



North Mymms District

GREEN BELT SOCIETY

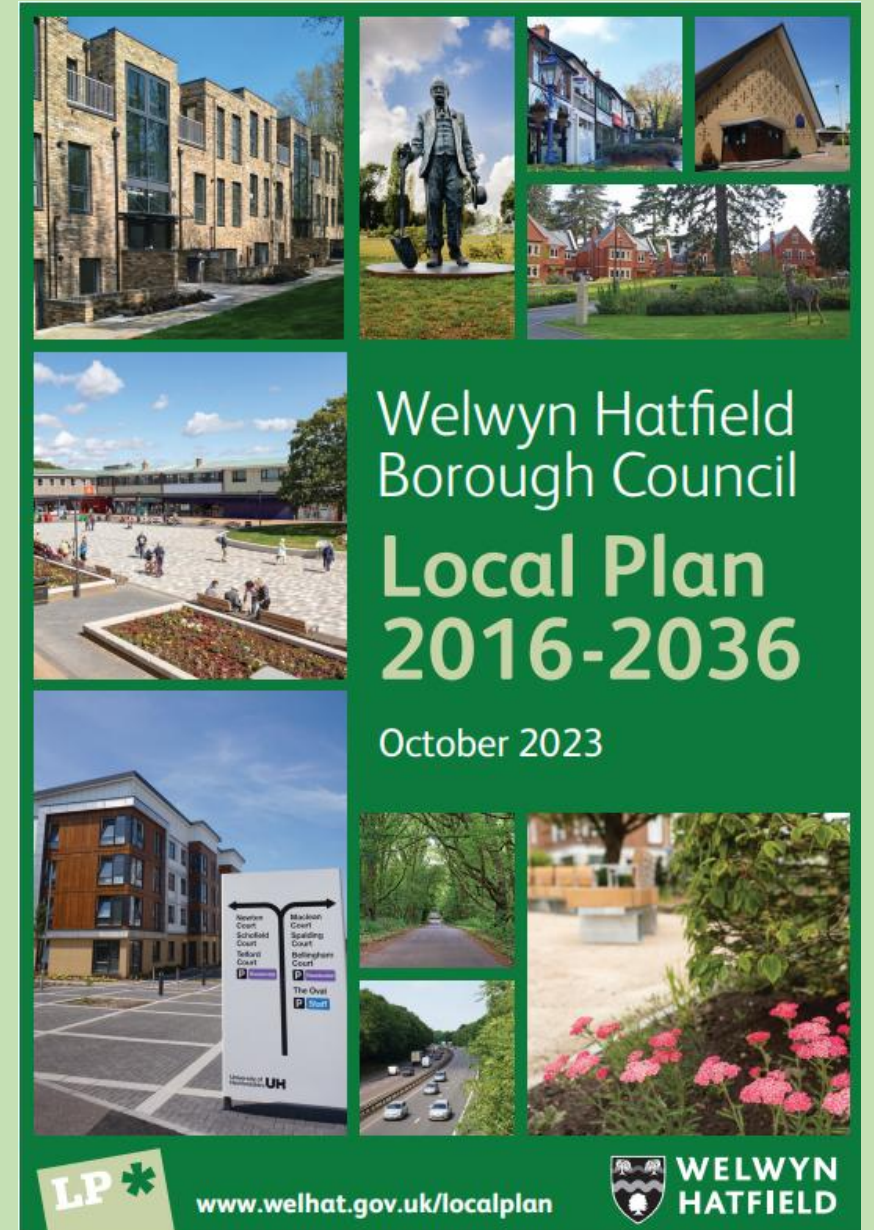
Update on development in North Mymms Parish

AGM Monday 31st March 2025

Welwyn Hatfield Local Plan

Consultation began in 2009

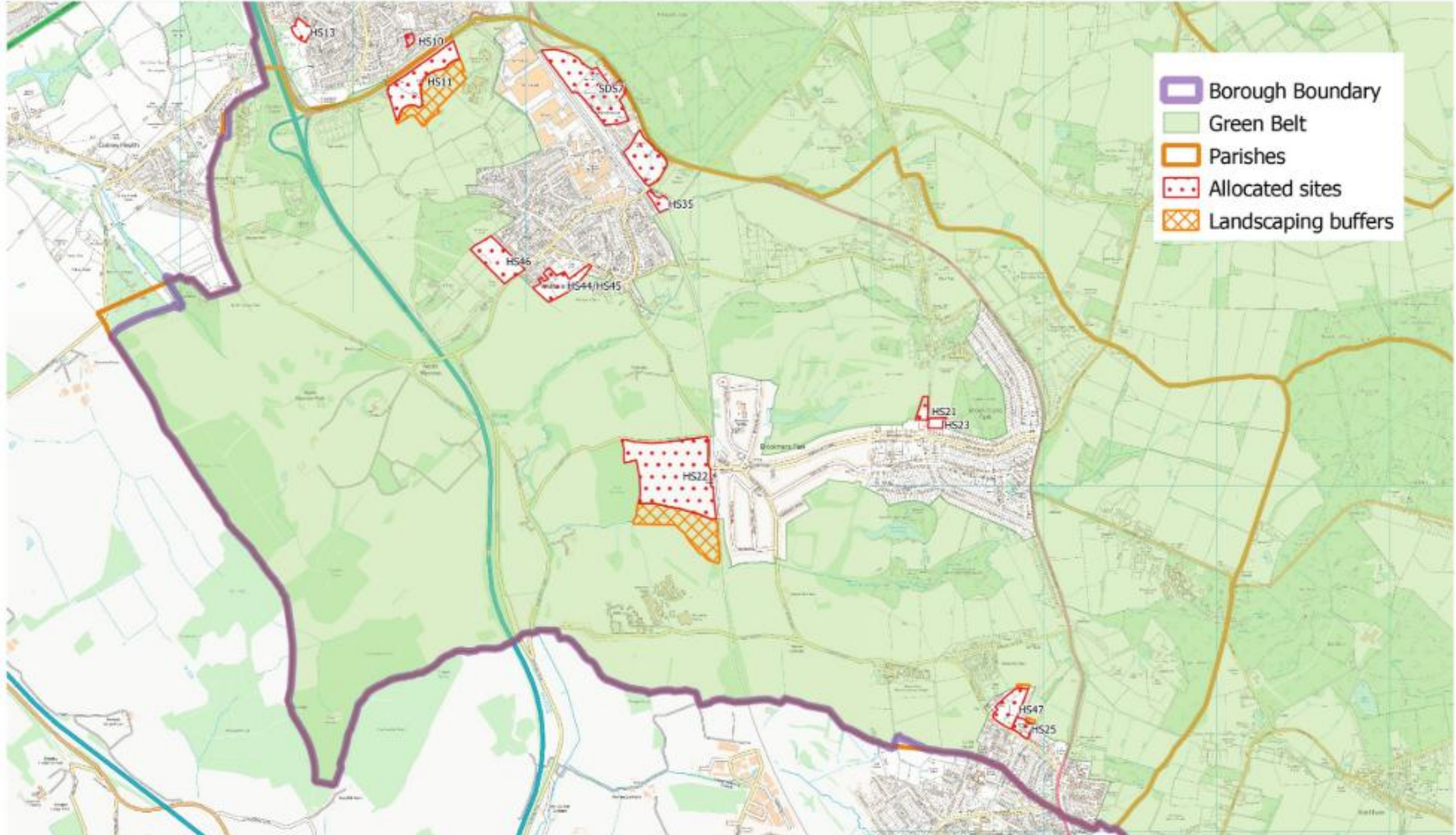
Finally adopted by special council meeting on 12th Oct 2023



Local Plan 2016-2036 – The Numbers

- Full housing need of 15,200 dwellings between 2016 and 2036
- Average of 760 dwellings per year
- So far, the plan has identified sites for 13,400 dwellings
- The council must review the plan by October 2026 to address the shortfall
- The Council has decided to develop a new plan from 2026

Where are we now?



-  Borough Boundary
-  Green Belt
-  Parishes
-  Allocated sites
-  Landscaping buffers

Welham Green





Site	Location	Use	Dwelling/floorspace capacity	Delivery within plan period
HS35 (GTLAA01)	Foxes Lane, Dixons Hill Road	Gypsy and Traveller	12 pitches	0-5 years
SDS7	Marshmoor	Class E(g) and Residential	Approximately 40,500sqm of Class E(g) employment floorspace and around 100 dwellings	0-10 years
HS44/45	Land at Welham Manor and west of Station Road	Residential	84	0-5 years
HS46	Land at Dixons Hill Road	Residential	120	6-10 years

Land at Southway (HS11): 120 dwellings + 2FE Primary school

HS11	Land at South Way	Residential	120 (+ 2FE Primary School)	0-10 years
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Welham Green – SDS7 Marshmoor


Consultation on the scheme has taken place prior to planning application



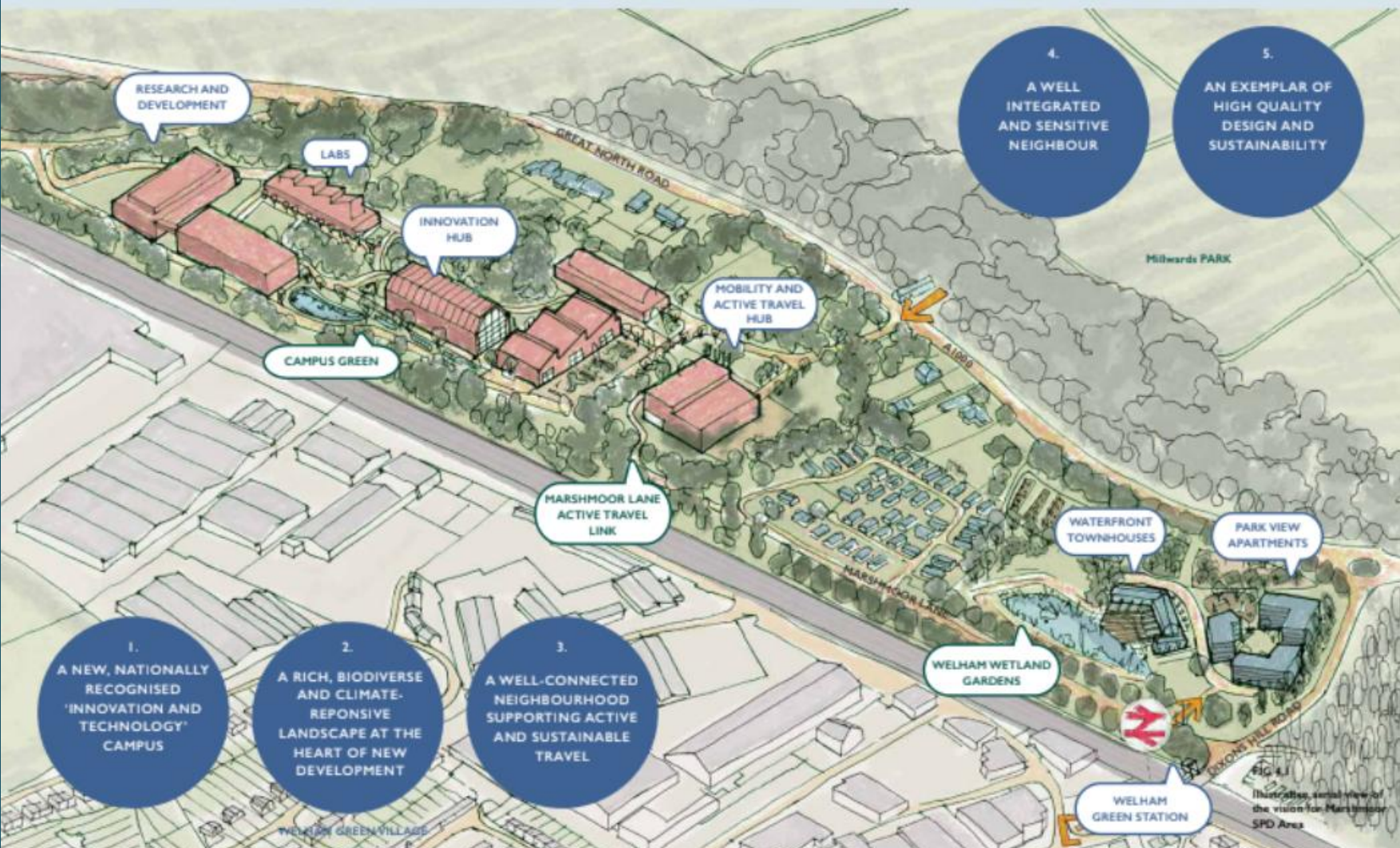
MARSHMOOR, WELHAM GREEN

SUPPLEMENTARY PLANNING DOCUMENT | 2025

DRAFT



WELWYN
HATFIELD



RESEARCH AND DEVELOPMENT

LABS

INNOVATION HUB

CAMPUS GREEN

MOBILITY AND ACTIVE TRAVEL HUB

MARSHMOOR LANE ACTIVE TRAVEL LINK

WELHAM WETLAND GARDENS

WATERFRONT TOWNHOUSES

PARK VIEW APARTMENTS

WELHAM GREEN STATION

1. A NEW, NATIONALLY RECOGNISED 'INNOVATION AND TECHNOLOGY' CAMPUS

2. A RICH, BIODIVERSE AND CLIMATE-RESPONSIVE LANDSCAPE AT THE HEART OF NEW DEVELOPMENT

3. A WELL-CONNECTED NEIGHBOURHOOD SUPPORTING ACTIVE AND SUSTAINABLE TRAVEL

4. A WELL INTEGRATED AND SENSITIVE NEIGHBOUR

5. AN EXEMPLAR OF HIGH QUALITY DESIGN AND SUSTAINABILITY

WELHAM GREEN VILLAGES

FIG 4.1 Illustrative aerial view of the vision for Marshmoor SPD Area

Welham Green – SDS7 Marshmoor

- Developer has carried out pre-application consultation (completed 21.03.25)
- The site is within the local plan – you can no longer object to the principle of the development
- NMDGB have raised concerns about the proposed access off Dixons Hill Road into Marshmoor Lane
- HCC Highways department need to take an overall view of the impact of all the local developments on the traffic on Dixons Hill Road.

Welham Green – HS44 Welham Manor



*Planning
Permission
granted for
7 dwellings*

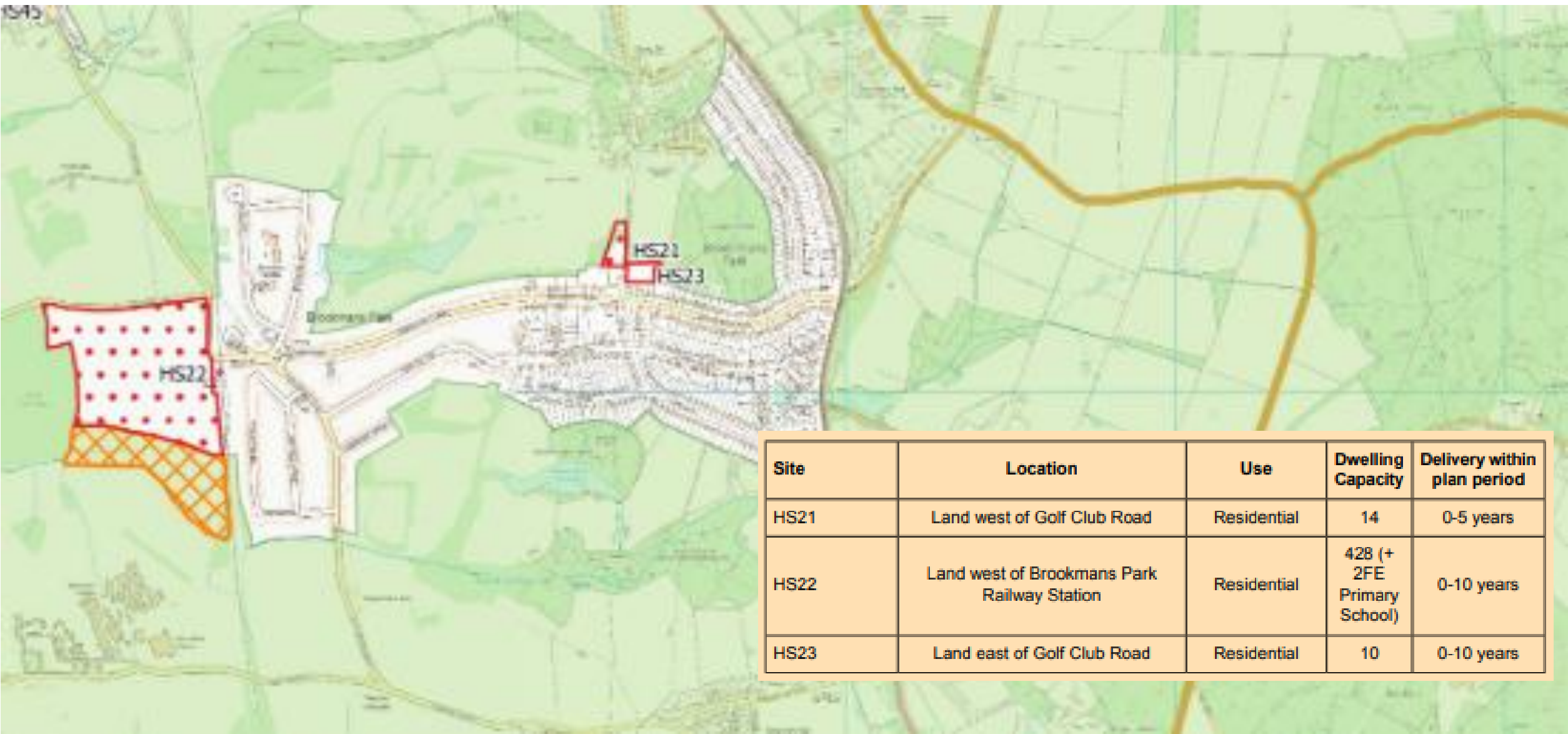
*Part of 84
in plan for
HS44/45*

Welham Green – HS45 Land west of Station Road



Developer had public consultation in February 2025 prior to planning application

Brookmans Park



Site	Location	Use	Dwelling Capacity	Delivery within plan period
HS21	Land west of Golf Club Road	Residential	14	0-5 years
HS22	Land west of Brookmans Park Railway Station	Residential	428 (+ 2FE Primary School)	0-10 years
HS23	Land east of Golf Club Road	Residential	10	0-10 years

Brookmans Park – HS22 West of BP



Developer has carried out public consultation prior to making planning application

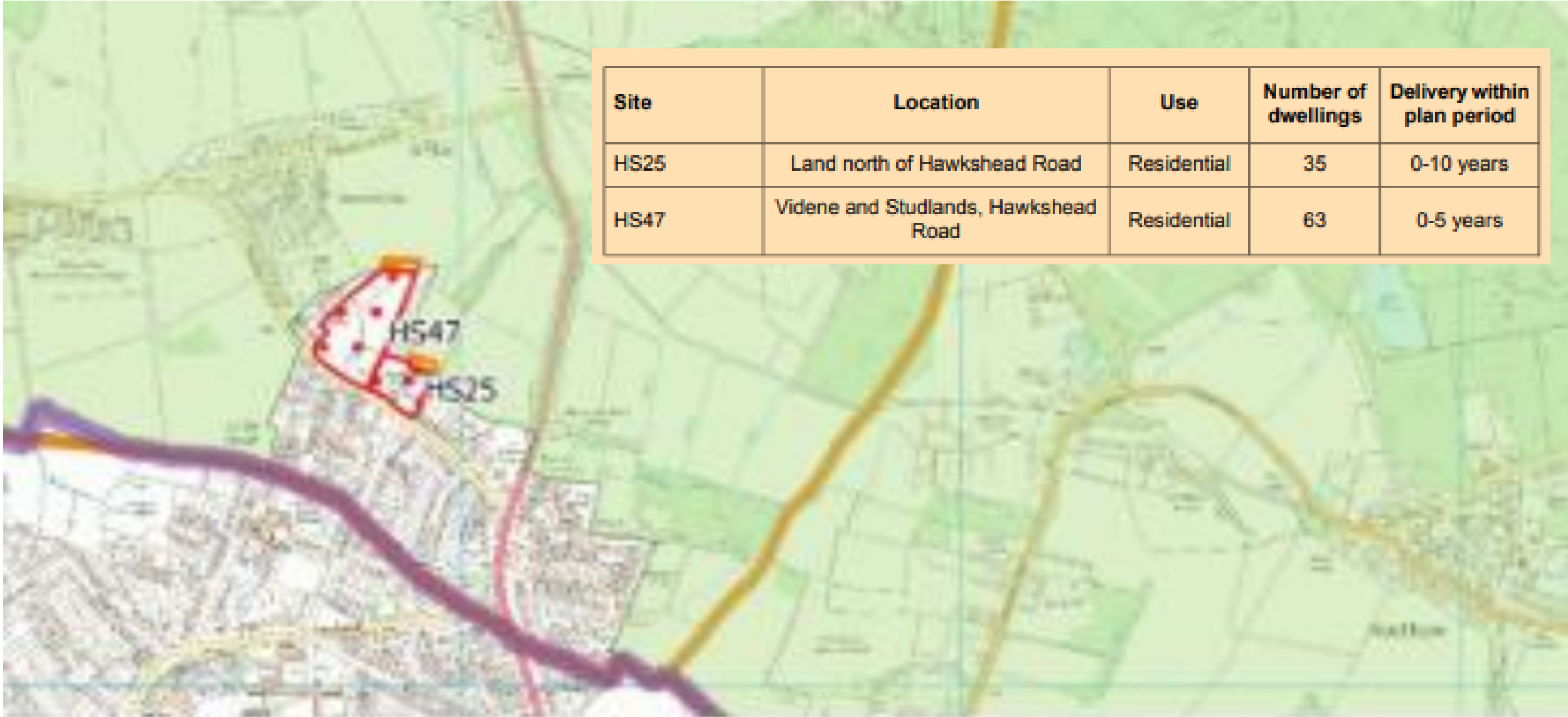
*273 Houses
148 Apartments*

Brookmans Park – HS47 Golf Club Road



Planning permission granted for 14 dwellings

Little Heath



Little Heath

HS47 Hawkshead Road
Under construction



HS25 Hawkshead Road
Under construction



Non-Local-Plan Development

- Bullens Green (Partly in St. Albans)
144 dwellings. Under construction
- Hope and Anchor (Dixons Hill Road)
9 dwellings. Under construction
- Bell Bar/Bell Lane (several individual sites, granted) 7+ dwellings
- Glendee Kennels (decision pending)
9 dwellings

New Local Plan Timelines

- Early engagement (Sept 2024 to Nov 2024) - completed
- Reg 18 Consultation (plan preparation) - Summer 2025
- Evidence gathering (Call for Sites) - 2024-2026
- Reg 19 & 20 Publication and Representations - Spring 2026
- Reg 22 Submission to Secretary of State - October 2026
- Independent examination - Nov 2026 - April 2027
- Adoption - June 2027

Our Local Plan – Welwyn Hatfield Borough Council



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Our Local Plan



Find out more about Our Local Plan on our Local Plan Portal

Local Plan Review

On 3 September 2024 our [Cabinet](#) agreed to preparing a full update to the adopted Local Plan. This will set out a plan for how the Borough will develop over future decades.

It will include producing new local evidence and opportunities for public engagement and feedback.

Early engagement – Key themes

In developing a strategy to guide change and development, we need to respond to the social, environmental and economic challenges that the borough is facing and the opportunities available to address them.

The key challenges and opportunities are cross-cutting and include the following:

Improving facilities and services and accessibility to them

- New developments to be sustainably located, with access to medical and education services, amenities, transport links and green spaces.
- Provide infrastructure including services, transport links and utilities, to serve existing communities and support future growth prior to new housing development.

Valuing the borough's Green Belt

- Protect the borough's Green Belt.
- Prioritise development on brownfield land within existing sustainable areas and reuse empty buildings/office space.
- Retain the characteristics of the borough with its two main towns and surrounding villages, set within the Green Belt.



A borough that is better connected and more accessible for all

- Working with infrastructure providers to ensure additional transport capacity.
- Prioritise public transport and active travel to avoid car dependency and reduce traffic congestion.
- Encourage use of public transport by improving interconnectivity, frequency and off peak operation of buses, trains and other public transport services.
- Promote active travel through walkable neighbourhoods and improved safety, maintenance and connectivity of walking and cycling routes.
- New development supported by appropriate parking and safe movement for all.



Meeting local housing needs

- Provide a range of homes to meet the varied needs of all residents including first time buyers, students, families and older persons.
- Provide affordable homes and council/social housing, for both rental and ownership.
- Homes to be well designed, good quality and energy efficient.



Supporting active and healthy lifestyles

- Promote good health and wellbeing – both physical and mental – through access to green spaces and the natural environment for all.
- Promote a healthy, safe and clean environment by reducing air, noise and light pollution, improving road safety and addressing fly tipping.
- Ensure good healthcare for all residents, including the sick and elderly.



Supporting and enhancing the borough's natural infrastructure

- Protect wildlife and enhance biodiversity across the borough.
- Enable access to the natural environment for all for leisure and recreation.
- Green the urban environment through measures such as living walls, green roofs and treelined streets.



Creating and maintaining community values and a sense of place

- Create places that encourage social interaction and community values.
- New development should positively complement existing local communities.



Recognising the changing role and opportunities that our town centres offer

- Town centres to be viable, offering a range of retail, entertainment and leisure facilities for both daytime and evening use.
- Town centres to be mixed-use, attractive, vibrant, safe and active, providing a space for social interaction for all ages and helping to build a strong sense of community.
- Provide appropriate levels of parking to support retail and businesses.



A local response to the global issue of climate change

- New homes and developments to be environmentally sustainable, through use of measures such as solar panels, heat pumps, good insulation, electric vehicle charging.
- Help achieve net zero targets by locating development within sustainable areas of the borough, with good access to services, amenities and public transport, reducing the need to travel.
- Ensure effective drainage to help tackle flood risk.



Sustaining and promoting employment and education opportunities

- Support the borough's employers and key educational providers.
- Ensure employment areas are well connected to enable accessibility for all to the borough's employment opportunities.
- Support small and medium businesses and business start ups.
- Encourage collaboration between the borough's employers and education providers to develop the workforce and enable access to skilled jobs.



**Our
Local
Plan.**



North Mymms District

GREEN BELT SOCIETY

Questions??