

Welwyn Hatfield Borough Council

**Draft Sustainability Supplementary
Planning Document – Consultation
Statement**

January 2025



1. Introduction

- 1.1 The Town & County Planning (Local Planning) (England) Regulations 2012 requires in Regulation 12 that before a Local Planning Authority adopt a Supplementary Planning Document (SPD) it must prepare a statement (Consultation Statement) setting out:
 - i. the persons the local planning authority consulted when preparing the SPD;
 - ii. a summary of the main issues raised by those persons; and
 - iii. how those issues have been addressed in the SPD.
- 1.2 This document is the Consultation Statement for the Draft Sustainability SPD, which sets out the persons the Council consulted in preparing the SPD and how their comments have been addressed.
- 1.3 The SPD includes the sustainability requirements that developers must deliver when planning their developments, as well as more aspirational considerations that would be taken into account when planning applications are considered. The SPD covers the entire borough of Welwyn Hatfield.
- 1.4 A list of all those consulted, including statutory consultees, on the SPD are set out in Appendix A.

Public Consultation

- 1.5 The Council held a public consultation on the draft SPD between Friday 8 November and Friday 20 December 2024 (a period of 6 weeks). Respondents were able to be sent to Planning Policy, Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE or were able to be submitted online via our consultation portal: <https://welhat-consult.objective.co.uk/kse/folder/369>.
- 1.6 An initial consultation statement was also produced to accompany the consultation, which stated the purpose of the SPD, its area of coverage, how the consultation was publicised, how to make a representation, and the next steps following the closure of the consultation.
- 1.7 Hard copies of the Draft Sustainability Supplementary Planning Document were made available for public viewing at all public libraries within Welwyn Hatfield and the Council Offices, The Campus, Welwyn Garden City, AL8 6AE.

- 1.8 The consultation was publicised on the homepage on the Council's website and social media channels. A press release was also produced to publicise the consultation, and a newspaper notice in a local newspaper was also published during the consultation which further publicised the consultation (see Appendix C).
- 1.9 The Council's website also contains a page describing the contents of the document, the details of the consultation, and a summary of the chapters within the document. This page was available during the consultation and included details on how to respond to the consultation.
- 1.10 Email notifications were also sent to statutory consultees to inform them of the consultation (see Appendix D).

Consultation Responses

- 1.11 A total of 9 representations were received during the 6-week consultation period. 2 additional responses were received from SEA/HRA bodies as part of the screening process for the SPD. These representations were made by a mixture of statutory consultees, national organisations, local authorities, landowners and developers.
- 1.12 A detailed summary of representations received (organised by chapter) and how they have been addressed in the adopted SPD can be found in Appendix B.

Appendix A – Persons consulted on the draft SPD

In the preparation of the Draft Sustainability SPD, officers from Planning worked with the Council's Climate Change Officer as well as external officers from Hertfordshire County Council to assist with the technical nature of some of the chapters within the document.

Following this, the Draft Sustainability SPD was published for consultation for a 6 week period between Friday 8 November and Friday 20 December 2024.

Relevant 'specific' and 'general' consultation bodies, as defined in The Local Plan Regulations 2012 (Parts 1 & 2), were notified of the consultation. These included:

- Environment Agency
- Historic England
- Natural England
- Integrated Care Systems
- National Highways
- Utility providers
- Relevant authorities whose area is within or adjoins Welwyn Hatfield

Appendix B – Summary of representations to the draft SPD and the Council’s response

Ten representations were received, and are summarised as follows:

[Please note that all document references relate to the consultation draft SPD and might differ from the adopted version.]

Representee	Comment Summary	Council response	Amendments Made to SPD?
General Comments			
NATS	We refer to the consultation referenced above. NATS has no comments on the SPDs.	Comment noted.	No
Hertfordshire County Council Growth and Infrastructure	HCC welcome the Council’s objective to reduce carbon emissions through the introduction of sustainability standards for new developments in the draft Sustainability SPD. This SPD will have a positive contribution towards meeting the Sustainable Hertfordshire Strategy target of achieving a net zero greenhouse gas county before 2025.	Comment noted.	No
Hertfordshire County Council Growth and Infrastructure	It is great to see that Welwyn Hatfield Borough Council are looking beyond the minimum requirements by implementing a tier measurement system of ‘must’ – minimum requirement, ‘should’ -expected/best practice and ‘could’ -development that exceeds policy compliance and best practice. HCC is pleased to see that aspirational developments that go beyond policy compliance will be recognised as a material consideration. We hope that this approach will encourage developers to achieve the highest sustainability standards set out in the SPD.	Comment noted.	No

Hertfordshire County Council Growth and Infrastructure	HCC Public Health is pleased to see a variety of health-related sustainability design principles embedded in the draft Sustainability SPD. It is clear to see that the Planning Officers have a good understanding of how the planning system can positively shape our environments to improve health inequalities through SPDs.	Comment noted.	No
Hill Residential	We are concerned however that the SPD contains measures which are policy rather than guidance, and so should be included in a Local Plan where they can be properly tested. A number of measures will also have cost implications and it is unclear whether they have been assessed in preparing the SPD and indeed taken into account in setting the recently examined CIL. We also have concerns about whether some of the measures suggested are indeed practicable and achievable.	The SPD does not introduce any new policies or additional requirements above existing Local Plan policy, and any 'should' or 'could' are not compulsory. Whilst some of the more aspirational measures may be difficult to achieve for some schemes, they have been included to promote more ambitious levels of sustainability where possible.	No
Hill Residential	In places the SPD duplicates other regimes, which is unnecessary. For example, it is not necessary to demonstrate compliance with the Building Regulations in order to achieve planning permission. That is just adding unnecessary burden and cost to planning and will no doubt mean it will take longer to determine planning applications as planners are asked to deal with measures which they are not familiar with nor qualified to deal with.	The intention of the SPD is to clarify that existing regimes that fall under the 'must' category, such as meeting building regulations, is the minimum level of some aspects of sustainability, not something to inhibit the granting of planning permission.	No
Hill Residential	SPDs should not be used to set policy. Even where they don't set policy, they are often regarded as "policy" by planning committees. Sustainable design is fast moving agenda and	This SPD does not set policy, it aims to provide guidance for decision makers and applicants about being able to provide higher levels of sustainability in developments if the applicant so	No

	<p>is best left to be dealt with through through Buildings Regulations, the Future Homes Standard and related aspects of the evolving Future Homes Hub One Plan: Scaling up delivery Delivering the Plan. This national approach essentially aims to avoid the proliferation of local standards as identified by the Government.</p>	<p>chooses to do so. Whilst secondary legislation and standards at a national level deals with sustainable design, there are many aspects of sustainability that is not dealt with by regulations and standards which can improve the sustainability of development, and those that are dealt with by regulations/standards can often take years to come into effect. In line with the Council's priorities, it is seen as a priority to take a more proactive stance when it comes to sustainable development.</p>	
Hill Residential	<p>We do not doubt the urgency of addressing the challenges outlined in the SPD. However, the SPD needs to be assessed for its financial implications and impact on the rate of development. It also contains a number of measures which may not be achievable. We suggest the Council establishes a working group with the industry to review the SPD and produce a document which provides practical guidance and advice to supplement existing policy.</p>	<p>The SPD does not intend to affect the financial implications of development above existing Local Plan policy as it does not introduce any new requirements. The intention of the SPD is to promote sustainable development by recognising higher levels of sustainability in development and treating these as a material consideration.</p>	No
David Lock Associates on behalf of Tarmac	<p>Welcomes the clearly articulated difference in measures between "must", "should" and "could"</p>	<p>Comment noted.</p>	No
David Lock Associates on behalf of Tarmac	<p>A paragraph should be added to clarify that as detailed design matters are generally addressed at the Reserved Matters stage of an application, that applicants should set out high level principles during the Outline stage and specify how these will be captured at the Reserved Matters stage with subsequent</p>	<p>This is an important point as we need to be clear how we capture any benefits set out at Outline stage. A paragraph has been added to the Introduction chapter setting out that measures set out at an Outline stage would be expected to be retained in any subsequent Reserved Matters application, and that a condition may be required to ensure this happens.</p>	Yes

	submissions demonstrating how these have been addressed.		
National Highways	It should be noted that the NPPF was recently updated, so any changes to the draft SPD should incorporate this change. It would also be beneficial for the SPD to reference DfT Circular 01/2022 “Strategic road network and the delivery of sustainable development”.	The SPD will look to be periodically updated in consultation with officers and executive members in order for the document to be considered ‘in date’.	No
North Herts Council	We welcome WHBC’s Draft Sustainability SPD as it will encourage developers to go beyond the minimum requirements helping to achieve higher standards of sustainability. There is no mention of specific policy hooks within the adopted Local Plan (SP1/ SP10?) for the SPD.	Comment noted. The policy hooks for each chapter are mentioned at the start of each chapter, within the ‘Policy and Guidance Context’ tables.	No
Environment Agency	We are pleased to see continued mention of Biodiversity and BNG principles throughout the SPD. We would like to reiterate that all development within Welwyn & Hatfield should be able to demonstrate a net biodiversity gain of at least 10%, aligning with National Planning Policy minimum of 10%, as calculated using the statutory biodiversity metric tool. This is in line with Policy SADM 16 of Welwyn and Hatfield Local Plan (2023)	Comment noted. The subject of BNG is outside the scope of this SPD, however this is covered by existing Local Plan policy and national legislation.	No
Environment Agency	We are pleased to see the mention of Chalk Streams as protected habitats within the SPD.	Comment noted.	No
Environment Agency	Under regulation 33 of the Water Framework Directive (WFD), Welwyn Hatfield has a legal responsibility to have regard for the Thames River Basin Management Plan, which in turn has a legal responsibility to ensure that there is	Whilst the Council acknowledges its legal responsibilities, this comment falls outside the scope of this SPD.	No

	no deterioration in the ecological status of any WFD water body or of its associated elements. We would encourage Welwyn Hatfield therefore, to adhere to the legal responsibility to avoid the deterioration of WFD water bodies and their associated elements, and to support their enhancements.		
Introduction			
Historic England	Historic England welcomes the preparation of an SPD on Sustainability. Historic England firmly supports urgent climate action. The historic environment can and must adapt to enable people and places to lower their emissions to support Net Zero targets, and to provide safe, viable and climate resilience places for current and future generations.	Comment noted.	No
Hill Residential	The SPD sets out to use a “must”, “should”, “could” approach. It is unclear, in practical terms, what is the difference between “must” and “should”. The Merriam-Webster Thesaurus gives synonyms of “should” as “must” and “have to”. “Should” is effectively a requirement, but the SPD says they are matters which are not already policy. Those measures which “should” be provided need to be set out in a policy in a Local Plan.	The approach and its expectations set out within the document are clearly explained in para 1.20. A ‘must’ is a minimum requirement as stated in policy or legislation, and a ‘should’ is seen as good sustainable practice but <i>not</i> a requirement.	No
HCC Minerals and Waste	The Waste Planning Authority notes that there is no reference made to waste planning within the SPD, and the necessity for proposals to be in line with the county council’s requirements and the Waste Development Framework. The Waste Hierarchy and Circular Economy	Whilst the Council acknowledges the omission of waste planning in the SPD, the subject of waste is outside the scope of this SPD. However, the SPD does look to address the efficient use of materials and the ‘end of life’ stage of development which	No

	principles are also not referenced, which would help to minimise the amount of waste from new development that goes to landfill and aim to achieve net zero waste. These principles directly link to environmental sustainability; the key focus of this document as stated in paragraph 1.23.	specifically mentions waste processing and disposal of materials.	
North Herts Council	As this section talks about CO2 emission within the Borough and trends in emissions since 2005 it would be useful to include an illustration showing emissions by sector in the Borough.	This section has been kept deliberately concise to give a brief snapshot of the borough's current climate context whilst maintaining the layout of the document.	No
Passive Design and Layout			
Hertfordshire County Council Growth and Infrastructure	HCC Public Health support the inclusion of passive design to reduce the need for artificial lighting, heating, cooling and ventilation in residential and non-residential housing.	Comment noted.	No
Hertfordshire County Council Growth and Infrastructure	HCC is pleased to see that the Building Futures Sustainable Design Toolkit is included in the criteria for Passive Design. Under Sustainability Criteria – Passive Design and Layout (page 10) 'adopt any of the following passive design elements' it is recommended this should say 'adopt all of the following passive design elements' to achieve best sustainable outcomes in new developments.	Comment noted. Whilst development would be more sustainable if it considered all of the passive design elements under the Sustainability Criteria, the 'should' criteria is aimed towards improving sustainability above the 'must' criteria without being too challenging to deliver. The 'could' criteria seeks to utilise multiple passive design elements, which is a harder and more aspirational level of sustainability to deliver and should be treated as such.	No
Hertfordshire County Council Growth and Infrastructure	In regard to ventilation standards, it is widely accepted that ventilation is inadequate in the UK. The role of ventilation is central to reducing unavoidable indoor air pollution, and this is an important difference from addressing outdoor	The SPD mentions the process of ventilation in a passive context. However, the Council recognises that for some cases, there will be a need for mechanical ventilation, especially for buildings that aim to have high levels of airtightness. This is	Yes

	<p>air pollution as highlighted in Chief Medical Officers Annual Report 2022.</p> <p>The majority of studies have shown that symptoms of Sick Building Syndrome increase substantially with airflow rates below 10 l/s/ person (ref: The Chartered Institution of Building Services Engineers (CIBSE). Guide A, Environmental Design. London: CIBSE; 2015) although higher rates may be required. Lower rates may be acceptable if air cleaning is taking place. However, this may not always address pathogens building up in the environment (this is dependent on the treatment). As such, it is recommended that high rates of ventilation are promoted to ensure that air pollutants, both those created in the external environment which migrate in and those produced indoors, are prevented from concentrating in our internal spaces.</p> <p>Good ventilation also reduces humidity build up, which can create condensation damp and subsequent mould growth, which is a significant hazard as highlighted in the Housing Health and Safety Rating System. it is recommended that enhanced ventilation standards are promoted wherever possible and are made more important than the principals to create future buildings with improved air tightness. It should also be noted that creating good ventilation and potentially providing cleaning technology is not necessarily</p>	<p>especially important for interior air quality. The importance of this is stressed in the 'Improving Airtightness', however the document is considered to be a good source of information. Therefore, the SPD will look to include information from this document in this section.</p>	
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	<p>expected to cost more to maintain and could in some circumstances reduce operational costs. A combination of air cleaning and ventilation is suggested for consideration, particularly in communal/public spaces, to reduce exposure to communicable diseases and air pollutants.</p> <p>HCC request the following document is considered to inform on the need for ventilation that may go beyond minimum standards promoted¹. This document highlights that it is very rare to attain ventilation standards with natural ventilation and that this is often also the case with mechanical ventilation. It is therefore critical that there is careful consideration of future homes will be ventilated.</p>		
Hill Residential	<p>This section focusses very much on passive solar gain. However, the major issue facing the industry is overheating, not maximising gains. This is an illustration as to how well-meaning policy/guidance can be ineffective and quickly be out of date. In any event these are measures which are assessed as part of the building regulations and hence there is no need for the planning system to duplicate them.</p>	<p>The Council acknowledges that overheating can be a problem faced by sustainable buildings that are looking to retain energy/heat. This issue is well documented in the SPD, and external documents as well as guidance on overheating is present in the document.</p>	No
Hill Residential	<p>The SPD requires that all dwellings must be dual aspect. Whilst as a housebuilder we seek to achieve that, it is not always possible or</p>	<p>The 'must' criteria for dwellings to be dual aspect is derived from a direct policy hook from the Welwyn Hatfield Local Plan. Policy SADM11 states</p>	Yes

¹ https://assets.publishing.service.gov.uk/media/5d91be8040f0b65e62c6cfb0/Research_-_ventilation_and_indoor_air_quality.pdf

	appropriate, particularly with apartments as making all apartments dual aspect can result in inefficient design and layout. This measure would be more appropriate as a “could”.	that ‘proposals should ensure that Dwellings are dual aspect, wherever feasible, in order to enable passive ventilation and avoid the need for mechanical ventilation’. In line with the SPD’s structure that ‘must’ criteria is derived from legislation and/or policy, this criteria should stay as a ‘must’. However, text will be added which aligns with the policy position that states ‘wherever possible’.	
Hill Residential	We also consider it is not appropriate for the SPD to require that all developments utilise the Hertfordshire Toolkit, again, if that is the approach it should be set out in policy where it can be tested for its implications.	The Welwyn Hatfield Local Plan states, within implementation of Policy SP10, that ‘The Building Futures Sustainable Design Toolkit and associated modules on matters of energy, climate change adaptation, water, materials and waste, landscape and biodiversity, noise and air should be used to inform the response to SP 10, SADM 13 and SADM 14 according to the scale and nature of development’. Despite this already within existing Local Plan Policy, it is classed as a ‘should’ criteria within the SPD, and therefore is not a requirement.	No
Energy Efficiency			
Historic England	Page 12- 14: On first reading we considered that this section was lacking in reference to historic buildings. However, reading further through the document, we appreciate that maybe this is being consider later in the chapter on retrofitting. Please insert some text at the start of this chapter to make it clear how the chapter is structured and which parts relate to new development and which to existing development.	The contents page of the document states the titles of each section. Whilst Energy Efficiency can be attributed to both new and existing buildings, the ‘Considering Retrofit over Rebuild’ section gives the most information on retrofitting. Due to the nature of the Planning System, there are limitations regarding how retrofit projects can be accurately captured and assessed.	No

<p>Historic England</p>	<p>Page 17 Incorporating Renewable Energy and Low Carbon Measures - Historic England welcomes this section on renewable energy. However, there is currently no reference to historic buildings. We recommend including a paragraph relating to this.</p>	<p>Whilst this is a valid comment, this subsection relates to the implementation of renewable energy and low carbon measures for new construction. Para 3.42 mentions renewable and low carbon measures for retrofitting projects which is more pertinent to existing buildings (including historic buildings), so the context of historic buildings will be briefly mentioned here.</p>	<p>Yes</p>
<p>Historic England</p>	<p>Page 21 Considering Retrofit over rebuild The greenest buildings already exist. The repair, maintenance, continued use and reuse of buildings is one of the easiest ways to avoid the unnecessary release of additional carbon and the generation of waste associated with demolition and new build.</p> <p>The UK has the oldest building stock in Europe with around 21% of buildings constructed before 1919, and 80% of the buildings that will exist in 2050 have already been built. Historic buildings will play a critical role in helping the UK transition to a Net Zero society.</p> <p>In addition to heritage protection, there is also now further imperative to make the case for the reuse of buildings in order to meet carbon reduction targets and to support a low waste circular economy.</p> <p>We recommend that this section includes greater emphasis on the dual benefits of reusing historic buildings and benefits for</p>	<p>The scope of this SPD is to provide information and promote higher levels of sustainability for development proposals. Whilst this SPD does mention the benefits of retrofitting over rebuilding, the SPD is limited by how much it can influence the retention of existing buildings in the context of sustainability for new development proposals during the planning process. Therefore, the SPD has limited information on the retrofitting of historic buildings whilst protecting historic assets. The Council is due to produce some more detailed information on retrofitting, and will include some information on historic retrofitting in due course.</p>	<p>No</p>

	heritage protection and the historic environment as well as carbon reduction.		
	<p>Page 23 Retrofitting Projects</p> <p>We recommend including a paragraph specifically relating to heritage assets and energy efficiency. We particularly refer you to our recent advice note Adapting Historic Buildings for Energy and Carbon Efficiency and suggest including this link within this section.</p>	<p>Noted – similarly to above, a small section on historic buildings and the link will be included in the ‘Considering Retrofit over Rebuild’ section. The Council is due to produce some more detailed information on retrofitting, and will include some information on historic retrofitting in due course.</p>	No
Hertfordshire County Council Growth and Infrastructure	<p>HCC Public Health supports the SPD’s objective to reduce the amount of energy directly and indirectly consumed by domestic and non-domestic buildings. We are pleased to see that consideration for the whole life-cycle carbon impact of development proposals is listed as a minimum requirement. HCC recommend energy strategies or sustainability assessments should be submitted as part of a planning application which sets out how developments will minimise greenhouse gas emissions and consider off-setting any emissions.</p>	<p>Comment noted.</p>	No
Hertfordshire County Council Growth and Infrastructure	<p>HCC recommend that the energy assessment should consider:</p> <ul style="list-style-type: none"> • The predicted baseline energy demand and emissions for the site including, site -wide heating, cooling, electricity from uses such houses, shops, employment, schools and street lighting. • Recommendations on how the site will reduce energy use and emissions through energy efficient measures such as: site layout, 	<p>Whilst some of the points here are covered in other chapters (site layout and orientations for example are dealt with in the ‘Passive Design and Layout’ chapter), there are some points, including the predicted baseline energy demand for the entire site, which are valid points to introduce into the SPD.</p>	Yes

	<p>building orientations, topography, solar orientation, natural ventilation.</p> <ul style="list-style-type: none"> • Identifying opportunities to reduce emissions through sustainable construction, using local materials and renewable energy sources/technologies, • Assessment of how much emissions are reduced from the above bullet points to determine if the development is carbon neutral. • HCC recommend air pollution modelling to ensure that appropriate mitigation where adverse impacts are predicted. 		
<p>Hertfordshire County Council Growth and Infrastructure</p>	<p>HCC Public Health supports the use of renewable energy and low carbon energy for new developments as an expected indicator for best practice. However, we would like to make Welwyn Hatfield Borough Council aware that in Paragraph 3.28 –there is an inaccuracy in terms of its carbon credentials. It is suggested that burning plant based biomass is a carbon neutral, or reduced emission, source compared to gas. Burning solid fuel generates more CO2 per unit heat produced than burning gas (Range and uncertainties in estimating delays in greenhouse gas mitigation potential of forest bioenergy sourced from Canadian forests - Laganière - 2017 - GCB Bioenergy - Wiley Online Library) and it increases atmospheric CO2 levels for many decades before any regrowth has absorbed the quantity emitted during burning (Global Change Biology - Bioenergy). For this reason biomass burning</p>	<p>The Council acknowledges that biomass boilers should not be classed as carbon neutral heat generation. However, whilst this comment provides evidence that burning solid fuel produces more CO2 per unit heat than gas, it is important to recognise that this is only the operational emissions, and that biomass boilers also reduce CO2 emissions through the creation of fuel (wood) and the CO2 this process removes from the atmosphere. Whilst this technology may not be as sustainable as other forms of heat generation, it is important that the SPD includes multiple forms of heat generation for multiple applications. However, some points will be used from this comment to not encourage the use of biomass as much compared to other forms of heat generation.</p>	<p>Yes</p>

	<p>should not be considered a renewable energy in the SPD. In addition, solid fuel burning is a significant air pollutant source whether at small domestic level scale or power station level. It is strongly advised that the SPD reflects the above and makes a stance not to promote biomass burning for energy generating purposes.</p>		
Hill Residential	<p>It is not appropriate for the SPD to require that all developments conduct a Whole Life Carbon assessment and achieve certain benchmarks. If that is the approach it should be set out in policy where it can be tested for its implications.</p>	<p>The SPD does not require all developments to conduct a Whole Life Carbon assessment. This is listed as a 'should' criteria, meaning it is good practice to do so but not a requirement.</p>	No
Hill Residential	<p>Sustainable design is fast moving agenda and is best left to be dealt with through through Buildings Regulations, the Future Homes Standard, and related aspects of the evolving Future Homes Hub One Plan: Scaling up delivery. This national approach essentially aims to avoid the proliferation of local standards as identified by the Government.</p>	<p>Whilst the Council acknowledges sustainable design is addressed in Building Regulations, many argue that Building Regulations are not stringent enough and are slow to react, especially in the context of a climate emergency. It is a priority of the Council to address the climate emergency.</p>	No
HCC Minerals and Waste	<p>Minimising waste and encouraging recycling will also help to achieve high levels of energy efficiency for newly constructed buildings, as well as adopting the use of renewable infrastructure which is a principle of the Welwyn-Hatfield Local Plan Policy SP10 as detailed in paragraph 3.5.</p>	<p>Whilst this is acknowledged, the topic of waste falls outside of the scope of this SPD.</p>	No
HCC Minerals and Waste	<p>Paragraph 3.13 focuses on the production stage of a building, and mentions that the extraction, transportation, and processing of materials should be considered at the initial</p>	<p>The use of existing and already-used building materials, such as recycled aggregates, is already mentioned in the 'beyond the lifecycle' subheading. However, the point of utilising</p>	Yes

	<p>stages of the development process in order to reduce energy consumption.</p> <p>Encouraging an increased use of secondary and recycled aggregates helps to reduce the need for virgin sand and gravel and other virgin aggregates such as crushed rock. The county council as the Minerals Planning Authority wishes to reduce the reliance on virgin sand and gravel wherever possible and increase the use of secondary and recycled aggregate as an alternative. This can help to reduce energy consumption through extraction and conserve precious resources.</p> <p>The adopted Minerals and Waste planning documents include policies which encourage an increased use of secondary and recycled aggregates and resource/energy efficiency.</p> <p>It is suggested that the following wording or similar is inserted after Paragraph 3.13: 'Energy and resource efficiency can be demonstrated in development projects through the use of secondary and/or recycled materials during construction. For example, secondary and/or recycled aggregates could be used as a substitute material in the production of concrete. This would increase energy and resource efficiency, promote a circular economy, and also reduce the need for materials.'</p>	<p>secondary and/or recycled materials at an earlier point is part of a circular economy and promotes recycling and reuse. This paragraph will be added at this point.</p>	
HCC Waste and Minerals	Para 3.16-3.17: Adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition requires development	Comment noted. Additional text will be inserted to promote the use of materials from buildings on site.	Yes

	<p>proposals to address the principles of sustainability by incorporating construction and demolition methods that minimise waste generation and re-use/recycle materials and buildings, as far as practicable on site. The policy also requires proposals to incorporate design principles and construction methods that minimise the use of primary aggregates and encourage the use of high-quality building materials made from recycled and secondary sources. It is suggested that the following wording or similar is inserted after Paragraph 3.18:</p> <p>‘For developments that include or follow the demolition of existing structures, opportunities to reuse or recycle demolition materials should be considered when planning for the construction phase. This helps to not only reduce reliance on virgin materials but also promotes a circular economy and reduces the need to transport materials to the site, increasing energy efficiency and potentially reducing emissions.’</p>		
North Herts Council	Table on page 12 – This could include reference to other relevant resources such as the LETI embodied carbon primer climate emergency design guide.	Comment noted.	Yes
North Herts Council	It would be helpful to include a graphic illustrating the concept of operational, embodied and whole life carbon in this section.	Comment noted, a diagram will be added to show the process of Whole Life Carbon.	Yes
North Herts Council	There is no mention of renewable energy storage e.g. battery storage – this could be a	Comment noted, some text about battery storage in conjunction with energy production will be added.	Yes

	useful addition to renewable energy setups as it helps balance supply and demand.		
North Herts Council	Page 14 – The link in footnote 10 doesn't work.	Comment noted, an updated link will be provided.	Yes
North Herts Council	3.23 – It would be useful to reference other energy/ carbon modelling methodologies e.g. CIBSE TM54.	Comment noted, however some well known methodologies have already been provided as examples for best practice.	No
North Herts Council	Page 18 – Seems to support the continued use of Gas boilers?	The SPD looks to acknowledge the use of highly efficient gas boilers as opposed to low efficiency ones.	No
North Herts Council	It is worth including wastewater heat recovery in this section as it can improve energy efficiency and produce additional cost savings by capturing and reusing heat from wastewater (e.g. bath/ shower water).	Comment noted, text will be added.	Yes
North Herts Council	Page 25 Sustainability Criteria Table – Are these whole life carbon assessment targets for residential schemes only? It would be useful to include targets for different types of development including non-residential.	The use of Carbon Assessment targets in this instance is intended to match the RICS WLCA criteria which is applicable for all development.	No
North Herts Council	Page 26 Sustainability Criteria Table - second row mentions mechanical ventilation with heat recovery (MVHR) could be included – It is worth clarifying that this would a requirement (should be included) for dwellings with high insulation/ airtightness (e.g. to meet the airtightness targets stated in previous row of this table).	Comment noted. Whilst the use of MVHR in the context of very airtight buildings is more of an aspirational target to achieve (and therefore should be listed as a 'could' criteria), the Council acknowledges that some form of mechanical ventilation is required for airtight buildings in order to reduce poor indoor air quality. Text has been added to acknowledge this important point.	Yes
North Herts Council	Page 27 Sustainability Criteria Table, bottom row – Mentions a target of 15kWh /m2 annual net energy consumption target but there is no explanation of what this includes (just space heating or total energy demand?). The document would benefit from the inclusion of	This point is for space heating demand, text will be added to clarify this.	Yes

	an explanation on how this target was derived and what it includes.		
Environment Agency	We are supportive of the information included on page 18 which lists various low carbon heat generation and energy storage methods. We note that considering heat pumps and/or water source heat pumps for future development is something that can require permission from the Environment Agency via appropriate form submission. This can involve the need to obtain a licence to abstract the water from the surface or groundwater source and a requirement to obtain a permit to discharge to surface or groundwater. Any developers who are considering the use of this technology will be advised to contact the Environment Agency to discuss their proposal.	Comment noted.	No
Environment Agency	We are pleased to see the SPD encourages retrofitting over rebuilding and would advise specific reference to retrofitting for the purpose of attaining water efficiency. This will support the intention to achieve high levels of energy efficiency, address the borough's climate emergency, and meet the Government's target to reduce CO2 emissions to net zero by 2050 (as mentioned in the introductory paragraphs to the Energy Efficiency and Carbon section).	Comment noted.	No
Cllr Jane Quinton	Para 3.2.4 You could add a reference to onsite electricity storage as a first option before export to grid.	Comment noted, text will be added to cover this point.	Yes
Cllr Jane Quinton	Para 3.27 - Ground source heat pumps. I had a conversation with Kensa at the LGA conference who are the ground source gurus in this country	Comment noted.	No

	and they advise there is no problem with ground source technology in chalk substrate.		
Cllr Jane Quinton	In the Energy efficiency and carbon assessment section - building an energy efficient building envelope, on page 26 I would add: Post occupancy evaluations on all buildings must be undertaken to validate predicted energy consumption as a "could" category.	Comment noted, however there is no mechanism for the planning process to assess the post occupancy energy consumption levels.	No
Cllr Jane Quinton	In the Incorporating renewable energy and low carbon measures section on p26, I would argue that: requiring on site renewable energy generation and also requiring low carbon heat generation should be in the "should" category	Comment noted. Whilst requiring these technologies is a good step for sustainability, there should be different levels within the SPD to encourage the inclusion of these technologies by potentially giving them as a material consideration. With these criteria as a 'could', it gives a stepped approach to implementing these technologies in developments.	No
Water Use and Efficiency			
Hertfordshire County Council Growth and Infrastructure	HCC welcomes that the SPD includes guidance on water use and efficiency and recommendations regarding water usage in new residential and commercial buildings.	Noted.	No
Hertfordshire County Council Growth and Infrastructure	HCC is pleased paragraphs 4.9 – 4.14 promote rainwater harvesting and grey water re-use. Rainwater harvesting/re-use will become more critical in future years to manage water supply issues.	Noted.	No
Hertfordshire County Council Growth and Infrastructure	Rainwater harvesting/re-use is compatible with sustainable drainage. Any water that is harvested (such as in water butts) is effectively delayed from entering receiving water systems, such as sewers and rivers, which reduces	Agree – the use of rainwater harvesting has the added benefit of storing rainwater before entering water systems as well as being able to utilise rainwater for non-potable uses. Additional text will be included to further describe this benefit.	Yes

	<p>burden on infrastructure while providing the water supply benefits. HCC would recommend that page 32 of the draft SPD specifically recommends rainwater harvesting can be delivered through the use of SuDS, such as SuDS planters, which provide multiple benefits. Through the capture of rainwater at source (from rooftops), this reduces burden on downstream system as above and provides water resource benefits. Through an appropriate planting regime, SuDS planters can be provide habitat for biodiversity benefits and provide general amenity benefits through creating attractive places to live and work.</p>		
Hertfordshire County Council Growth and Infrastructure	<p>HCC Public Health supports the SPD's objective to reduce the amount of net water consumed in the construction process and use of residential and commercial buildings. HCC support the inclusion of a water management plan to ensure water consumption is not high during the construction of the new development. It is advised that water management plans should be submitted or conditioned as part of a planning application to make sure that new developments are meeting this expectation. By submitting this plan at the early stage of the planning process, it allows opportunity to make changes to the construction process.</p>	<p>Comment noted. This will be better addressed through officer training, however text will be added to suggest this as a way of implementation.</p>	Yes
Hill Residential	<p>It is not appropriate for the SPD to require that all developments achieve Home Quality Mark for water. If that is the approach it should be set out in policy where it can be tested for its</p>	<p>This is not a requirement to achieve Home Quality Mark for water. The SPD proposes to potentially give positive weight for proposals that do. The</p>	No

	<p>implications. It is also unnecessary for the SPD to sets out to achieve that as the Local Plan already requires that 110lpppd is achieved. In effect the SPD introduces a second standard to be met, when the Local Plan has only recently been adopted.</p>	<p>Policy requirement of 110lpppd has been viability tested through the Local Plan process.</p>	
Hill Residential	<p>It is not appropriate for the SPD to require that all developments include rainwater and grey-water harvesting. If that is the approach it should be set out in policy where it can be tested for its implications. In addition, it is by no means certain that such an approach can be delivered in residential development. We are aware of at least one development whereby the sitewide rainwater harvesting has not been allowed to come into operation because it cannot get a licence to be used owing to concerns of health implications of untreated water.</p>	<p>The SPD does not require all developments to include rainwater and greywater harvesting.</p>	No
Environment Agency	<p>We are pleased to see the SPD acknowledge the scarcity of water as a precious resource across England, specifically in the southeast. Given the strain on water availability, we would like to see firmer language adopted in paragraphs 4.6 and 4.7 of the Reducing water consumption section (page 29). Where it is mentioned that “measures can be implemented to reduce water consumption” and “New and/or existing development can include measures to reduce overall water consumption through day-to-day use”, we would suggest the wording be strengthened to must or should in place of “can.” This would</p>	<p>Comment noted. Whilst the Council promotes the use of measures to reduce overall water consumption, there is an acknowledgement that this is a relatively new technology which may be difficult for proposals to implement. Therefore, it is best for this to be promoted and potentially awarded weight in the planning process rather than a ‘should’ or ‘must’.</p>	No

	align with Policy SP 1 in the Local Plan for Welwyn and Hatfield Borough, stating that the plan 'seeks to bring about sustainable development' by applying principles utilising 'water efficiency measures'.		
Environment Agency	Additionally, we are pleased to see as part of the objective to reduce water consumption, a criterion for proposals to 'Achieve 5 or more credits in BREEAM Wat01 (non-domestic)'. We would advise that this be made a measure which developers should adopt rather than an aspirational could. This would satisfy the expectation to address the water situation detailed above more suitably and show best practise.	Whilst this is a good level of water efficiency to achieve, the Council recognises that this may be difficult for some proposals to achieve and is a higher, more aspirational level of water efficiency to achieve in developments.	No
Drainage and Flooding			
Hertfordshire County Council Growth and Infrastructure	Suggested additional guidance could be included in the introductory section.	There is a need to not overload this section and detailing every single policy consideration in the SPD is impossible.	No
Hertfordshire County Council Growth and Infrastructure	Paragraph 5.4 should make specific reference to the flood risk sequential test and text of paragraph 5.5 could be updated to make a "should" a "must".	The text refers to national and local policy requirements, of which a sequential test (paragraph 172 of the NPPF) is one so no need to repeat. One "should" in paragraph 5.5 changed to a "must"	Yes
Hertfordshire County Council Growth and Infrastructure	Paragraph 5.8 should be updated to clarify that SuDS can be used on non-major developments as well and that the impact of a nine home	Add "...including non major schemes" after "almost all developments can take advantage of them"	Yes

	scheme is not negligibly different to a ten home scheme.		
Hertfordshire County Council Growth and Infrastructure	Recommends removal of references to possible discharge to a foul sewer (even if as a last resort)	This contradicts measures elsewhere so bullet point removed	Yes
Hertfordshire County Council Growth and Infrastructure	Suggested a reference to a development free corridor along watercourses in line with Policy SADM14	This measure is already referenced in the SPD	No
Hertfordshire County Council Growth and Infrastructure	Suggested references be added to schemes being designed in accordance with 1 in 30 year and 1 in 100 year events	Added to “must” measures.	Yes
Hill Residential	It is not appropriate for the SPD to require developments to “actively seek to reduce flood risk in the vicinity of the site”. That implies a need to deliver off-site measures beyond the control of the developer.	This measure is listed as a “should” which means that it is not a policy requirement, but something seen as best practice. Any measures to reduce flood risk in the vicinity of the site may be seen as a benefit of the scheme in any consideration of balance.	No
Environment Agency	Paragraph 4.1 and 4.2, p. 28, highlights the danger that is currently facing chalk streams, but fails to details the reasons as to why such a threat exists. Given the large amount of chalk restoration schemes that exist in the catchment area within Welwyn and Hatfield, we would suggest adding more information on the reasons why degradation of Chalk streams currently exists within the borough, Specifically, how physical modifications of the channel can affect the habitat within the Chalk	This is a level of detail which the SPD does not need to cover.	No

	Stream, and the detrimental effect this may have on endangered species.		
Environment Agency	We are pleased to see such attention given to flood risk within section 5, and the notice given to the link between climate change and increased flood risk. The current and future impacts of climate change are imperative to recognise in future planning developments, and adopting proactive approaches to mitigate and adapt to climate change is extremely important to avoid increased vulnerability and safeguard land that is likely to be required for current and future flood risk management.	Comment noted	No
Environment Agency	Where existing development is now more susceptible to flood risk, such that it is not sustainable in the long term, then opportunities should be taken to relocate development	Comment noted, but this particular situation is outside the scope of this SPD	No
Environment Agency	We recommend that the following guidance be referenced: <ul style="list-style-type: none"> •The Environment Agency's Approach to Groundwater Protection, particularly statements G1 and G9 to G13; •The CIRIA C753 SUDS Manual; •The Susdrain website; •The Sustainable Drainage Systems: Non-Statutory Technical Standards guidance on gov.uk and the Recommendations To Update these. 	Range of technical guidance from Environment Agency added under "Other Considerations".	Yes
Environment Agency	Introduce a measure to have buffer zones under proposals "should"	There is reference to development free corridors under the 'must' measures	No

Environment Agency	Make reference to the need for “Flood Risk Activity Permits” if development within 8m of a watercourse to raise awareness	Added reference to help developers be aware of the requirement for a permit	Yes
Environment Agency	We are pleased to see Policy SADM 14 mentioned in the Local Plan Requirements – Flood Risk section (page 34), stating that “design should protect watercourses...and manage surface water runoff.” By capturing and slowing the release of run-off, SuDS can directly prevent urban surface runoff from reaching local watercourses. Critically, they can also reduce/slow the volumes entering the sewer system, preventing sewage infrastructure from becoming overwhelmed. Therefore, we are also supportive of the following stipulation that ‘...major developments or those in areas “identified as being at risk of surface water flooding will be required to manage surface water runoff and surface water flood risk via the use of Sustainable Drainage Systems”.’ We would like to note that the efficiency of SuDS can only be guaranteed if they are properly managed and maintained. It is therefore vital that any installed SuDS system has a demonstrated management plan.	Comment noted	No
Historic England	Paragraphs 5.7-5.8 Historic England welcomes the use of Sustainable Drainage Systems.	This comment relates to detailed design of particular schemes so falls outside of the scope of this SPD.	No

	<p>We recommend that the text should also state that they need to be designed so that they do not impact on archaeology.</p> <p>Impacts can be caused by draining waterlogged archaeology or introducing surplus water and pollution from surface runoff into archaeological sediments via soakaways. Consideration should be given to the most appropriate course of action to protect buried waterlogged archaeology through the design of SuDS.</p>		
Active and Sustainable Travel			
Historic England	Welcomes the proposals to encourage Active and Sustainable Travel	Comment noted	No
Historic England	Proposals for active and sustainable travel schemes should be given careful consideration to check any impact on the historic environment.	Comment noted. However, any impact is going to be a matter related to detailed design so no change to the SPD is required.	No
Historic England	Proposes including a link to Streets for All Design Guide	Streets for All is a heritage focussed design guide, not one specifically concerned with Active Travel. More specific Active Travel guidance such as LTN1/20 includes consideration of heritage issues, and larger schemes should be consulted upon prior to installation to allow issues to be highlighted.	No

Hertfordshire County Council Growth and Infrastructure Team	Welcome references to various strategies but suggest that the Place and Movement Planning and Design Guide is included	Added in the “Other considerations” section	Yes
Hertfordshire County Council Growth and Infrastructure Team	Request a reference to adopted Neighbourhood Plans as they are a planning consideration.	Adopted neighbourhood plans for part of the development plan for the area so no need to specifically reference.	No
Hertfordshire County Council Growth and Infrastructure Team	Suggested a number of measures to strengthen this policy	Measures proposed are detailed design matters so this SPD is not the best place for such considerations.	No
Hertfordshire County Council Growth and Infrastructure Team	Suggested that the Local Cycling and Walking Infrastructure Plan (LCWIP) is reflected in the document.	The LCWIP is listed as an “other consideration” in the Policy and Guidance Context	No
Hertfordshire County Council Growth and Infrastructure Team	Have WHBC considered the healthy streets approach?	This is listed as a “could” in the measures identified in the SPD.	No
Hertfordshire County Council Growth and Infrastructure Team	Recommends that new development has access to public transport and suggests walking standards	Access to public transport is one of a number of sustainability considerations when identifying sites through the Local Plan process, but specific access is something which is best discussed between developers and Hertfordshire County Council.	No
Hertfordshire County Council Growth and Infrastructure Team	Suggests including links to Sport England’s Active Travel Guidance	Will include this link	Yes

Hertfordshire County Council Growth and Infrastructure Team	Inaccuracy in paragraph 6.2 – suggestion that electric vehicles are emission free ignores particulate matter etc.	It was never intentional to make this suggestion and the point made is accurate. Wording revised to make this clear.	Yes
Hertfordshire County Council Growth and Infrastructure Team	Recommends that SuDS be considered as part of active travel proposals and that active travel proposals be implemented in proximity to SuDS.	This is a matter for detailed design of individual schemes so beyond the scope of this SPD	No
Hertfordshire County Council Growth and Infrastructure Team	Paragraphs 6.8 and 6.10 should mention equestrians.	Paragraph 6.8 summarises Policy SADM3 which does not mention equestrian users. Paragraph 6.10 refers to “vulnerable road users” without specifying any particular user.	No
Hertfordshire County Council Growth and Infrastructure Team	No mention of Public Rights of Way or recreational users	These are matters of detailed scheme design beyond the scope of this SPD.	No
Hill Residential	Suggested that further guidance was needed on parking standards.	The Council’s Parking Standards forms a separate SPD as it is a subject too lengthy and detailed to be properly addressed as part of a much wider Sustainability SPD. Any update to Parking Standards will need a specific document and will be the subject of a separate consultation.	No
National Highways	It is welcomed that the SPD seeks for all new developments to create well connected walking and cycling routes. Dependent upon the extent of development, further consideration of potential impacts upon the SRN may be required. All planning applications may need to be accompanied by a Transport Statement or Transport Assessment depending upon their size, and any additional	This is beyond the scope of this SPD	No

	development beyond that may need to consider the additional, cumulative impacts at the Strategic Road Network.		
Electric Vehicle Charging Provision			
Historic England	Welcomed reference in text to heritage assets and conservation areas and suggested additional text to clarify requirement for listed building consent if fixings attached to building.	Additional text added to clarify	Yes
Hertfordshire County Council Growth and Infrastructure	HCC Public Health supports the SPD's objective to reduce fossil fuels by promoting electric vehicles. HCC Public Health supports the inclusion of EV charging point standards within the SPD. This sets out the Council's clear expectations on what is required for different types of developments.	Comment noted	No
Hertfordshire County Council Growth and Infrastructure	The reference in paragraph 7.16 to "off street residential chargepoint scheme" should actually read "on street residential chargepoint scheme"	Corrected	Yes
Hertfordshire County Council Growth and Infrastructure	Keeping abreast of new advances in technology including vehicle to grid and cross pavement technology should be listed as an "other consideration"	This is an evolving area where technological advances are happening so appropriate to highlight this in the document.	Yes
Hill Residential	These matters are already dealt with through Part S of Building Regulations so there is no need to duplicate this through planning requirements.	Residential standards are dealt with through Building Regulations and this SPD doesn't add any further requirements. However commercial requirements are less clear. Adding clarity over requirements will help clarify Policy SADM12 of	No

		the Local Plan which requires “appropriate provision” within new residential, employment and leisure related developments. This policy also says that the Council “will bring forward more detailed policy on electric vehicle charging provision requirements in developments at an early opportunity”	
Cllr jane Quinton	Consider charging rates in relation to dwell time - suggested that for charge points where people spend 1 – 2 hours, e.g. cinema, gym etc. then 22kW should be specified rather than a more residential level of 7kW.	The document doesn’t specify charging requirements other than where “rapid charge” is defined. Technological advances and customer expectations may make this the norm in time anyway.	No
Climate Change Adaptation			
Hertfordshire County Council Growth and Infrastructure	Suggested that Blue – Green SuDS features can provide benefit and specifically that including SuDS tree pits could be used in place of regular trees.	Added as a “could” in the table	Yes
Hertfordshire County Council Growth and Infrastructure	It is pleasing to see that climate change adaption has been included within the SPD. HCC Public Health supports the minimum requirements to incorporate climate change adaption and mitigation principles into the design and construction of new developments. HCC recommend that developments should have regard to current climate change impacts and future climate change impacts at all stages of the development process and post-build. HCC further recommend that this standard could be strengthened to include that new	Comment noted, this is beyond the scope of the SPD.	No

	developments should provide appropriate mitigation against any negative impacts towards climate change and/or health, and this could be identified through an Environmental Impact Assessment and Health Impact Assessment.		
Hertfordshire County Council Growth and Infrastructure	HCC also recommend the inclusion of a HIA standard in the Sustainability SPD to ensure that new major developments are not creating any health inequalities through poor design.	Beyond the scope of the SPD	No
Hertfordshire County Council Growth and Infrastructure	HCC is pleased to see that tree and vegetation planting is included as an expectation of good design to protect against higher temperatures and also reducing air pollution.	Comment noted	No
Hill Residential	Welcomed references to climate change adaptation. However, pointed out that there can be tensions between adaptation measures and design / vernacular issues, for example the possible use of light coloured materials to reflect heat vs. dark coloured materials being prevalent in local design.	Comment noted. However, it is not a requirement to adhere to every measure in the SPD other than those listed as “must” measures. It is acknowledged that not every measure will be suited to every proposed development and developers must balance other considerations when designing a scheme.	No
Environment Agency	Paragraph 8.4 within the Climate Change Sustainability Criteria, on page 54, states ‘Well designed places incorporate nature-based solutions into their design which can help mitigate the worst effects of climate change.’ Within these nature-based solutions we would like to specifications to include lighting schemes to avoid unnecessary light spill into water courses and vegetation which may harbour sensitive species, especially around chalk streams.	Comment noted. However, this chapter has been deliberately left with less detail for simplicity, in order for proposals to be able to take a self-assessed approach toward climate change adaptation.	No

Environment Agency	<p>Additionally within the Climate Change Adaption table on page 55, we would like to see the following points made under ‘proposals should..’</p> <ul style="list-style-type: none"> • retain an 8m buffer zone between a watercourse and any hardstanding development to protect and promote species and habitat connectivity • retain and enhance native, riparian planting alongside watercourses and implement a robust eradication and management plan for sites with invasive non-native species 	The first point is picked up by the comment elsewhere regarding permits. However, similar to above, this chapter is designed to not specifically introduce new topics but more generally look at climate change adaptation.	No
Appendix A – Sustainability Checklist			
Hill Residential	<p>We do not object in principle to the notion of submitting a Checklist. However, we have significant reservations over the checklist as set out. In places, for example, it requires that a planning application demonstrates compliance with other regimes, e.g. Building Regulations. That is unnecessary and is duplication. There is a need to comply with the Building Regulations in any event so the granting of planning permission is not dependent upon it. The approach will add cost as it will require assessments to be carried out at an earlier stage in the development process. That would be particularly disadvantageous to small builders.</p>	The intention of the SPD and the checklist is to clarify that existing regimes that fall under the ‘must’ category, such as meeting building regulations, is the minimum level of some aspects of sustainability, not something to inhibit the granting of planning permission.	No
HCC Minerals and Waste	The Waste Planning Authority would request that the requirement for relevant proposals to be supported by a SWMP (those classed as ‘major’ development) be inserted within the	The topic of waste falls outside the scope of this SPD and the Energy Efficiency chapter does not cover this topic, except for Whole Life Carbon assessment which is already addressed.	No

	Sustainability Criteria for Energy Efficiency, potentially within the 'General' objective. This will help to promote the sustainable management of waste arisings and contribution towards resource and energy efficiency.		
Cllr Jane Quinton	The Checklist at the end should prove useful and I'm glad to see it introduced	Comment noted	No

Proposals for major new development

Have your say on plans for 1,750 homes



Welwyn Hatfield Borough Council is keen to hear people's views

By DAN MOUNTNEY
daniel.mountney@newsquest.co.uk

IT'S time to have your say on the development of North West Hatfield, after a consultation period was launched.

Welwyn Hatfield Borough Council is seeking views of local residents, businesses, and developers on plans for the site near Hatfield Garden Village – which is part of the Local Plan – with a Draft Supplementary Planning Document (SPD) setting out aims to build 1,750 homes.

New primary and secondary schools, a neighbourhood centre, retail and employment uses and green spaces are also included in the masterplan, which has been prepared by the landowner Gascoyne Estates, in collaboration with

officers from WHBC and Hertfordshire County Council. The consultation will be open until December 20, with Gascoyne Estates also holding a drop-in session at the Fielder Centre in Hatfield on November 26, from 3pm until 8pm.

There is a second consultation for Sustainability SPD, which aligns with the council's key priority of 'Action on Climate', and specifies the sustainability expectations for new development proposals, setting out the measures which can encourage higher standards.

The SPD makes clear sustainability requirements that developers must deliver when planning their developments, as well as more aspirational considerations which go beyond current national/local policy requirements.

■ Continued on page 3

Have your say on plans for major new development

■ Continued from front

Councillor Rose Grewal, executive member for planning, said: "Sustainability is a key priority for the council and I welcome the Draft Sustainability SPD, which aims to drive up the environmental standards of developments across the borough.

"The North West Hatfield development is the largest proposed development in our Local Plan and offers an opportunity to deliver a high quality, well connected place that adds value to existing communities.

"I would encourage as many people as possible to have their say on these important documents and take part in the consultations."

To have your say on North West Hatfield, visit www.welhat.gov.uk/nwhatfield-spd.

To have your say on the Sustainability SPD, visit www.welhat.gov.uk/planning-consultations/sustainability-supplementary-planning-document-consultation.

Last chance to have your say on future of North West Hatfield

TIME is running out to have your say on the future of North West Hatfield, with a consultation set to close this week.

Welwyn Hatfield Borough Council is seeking views of local residents, businesses, and developers on plans for the site – which is part of the Local Plan – with a Draft Supplementary Planning Document (SPD) setting out aims to build 1,750 homes.

New primary and secondary schools, a neighbourhood centre, retail and employment uses and green spaces are also included in the masterplan, which has been prepared by the landowner Gascoyne Estates, in collaboration with officers from WHBC and Hertfordshire County Council.

There is a second consultation for Sustainability SPD, which aligns with the council's key priority of 'Action on Climate', and specifies the sustainability expectations for new development proposals, setting out the measures which can encourage higher standards.

The SPD makes clear sustainability requirements that developers must deliver when planning their developments, as well as more aspirational considerations which go beyond current national/local policy requirements.

Both consultations close on Friday, December 20, with councillor Rose Grewal, executive member for planning, encouraging people to have their say before the deadline.

Appendix D – Email Notification to Statutory Consultees

Sent: Monday, November 11, 2024 2:56 PM

Subject: Welwyn Hatfield Borough Council Public Consultation on Supplementary Planning Documents (SPDs) - North West Hatfield SPD and Draft Sustainability SPD

Dear consultee,

The Council is conducting two separate consultations both of which close on 20 December 2024

North West Hatfield Supplementary Planning Document (SPD) - North West Hatfield is a large strategic site to the north-west of Hatfield and south west of Welwyn Garden City. The North West Hatfield SPD will guide development of this strategic site as detailed in the [Local Plan](#). The framework proposes key principles for the development of the site and how it links to the rest of Hatfield and beyond, and includes an indicative masterplan. To review, comment and find out more on this document, please visit our consultation website available here: <https://www.welhat.gov.uk/nwhatfield-spd>

Draft Sustainability Supplementary Planning Document (SPD) - This SPD specifies the environmental requirements for new developments, setting out the measures which can help improve this, and encouraging more ambitious measures. The SPD cover a range of areas including: design, drainage and flooding; active and sustainable travel; and, climate change adaptation To review, comment and find out more on this document, please visit our consultation website available here: <https://www.welhat.gov.uk/sustainability-spd>

If you need any further help with these consultations, please email us at the address below.

If you do not wish to receive future consultations via email or would like to update your contact details, please let us know.

We look forward to hearing from you.

Kind Regards

Planning Policy Team
Welwyn Hatfield Borough Council
planningpolicy@welhat.gov.uk
www.welhat.gov.uk

