

Welwyn Hatfield Draft Local Plan

Proportional Distribution Note

11th May 2021

1. This note has been prepared in response to questions received from the Inspector relating to proportionate distribution of the natural change data applied to the settlements debated at the examination.
2. Table 1 below shows a proportional distribution of existing households between the settlements.

Table 1: Proportion of Total Households by Settlement (2011 Census)

	2011 Census - Households	2011 Census - Proportion of Total Households
Welwyn Garden City	19,505	44.72%
Hatfield	13,258	30.40%
Woolmer Green	576	1.32%
Oaklands & Mardley Heath	1,185	2.72%
Welwyn	1,495	3.43%
Digswell	626	1.44%
Lemsford	89	0.20%
Stanborough	116	0.27%
Rural North	384	0.88%
Welham Green	1,277	2.93%
Brookmans Park and Bell Bar	1,453	3.33%
Little Heath	454	1.04%
Cuffley	1,755	4.02%
Rural South	1,440	3.30%
Total	43,613	100%

3. Tables 2-4 below show the number of new dwellings required in each excluded settlement and rural area to accommodate their natural growth in households to 2036.
4. The natural change in households has been estimated by taking the natural change in population for the plan period and dividing by the average number of persons per household. The average number of persons per household has been taken from Edge Analytics modelling and uses the average 2014-adjusted figure across the plan period.
5. The 2011 census proportions of households for each settlement were then applied to the natural change in households figure in order to provide a breakdown by area. The 3% vacancy rate assumption was finally applied to arrive at a figure in terms of dwellings. The data is presented for the 2018-based principal, alternative and 10-year variant projections.

Table 2: 2018-Based Alternative Migration (5-Year) Variant

Natural Change in Population 2016-36	7,661
Natural Change in Households	$7,661/2.41=3,179^*$

*2.41 is the average persons per household (2014-adjusted) for the plan period under the 2018-based alternative migration variant (Edge Analytics' modelling – EX203B).

	2011 Census - Proportion of Total Households	Natural Change in Households (2014 - Return Ratio Applied)	Natural Change in Dwellings (2014 - Return Ratio Applied)
Welwyn Garden City	44.72%	1422	1464
Hatfield	30.40%	966	995
Woolmer Green	1.32%	42	43
Oaklands & Mardley Heath	2.72%	86	89
Welwyn	3.43%	109	112
Digswell	1.44%	46	47
Lemsford	0.20%	6	7
Stanborough	0.27%	8	9
Rural North	0.88%	28	29
Welham Green	2.93%	93	96
Brookmans Park and Bell Bar	3.33%	106	109
Little Heath	1.04%	33	34
Cuffley	4.02%	128	132
Rural South	3.30%	105	108
Total		3,179	3,274

Table 3: 2018-Based 10 Year Migration Variant

Natural Change in Population 2016-36	6,363
Natural Change in Households	$6,363/2.40=2,651^*$

*2.40 is the average persons per household (2014-adjusted) for the plan period under the 2018-based 10-year migration variant (Edge Analytics' modelling – EX203B).

	2011 Census - Proportion of Total Households	Natural Change in Households (2014 - Return Ratio Applied)	Natural Change in Dwellings (2014 - Return Ratio Applied)
Welwyn Garden City	44.72%	1186	1221
Hatfield	30.40%	806	830
Woolmer Green	1.32%	35	36
Oaklands & Mardley Heath	2.72%	72	74
Welwyn	3.43%	91	94
Digswell	1.44%	38	39
Lemsford	0.20%	5	6
Stanborough	0.27%	7	7
Rural North	0.88%	23	24
Welham Green	2.93%	78	80
Brookmans Park and Bell Bar	3.33%	88	91
Little Heath	1.04%	28	28
Cuffley	4.02%	107	110
Rural South	3.30%	88	90
Total		2,651	2,731

Table 4: 2018-Based Principal Projections

Natural Change in Population 2016-36	6,666
Natural Change in Households	6,666/2.41=2,766

*2.41 is the average persons per household (2014-adjusted) for the plan period under the 2018-based Principal projections (Edge Analytics' modelling – EX203B).

	2011 Census - Proportion of Total Households	Natural Change in Households (2014 - Return Ratio Applied)	Natural Change in Dwellings (2014 - Return Ratio Applied)
Welwyn Garden City	44.72%	1,237	1,274
Hatfield	30.40%	841	866
Woolmer Green	1.32%	37	38
Oaklands & Mardley Heath	2.72%	75	77
Welwyn	3.43%	95	98
Digswell	1.44%	40	41
Lemsford	0.20%	6	6
Stanborough	0.27%	7	8
Rural North	0.88%	24	25
Welham Green	2.93%	81	83
Brookmans Park and Bell Bar	3.33%	92	95
Little Heath	1.04%	29	30
Cuffley	4.02%	111	115
Rural South	3.30%	91	94
Total		2,766	2,849

6. Table 5 shows the number of new dwellings the Council estimates could be accommodated within or on the edge of the two towns as a result of commitments, dwellings completed since 2016 and proposed allocations.

Table 5: Completions, Commitments and Proposed Allocations within Welwyn Garden City and Hatfield

	Completions 16 - 20	Commitments (at end Mar 31 2021)	Proposed Allocations*	Total
Welwyn Garden City	1,019	453	5,372	6,844
Hatfield	796	235	2,565	3,596
Total	1,815	688	7,937	10,440

**The figure for proposed allocations includes sites promoted through the Call for Sites 2019 as well as increased capacities at Pea02b and Pea102. Please see Appendix 1 for further detail on sites and capacity that make up these figures.*

Note the completions figures for 2020/21 are not yet finalised, so these sites remain within the commitments figure.

7. Table 6 shows the number of completions since 2016 and committed residential development by settlement not including Welwyn Garden City and Hatfield.

Table 6: Completions and Commitments by Settlement

	Completions 2016-2020	Commitments Updated (at 31 Mar 21)	Completions & Commitments
Woolmer Green	6	71	77
Oaklands & Mardley Heath	19	11	30
Welwyn	156	29	185
Digswell	11	13	24
Lemsford	0	0	0
Stanborough	-2	21	19
Rural North	2	23	25
Welham Green	8	4	12
Brookmans Park & Bell Bar	46	51	97
Little Heath	5	1	6
Cuffley	41	34	75
Rural South	14	45	59
Total	306	303	609

Note the completions figures for 2020/21 are not yet finalised, so these sites remain within the commitments figure.

8. Table 7 shows the remaining dwellings minus windfalls with the FOAHN remaining at 16,000.

Table 7: Remaining dwellings after those met in Welwyn Garden City, Hatfield and delivered through Windfall

FOAHN	16,000
Met in WGC + Hatfield (as in Table 5)	10,440
Windfall	1,402
Remaining Need (Dwellings)	$16,000 - (10,440 + 1,402) = 4,158$
Commitments & Completions (outside WGC & Hatfield – Table 6)	609
Remaining Need (Dwellings)	$4,158 - 609 = 3,549$

Appendix 1

Proposed Allocations in Hatfield & Welwyn Garden City (Included in Table 5)

Settlement	HELAA Reference	Local Plan Reference	Site	Capacity
WGC	WGC4/4a	SDS1	North east of Welwyn Garden City	845
WGC	WGC5	SDS2	South east of Welwyn Garden City	600
WGC	Pea02b	SDS3	Broadwater Road West SPD Site	2003
WGC	Pea02c	SDS4*	Broadwater Road West SPD Site (West) - Pall Mall	171
WGC	Pan01b	HS1	Land at Bericot Way (North)	21
WGC	WGC1	HS2	Creswick	300
WGC	Pea08	HS3	80 Bridge Road East	32
WGC	Ha103	HS4	Ratcliff Tail Lift Site, Bessemer Road	110
WGC	Hol19	HS5	Hyde Valley House, Hyde Valley	17
WGC	Han40	MUS1	Welwyn Garden City Town Centre North SPD Site	100
WGC	Han91	HS6	Land at Gosling Sports Park, Stanborough Road	100
WGC	Pea24	HS8	St Michaels House, Holwell Road	22
WGC	Han40a	-	Town Centre North- Campus	250
WGC	Pea106	-	73-83 Bridge Road East	235
WGC	Pea103	-	29 Broadwater Road	128
WGC	Pea102	SDS4*	Bio Park, Broadwater Road	250
WGC	Pea104	-	YMCA, 90 Peartree Lane	29
WGC	Hol23	-	Neighbourhood Centre, Hollybush Lane	16
WGC	Pea105	-	61 Bridge Road	21
WGC	Pea97	-	Former Norton Building	122
Total Welwyn Garden City				5,372
Hatfield	Hat1	SDS5	North West Hatfield	1750
Hatfield	HC100b	MUS2	1-9 Town Centre	71
Hatfield	HW100	MUS3	High view (Hilltop)	140
Hatfield	HE80	HS9	Land at Onslow St Audrey's School, Howe Dell	86
Hatfield	HS31	HS10	Garages at Hollyfield	12
Hatfield	Hat11	HS11	Land at Southway	120
Hatfield	HS91	HS13	Land south of Filbert Close (Former Hazelgrove School)	37
Hatfield	HE23	HS14	L Kahn Manufacturing, Wellfield Road	62
Hatfield	HE17	-	Link Drive (Site F)	80
Hatfield	HC08	-	Lemsford Road (Site H)	32
Hatfield	HSW92	-	Minster Close	49
Hatfield	HSW94	-	College Lane	115
Hatfield	HC11	-	Meridian House, The Common	11
Total Hatfield				2,565

*SDS4 site allocation to be amended to incorporate the BioPark (Pea102) in addition Pall Mall (Pea02c)