

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 25 AUGUST 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – EAST OF WELWYN  
GARDEN CITY – SETTLEMENT APPRAISAL AND NEW DRAFT  
CHAPTER 13

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WARD(S) AFFECTED: ALL

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**Purpose/Summary of Report**

The purpose of this report is:

- To present to Members' a Settlement Appraisal for East of Welwyn Garden City, together with a draft revised chapter, for subsequent incorporation into the final draft District Plan.

**RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE  
PANEL: That Council, via the Executive, be advised that:**

<b>(A)</b>	<b>the East of Welwyn Garden City Settlement Appraisal as detailed at Essential Reference Paper 'B' to this report, be agreed; and</b>
<b>(B)</b>	<b>the draft revised Chapter 13 (East of Welwyn Garden City), as detailed in Essential Reference Paper 'C' to this report, be agreed as a basis for inclusion in the final draft District Plan, with the content being finalised when the consolidated plan is presented in September 2016.</b>

1.0 Background

1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27<sup>th</sup> February and 22<sup>nd</sup> May 2014.

1.2 The issues raised through the consultation with regard to the East

of Welwyn Garden City Chapter were considered at the District Planning Executive Panel on the 21<sup>st</sup> July 2016.

- 1.3 This report presents a Settlement Appraisal for East of Welwyn Garden City. The Settlement Appraisal provides the Council's justification for the proposed redrafted chapter having regard to the issues raised during the Preferred Options consultation, further technical and delivery assessment and sustainability appraisal.
- 1.4 **Essential Reference Paper 'B'** contains the Settlement Appraisal for East of Welwyn Garden City and **Essential Reference Paper 'C'** contains the revised draft chapter.

## 2.0 Report

- 2.1 Land to the East of Welwyn Garden City was assessed through the Plan-making process and was included in the Preferred Options District Plan as a Broad Location for Development. This meant that the principal of development in this location was reserved subject to further detailed assessments which would be considered through the production of a Development Plan Document. Since the Preferred Options consultation, East Herts and Welwyn Hatfield Council Officers have undertaken technical assessments to assess the feasibility and suitability of development in this location. This is documented in the Settlement Appraisal.
- 2.2 Consequently, land to the East of Welwyn Garden City at Birchall Garden Suburb is allocated for development in both the East Herts District Plan, and the Welwyn Hatfield Local Plan to accommodate 2,550 new homes over the Plan period. 1,350 homes will be in East Herts and 1,200 homes will be in Welwyn Hatfield Borough.
- 2.3 As the development straddles the boundary between the two authorities the site will be planned in a comprehensive and co-ordinated manner. East Herts Council, Welwyn Hatfield Council and Hertfordshire County Council (in its capacity as minerals and waste planning, education and highways authority) will work together with landowners and other key stakeholders to produce a masterplan for Birchall Garden Suburb, which can be adopted as a Supplementary Planning Document to provide a clear basis upon which future planning applications will be considered. The masterplan will set out the detailed phasing of delivery across the

site, but development will commence within the first five years of the Plan period.

2.4 The draft revised chapter sets out what the development will be expected to achieve, a policy that has been jointly prepared and agreed by East Herts, Welwyn Hatfield and County Council Officers, and an illustrative strategy diagram which will be used to inform the masterplanning process and any planning applications.

### 3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

### Background Papers

None

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