



Appendix 3: Birchall Garden Suburb Principles



Town and Country Living – New local facilities provided as part of the Garden Suburb to cater for a range of day-to-day needs, with the benefit of further facilities in the centre of Welwyn Garden City which is located only 3 miles to the west, and open countryside a 10 minutes' walk to the east.



Improved entrance to Welwyn Garden City – An attractively designed access along Birchall Lane and Cole Green Lane to provide an 'entrance' to Welwyn Garden City.



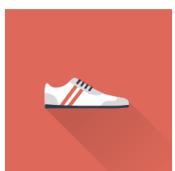
21st Century Garden Suburb – Creation of a sustainable 21st Century Garden Suburb which reflects the best built and natural aspects archetypal of a 'leafy' Garden City/Suburb character, including but not limited to, the provision of generous grass verges and tree-lined streets.



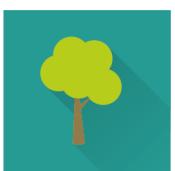
A diversity of housing – Provision of a mix of housing sizes, types and tenures to cater for all ages and be available to local people, addressing local need for smaller homes for young, single people, and for older people looking to downsize.



Sustainable travel – A new network of clear pedestrian and cycle routes integrated with existing routes within and beyond the site, including the National Cycle Route and existing Public Rights of Way. This will provide onward connections to the centre of Welwyn Garden City and its train station.



Walkability – New housing located within walking distance of community facilities, shops, schools and open spaces to promote a healthy and active community.



A network of beautiful green spaces – A network of varied green spaces linked with the existing woodland areas by leisure routes, with trees, hedgerows and landscaping infiltrating the residential areas to provide an attractive setting for residential properties.



Respecting natural and built assets – Existing natural and built assets retained and incorporated as part an integrated network of green spaces, and a residential layout configured to respect the setting of local heritage assets including Birchall Farm, Holwellhyde Farmhouse and Panshanger Park.