



BIRCHALL

GARDEN SUBURB



Birchall Garden Suburb

2022



Welcome



Site Context

- South East of Welwyn Garden City
- Bounded by the A414
- 222ha (549 acres)
- Split between East Herts and Welwyn Hatfield local authority boundaries

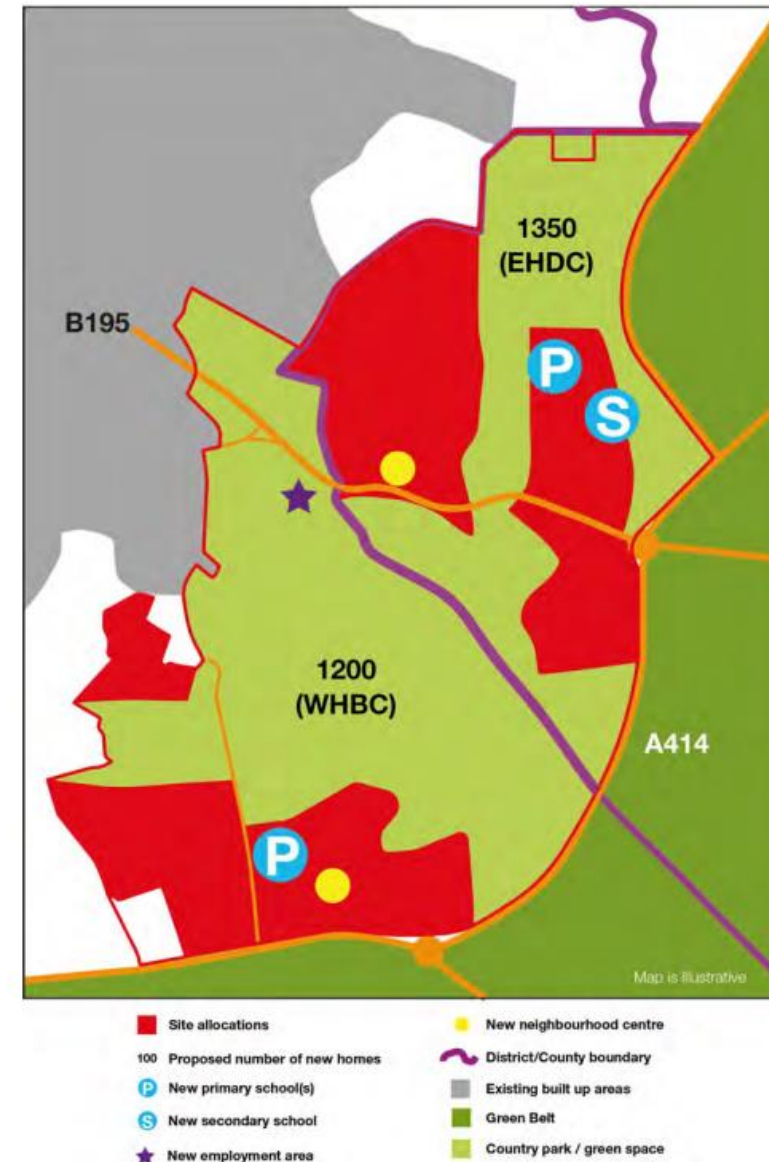


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Figure 13.1: Key Diagram for East of Welwyn Garden City

Planning Background

- Site released from the Green Belt and allocated in East Herts Local Plan (2018)
- Site proposed to be released from the Green Belt and allocated in the Draft Welwyn Hatfield Local Plan (2016)
- Fate of Welwyn Hatfield Local Plan uncertain
- BGS plan follows closely to the original EHDC strategy diagram



Consultation

Extensive consultation has included:

- November 2015: Community Planning Weekend
- March 2016: Public exhibition
- June - July 2017: Further public exhibition
- Numerous meetings with neighbours and sector groups, including outdoor recreation stakeholders and Historic England over an extensive period (12+ years)
- Each Local Authority held numerous rounds of consultation for their Local Plans and, from this, BGS became an allocation in both Local Plans



Vision



**Town and
country living**



**21st Century
Garden Suburb**



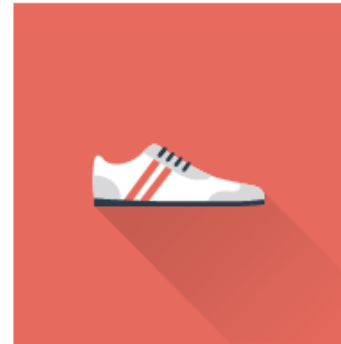
**A diversity
of homes**



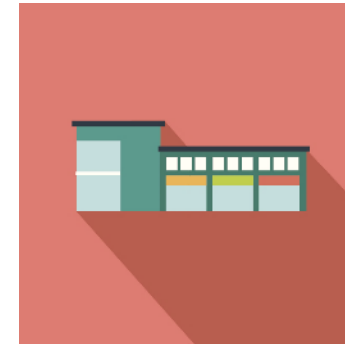
**A network of
beautiful green
spaces**



**Sustainable
travel**



Walkability



**Access to
local
amenities
and services**

Masterplan

- Birchall Garden Suburb will be a beautifully designed new community – a fitting extension to England's second Garden City
- A series of village-scale, 15-minute neighbourhoods orientated around an extensive central parkland - Birchall Common 76ha (188 acres)
- A414 provides a logical long-term boundary to the growth of Welwyn Garden City



BIRCHALL GARDEN SUBURB

- Planning Application Boundary
- District Boundaries
- Existing right of way to be retained
- Existing right of way to be upgraded to bridleway
- Existing national cycle route to be retained
- Residential
- Local Centre
- Primary School Site
- Secondary & Primary Schools Sites
- Existing Waterbody
- Existing Fishing Lake Car Park to be retained
- Existing Civic Amenity Site
- Infrastructure
- Travellers Site
- Strategic Open Space
- Existing Woodland
- Proposed Woodland Planting
- Allotment (Indicative Only)
- BGAT downgraded to footpath/cycle route
- Proposed Bus and Strategic Footpath/Cycle Route
- Proposed Footpath and Equestrian Link
- Proposed Footpath/Cycle and Potential Equestrian Link
- Primary Roads (Including Footpath/Cycle Route)
- Proposed Point of Access
- Play Area (Indicative location)
- Drainage Basin (Indicative location)
- HERT Potential Locations for HERT Hub

BGS Parameter Plan

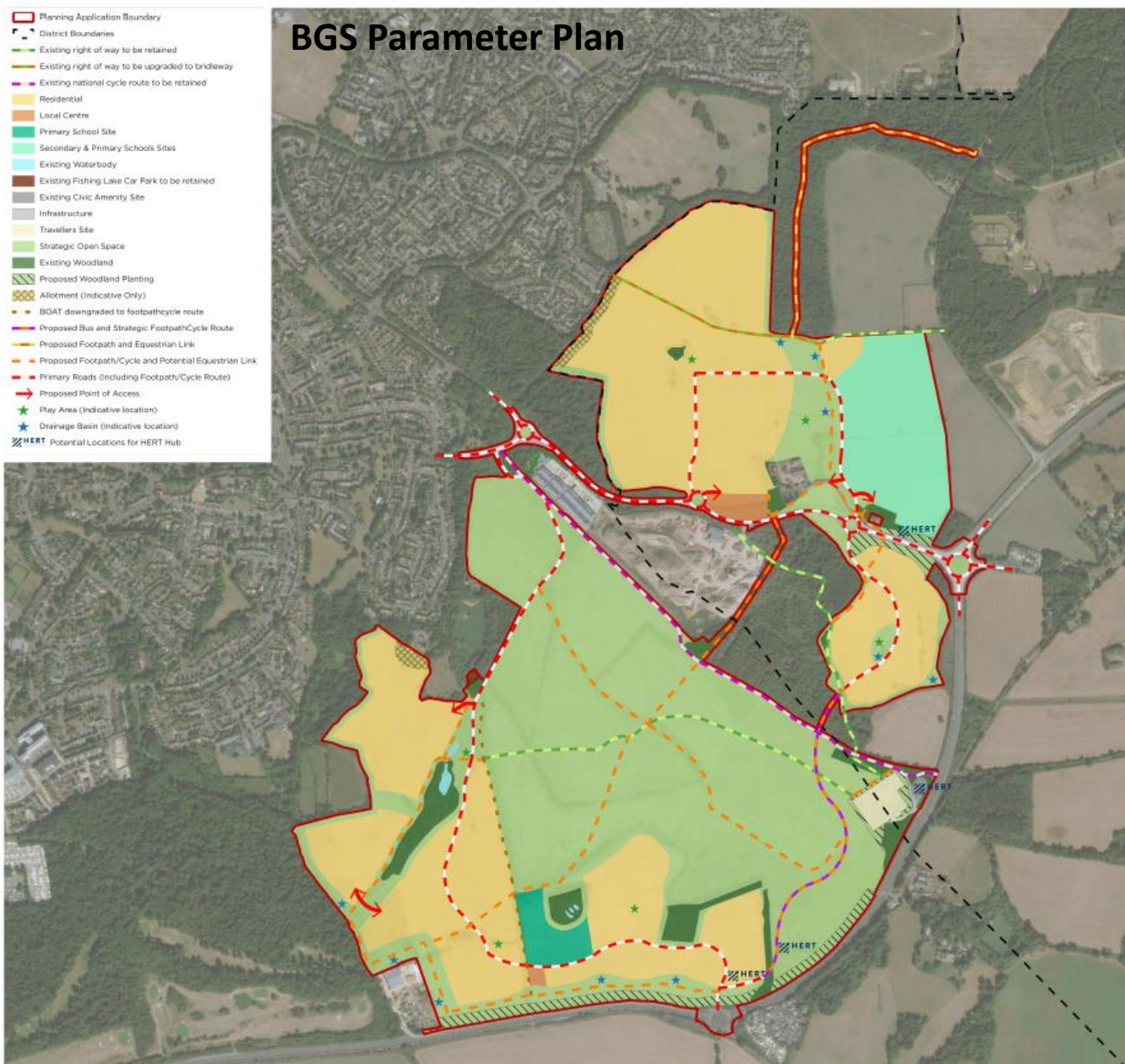
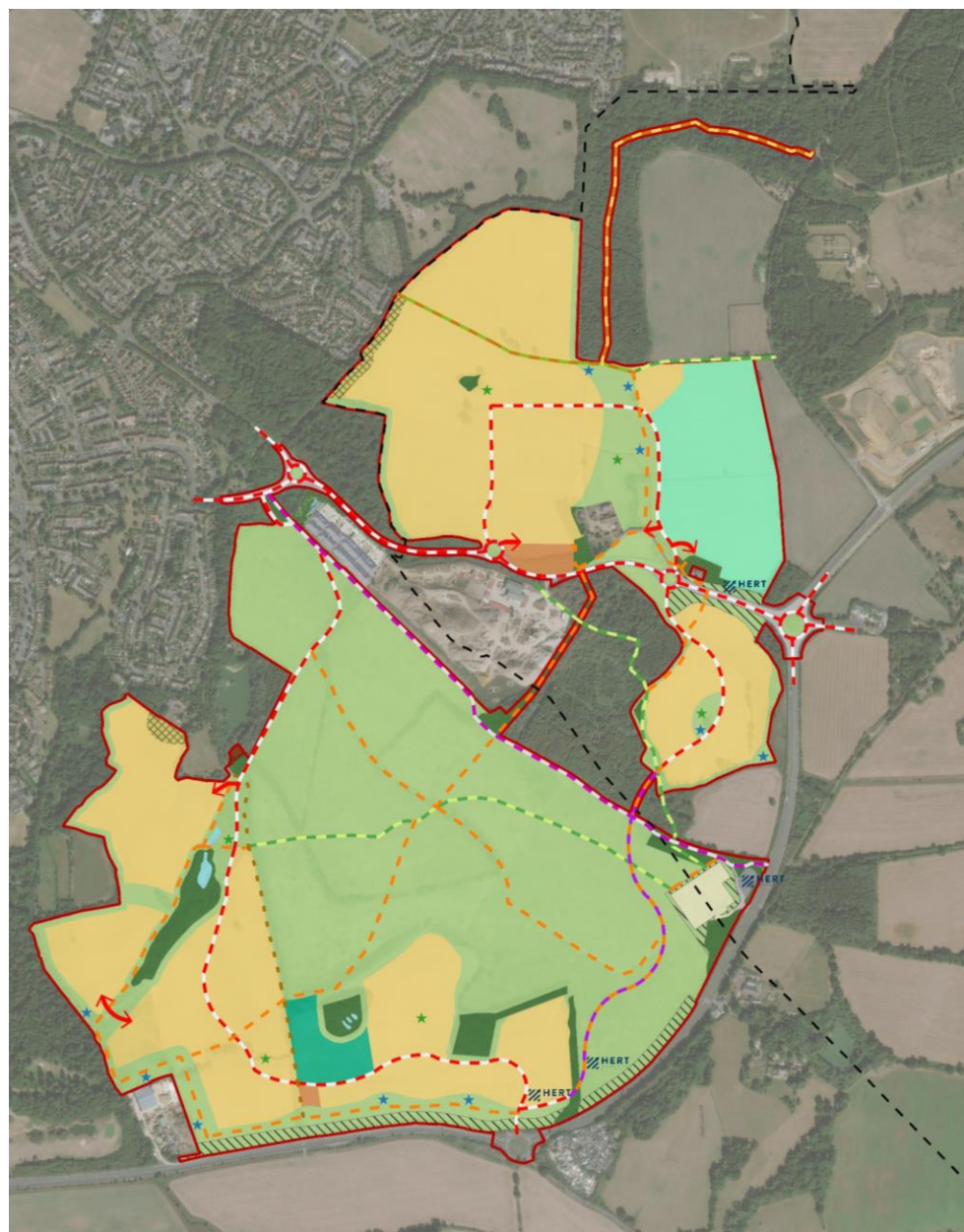


Figure 12 Birchall Garden Suburb



-  Planning Application Boundary
-  District Boundaries
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-  Primary Roads (Including Footpath/Cycle Route)
-  Proposed Point of Access
-  Play Area (Indicative location)
-  Drainage Basin (Indicative location)
-  Potential Locations for HERT Hub



BGS Parameter Plan

BIRCHALL GARDEN SUBURB

Green infrastructure



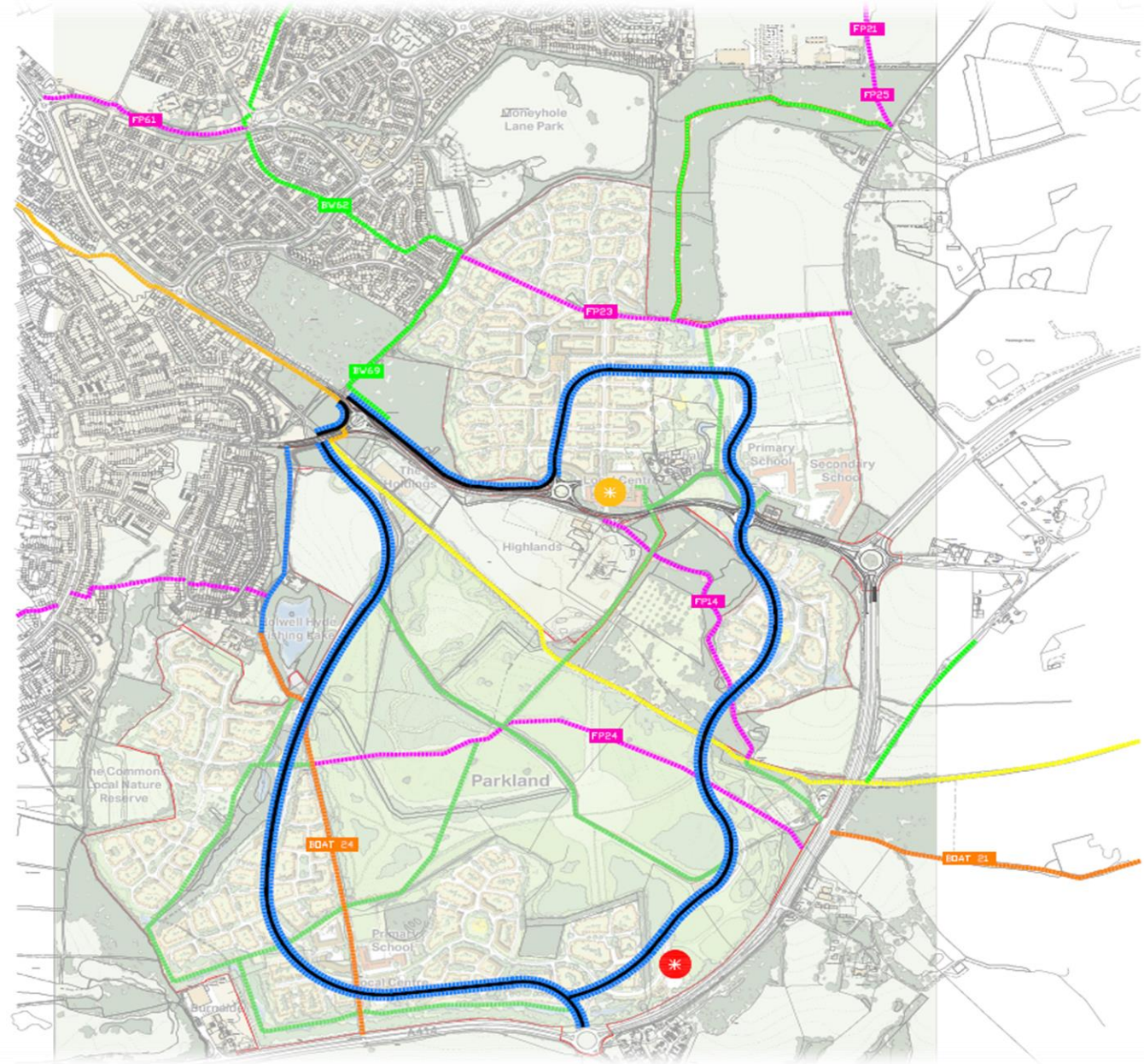
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Sustainable development



BIRCHALL GARDEN SUBURB

Transport & access



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Existing Connections

- Bridleway
- Footpath
- Byway (open to all traffic)
- Sustrans Route 61 (Traffic Free)

New Strategic Footway/Cycleway PT Corridor

- Local Connections
- New strategic footpath / cycleway PT corridor
- New strategic footpath/ cycleway corridor
- HERT Hub & Mobility Interchange
- Mobility Interchange

REV	DATE	DESCRIPTION	INITIALS
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Transport Planning Consultants

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AN TITLE	Birchall Garden Suburb	CLIENT	Tarmac
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DRAWING TITLE	Parameter Plan
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SCALE	Drawn by	DATE	Checked by	DATE	Drawn by	DATE	Checked by	DATE
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BIRCHALL GARDEN SUBURB

Management company

- To align with its Garden City principles, the development at BGS will establish a community-led management company
- Management company will oversee and agree the long-term stewardship of community assets



Timescales & next steps

- Dedicated website **bgs.tarmac.com**
- Any further questions can be sent to bgsengagement@cratus.co.uk
- Public Webinar date to be published shortly
- Ongoing engagement with stakeholders
- A planning application will be submitted in due course



Summary & key statistics

222
hectares
(549 acres)

transformed into new
garden suburb

80 
hectares of land

Over 200 acres with 2,650
new homes

113 
hectares of new
open spaces

Including over 76 hectares
(188 acres) of new
parkland



Diverse range of homes for
first time buyers, families &
older people



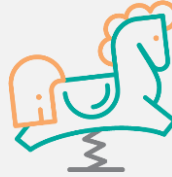
3 new schools



Affordable housing,
offering rental and shared
ownership options



Space for retail and
healthcare



New sports pitches and
children's play areas



5 miles of pedestrian
walkways and cycle routes



Superfast broadband
connection to each
front door



2 new neighbourhood
centres, with shops, services
& 2 community centres



Wildlife corridors
and new habitats



Allotments



A network of electric
vehicle charging points



Public transport
connections, including a
potential Hertfordshire
Essex Rapid Transit hub

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Thank you

