



## **CONCEPT STATEMENT FOR STRATEGIC DEVELOPMENT SITE (SDS2)**

### **LAND SOUTH EAST OF WELWYN GARDEN CITY - BIRCHALL GARDEN SUBURB**

#### **1. Introduction and Purpose**

1.1 This Concept Statement for Birchall Garden Suburb sets out the following:

- Context for development of Birchall Garden Suburb
- Revised Green Belt Boundaries
- Concept Rationale
- Key Development Objectives
- Birchall Garden Suburb Design Strategy
- Development Requirements
- Infrastructure Requirements

1.2 This Statement supplements the draft policies within the Welwyn Hatfield Local Plan and the East Herts District Plan in providing a framework for the implementation of the development. The Statement is also supported by an Illustrative Master Plan which illustrates a potential design and layout for the development of Birchall Garden Suburb.

1.3 The strategic development area straddles the boundary between East Herts Council (EHDC) and Welwyn Hatfield Borough Council (WHBC). These local planning authorities, working with Hertfordshire County Council as minerals and waste planning, education and highways authority, have jointly proposed a cross boundary site allocation in their draft Local Plans. The joint policy context for the development of Birchall Garden Suburb is set out below.

#### **2. Context for development of Birchall Garden Suburb**

2.1 The Proposed Submission Welwyn Hatfield and East Herts District Local Plans identify land south east of Welwyn Garden City as a strategic allocation which will accommodate approximately 2,550 new homes over the period covered by the two Local Plans; Plan periods run from 2013 to 2032 for the Welwyn Hatfield Local Plan and from 2011 to 2033 for the East Herts Local Plan. The development requirements for land south east / east of Welwyn Garden City are set out by WHBC and EHDC in Policies SP 19 and EWEL1 respectively. These policies provide for around 1,200 homes to be delivered in Welwyn Hatfield Borough and some 1,350 homes in East Herts District.

2.2 The feasibility of the site for large scale development has been thoroughly investigated and extensive survey work and technical analysis has been undertaken by the development promoter (Tarmac and its predecessor companies) over a 10-year period commencing in 2006.

2.3 This Concept Statement and Illustrative Master Plan have been informed by two public consultation events undertaken by the development promoter, comprising a Community Planning Weekend in November 2015 and a public exhibition in March 2016. The proposals have also been informed by responses to consultations on the two emerging Local Plans (and their predecessor Core Strategies) and have taken account of feedback received during meetings with the two local planning authorities and the County Council.

2.4 A draft Delivery Statement for Birchall Garden Suburb was submitted to EHDC in April 2016 at its request as part of the preparation of its Local Plan. This Concept Statement builds upon that draft Delivery Statement.

2.5 Strategy Diagrams showing the principles and requirements for the development are included in the two Proposed Submission Local Plans; these show indicative locations for the main land uses, movement routes and supporting infrastructure and facilities. Both the East Herts District Plan and Welwyn Hatfield Local Plan draft policies are underpinned by a considerable body of evidence and informed by a constructive dialogue between the development promoter, the local planning authorities and other stakeholders over a lengthy period.

2.6 The site has potential to deliver at least 2,550 dwellings over the two Plan periods assuming that construction can start early in 2019 with first housing completions taking place towards the end of that year.

2.7 The **Draft Welwyn Hatfield Local Plan Policy SP 19** sets out the strategy for the development of Birchall Garden Suburb, which is an extension to Welwyn Garden City straddling the boundary between the administrative areas of WHBC and EHDC. This policy is mirrored by the **Draft East Herts District Plan Policy EWEL1** in the draft submission East Herts District Local Plan. This Concept Statement therefore responds to the objectives of both Local Plan policies and sets out the broad requirements for the development which have been established in consultation with other delivery partners.

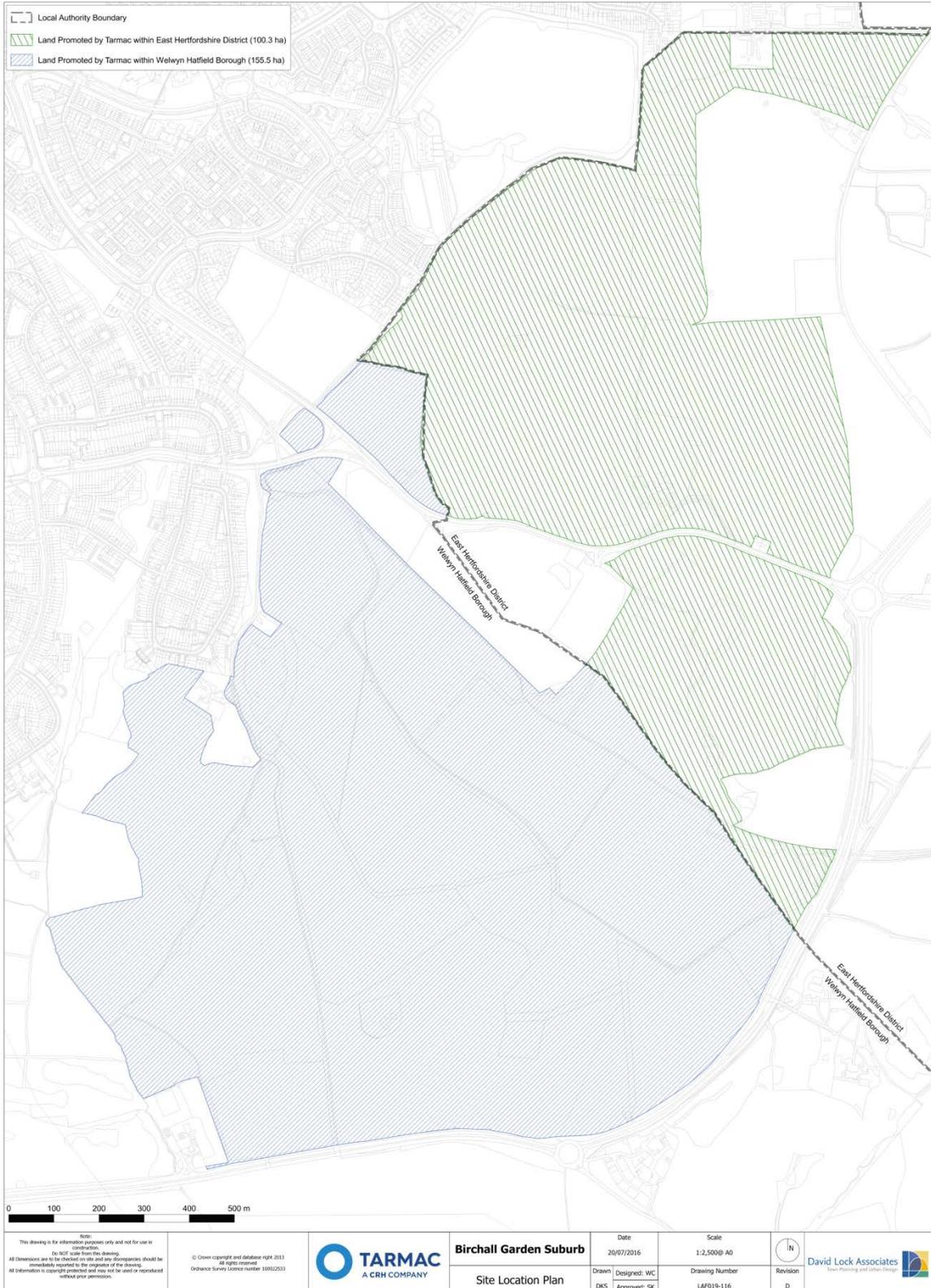
2.8 **Strategic Development Site SDS2** (Welwyn Hatfield Local Plan) is therefore a joint allocation which extends to some 260 hectares (around 640 acres) of land to the east and south east of Welwyn Garden City. It includes land at Birchall Farm (within the administrative area of EHDC) and land at Cole Green (within the administrative area of WHBC), together with a large central area of proposed open space formed from a restored former quarry. The latter is shown on the Welwyn Hatfield Draft Local Plan Policies Map as a new area of Urban Open Land, to be protected and maintained in accordance with the requirements of the Welwyn Hatfield Proposed Submission Local Plan Policy SP11.

2.9 Sand and gravel deposits are known to be present to the north of Birchall Lane (Birchall Farm). Draft Policy SDS 2 in the Welwyn Hatfield Local Plan and Draft Policy EWEL 1 in the East Herts District Plan require- that “as a minimum an assessment of the depth and quality of mineral, together with an appraisal of the consequential viability for prior extraction without prejudicing the delivery of housing within the plan period should be provided.”

2.10 The site is currently within the Green Belt and will remain within the Green Belt until both Local Plans are adopted; this is programmed for December 2017. Proposals for the revision of Green Belt boundaries are contained in both Local Plans, as discussed below.

2.11 The plan at **Figure 1** shows the location and boundary of the proposed site.

**Figure 1 – Site Location and Boundary**



### 3. Revised Green Belt Boundaries

3.1 Both local planning authorities have undertaken Green Belt Reviews and have concluded that the required “exceptional circumstances exist to review and alter Green Belt boundaries through the Local Plan, taking account of the need to promote sustainable patterns of development”; this is referenced in paragraph 5.7 of the Welwyn Hatfield Local Plan. The Green Belt review process has also indicated that potentially strong boundaries exist which could redefine the edge of the town, utilising the alignment of the A414 and Panshanger Lane.

3.2 The close proximity of the site to Welwyn Garden City and the robust replacement Green Belt boundary provided by the A414 and Panshanger Lane make the proposed development at Birchall Farm and Cole Green a natural extension to Welwyn Garden City. Draft Welwyn Hatfield Local Plan Policy SP2 establishes a borough wide housing target of circa 12,100 dwellings over the Plan period; the Council recognises that “delivering this level of growth will necessitate development taking place on land that was previously allocated as Green Belt, the impact of which has been considered” (paragraph 5.10 of the Welwyn Hatfield Local Plan.)

3.3 The Development Strategy for East Herts is set out in Policy DPS2, which identifies the East Herts part of the Birchall Garden Suburb development as contributing 1,350 dwellings towards the total housing target of 16,390 dwellings in East Herts over the Plan period (2011 – 2033). Both emerging Local Plans include Strategy Diagrams which show the alignment of revised Green Belt boundaries (Draft Policies SP19 and EWEL1).

### 4. Concept Rationale

4.1 Site **SDS2** is located on the eastern edge of Welwyn Garden City between the A414, Panshanger Lane and existing residential development which was begun in the mid 1960's and completed in the late 1970's. Importantly, the site, which includes proposed development north and south of Birchall Lane and a large area of restored former quarry, is in single ownership. This creates a unique opportunity to extend Welwyn Garden City in accordance with Garden City principles, drawing on Ebenezer Howard's original vision for Garden Cities. These principles have been updated to provide master planning principles for strategic development and to reflect the current and future social, economic, environmental and technological needs of the town. The vision for the development of a 21<sup>st</sup> Century Garden Suburb has informed the Illustrative Master Plan and Concept Statement for Birchall Garden Suburb and provides a strong framework for the preparation of a comprehensive Outline planning application.

4.2 The Concept Statement builds on this vision and provides a comprehensive planning and design framework for the development of Birchall Garden Suburb, which will enable the objectives of both the emerging Local Plan policies to be met. The infrastructure needed to support these joint policy requirements is outlined in Table 1 (Infrastructure Needs and Triggers for Delivery).

4.3 Chapter 14 (Paragraph 14.6) of the draft Welwyn Hatfield Local Plan sets out the Garden City Principles for master planning and strategic development in the context of Welwyn Hatfield Borough in full. The nine principles provide an updated interpretation of the principles behind the original 1920 master plan for the development of Welwyn Garden City.

4.4 The Welwyn Hatfield Local Plan Garden City Principles (paragraph 14.6) are intended as a guide to the master planning of strategic development and thus provide a framework for

Birchall Garden Suburb. They take into account the outcomes of a stakeholder workshop with key stakeholders involving the Town and Country Planning Association (TCPA), developers, landowners, residents' groups and the Advisory Team for Large Applications (ATLAS).

4.5 The key objectives for the development of Birchall Garden Suburb build on the masterplanning and technical work which has supported the proposed site allocation, including the evidence which supports the Welwyn Hatfield Infrastructure Delivery Plan (IDP) and the East Herts IDP.

4.6 Detailed technical studies and assessments have also been undertaken by the development promoter to support the preparation of forthcoming outline planning applications, including a draft Transport Assessment, a Road Traffic Noise Assessment, Air Quality Assessment, Flood Risk Assessment, ground investigations, an Energy, Waste and Water Strategy, a utilities assessment, an historical analysis and arboricultural, archaeological and ecological surveys.

## **5. Key Development Objectives**

5.1 The Key Development Objectives are:

- to deliver a high quality, sustainable and mixed use community of at least 2,550 new homes with a mix of housing types and tenures (both market and affordable).
- to create new, identifiable and connected residential communities, one being to the north of Cole Green Lane / Birchall Lane in East Herts District and one being to the south in Welwyn Hatfield, supported by two mixed use local centres, schools and community facilities, with a large area of publicly accessible green space integrating the two new residential neighbourhoods.
- To provide multifunctional green infrastructure linking new development to the north and south across a large central open space. This local green infrastructure network will connect the Commons Wood Nature Reserve, Moneyhole Lane Park, Panshanger Park and the Rivers Mimram and Lea corridors and will realise the indicative route of the Welwyn Hatfield Green Corridor by means of a number of local green links, having regard to the aims of draft Policy SP12 and the views of users.
- To create an integrated transport network providing safe and attractive, pedestrian, cycle and vehicular routes and to provide good access to the town centre and from the A414 and the B195.
- To establish strong design codes for "character areas" within the residential development, within an overarching design strategy for the creation of a 21<sup>st</sup> Century Garden Suburb.

5.2 The Birchall Garden Suburb Design Strategy is set out below.

## **6. Birchall Garden Suburb Design Strategy**

6.1 The Design Strategy has been developed as part of the masterplanning process and responds to the important design characteristics of the original master plan for Welwyn Garden City. This includes elements of formality in the layout, the integration of landscape features into the built form and careful and varied use of spaces.

6.2 The Strategy also adheres closely to the Welwyn Hatfield Local Plan Garden City Principles for masterplanning strategic development in aiming to combine:

*“the best features of town and country to create healthy and vibrant communities” (see point 5 of the “Garden City Principles” on page 156 of the draft submission Welwyn Hatfield Local Plan).*

6.3 Supported by a comprehensive master plan, the Design Strategy is based on the following objectives:

- 1. Creating a balanced community** – where homes, employment, local retail and community opportunities are within easy reach of pedestrian, cycle and public transport routes, and which contributes to meeting local housing needs by providing a mix of market and affordable homes
- 2. Appropriate employment uses** -these will be accommodated in small scale mixed-use areas within the two local centres and will include local retail and commercial floorspace, together with community and leisure facilities. A larger employment area is located south of the B195 within and adjacent to the site currently occupied by BP Mitchell, part of which is in the Welwyn Hatfield part of the site.
- 3. Providing for education** – provision will be made for two primary school sites and one secondary school site with capacity for 6 forms of entry and potential for further expansion to 8 forms of entry should this be required in the longer term. The secondary school site will be designed to allow the use of school facilities by the wider community out of school hours, including an all-weather pitch.
- 4. Meeting local housing needs** – the development will provide for at least 2,550 new *“beautifully and imaginatively designed homes”*, which will comprise a range of house sizes from small apartments to large family homes. A range of house types will address the local need for smaller homes for young single people, and for older people looking to downsize. Opportunities will also be provided for a range of specialist housing which could include assisted living for older residents. A mix of market and affordable housing will be provided to satisfy the relevant policies of WHBC, having regard to the Government’s requirements for starter homes to be prioritised over other affordable housing tenures.
- 5. 21<sup>st</sup> Century Garden Suburb** – creation of a sustainable 21<sup>st</sup> Century Garden Suburb which reflects the best built and natural aspects typical of a ‘leafy’ Garden City/Suburb character, including but not limited to the provision of generous grass verges and tree-lined streets. New local facilities to be provided as part of Birchall Garden Suburb should cater for a range of day-to-day needs, with the benefit of further facilities in the centre of Welwyn Garden City (shops, employment, leisure and transport) and close proximity to open countryside (open natural spaces, walking, cycling and fresh air).
- 6. Improved entrance to Welwyn Garden City** – An attractively designed access along Cole Green Lane and Birchall Lane to provide an appropriate ‘entrance’ to Welwyn Garden City.
- 7. Sustainable travel** – A new network of safe and convenient pedestrian and cycle routes integrated with existing routes within and beyond the site, including the National Cycle Route and existing Public Rights of Way. There will be a legible street hierarchy which connects new housing to the local centres and other facilities and local routes. This will provide onward connections to the centre of Welwyn Garden City and its train

station. Vehicular routes will connect new housing within Birchall Garden Suburb to the surrounding area via a good public transport system.

- 8. Accommodating vehicle parking** – The approach to accommodating car parking will strike a balance between ensuring the level of on-site provision does not encourage the use of the car without compromising the opportunity for the development to become a vibrant and commercially successful community. The visibility of the car in the street scene will be reduced through careful design, robust boundary treatments, planting and unobtrusive garaging and use of car ports.
- 9. Walkability** – New housing will be located within walking distance of community facilities, shops, schools and open spaces to promote a healthy and active community. This will help to create vibrant, healthy neighbourhoods with a clear sense of place and an identifiable social hub, in accordance with point 7 of the Garden City Principles for masterplanning strategic developments.
- 10. A network of beautiful green spaces** – A network of varied green spaces will be linked with the existing woodland areas and the wider network of surrounding green infrastructure (Panshanger Park, Moneyhole Lane Park, Commons Wood Nature Reserve and the Rivers Mimram and Lea), with trees, hedgerows and landscaping infiltrating the residential areas to provide an attractive setting for residential properties. A strong arrangement of formal and informal green spaces will comprise parks, gardens, allotments, blocks of mature woodland, landscaped areas and sustainable urban drainage systems, which allow residents and visitors to move through the Garden Suburb through a varied landscape setting. Generous informal open space provision will enable the better utilisation of the restored former quarry (Urban Open Land) as part of the green infrastructure network linking the two main residential areas in Welwyn Hatfield and East Herts. Play and sports facilities will be located where they are readily accessible to residents and overlooked by new development.
- 11. Respecting natural assets** – Existing natural assets will be retained and incorporated as part of an integrated network of green spaces where possible. The topography of the site and existing landscape features will inform the configuration of the housing layout, determine the location, character and frequency of public open space, preserve key habitat features and create new habitat features to improve biodiversity.
- 12. Respecting heritage assets** – Existing heritage assets will be retained and, where possible enhanced and the proposed development layout will be sensitive to the settings of local heritage assets, including the Grade II Listed Birchall Farm and Holwell Hyde Farmhouse.
- 13. Maintenance and management** – provision will be made for the maintenance and management of public spaces, street furniture and boundaries formed by retained hedgerows and trees. Roads will be designed to be adopted and the management and maintenance of infrastructure, open spaces and sustainable drainage systems (SuDS) will allow for future adoption. Alternatively, the governance of open space may be transferred to a management trust(s) which will be responsible for owning and managing these spaces in perpetuity. These options will be discussed further with the relevant stakeholders as the planning process advances.
- 14. Phasing strategy** – The first phase of housing is targeted to start on site in early 2019 assuming Outline and Reserved Matters approvals are received in 2018. It is anticipated that first residential occupations will take place from late 2019 onwards and that the development will be completed by the end of both Plan periods, which for Welwyn Hatfield runs to 2031/32 and for East Herts to 2032/33.

## 7. Development Requirements

7.1 An EIA Scoping Report was submitted in December 2015 and a Scoping Opinion was provided on 17<sup>th</sup> February 2016. The Scoping Report sets out the proposals for Birchall Garden Suburb in detail. The development will comprise:

- *At least 2,550 homes, of a wide range of types and sizes, including affordable housing*
- *Provision for two new primary schools, one of which could be co-located with a new secondary school to provide an “all through” school*
- *Two mixed use local centres, which could include local retail and commercial uses, small business units and community and leisure facilities*
- *A gypsy/traveller site, accommodating up to 15 pitches*
- *Playing fields, sports pitches and play areas*
- *Informal open space as part of a linked green infrastructure network*
- *Allotments/ community orchards*
- *Vehicular access via the A414 and the B195, including the re-alignment of the B195*
- *Internal roads, footpaths, cycleways and bridleways, with connections to existing rights of way (including the Cole Green Way), which would be retained*
- *Drainage and utilities infrastructure*

7.2 Employment land will be located to the south of Cole Green Lane / Birchall Lane on and adjacent to land currently occupied by BP Mitchell (within the Welwyn Hatfield part of the development).

7.3 The key features of the development are summarised in the draft Delivery Statement submitted to East Herts District Council in April 2016 and are highlighted below, together with requirements identified in the draft Local Plan policies SP 19 and EWEL 1.

### Access

Access to Birchall Garden Suburb will be via Birchall Lane / Cole Green Lane and via the A414, as shown on the Welwyn Hatfield and East Herts Strategy Diagrams. Birchall Lane / Cole Green Lane would also be re-aligned and a roundabout introduced to replace the existing 'T'-junction, to enhance safety and capacity.

### Mixed Use Local (neighbourhood) Centres

A mixed use local centre will be developed in the East Herts part of the site, whilst a second smaller local centre will be developed in the Welwyn Hatfield part of the site. Both local centres will meet the day to day retail needs of new residents in the community.

An indicative location for the local centre to serve the northern area is shown to the west of Birchall Farm, in the broad location shown on the Strategy Diagrams included in the emerging Local Plans. As the larger of the two local centres it will be designed to accommodate a mix of community uses, local retail outlets, a healthcare facility and small commercial units.

There may also be potential to utilise the Grade II listed Birchall Farmhouse and outbuildings for small-scale employment, residential and/or community uses.

The second smaller local centre will be located within the south western part of the site and will include a convenience store to serve the residential development in this part of the site.

### Heritage Assets – Birchall Farmhouse and Outbuildings

The opportunity for small employment and/or residential uses to utilise the Birchall Farm outbuildings will be carefully considered and feasibility studies will be undertaken to determine their suitability for conversion to alternative uses. The settings to the Grade II Listed Farmhouse and outbuildings will be protected and enhanced through the sensitive design of new development to the east and west of the farm building complex, ensuring that views from the north towards Birchall Farm are preserved.

### Gypsy / Traveller Site

The proposed gypsy/traveller site would straddle the boundary between the two local authority areas, thereby contributing towards meeting both their gypsy/traveller accommodation needs through the provision of up to 15 pitches. The location proposed for this site benefits from existing direct vehicular access to the A414, as well as from potential pedestrian and cycle access to the remainder of the development. In this way, the gypsy/traveller site would be appropriately integrated with the remainder of the development.

### Utilities

There is sufficient capacity within the existing utilities network for all utilities connections to be made to serve the development.

With regard to connecting the development to the mains water supply, Affinity Water have confirmed that, due to the size of this project, numerous connection points have been identified to serve this scheme and costings have been obtained for these works. The exact location of the points of connection and the associated costs to connect to the Affinity Water network will be determined at planning application stage.

No significant environmental effects are anticipated to arise from providing, disconnecting or diverting utilities infrastructure, the costs of which have been taken into account in the viability assessment of the proposed development.

### Foul Sewerage

The sewerage implications of the proposed development have also been assessed. Thames Water has designated Rye Meads as the receiving sewage treatment works, located approximately 18km downstream of the site. Even without new capacity at these works, capacity is available to deliver the proposed development through attenuation of sewerage flows from the development.

Two options have been considered for achieving this attenuation, both of which could be delivered as part of the development under the control of the owner. The favoured solution involves the creation of a balancing tank to upgrade an adjacent foul water pumping station. Further design and feasibility work will be undertaken to confirm the works required to deliver these improvements in discussion with Thames Water.

The alternative option of enlarging a section of trunk sewer downstream of the site is also viable and could be delivered if the off-site pumping station upgrade does not proceed.

### Healthcare Services

The primary healthcare requirements for Birchall Garden Suburb will be confirmed by NHS England and the local healthcare commissioning body, the East and North Herts Clinical Commissioning Group.

These bodies have previously indicated that a financial contribution towards the expansion of existing primary health care services within the adjoining neighbourhoods of Welwyn Garden City will be sought (in lieu of on-site provision). However, draft policies SP 19 and EWEL1 identify a requirement for a healthcare facility in the East Herts part of the development.

The preferred solution to meeting the primary healthcare needs of the new community has yet to be confirmed. Subject to the clarification of requirements set out in the Welwyn Hatfield Infrastructure Delivery Plan (IDP) and draft policies SP19 and EWEL 1, a small health centre could be located in the East Herts local centre north of Birchall Lane to serve the primary healthcare needs of the local community. Should this not be required alternative arrangements will be agreed with the delivery partners to meet the policy objectives for BGS.

### Leisure and Recreation Facilities

An extensive and attractively landscaped network of multi-functional local green infrastructure will be delivered on a phased programme to provide opportunities for formal and informal outdoor recreation. This will include outdoor playing facilities suitable for a range of team sports to encourage healthy, active life-styles and participation in sports activities and to promote positive health and well-being. These facilities will be co-located with the new secondary school to be provided north of Birchall Lane in East Herts.

### Green Infrastructure Network

An extensive green infrastructure network will connect with the National Cycle Route and existing public rights of way, providing an opportunity to improve public access to the strategic natural assets of the Lea and Mimram River Valleys and the registered historic parkland at Panshanger Park. The green infrastructure network will support local policy objectives by protecting and enhancing existing areas of ecological value within the overall development area, providing recreation opportunities through the provision of parkland, sports facilities and play areas with an enhanced public rights of way network.

By promoting a variety of non-vehicular links between destinations offering active and passive recreation opportunities and by creating attractive spaces for people to enjoy, the green infrastructure network will encourage active lifestyles and offer positive health benefits to residents. Existing landscape features such as mature woodland within the site, including Birchall Wood, Greater Captains Wood, Holwellpark Wood and Blackthorn Wood will be retained as part of the GI network.

The creation of a robust network of habitats, with connections to external habitats close to the site, and the incorporation of sustainable drainage systems to manage storm water run-off within the new development, will support and strengthen biodiversity. This will include the creation of new water features within a network of local green corridors and buffers.

## **8. Infrastructure Requirements**

8.1 The Infrastructure Delivery Plans (IDPs) for EHDC and WHBC identify the timing, type and number of infrastructure projects required to support their objectives for growth including Birchall Garden Suburb, as well as the main funding mechanisms and lead agencies responsible for their delivery. The development of Birchall Garden Suburb will enable all site wide infrastructure requirements as set out in the IDPs of both local planning authorities to be delivered in accordance with appropriate thresholds and triggers, to be agreed in discussion with delivery partners.

8.2 The phasing strategy assumes commencement of construction in early 2019 with the first 100 dwellings completed by the end of that year, with the full development in both the East Herts and Welwyn Hatfield areas being completed by 2033, the end date of the emerging East Herts District Local Plan. Physical and social infrastructure would be delivered in tandem with new homes in order to support the development programme and to meet the needs of new residents moving into BGS.

8.3 The timing of infrastructure delivery will therefore be based on triggers of housing occupations and the requirement to provide facilities located within the two new local centres. The triggers will reflect the latest point by which the relevant infrastructure element is required, and each element may be delivered before then if desired and if feasible. The triggers are identified in the infrastructure schedule (Table 1) set out below.

8.4 The infrastructure requirements for Birchall Garden Suburb will comprise:

- **Physical Infrastructure**
- **Social and Community infrastructure**
- **Green Infrastructure**
- **Utilities**

**Table 1**

**Infrastructure Needs and Triggers for Delivery**

<b>Infrastructure Theme</b>	<b>Infrastructure Item</b>	<b>Trigger Point for Delivery</b>	<b>Delivery Partner (where appropriate)</b>
<b>Access &amp; Transport</b>	Re-aligned Birchall Lane / Cole Green Lane junction (western junction)	Phasing triggers, likely to be linked to the occupation of units, to be agreed with HCC (S.278 agreement)	Hertfordshire County Council
	Works to Birchall Lane and formation of primary access (eastern junction)	Phased delivery of primary access and improvement works (S.278 agreement)	Hertfordshire County Council
	On-site phased delivery of bus services	Trigger to be agreed with HCC, achieved by the re-routing of existing services (Arriva Route 403 and others)	Local bus service provider (Arriva and others)
	Off-site highway and junction improvements (A414 junctions)	S106 contribution (or CIL) – timing to be agreed when strategic impacts have been assessed	Hertfordshire County Council
	On-site cycleways and footpaths	Phased delivery to coincide with each development phase and the delivery of primary streets (diversions and creations under Town and Country Planning Act)	Hertfordshire County Council

<b>Infrastructure Theme</b>	<b>Infrastructure Item</b>	<b>Trigger Point for Delivery</b>	<b>Delivery Partner (where appropriate)</b>
	Off-site cycleway and footpath improvements	S106 contribution – timing to be agreed	Hertfordshire County Council
<b>Education</b>	Potential contribution to create temporary capacity at existing primary schools	To be determined	Hertfordshire County Council
	1 x 3FE primary school in the northern neighbourhood	To be determined and likely to be co-located with new secondary school	Hertfordshire County Council
	1 x 2FE primary school in the southern neighbourhood	To be determined	Hertfordshire County Council
	Between 6 and 8FE secondary school in the northern neighbourhood	To be determined; potential requirement for expansion beyond 6FE subject to HCC review of secondary school capacity across Welwyn Garden City	Hertfordshire County Council
	Nursery / early years' provision	To be determined	Commercial operators
<b>Drainage</b>	Strategic SuDS	Phased delivery from commencement of development	Hertfordshire County Council as Lead Local Flood Authority
	Localised surface water drainage	Phased delivery from commencement of development	Hertfordshire County Council
	Foul Sewer connection to Rye Meads WWTW	Pumping Station upgrade is favoured solution, subject to detailed design and costing at planning stage. Alternative option (additional storage on site) is also viable. Upgrade to be delivered as part of programme to be agreed with Thames Water	Thames Water
	On-site foul drainage system	Phased delivery from commencement of development and prior to the first occupation for each parcel	Thames Water
<b>Utilities</b>	Electricity supply	Phased delivery from the commencement of development and prior to the first occupation for each parcel	UK Power Networks

<b>Infrastructure Theme</b>	<b>Infrastructure Item</b>	<b>Trigger Point for Delivery</b>	<b>Delivery Partner (where appropriate)</b>
	Gas supply	Phased delivery from the commencement of development and prior to the first occupation for each parcel	National Grid
	Broadband supply	Phased delivery from the commencement of development and prior to the first occupation for each parcel.	Openreach / BT, Virgin Media and others
	Water supply	Phased delivery from the commencement of development and prior to the first occupation for each parcel.	Affinity Water
<b>Community Facilities</b>	1 x Local Centre in northern neighbourhood	Phased delivery on a scale commensurate with the delivery of housing units in northern neighbourhood	Private developer
	1 x Local Centre in southern neighbourhood	Phased delivery on a scale commensurate with the delivery of housing units in southern neighbourhood	Private developer
	Opportunity for small GP practice (reserve site within East Herts local centre)	To be agreed with NHS England and local commissioning body	NHS Trust / Clinical Commissioning Group. New or existing GP practice in a commercial capacity.
	Opportunity for dental practice (reserve site within East Herts local centre)	To be agreed with NHS England	NHS Trust/ Private practitioner
	Youth Centre / youth services	Phased delivery on a scale commensurate with the delivery of housing units	Youth Connexions / HCC
	Waste management facilities	To be agreed with Welwyn Hatfield Borough Council and East Hertfordshire District Council	Welwyn Hatfield Borough Council and East Hertfordshire District Council
<b>Green Infrastructure</b>	Open green space including sports pitches and play areas	Subject to detailed phasing plan to be agreed following planning permission	Developer
	Allotments / Community Orchards	Subject to detailed phasing plan to be agreed following planning permission	Developer