

MEMORANDUM

To: Anne McDonald
Principal Planning Officer

From: Debbie Ealand
Housing Supply Officer
Ext: 4526

Your Ref: 26/00705/FP

Date: 20th August 2026

**Full Planning Permission: Change of use of land to residential static caravans/park homes to include footpath extension, parking, improved access points and associated landscaping (including changing the levels of part of the quarry area) and infrastructure.
Cardens Gardens, Danesbury Park Road, Welwyn, Hertfordshire, AL6 9SN**

Case Ref No: 26/00705/FP

Dear Anne,

Thank you for your memo of 5th August 2026 in respect of the above application for full planning permission.

The site lies within the Green Belt near the settlement at Pottersheath, within the parish of Codicote. Codicote is a Category A village and is one of five villages where a greater amount of development has been allocated. There are four allocated sites in the Local Plan, expected to deliver 315 new homes.

The site is adjacent to allocated site CD6 Land at Woodside Place, Danesbury Park Road which has been identified for four additional Gypsy and Traveller pitches in accordance with Policy HS7: Gypsies, Travellers and Travelling Showpeople of the Local Plan.

The affordable housing requirement is 40% on sites which will provide 25 dwellings or more, in accordance with the Local Plan. Within the overall affordable housing requirement, the Council requires a 65% rented/ 35% affordable home ownership or other forms of affordable housing tenure mix, in accordance with the Local Plan and the Developer Contributions SPD.

The North Herts District and Stevenage Borough Councils SHMA Update 2023 shows a need for a 65% Social Rented/ 15% Affordable Rented/ 20% Affordable Home Ownership tenure mix.

Policy HO7: Meeting the need for homes of the new NPPF, published in August 2026, says that

1. In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs

assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.

Policy HO8: Providing affordable homes of the NPPF says that

1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:

- a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or
- b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.

Policy CGB2a: Exception sites for affordable housing in the Green Belt applies Which says that planning permission for limited affordable housing in the Green Belt

- ☐ Adjoining Category A villages; or
- ☐ Beyond the built core of Category B villages;

will be granted provided that the land is identified for such development in a Neighbourhood Plan or:

- a) It meets a proven local need as identified through a parish survey or other relevant study;
- b) There are no reasonable alternate, suitable and available sites:
 - i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village;

A rural housing needs survey was last undertaken in Codicote in 2007 and so is considered very out of date. 118 households identified themselves as needing accommodation, but only 35 households provided sufficient information to assess if they meet requirements to access affordable housing.

It is anticipated that 126 affordable homes will be delivered on the allocated sites to meet the housing needs of Codicote and North Hertfordshire generally.

Based on the provision of 27 dwellings overall, including Golden Rules 50% affordable housing provision; 14 affordable dwellings 9 for social rent and 5 for Affordable Home ownership.

The 2023 Strategic Housing Market Assessment (SHMA) Update identifies a need for a greater proportion (62%) of larger homes (three + bedrooms) and 38% one and two bedroom homes for rent. For affordable home ownership the SHMA identifies a need for 80% one and two bedroom homes and only 20% for three bedroom homes.

The table shows the mix that best meets housing need by size, type and tenure based on the 2023 SHMA update.

Size/type	65% social rent		35% affordable home ownership	
1BF	8%	1	22%	1
2BF	9%	1	15%	1
2BH	21%	2	43%	2
3BH	50%	4	20%	1
4BH	10%	1		
5BH	2%	0		
Total		9	100%	5

The applicant is proposing the provision of park homes for elderly persons as a form of affordable housing. The provision of park homes as affordable housing does not meet the definition of affordable housing d. other affordable routes to home ownership, as indicated by the applicant. The definition below refers to more traditional housing owned by housing associations/ registered providers including shared ownership, equity loans and rent to buy.

d. other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

Planning permission for sheltered and supported housing in uses classes C2 and C3 will only be granted where the proposals meet provisions of Policy HS4: Supported, sheltered and older persons housing.

Any affordable homes should be owned and managed by a registered provider, and be evenly distributed on the site, rather than on one part.

The nationally described technical housing standards provide the nationally recognised standards for bedrooms, storage and internal areas in new dwellings across all tenures. All the affordable units are required to meet the nationally described housing space standards.

I hope this information assists you. Please contact me if you require any further information.

Regards

Debbie Ealand
Housing Supply Officer