

## SDS1 (WGC4) North East of Welwyn Garden City

### Note on Densities

The Inspector requested during the Stage 9 Hearing Sessions that Homes England and WHBC try and maximise the potential of WGC4 and WGC4a and make it as high quality and efficient as possible without reducing the ability of screen the site from the wider green belt to the north. As requested by the Inspector this note presents density information for WGC4, areas to the south and an extended WGC4 site area for comparison.

### The Site

The capacity of the extended site WGC4/4a was calculated as 815 dwelling this results in a gross density of 20.7dph.

A revised calculation has now been carried out to reflect the Statement of Common Ground agreed with Homes England and Historic England reflecting the increased developable area and proposed capacity of 845 dwellings. This results in a density 19.9dph.

### Surrounding area densities

By way of comparison with the surrounding areas a gross and net density calculation were carried out by:

Gross density - defining a site area including: housing plots plus all roads, pavements, open spaces, landscaped areas.

Net density - defining a site area including: housing plots plus site specific roads, pavements and incidental spaces in the layout but excluding main roads and large open spaces.

**Area north of Moors Walk - Density = 24.5dph gross / 31.8dph net**



