

<b>Consultation</b>	Promoted Sites Consultation May 2019
<b>Start</b>	07 May 2019 08:45:00 BST
<b>End</b>	18 June 2019 17:00:00 BST
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# Introduction

## The Welwyn Hatfield Local Plan

- 1.1 Welwyn Hatfield Borough Council has a duty to prepare a Local Plan. This sets out the long-term planning framework for the borough, identifying how much and what type of development is needed, where it should or should not be located and whether any key infrastructure needs to be delivered, such as primary and secondary schools. Once adopted, the Local Plan will shape the future of the borough for at least 15 years ahead.
- 1.2 In 2016, the council published its Draft Local Plan. This was prepared following consultation at various stages with a range of statutory bodies, other organisations such as infrastructure providers, developers, town and parish councils, amenity and interest groups and with residents and businesses.
- 1.3 The Draft Local Plan was submitted to the Secretary of State for examination in May 2017. An independent planning inspector, Melvyn Middleton BA(Econ), DipMgmt, MRTPI, was appointed to consider the soundness of the submitted plan. We are part way through the examination process and a number of hearing sessions have already been held. If you would like to find out more about these hearing sessions, please refer to our website <sup>(1)</sup>: [Local Plan Examination Hearing Sessions](https://www.welhat.gov.uk/hearingsessions)

## Why we need to identify more sites

- 1.4 The draft plan contains sites for 12,000 homes but the housing need is currently acknowledged to be about 16,000 homes to 2033. As the plan does not meet the objectively assessed need for housing in full, the Inspector has asked the council to investigate if there is any scope for additional housing sites to be identified.
- 1.5 The council has already spent a considerable period of time assessing potential sites, trying to maximise the re-use of previously developed land in our towns and villages whilst trying to ensure that we retain a good level of employment opportunities in the borough and protect the borough's most sensitive environments.
- 1.6 However, having taken the Inspector's comments into account, the council decided to carry out a Call for Sites.

## The Call for Sites

- 1.7 The Call for Sites took place between 7th January and 4th February 2019. Over 140 sites were promoted for either housing, employment, mixed use or other forms of development.

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1 <https://www.welhat.gov.uk/hearingsessions>

# Introduction

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## How to respond to this consultation

- 1.8** The council considers that it is important that anyone with an interest in the future of the area should have the opportunity to make comments on the sites promoted through the Call for Sites 2019.
- 1.9** The best way to comment on the promoted sites is online via the consultation portal.<sup>(2)</sup> You can follow the links to the sites you are interested in, view and download documents and comment online at any time during the consultation period.
- 1.10** Alternatively, you can complete and return a response form by email to [localplan@welhat.gov.uk](mailto:localplan@welhat.gov.uk) or by post to: Planning Policy, Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE.
- 1.11** Please make sure you use a separate form for each site you wish to make comments on and ensure that we receive your comments by **5pm on Tuesday 18th June 2019**.

## What happens next

- 1.12** It is important to note that the council has not made any decisions at this stage. Simply because sites are in this document does not mean that they will be proposed for allocation in the Draft Local Plan or that they will receive planning permission at a future date.
- 1.13** Before any decisions are made, an analysis of sites (on an individual and cumulative basis) will be undertaken, and the capacity of sites already proposed for allocation will be reviewed. Some of the sites in this document have been previously assessed in earlier published technical work such as a Strategic Housing Land Availability Assessment (SHLAA) or a Housing and Economic Land Availability Assessment (HELAA). These documents can be viewed on our website: <sup>(3)</sup> [Housing Evidence Base](#)
- 1.14** All sites will be assessed in terms of their suitability, availability, achievability and deliverability. Site assessments will also include review of a site's development potential and depending on the conclusions drawn, it may be the case that the council does not agree with the promoted level of development.

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2 [www.welhat.gov.uk/promoted\\_sites\\_2019](http://www.welhat.gov.uk/promoted_sites_2019)

3 <https://www.welhat.gov.uk/article/5501/Housing>

## Introduction

- 1.15** When the the analysis of sites has been completed and an assessment of infrastructure implications has been undertaken, the results will be presented to the relevant committee, together with the results of consultation and any recommendations for the allocation of any additional sites. This is likely to happen in September 2019.
- 1.16** Once the council has made its decision, then any additional sites proposed for allocation will be forwarded to the Local Plan Inspector. These will then be considered at future hearing sessions later in the year. This is likely to happen in November 2019.
- 1.17** Following the hearing sessions, the council is then required to consult on any main modifications to the Plan. This is likely to happen in early 2020. After this, the inspector will prepare his report, and provided the plan has been found sound, we will proceed to adopt the Local Plan in summer 2020.

## Promoted sites - Digswell

### Digswell sites

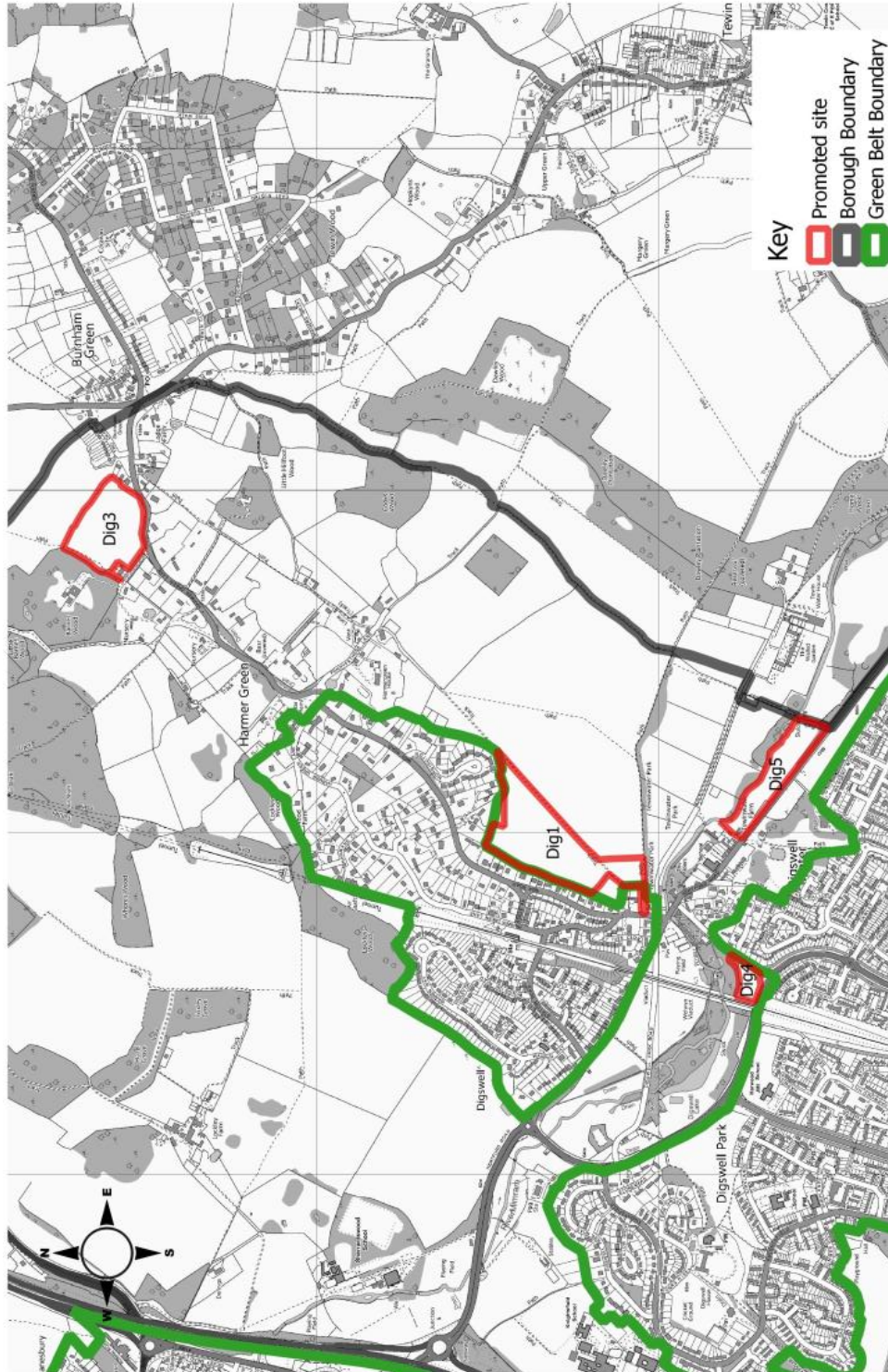
Figure 12 identifies all sites promoted in Digswell.

4 sites were promoted in and around Digswell. More detailed maps follow Figure 12 which provide more information on an individual site basis, including the promoted land use and capacity.

## Promoted sites - Digswell

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Figure 12 Digswell



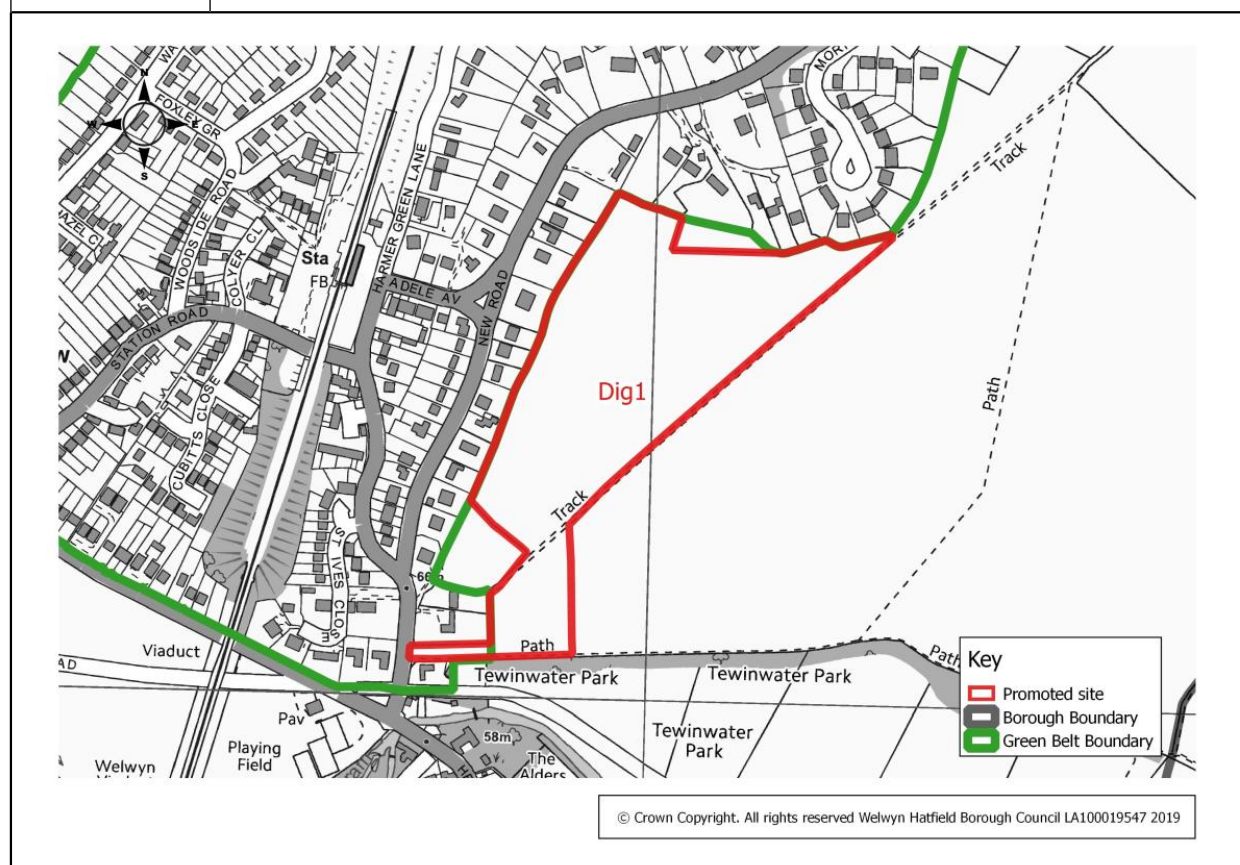
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## Promoted sites - Digswell

**Table Dig1**

<b>Site Address</b>	Land East of 2 New Road, Digswell		
<b>Current Use</b>	Agricultural	<b>Site Reference</b>	Dig1
<b>Green Belt/Urban</b>	Green Belt	<b>Size of Site (ha)</b>	6.7 ha
<b>Promoted Use</b>	Housing	<b>Promoted Capacity</b>	130 - 180 dwellings
<b>Other information</b>	Promoted through the Call for Sites 2019. (Dig1 was previously promoted and reviewed in the HELAA 2016. A smaller site was then promoted in representations to the Draft Local Plan Proposed Submission 2016 but this smaller site was not promoted in 2019).		

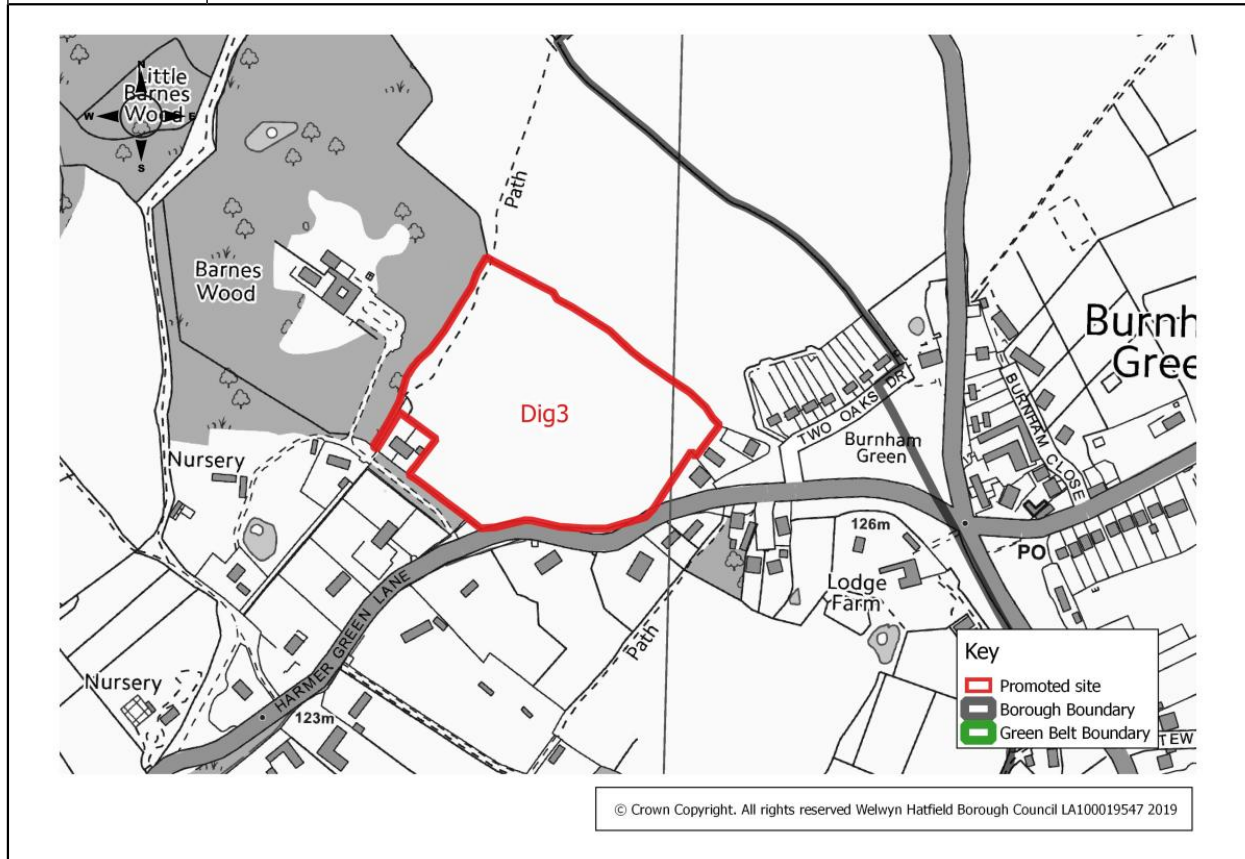


## Promoted sites - Digswell

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**Table Dig3**

<b>Site Address</b>	Land to the North of Harmer Green Lane, Burnham Green		
<b>Current Use</b>	Agricultural	<b>Site Reference</b>	Dig3
<b>Green Belt/Urban</b>	Green Belt	<b>Size of Site (ha)</b>	4.23 ha
<b>Promoted Use</b>	Housing	<b>Promoted Capacity</b>	Possibly less than 100 dwellings
<b>Other information</b>	Promoted through the Call for Sites 2019. (Previously promoted and reviewed in the HELAA 2016).		

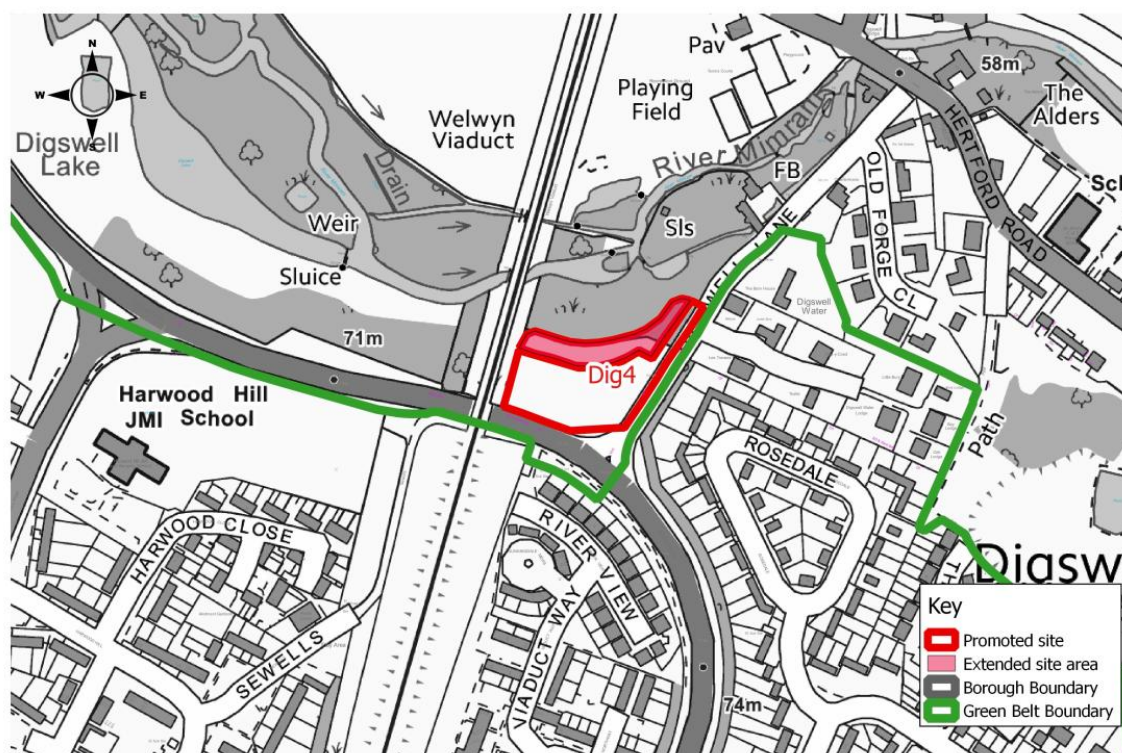




## Promoted sites - Digswell

**Table Dig4**

<b>Site Address</b>	Land at junction of Digswell Lane and Bessemer Road, Digswell		
<b>Current Use</b>	Garden land	<b>Site Reference</b>	Dig4 (extended)
<b>Green Belt/Urban</b>	Green Belt	<b>Size of Site (ha)</b>	0.63 ha
<b>Promoted Use</b>	Housing	<b>Promoted Capacity</b>	5 to 12 dwellings
<b>Other information</b>	Promoted through the Call for Sites 2019. (Dig4 was previously promoted and reviewed in the HELAA 2016. A larger site has now been promoted).		



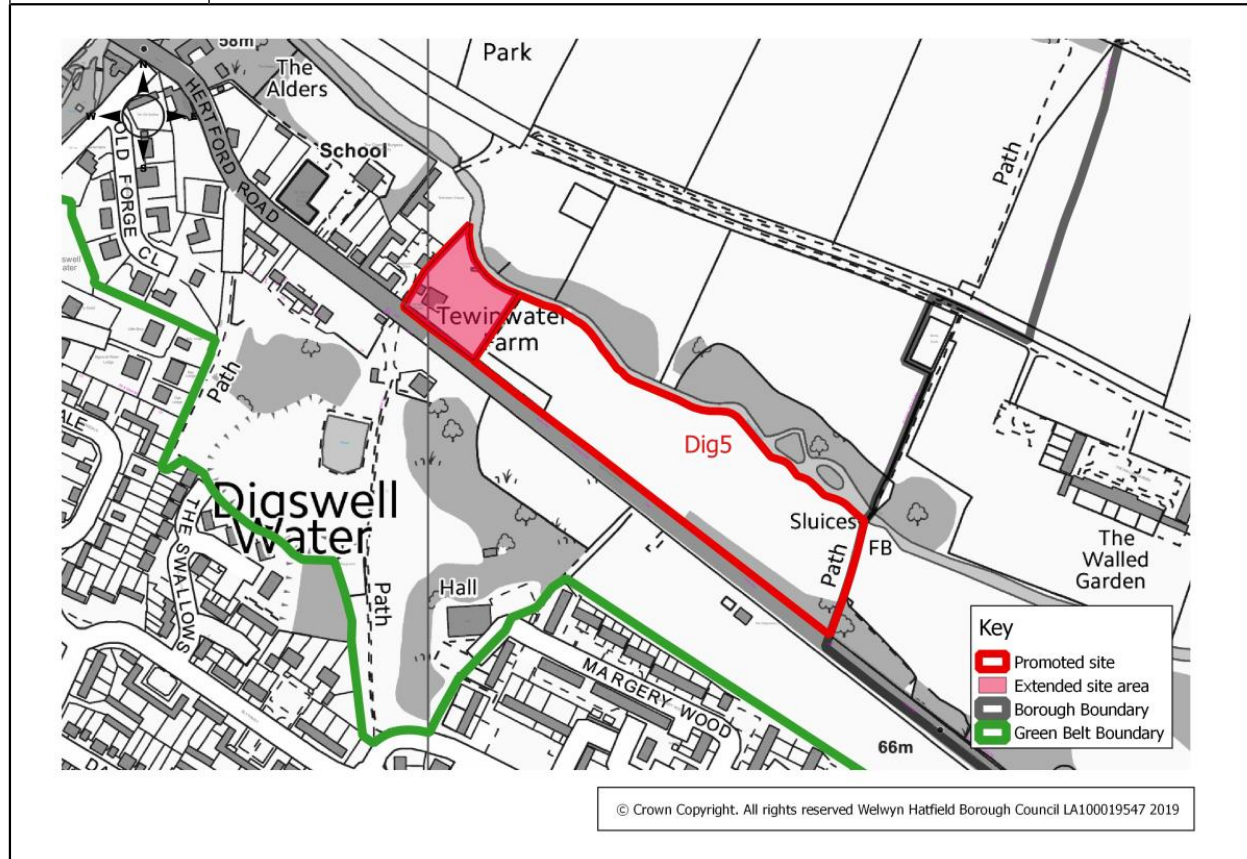
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## Promoted sites - Digswell

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**Table Dig5**

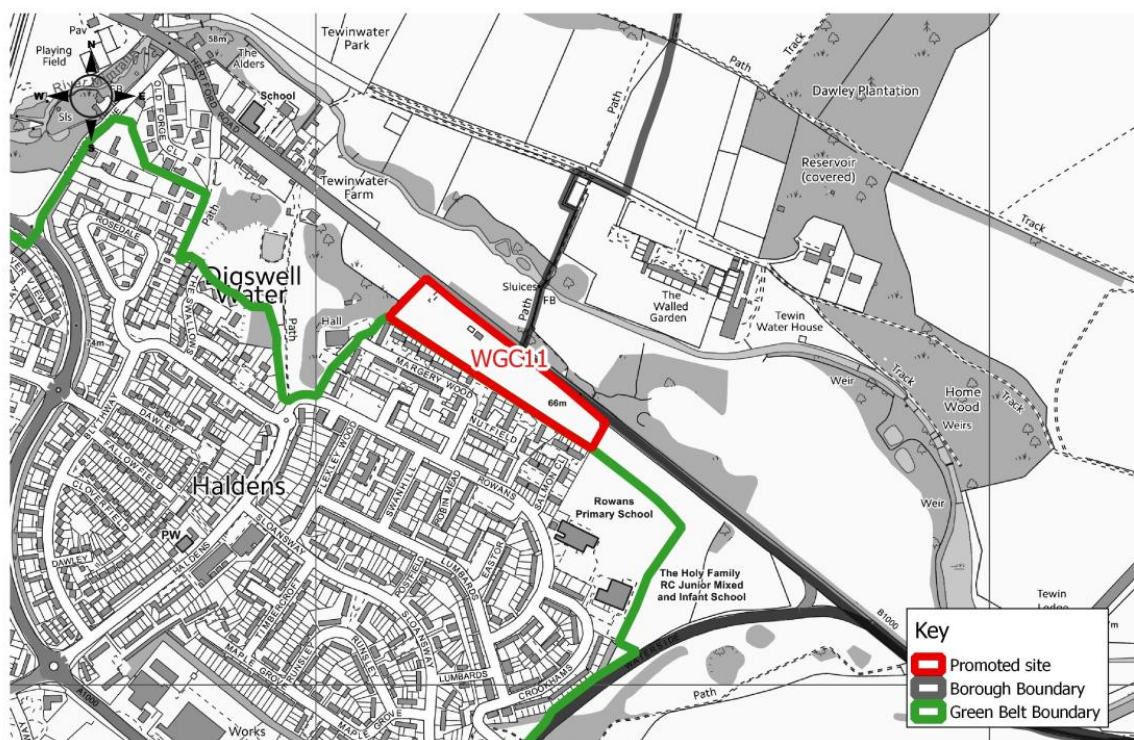
<b>Site Address</b>	Land adj 76 Hertford Road, Digswell		
<b>Current Use</b>	Fallow land - periodic grazing	<b>Site Reference</b>	Dig5 (extended)
<b>Green Belt/Urban</b>	Green Belt	<b>Size of Site (ha)</b>	2.9 ha
<b>Promoted Use</b>	Housing	<b>Promoted Capacity</b>	55 dwellings
<b>Other information</b>	Promoted through the Call for Sites 2019. (Dig5 was previously promoted and reviewed through the HELAA 2016. A larger site has now been promoted).		



## Promoted sites - Welwyn Garden City

**Table WGC11**

<b>Site Address</b>	Land fronting Hertford Road, Welwyn Garden City		
<b>Current Use</b>	Dog training ground	<b>Site Reference</b>	WGC11
<b>Green Belt/Urban</b>	Green Belt	<b>Size of Site (ha)</b>	2.27 ha
<b>Promoted Use</b>	Housing	<b>Promoted Capacity</b>	Two promoters. One does not specify a capacity, the other promotes up to 75 dwellings
<b>Other information</b>	Promoted through the Call for Sites 2019. (In the SHLAA Phase 2 review 2014, a site known as WGC8 included a small part of site WGC11. However, WGC8 was withdrawn from consideration in the HELAA 2016 as there was no indication that the site was available).		



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