

- 24.1** Policy SP 24 will bring forward a substantial allocation of new housing in a location which has the potential to be sustainable and where coalescence with existing settlements can be avoided.

Policy SP 24

New Village at Symondshyde - SDS6 (Hat15)

Land for a new village north west of Hatfield is allocated for development in this Local Plan to accommodate approximately 1,130 new homes over the Plan period.

A masterplan setting out the quantum and distribution of land uses, access, sustainable design and layout principles for the whole site will be agreed by the Council, working with the landowner and other key stakeholders. The masterplan, which will be informed by the Strategy Diagram shown in Figure 16 below, will form the basis of a Supplementary Planning Document which will provide further guidance on site-specific matters. Any application for development should be preceded by, and consistent with, the masterplan.

The site will be planned comprehensively to create a new sustainable community incorporating principles of high quality design.

In accordance with the relevant policies of this Local Plan the site will provide:

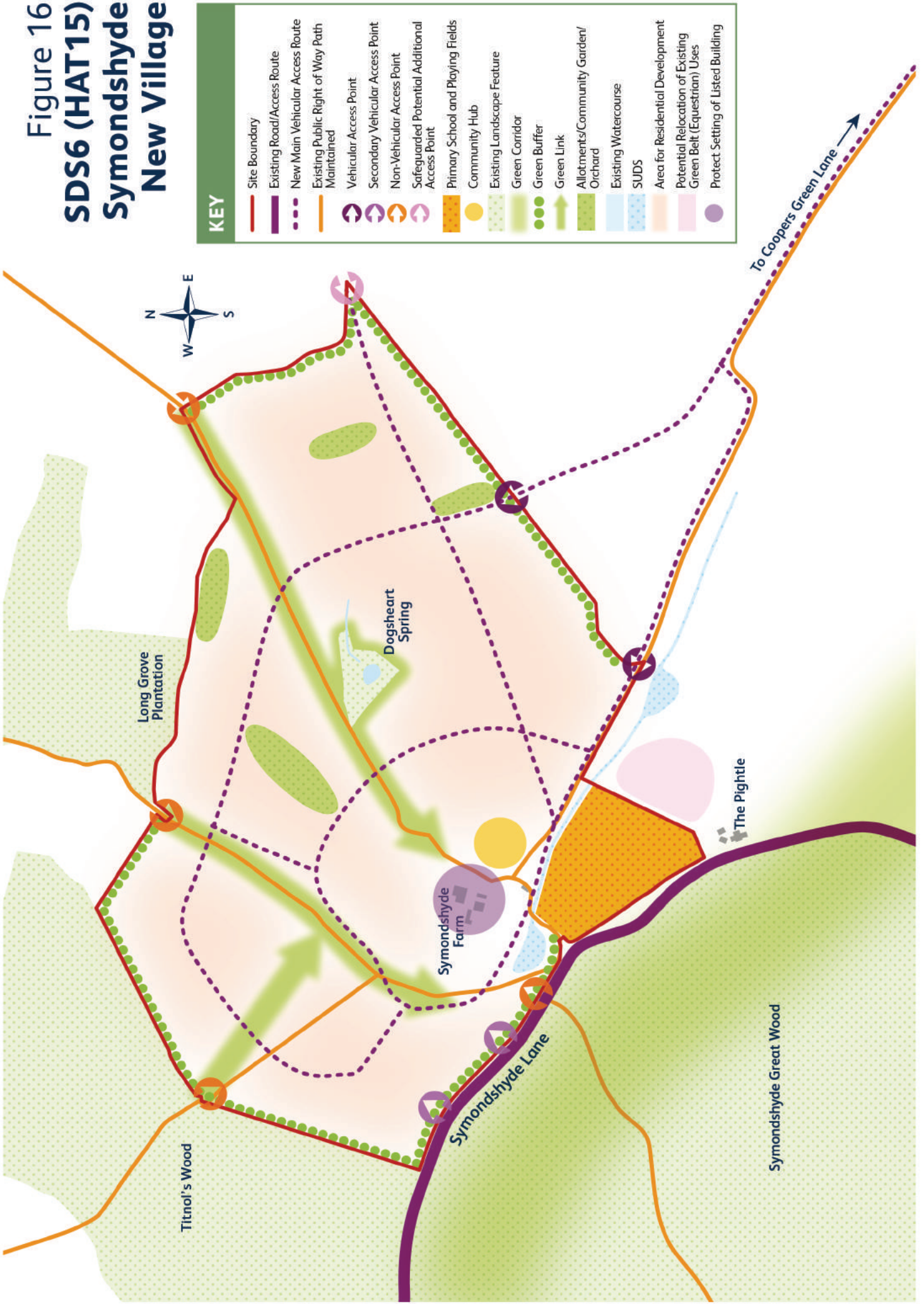
- A wide mix of housing types, sizes and tenures, including a minimum of 30% of all units as affordable housing unless it can be robustly demonstrated that such a proportion would not be viable; housing for older people; and serviced plots of land to contribute towards meeting evidenced demand for self-build and custom housebuilding;
- Gypsy and Traveller provision sufficient to accommodate a total of 10 pitches (off-site provision at site HS34/GTLAA09);
- A small neighbourhood centre in an accessible location to meet the day-to-day retail needs of new residents;
- Community facilities, including a community centre and leisure facilities;
- Education facilities in the form of a new two form entry primary school and associated play space, with provision for dual use of facilities for community purposes;
- Sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives;
- Suitable vehicular access arrangements, which may require one or more new access roads from the site to Coopers Green Lane and Green Lanes, also any necessary wider strategic and local highway mitigation measures, including measures to address impacts on Hammonds Lane (Symondshyde Lane), Coopers Green Lane, and locations at or around Stanborough and Junction 4 of the A1(M).
- Formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments and community orchards. Spaces will contribute to wider ecological networks including a strategic green infrastructure corridor from St Albans through to Hertford. As such, spaces should:

New Village

- be accessible to both new and existing communities;
 - provide north-south and east-west connections, providing upgraded routes for walkers and cyclists;
 - provide safe routes for wildlife, protecting and enhancing wildlife assets;
 - balance the needs of recreation and nature, providing suitable animal habitats and undisturbed areas.
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- Protection and enhancement of heritage assets, in particular the setting of Symondshyde Farmhouse, which is a Grade II listed building;
 - Landscaping and planting;
 - Necessary new utilities infrastructure, in particular upgrades to the local sewerage network and electricity supply network, also including integrated communications infrastructure to facilitate home-working; and
 - Sustainable drainage and provision for flood mitigation.

In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the Masterplan, and will not prejudice the implementation of development on the site as a whole

Figure 16
SDS6 (HAT15)
Symondshyde
New Village



New Village

Justification

- 24.2** Consistent with the settlement hierarchy and strategic objective 2 of the Local Plan, it is the Council's intention to direct the majority of growth towards the towns of Hatfield and Welwyn Garden City with limited growth towards the larger villages, where it can be supported by the appropriate infrastructure and the need for travel can be reduced. However, the scale of the borough's objectively assessed need for housing, and the consequent housing target, are such that a further substantial allocation separate from the existing towns and villages is required.
- 24.3** The Symondshyde Strategic Development Site is suitable, available and deliverable as a location for a new community. The aim is to make the new settlement as sustainable as possible by incorporating basic supporting facilities, such as a village shop, primary school and community centre, within the settlement and by investing in sustainable transport links so that residents can safely and quickly access Hatfield and Welwyn Garden City for a wider range of facilities and employment. In addition there is a potential for an inter-relationship with the North West Hatfield new neighbourhood at SDS5 (Hat1), about 1km distant, where it is planned to provide secondary education and a wider range of shopping and community facilities.
- 24.4** Whilst the site of the new settlement is predominantly greenfield, with the existing Symondshyde Farm building complex the only area of previously-developed land, it is largely screened in views from the west by existing mature woodland and its prominence from other viewpoints is reduced as it lies in a dip in the local topography. The essential road and utilities improvements and sustainable transport measures required to support the new settlement could be efficiently managed as part of the same package required to deliver the new neighbourhood at SDS5 (Hat1). In this regard, Policy SP 24 is in accordance with the spatial vision and strategic objectives 1, 3 and 7 of the Local Plan.

Implementation

- 24.5** The masterplanned approach to the development of Symondshyde will ensure that it functions as a new sustainable settlement. The policies for the strategic allocation focus on the principles of development and are not intended to provide policy guidance on every aspect. They must therefore be read in conjunction with other policies in the Local Plan. The policy is accompanied by an illustrative diagram which is to be used as a basis for masterplanning and will also help inform decisions on planning applications.