5.5%	3.0%	3.1%	0.1%
Howlands	2.4%	5.3%	3.3%	2.8%	-0.5%
Northaw and Cuffley	0.9%	3.2%	1.2%	1.4%	0.2%
Panshanger	1.6%	3.9%	2.3%	1.8%	-0.5%
Peartree	4.5%	8.4%	5.2%	4.6%	-0.6%
Sherrards	1.7%	3.8%	2.1%	2.2%	0.1%
Welham Green	1.3%	5.0%	2.9%	2.7%	-0.2%
Welwyn East	0.7%	2.5%	1.0%	1.1%	0.1%
Welwyn West	1.5%	4.0%	2.4%	1.6%	-0.8%

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

6.17 Figure 12 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, which have since been steadily declining from around March 2021. Comparing March 2023 with March 2022, the fall in claimant rate in Welwyn Hatfield (-0.6%) was slightly higher than for Hertfordshire and the national average (both -0.4%).

Figure 12 - Percentage of working-age residents claiming JSA for Welwyn Hatfield and surrounding authorities - Source: ONS via NOMIS – <http://www.nomisweb.co.uk/default.asp>



- 6.18 According to the ONS population survey via NOMIS (Jan - Dec 2021), 45.9% 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 (43.6%) and higher than the East of England (39.6%), although below the Hertfordshire average (49%). Data for 2022 has not been published.
- 6.19 In terms of educational performance, the AMR reports on 'Attainment 8' scores as well as performance in the core subjects of English and Maths in terms of the percentage of grades 5-9 achieved. Data for 2022/23 showed that the borough's schools continued to score below the Hertfordshire average on both metrics, though above the national average.

Table 31 – Educational Performance

Location	2017/18		2018/19		2021/22		2022/23	
	'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
Wel Hatfield	46.5	42.6%	48.8	44.2%	50.5	50%	49.2	49%
Hertfordshire	51.4	52.9%	51.0	51.4%	53.3	57%	50.9	54%
England	44.5	40.2%	44.5	39.8%	48.7	50%	46.2	45%

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

No data was available in 2019/20 and 2021/22 - due to the COVID-19 pandemic most national curriculum assessments were cancelled in these years.



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, +2 assets registered as ‘at risk’
Achieved to date:	No change to the number of protected assets. 3 heritage assets now ‘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 now shows three listed structures in the borough at risk. The Grade II* Paine Bridge at Brocket Hall in Lemsford, which has been listed as at risk for some time, is now graded as Priority A, meaning it is at risk of further deterioration. No solution has yet been agreed, although discussions to determine the scope of the repair works are ongoing. Two further heritage assets at Brocket Hall – the Temple and the gates, lodges and screen wall at the South-East entrance have also now been added to the heritage assets at risk register, both also at risk of further rapid deterioration or loss, with no solution yet agreed.

Table 32 – Protected Historic Assets

Type	2021/22		2022/23		Change
	No. of sites	Area	No. of sites	Area	
Listed Buildings	431	n/a	431	n/a	No change
Of which Grade I	6	n/a	6	n/a	No change
Of which Grade II*	25	n/a	25	n/a	No change
Of which Grade II	400	n/a	400	n/a	No change
Conservation Areas	8	374ha	8	374ha	No change
Areas of Archaeological Significance	73	1,071ha	73	1,071ha	No change
Scheduled Ancient Monuments	4	n/a	4	n/a	No change
Registered Historic Parks/Gardens	5	1,005ha	5	1,005ha	No change
Heritage assets at risk	1	n/a	3	n/a	+2 at risk

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:	1 new wildlife sites in 2021

7.2 There were no changes to protected natural assets in the borough during the year. Last year, in 2021/22, there was one new Local Wildlife Site designated, the River Mimram (Codicote Bottom to Pumping Station). The 0.27ha site is included under the designation of flowing water (rivers and streams), which was a new criteria for 2021. The site falls within both Welwyn Hatfield and North Herts. The total area of Wildlife Sites in Welwyn Hatfield was recorded at 1,664.46 ha in 2022.

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 33 – Protected Natural Assets

Type	2021/22		2022/23		Change
	No. of sites	Area	No. of sites	Area	
Wildlife Sites	195	1,664ha	195	1,664ha	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
<i>New development in the Green Belt</i>	

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

Table 34 – 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	9 dwellings	24 dwellings	5%
Commercial development	235m ²	0m ²	235m ²	N/A

7.5 In terms of residential development, there has been a net gain of 24 dwellings in the Green Belt during the monitoring year, accounting for 5% of total net completions. This included 13 dwellings at the conversion and development at Northaw House. Part of this site was previously developed. There were also 5 (net) completions at a site on Codicote Road outside Welwyn, which was also on previously developed land, as well as a number of small sites for one or two dwellings - the majority of which were on previously developed sites. In terms of commercial development in the Green Belt, there was a small amount resulting from the extension and refurbishment of the Grade II listed Green Man Pub at Mill Green Lane. This development restored the listed pub, which had been empty and unused for some time. The residential part of this development is expected to complete early in 2023/24.

Indicator EN4	Local Plan Indicator (Policy SADM17)
<i>Amount of Urban Open Land</i>	
Target:	No development on designated Urban Open Land
Achieved to date:	No change since the start of the plan period

7.6 The borough now has around 380 hectares of designated Urban Open Land (UOL), equating to approximately 2.9% of the borough. This is an increase compared with the District Plan in which 1.9% of the borough was designated as Urban Open Land. UOL is protected by Policy SADM17 of the Local Plan, which broadly restricts development within areas of UOL unless the development in question would enhance it. During the year no new applications have been granted for conflicting uses on areas of designated UOL.

Indicator EN5	Contextual Indicator
<i>Changes to the public rights of way network</i>	

7.7 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
<i>Open space with a Green Flag Award</i>	

7.8 The [Green Flag Award Scheme](#) is managed by the Department for Levelling Up, Housing & Communities, and recognises and rewards the best green spaces in the country. In 2023, the area of open space in the borough with a Green Flag Award totalled 73 hectares. The 52ha Stanborough Park and 6ha King George V Playing Fields in Welwyn Garden City and the 5ha Hatfield Lawn Cemetery all hold the award in recognition of their quality and standard of management.

The sustainability of new development

Indicator EN7	Local Plan Indicator (Policy SADM13)
<i>Sustainable design and construction</i>	
Target:	No specific targets until after the new Local Plan is adopted.
Achieved to date:	N/A

7.9 The amount of new renewable energy capacity being completed is an important indicator, given the general need to reduce carbon emissions. Most small-scale schemes for renewable energy generation (such as solar photovoltaic or thermal panels on houses) do not require planning permission. It is therefore only possible to monitor the large-scale or standalone schemes which do, as well as renewable energy provision in new development. During the monitoring year, two 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.

Table 35 – Renewable Energy Completions 2022/23

Energy source	Wind		Solar PV		Solar thermal		Air Source Heat Pump		CHP		Other	
	N°	Capacity	N°	Capacity	N°	Capacity	N°	Capacity	N°	Capacity	N°	Capacity
Committed (In supply)	0	N/A	28	Not Known	0	N/A	16	N/A	1	Not known	9	Not Known
Completed 2022/23	0	N/A	2	Not Known	0	N/A	1	Not Known	0	N/A	0	N/A

7.10 Future AMRs will also look to 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 Local Plan, which also sets out target levels of provision for each.

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

7.11 The general need to reduce carbon emissions is enshrined in both national and local policy. Table 36 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 2021).

7.12 It can be seen that CO₂ 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 few years. Welwyn Hatfield’s emissions per capita have historically been slightly above the Hertfordshire average. Following a more significant fall in 2020, likely a result of covid-restrictions, reported emissions increased in 2021 across all sectors. However, overall remain lower than in 2019, largely as a result of transport emissions remaining lower compared with historically.

Table 36 – CO₂ Emissions

CO ₂ Emissions		Commercial (Kt CO ₂)	Domestic (Kt CO ₂)	Transport (Kt CO ₂)	Grand Total (Kt CO ₂)	Per Capita (Tons CO ₂)
Welwyn Hatfield	2016	208	181	265	644	5.5
	2017	197	169	265	621	5.3
	2018	203	166	259	614	5.2
	2019	184	159	248	581	4.9
	2020	163	158	204	514	4.3
	2021	185	164	216	555	4.6
CO ₂ Emissions		Commercial (Kt CO ₂)	Domestic (Kt CO ₂)	Transport (Kt CO ₂)	Grand Total (Kt CO ₂)	Per Capita (Tons CO ₂)
Herts	2016	1503	1916	2838	6239	5.3
	2017	1388	1784	2839	5988	5.1
	2018	1359	1747	2778	5881	5.0
	2019	1266	1675	2682	5602	4.7
	2020	1137	1660	2273	5199	4.2
	2021	1298	1723	2334	5347	4.5

Data source: Department for Business, Energy & Industrial Sector - <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021>

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

- 7.13 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 37 – 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 ²	3.05km ²	7.50km ²

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

Indicator EN10**Contextual Indicator*****Number of Flood Events***

- 7.15 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***

- 7.16 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. One of the objections was later removed following a revised flood risk assessment being submitted, while two of the applications were since withdrawn and one is still awaiting determination. 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: 49% of completions within +/-33% of target (64% for residential schemes)

- 7.17 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.

7.18 The overall proportion of sites within 33% more or less than the standards was just under half (49%) of sites. This was just slightly higher than last year when compliance was 46%. Of the 11 residential sites which did not meet within +/-33% of the parking standards, 9 of these sites were below the guidelines, whilst 2 sites provided more parking than specified in the guidelines.

Table 38 – Compliance of New Development with Parking Standards

Use Class	2022/23 sites completed*	Number within +/- 33% of guidelines	% within +/-33%
A (Retail etc)	2	0	0%
B (Employment etc)	11	1	9%
C (Residential institutions etc)	2	1	50%
D (Leisure, community etc)	N/A	N/A	N/A
Residential sites	36	23	64%
Total	51	25	49%

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

Indicator EN13

Contextual Indicator

New development accessibility by public transport

7.19 The table below shows the accessibility of new homes built to key facilities. The latest data available is for 2020/21. The completion of some small out of settlement developments in 2020/21 meant that the figures were slightly lower than the previous 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 39 – New homes within 30 minutes by public transport (or walking) of key facilities

	2016/17	2017/18	2018/19	2019/20	2020/21
GP surgery	100%	98%	99%	100%	98%
Hospital	89%	93%	93%	97%	93%
Primary school	100%	99%	100%	100%	100%
Secondary school	99%	96%	97%	100%	96%
Employment area	92%	96%	98%	98%	97%
Major retail centre	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: £2.3 million received (WHBC); £1.26 million received (HCC) in 2022/23

- 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. It was intended that this would come into effect following the adoption of the Local Plan, however delays to adoption meant that this did not happen as envisaged. A new viability analysis has now been undertaken and a further consultation on this is expected to take place in January 2024.
- 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, 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 over £2.3m in S106 funding for projects within its own remit. Contributions received were from implemented developments, including:
- The largest sum received was £873,557 from the former Shredded Wheat site towards GP surgeries, community and mental health care in Welwyn Garden City as well as on-site waste and recycling provision.

- £413,522 was received from the Accord House, Broadwater Road development towards off site affordable housing.
- £370,025 was received from the Former VW site on Comet Way towards healthcare, sports, open space, play facilities and on-site waste and recycling provision.
- £302,642 was received from 26 Stonehills towards off site affordable housing.
- £215,892 was received from the former Ratcliff site towards healthcare, sports, open space and play facilities and a further £50,761 later in the year towards healthcare.
- £75,002 was received from the Onslow St Audreys School towards controlled parking zones, open space, play facilities and on-site waste and recycling provision.
- Varying smaller sums were received towards open spaces, play facilities and more on-site waste and recycling provision at specific developments.

8.5 Hertfordshire County Council is responsible for higher level services and infrastructure provision. During the year the County Council received just under £1.26 million in S106 funding towards a range of schemes including:

- £294,000 towards transport and travel plans from seven separate developments;
- £962,000 towards nursery, primary and secondary education, as well as library and youth contributions, from five separate developments.

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: £145,000 spent (WHBC); £3.1 million spent (HCC) in 2022/23

8.6 Welwyn Hatfield Borough Council spent just over £145,000 in S106 funding for projects within its own remit, including:

- £71,699 towards refurbishments at Hatfield Swim Centre.
- £27,849 towards installing outdoor gym equipment at St Albans Road East, Hatfield.
- £10,148 towards refurbishments at Stanborough Park.
- £7,280 from the Hatfield Community Sports Fund towards installing a table tennis and basketball area surface at Welham Green Recreation Ground.
- £7,179 towards refurbishing the sports hall squash courts at Gosling Park.
- £3,940 towards refurbishing the wall and fencing of the artificial grass pitches at the Hatfield Leisure Centre.
- £2,050 towards installing a table tennis and surfacing at the Gobions Open Space, Hatfield.
- £15,130 towards providing on site waste and recycling bins to four new residential developments.

8.7 During the year Hertfordshire County Council spent just under £3,115,000 in S106 money within the borough, the majority of this was towards education.

- 8.8 Other notable infrastructure developments include the continued improvements to the pedestrian environment, cycle routes and traffic circulation in Welwyn Garden City Town Centre, undertaken by Hertfordshire County Council (HCC), in partnership with the council. The first phase was completed in 2021 and upgraded the area in and around Stonehills, including the reconfiguration of parking bays, as well as a new public space being provided with benches and planting to create an area for outdoor events. The next phase included a dedicated space for cycling on Bridge Road (Hunters Bridge) and completed early in 2023. A new crossing was also installed at Osborn Way. Works to install new walking and cycling facilities around Howardsgate, Fretherne Road and the town centre are also now underway.
- 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) was published alongside the Local Plan when it was submitted for examination. 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 the IDP is now being reviewed following the adoption of the Local Plan. 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 allocated in the Local Plan

9.1 There are a total of eight areas allocated in the Local Plan which will be subject to site-specific monitoring, and for each site the respective site allocations policy in the plan sets out a number of targets (these are also listed in Table 19 of the Local Plan). 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 (HS7)

9.2 The 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. 6,000m² of new retail floorspace and 100 new homes are envisaged, and the SPD provides detailed guidance to ensure that development is sympathetic to its conservation area location, whilst also maximising opportunities to deliver the town centre’s development needs. To date, there is no development progress to report on this site.

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

9.3 The Local Plan includes the allocation of this site to provide new ground floor retail floorspace and new homes above. A planning application was approved in February 2021 and work commenced in March 2022. The site completed following the end of the monitoring year in September 2023.

Site-Specific Local Plan Target	Performance to date
1,200sqm (net) new retail floorspace	Total of 1,110 sqm of flexible commercial use floorspace completed, existing retail floorspace lost 730 sqm, net increase of +382 sqm.
At least 66 (net) new homes	71 new homes completed following the end of the monitoring year in September 2023
Improvements to the public realm and accessibility of the eastern end of Hatfield Town Centre	The development included a public space between two of the blocks. The materials and design are the same as those used elsewhere in the town centre, therefore helping to integrate the development with the rest of the town.

Site-Specific Local Plan Target	Performance to date
A design which ensures a neutral impact on the historic character of Old Hatfield, Hatfield House and Hatfield Historic Park and Garden to the east.	Whilst it was noted that the proposed development may be partially visible from certain viewpoints, this would be filtered by existing trees and buildings and become part of the wider landscape.

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

- 9.4 The Local Plan 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 since commenced with 120 of the 146 dwellings completed during the 2022/23 monitoring year.

Site-Specific Local Plan Target	Performance to date
The re-provision of at least an equivalent amount of retail floorspace to that which currently exists within the centre.	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. 120 of these were recorded as completed in 2022/23.
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

- 9.5 The Draft Local Plan submission proposed the allocation of this site as part of a major urban extension, with a target provision of 650 new homes supported by infrastructure including a new school. During the hearing sessions in June 2018 the inspector observed that the council could consider bringing forward a larger area for residential development and the capacity at this site was increased to 872 dwellings. 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. An outline planning application was granted permission in February 2020 for 650 dwellings, while a further outline application for an additional 210 dwellings was approved subject to s106 agreement in July 2023.

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

- 9.6 The Draft Local Plan submission proposed the allocation of this site as part of a major urban extension, with a target provision of 1,200 new homes supported by infrastructure including a new school, neighbourhood centre, and new parkland. However, concerns were raised in the Inspector’s Interim report regarding the Southern part of the site and the impact on

openness of the wider Green Belt. Therefore, a reduced site area and capacity of 600 dwellings was proposed through main modifications. The site extends into East Herts District, where a further 1,350 new homes and additional supporting infrastructure are proposed. A masterplan for the site has also now been agreed by the Council to guide the development of the site allocated in the adopted Local Plan. An outline planning application was submitted in July 2022 for a total of 2,650 dwellings, this includes a higher number of dwellings in Welwyn Hatfield (1,300 dwellings) than allocated in the Local Plan. The application is currently awaiting determination.

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

9.7 This 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;
- **Broadwater Road West (N), Pea02b:** 9.1ha (once a factory for Shredded Wheat), which is proposed for allocation in the Local Plan and forms part of 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. Work has now started on the Southern side of the site and the first 208 homes were delivered during the monitoring year 2022/23. Subsequent planning applications, which would see a higher number of dwellings at this site have been received and are currently awaiting determination;
- **Broadwater Road West (SW) Pall Mall, Pea02c:** 2.1ha (currently occupied by a warehouse and distribution centre), which is proposed for allocation in the Local Plan and forms part of SDS3 and has a target provision of 170 new homes and 11,350m² of new office floorspace;
- **BioPark, Pea102:** 1.1ha (former BioPark research and development complex). This site had planning permission granted in August 2022 for 289 dwellings.

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

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

Site-Specific Local Plan Target	Performance to date
10% of site energy need from renewable sources	Forms part of planning permission for site Pea02b and Pea102
Introduce traffic calming along Broadwater Road	Forms part of planning permission for site Pea02b
Improvements to the footbridge to the town centre	Forms part of planning permission for site Pea02b
Delivery of new primary school capacity (offsite)	Forms part of planning permission for site Pea02b

North West Hatfield – Strategic Site SDS5

- 9.9 This site is allocated in the Local Plan as part of a major urban extension, with a target provision of 1,750 new homes supported by infrastructure including a new school and neighbourhood centre. 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. The masterplanning process for this site is now underway.

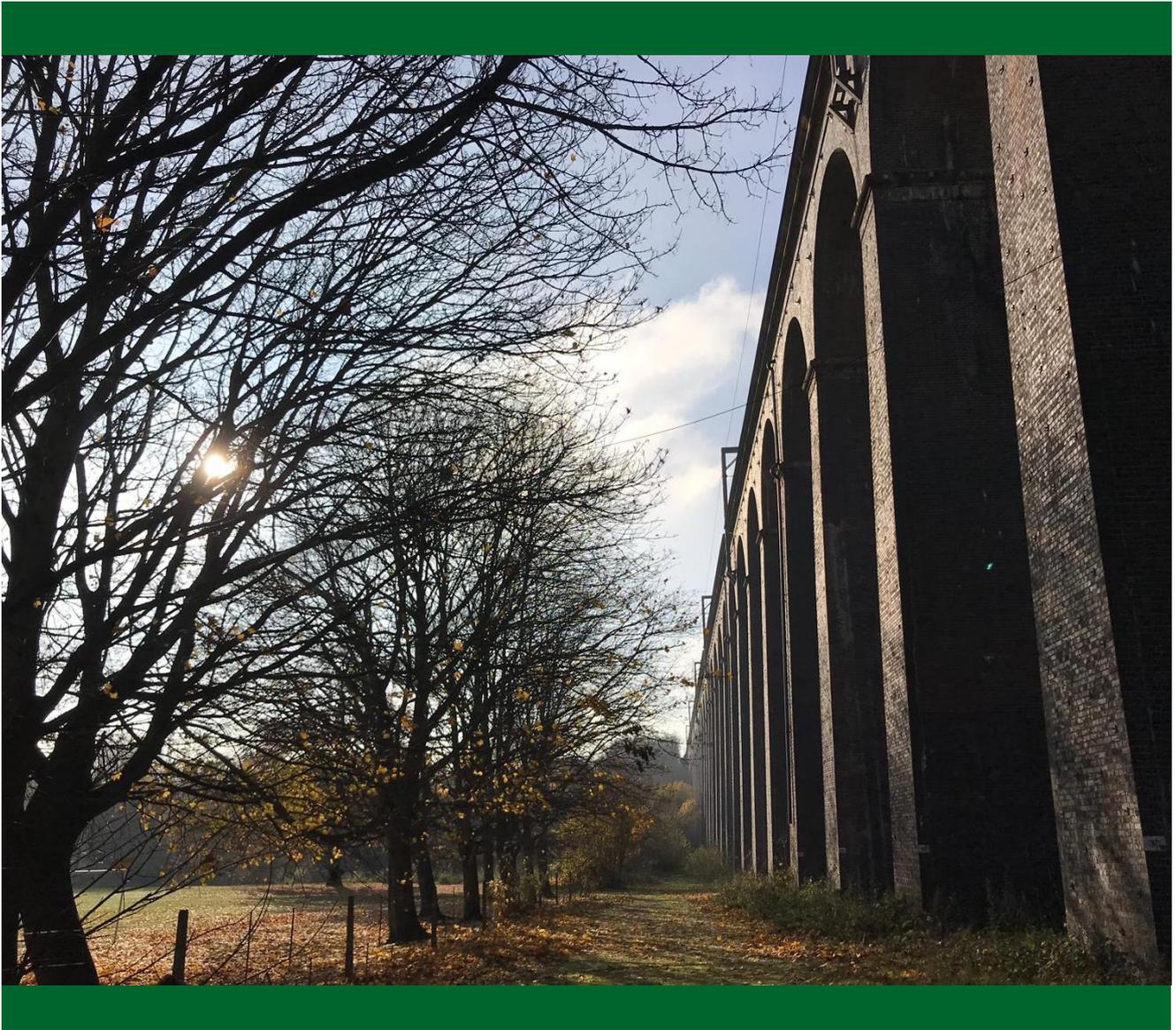
Marshmoor, Welham Green – Strategic Site SDS7

- 9.10 This site is allocated in the Local Plan as part of an urban extension, with a target provision of over 40,000m² of new employment floorspace in addition to 100 new homes. 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.

Appendix 1 – Housing Site Monitoring (at 31/03/2023)

The table below provides a summary of the housing supply for the plan period 2016-36. A number of urban sites proposed for allocation in the Local Plan have now been granted planning permission, with a number having already delivered completions and/or are now under construction.

At 31/03/2023	Completions 2016-23		Under construction		Permission Granted		Local Plan allocations (without permission)	Total
	Windfall	Allocations	Windfall	Allocations	Windfall	Allocations		
Brookmans Park	63	0	11	0	1	0	452	527
Cuffley	56	-1	3	6	11	121	208	404
Digswell	12	0	11	0	10	0	0	33
Hatfield	949	79	2	268	191	127	2,090	3,706
Little Heath	6	0	0	0	0	35	63	104
Oaklands & MH	27	0	7	0	0	0	31	65
Welham Green	12	0	0	0	9	0	316	337
Welwyn	185	0	3	0	8	0	76	272
Welwyn Garden City	1,354	328	81	11	255	2,176	1,853	6,058
Woolmer Green	76	0	0	0	0	0	184	260
Rural Areas	72	0	29	0	123	0	4	228
Sub-Total	2,812	406	147	285	608	2,459	5,277	11,994
Windfall Allowance (not yet known about – from 26/27)								1,390
Small sites								16
Total								13,400



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