

PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 1: LOCAL PLAN REVIEW ASSESSMENT

Why you should use this part of the toolkit

The following matrix will assist you in undertaking a review of policies within your plan to assess whether they need updating.

The matrix is intended to supplement the [National Planning Policy Framework](#) (NPPF) (paragraph 33 in particular) and the associated [National Planning Practice Guidance](#) on the review of policies within the plan. Completing the matrix will help you understand which policies may be out of date for the purposes of decision making or where circumstances may have changed and whether or not the policy / policies in the plan continue to be effective in addressing the specific local issues that are identified the plan. This in turn will then help you to focus on whether and to what extent, an update of your policies is required. We would recommend that you undertake this assessment even if your adopted local plan already contains a trigger for review which has already resulted in you knowing that it needs to be updated. This is because there may be other policies within the plan which should be, or would benefit from, being updated.

This part of the toolkit deals only with local plan review.

How to use this part of the toolkit

To use the matrix, consider each of the statements listed in the “requirements to consider” column against the content of your current plan. You will need to take into consideration policies in all development plan documents that make up your development plan, including any ‘made’ neighbourhood plans and/ or any adopted or emerging Strategic Development Strategy. For each statement decide whether you:

- Disagree (on the basis that your plan does not meet the requirement at all);
- Agree (on the basis that you are confident that your current plan will meet the requirement)

Some prompts are included to help you think through the issues and support your assessment. You may wish to add to these reflecting on your own context.

Complete all sections of the matrix as objectively and fully as possible. Provide justification for your conclusions with reference to relevant sources of evidence where appropriate. You will need an up to date Authority Monitoring Report, your latest Housing Delivery Test results, 5 year housing land supply position, any local design guides or codes and the latest standard methodology housing needs information. You may also need to rely on or

update other sources of evidence but take a proportionate approach to this. It should be noted that any decision not to update any policies in your local plan will need to be clearly evidenced and justified.

How to use the results of this part of the toolkit

The completed assessment can also be used as the basis for, or as evidence to support, any formal decision of the council in accordance with its constitution or in the case of, for example, Joint Planning Committees, the relevant Terms of Reference in relation to the approach to formal decision-making, as to why an update to the local plan is or is not being pursued. This accords with national guidance and supports the principle of openness and transparency of decision making by public bodies.

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A	PLAN REVIEW FACTORS		
A1.	<p>The plan policies still reflect current national planning policy requirements.</p> <p>PROMPT: As set out above in the introductory text, in providing your answer to this statement consider if the policies in your plan still meet the ‘content’ requirements of the current NPPF, PPG, Written Ministerial Statements and the National Model Design Code (completing Part 2 of the toolkit will help you determine the extent to which the policies in your plan accord with relevant key requirements in national policy).</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence):</p> <p>The WHBC Local Plan 2016-2036 was adopted by the Council in October 2023 following examination of the plan under the NPPF 2012. In December 2023 the Government published a revised version of the NPPF which placed greater emphasis on matters such as the design of development, supporting the transition to a low carbon future, and supporting measures to ensure the future resilience of communities and infrastructure to climate change impacts, including with regards to flood risk.</p> <p>More specific measures identified in the NPPF 2023 which are not clearly / specifically addressed in current Local Plan policy are:</p> <ul style="list-style-type: none"> • Recognising that residential development often plays an important role in ensuring the vitality of centres and encouraging residential development on appropriate sites; • Supporting opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, allowing upward extensions where the development would be consistent with the prevailing height and form of neighbouring

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			<p>properties and the overall street scene;</p> <ul style="list-style-type: none"> • The use of minimum density standards for city and town centres and other locations that are well served by public transport, which seek a significant uplift in the average density of residential development within these areas; • Policies to ensure new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. • Considering identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; • Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable <u>home ownership</u>. <p>Local policies that required at least 10% BNG in anticipation of mandatory BNG no longer apply when determining planning applications (for applications subject to mandatory BNG). Plan-makers may complement the statutory framework e.g., with policies that support appropriate local offsite biodiversity sites, and whether specific allocated sites for development should include biodiversity enhancements. A higher percentage than the statutory 10%, either on an area-wide basis or for specific development allocations must be justified and evidenced, (the local need for a higher percentage, local opportunities for a higher percentage, any impacts on viability for development and how the policy will be implemented).</p> <p><u>Please also see Local Plan Review of Policy compliance with NPPF 2023</u></p>

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A2.	<p>There has not been a <u>significant</u> change in local housing need numbers from that specified in your plan (accepting there will be some degree of flux).</p> <p>PROMPT: Look at whether your local housing need figure, using the standard methodology as a starting point, has gone up significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan).</p> <p>Consider whether your local housing need figure has gone down significantly (with the measure of significance based on a comparison with the housing requirement set out in your adopted local plan). You will need to consider if there is robust evidence to demonstrate that your current housing requirement is deliverable in terms of market capacity or if it supports, for example, growth strategies such as Housing Deals, new strategic infrastructure investment or formal agreements to meet unmet need from neighbouring authority areas.</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The Local Plan housing requirement of 760 dwellings per annum was <u>not</u> calculated using the standard method for assessing housing need as the plan was submitted for examination prior to this methodology being implemented. Under the standard methodology, the local housing need figure for Welwyn Hatfield would currently (for 2024/25) be 891 dwellings per annum. This represents a 17% increase compared with the adopted housing requirement of 760dpa.</p> <p>Planning Practice Plan-making Guidance (paragraph 062) states: <i>“Local housing need will be considered to have changed significantly where a plan has been adopted prior to the standard method being implemented, on the basis of a number that is significantly below the number generated using the standard method, or has been subject to a cap where the plan has been adopted using the standard method.”</i></p>
A3.	<p>You have a 5-year supply of housing land</p> <p>PROMPT: Review your 5-year housing land supply in accordance with national guidance including planning practice guidance and the Housing Delivery Test measurement rule book</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The Local Plan was examined under the 2012 Framework and associated national guidance on deliverability. In this context, the Inspector was satisfied that on adoption, the Council was able to demonstrate a five-year supply (5.1 years). However, an interim review of the five-year housing land supply for a recent appeal acknowledged that the Council could only demonstrate between 3.1-4.4 years supply using the current test of deliverability required by the Framework.</p>

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A4.	<p>You are meeting housing delivery targets</p> <p>PROMPT: Use the results of your most recent Housing Delivery Test, and if possible, try and forecast the outcome of future Housing Delivery Test findings. Consider whether these have/are likely to trigger the requirement for the development of an action plan or trigger the presumption in favour of sustainable development. Consider the reasons for this and whether you need to review the site allocations that your plan is reliant upon. In doing so you need to make a judgement as to whether updating your local plan will support delivery or whether there are other actions needed which are not dependent on changes to the local plan.</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Results of the 2022 Housing Delivery Test demonstrate that Welwyn Hatfield delivered 65% of homes against its adopted requirement target for the three-year period 1st April 2019 – 31st March 2022. Therefore, the Council is required to produce an updated Housing Delivery Test Action Plan and apply the presumption in favour of sustainable development. Whilst the government has not yet published the 2023 Housing Delivery Test result it is anticipated that the result for Welwyn Hatfield for the three years 1st April 2020 – 31st March 2023 will be 54%.</p> <p>The current shortfall in completions is expected given that the Local Plan was only recently adopted. An increasing number of allocated sites now have planning permission, with some already delivering completions and a further number of sites have applications submitted. The lead-in time between planning permission being granted and first dwelling completions is generally 2-3 years, meaning it will take some time before sites recently granted permission result in an improvement in completions. In addition, some larger strategic sites have encountered delays/are not progressing as quickly as was previously anticipated, and are therefore likely to fall behind the delivery timescales set out in the Local Plan housing trajectory.</p>
A5.	<p>Your plan policies are on track to deliver other plan objectives including any (i) affordable housing targets including requirements for First Homes; and (ii) commercial floorspace/jobs targets over the remaining plan period.</p> <p>PROMPT: Use (or update) your Authority Monitoring Report to assess delivery.</p>	Agree (in part)	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>(i) The Local Plan estimated that affordable housing will account for around 20% of total completions over the whole plan period. Affordable delivery reported to date (1 Apr 2016 - 31 Mar 2023) is currently in line with this at 20.7%. However, the Local Plan does not include a policy on First Homes.</p> <p>(ii) The Local Plan identified an employment floorspace net additional supply of 55,000 sq. m over the 2016-36 plan period. Overall, since the start of the plan period in 2016 and end of March 2023, there has been a net gain in employment floorspace of +6,227 sq. m. In the</p>

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			<p>years prior to 2021/22, a net loss in employment floorspace had been recorded, largely resulting from office to residential conversions from permitted development. The completion of four industrial units at Cole Green Lane on the eastern edge of WGC in 21/22 resulted in a net gain of just under 11,000 sq. m of storage and distribution floorspace - this site is allocated as part of a new employment area in the Local Plan (EA11). The main commercial floorspace allocation is Marshmoor, which will account for the majority (74%) of the total net floorspace supply. This site is expected to be delivered slightly later in the plan period, although the masterplanning process is now progressing.</p>
A6.	<p>There have been no significant changes in economic conditions which could challenge the delivery of the Plan, including the policy requirements within it.</p> <p>PROMPT: A key employer has shut down or relocated out of the area.</p> <p>Unforeseen events (for example the Covid-19 Pandemic) are impacting upon the delivery of the plan.</p> <p>Up-to-date evidence suggests that jobs growth is likely to be significantly more or less than is currently being planned for.</p> <p>Consider if there is any evidence suggesting that large employment allocations will no longer be required or are no longer likely to be delivered.</p> <p>You will need to consider whether such events impact on assumptions in your adopted local plan which have led to a higher housing requirement than your local housing need assessment indicates.</p> <p>Consider what the consequences could be for your local plan objectives such as the balance of in and out commuting and the resultant impact on proposed transport infrastructure provision (both capacity and viability), air</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>In the past, Welwyn Hatfield has been a significant centre for employment and the Borough historically had a net inflow of commuters (unusual in Hertfordshire, albeit data on this has not always been reliable). Significant economic assets, such as Hatfield Business Park, the headquarters of Tesco and Hertfordshire Police, and two campuses of the University of Hertfordshire are located in the borough.</p> <p>However, since the Covid pandemic and the consequent changes to work patterns, it is less clear how the employment situation in the Borough should be approached. Whilst no major employers have left (albeit Ocado shut one significant part of their site) clearly where people now “work” is not as straightforward as in the past.</p> <p>The previous approach to planning for employment was to consider forecasts for economic growth, break these into sectors and then calculate the jobs impact in those sectors. Using assumptions on use classes this would then be translated into a forecast for floorspace growth which was then converted to a land area. However, this presents some challenges:</p> <ul style="list-style-type: none"> • The last employment study undertaken in the borough was in 2016,

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	quality or climate change considerations.		<p>prior to the Covid 19 pandemic which significantly changed employment patterns, and it is unclear how this has impacted upon working patterns in the borough.</p> <ul style="list-style-type: none"> • The Borough saw significant losses of employment space, in particular in the period 2016-19 much of which came from Permitted Development. Whilst Article 4 Directions have stopped losses of some space through PD, it has not stopped losses entirely and there is still pressure on employment space. However, what has never been properly understood is what impact there was on local employment from those floorspace losses as the losses weren't accompanied by a fall in the level of local employment in data. • Evidence from recent planning appeals indicated there is demand for smaller, more flexible types of floor space than larger footprint buildings. At present demand for types of floorspace is unclear. • The adopted Local Plan makes provision for a certain amount of floorspace for B (and now E(g) uses) and that – other than generally supportive policies for other uses to locate on employment areas if appropriate, other uses are not really explored. There seems to be a general assumption that certain types of employment such as health, education and some services will be created in line with population growth. However, the degree to which this is true, and whether planning policy should do something differently is unclear. <p>The social/economic trend for 'on-line' purchasing, accelerated by the Covid pandemic. This growth industry requires huge storage and distribution capabilities, not just a point of delivery to a doorstep. Welwyn Hatfield has good accessibility to the A1(M), M25, M1 and London. More understanding is required with regards to demand. This may require analysis of sub-regional and local market distribution.</p>

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A7.	<p>There have been no significant changes affecting viability of planned development.</p> <p>PROMPT: You may wish to look at the Building Cost Information Service (BCIS) All-in Tender Price Index, used for the indexation of Community Infrastructure Levy (CIL), or other relevant indices to get a sense of market changes.</p> <p>Consider evidence from recent planning decisions and appeal decisions to determine whether planning policy requirements, including affordable housing, are generally deliverable.</p> <p>Ongoing consultation and engagement with the development industry may highlight any significant challenges to delivery arising from changes in the economic climate.</p>	Requires review	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The Local Plan, reflecting planning practice guidance allows for a consideration of site viability to enable housing delivery. It is recognised that current macro-economic events could impact the viability and delivery of development due to increasing costs of materials and labour shortages. However, given the Local Plan has only recently been adopted, accurate reflection on the impacts of the above is challenging.</p> <p>Whilst demand for housing is still strong, six of the 48 sites granted permission (for 10+ dwellings) between 2016-23 did not meet affordable housing policy thresholds due to viability. Two of these sites were Local Plan allocations (Onslow and BioPark).</p>
A8.	<p>Key site allocations are delivering, or on course to deliver, in accordance the local plan policies meaning that the delivery of the spatial strategy is not at risk.</p> <p>PROMPT: Identify which sites are central to the delivery of your spatial strategy. Consider if there is evidence to suggest that lack of progress on these sites (individually or collectively) may prejudice the delivery of housing numbers, key infrastructure or other spatial priorities. Sites may be deemed to be key by virtue of their scale, location or type in addition to the role that may have in delivering any associated infrastructure.</p>	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Nine sites allocated for housing in the Local Plan have completed or are currently under construction. Whilst some of the non-strategic sites are now delivering /progressing through the planning system, the strategic development sites are likely to fall behind in terms of first completions compared to what was anticipated in the Local Plan trajectory.</p> <p>Strategic Development Sites</p> <p>SDS1 – North East of WGC (Panshanger) - Outline permission granted for 650 dwellings in February 2020, further outline permission granted subject to completion of s106 agreement for additional 210 dwellings in July 2023. The site was acquired by Homes England, the Government’s housing accelerator, in March 2020. Application submitted for reserved matters for construction of spine road and related highways including supporting drainage, infrastructure and landscaping works currently awaiting determination. Whilst delivery is expected to be slightly later than originally anticipated, this site is progressing.</p>

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			<p>SDS2 – Birchall Garden Suburb - An outline planning application has been submitted to both WHBC and East Herts District Council for development of Birchall Garden Suburb to total 2,650 dwellings. However, the submitted planning application involves a site and a quantum of development that exceeds the Local Plan allocation, and the outcome of this application is not yet known. A masterplan has now been agreed by the Council to guide the development of the site allocated in the adopted Local Plan.</p> <p>SDS3 - Broadwater Road West (N) - This site has an extant full planning permission for 1,340 residential dwellings plus 114 extra care homes. The first 208 homes completed in 2022/23 at the southern side of the site. Due to insolvency, a receiver was appointed for the northern part of this site in November 2022. However, it is now understood that the site has since been purchased and the Council will work with the new owner to progress the scheme.</p> <p>Bio-Park - This site was granted permission at appeal in August 2022. Discharge of conditions for demolition works (May 2023).</p> <p>Broadwater Road West (SW) – Pall Mall – not expected until later in the plan period.</p> <p>SDS5 – North West Hatfield – Planning permission for extractions of minerals at North West Hatfield has been granted and the Section 106 agreement is being finalised. A masterplanning process to guide development of the site is underway, however, this has not progressed as expected and early indications are that there may be some delay to site delivery.</p> <p>The local plan Allocations Status table at the end of this document identifies progress with other sites.</p>

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A9.	<p>There have been no significant changes to the local environmental or heritage context which have implications for the local plan approach or policies.</p> <p>PROMPT: You may wish to review the indicators or monitoring associated with your Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA).</p> <p>Identify if there have been any changes in Flood Risk Zones, including as a result of assessing the effects of climate change.</p> <p>Consider whether there have been any changes in air quality which has resulted in the designation of an Air Quality Management Area(s) or which would/ could result in a likely significant effect on a European designated site which could impact on the ability to deliver housing or employment allocations.</p> <p>Consider whether there have been any changes to Zones of Influence / Impact Risk Zones for European sites and Sites of Special Scientific Interest or new issues in relation to, for example, water quality.</p> <p>Consider whether there have been any new environmental or heritage designations which could impact on the delivery of housing or employment / jobs requirements / targets.</p> <p>Consider any relevant concerns being raised by statutory consultees in your area in relation to the determination of individual planning applications or planning appeals which may impact upon your plan - either now or in the future.</p>	Disagree (in part)	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The AMR report 2022/2023 includes indicators/monitoring of matters identified in our SA/SEA/HRA. No issues are currently identified.</p> <p>A SFRA was undertaken in 2009, 2015 and 2016 and updated in 2019. National guidance on SFRA states that an up-to-date SFRA is required to make policies and decisions about the type and location of development. An existing SFRA may either need to be reviewed and updated or a new SFRA created when there are changes to national policy or guidance, a local plan, predicted impacts of climate change on flood risk, and flood risk management plans etc. The Lead Local Flood Authority is responsible for producing the flood risk management strategy for Hertfordshire and has published a surface water management plan for Welwyn Hatfield. The PPG on Flood Risk [and Coastal Change] was last updated in 2022, and is described as a significant refresh to the guidance. The EA provides national guidance for LPAs preparing flood risk assessments, which includes making allowances for climate change to minimise vulnerability and provide resilience. This was most recently updated in 2022 with regards to peak rainfall intensity allowances.</p> <p>There are no AQMA's in the borough. However, development plans can influence air quality, e.g., through what type of development is proposed and where, and the provision made for sustainable transport. Welwyn Hatfield regularly reviews and assesses air quality and reports on progress on measures to improve air quality, including through the development process. The latest annual status report is 2023.</p> <p>The NPPF 2023 emphasises the importance of trees for enhancing the quality and character of the urban area and addressing climate change. Paragraph 136 states that planning policies and decisions should ensure that new streets are tree lined and that opportunities are taken to ensure trees are incorporated elsewhere in developments and measures put in place to secure long term maintenance, this is not referenced in the Adopted Local Plan.</p> <p>Zones of influence for SSSI's have not changed.</p>

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			Lemsford has now been designated as a conservation area and the Welwyn village conservation area has recently been reviewed. However, this will not impact upon delivery of the current development strategy for the borough.
A10.	<p>No new sites have become available since the finalisation of the adopted local plan which require the spatial strategy to be re-evaluated.</p> <p>PROMPT:</p> <p>Consider if there have been any new sites that have become available, particularly those within public ownership which, if they were to come forward for development, could have an impact on the spatial strategy or could result in loss of employment and would have a significant effect on the quality of place if no new use were found for them.</p> <p>Consider whether any sites which have now become available within your area or neighbouring areas could contribute towards meeting any previously identified unmet needs.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>No new sites have become available since adoption of the Local Plan in October 2023 which require a re-evaluation of the current spatial strategy. Any sites promoted through the Local Plan Review would need to be evaluated as part of a site selection process.</p>

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A11.	<p>Key planned infrastructure projects critical to plan delivery are on track and have not stalled / failed and there are no new major infrastructure programmes with implications for the growth / spatial strategy set out in the plan.</p> <p>PROMPT: You may wish to review your Infrastructure Delivery Plan / Infrastructure Funding Statement, along with any periodic updates, the Capital and Investment programmes of your authority or infrastructure delivery partners and any other tool used to monitor and prioritise the need and delivery of infrastructure to support development.</p> <p>Check if there have been any delays in the delivery of critical infrastructure as a result of other processes such as for the Compulsory Purchase of necessary land.</p> <p>Identify whether any funding announcements or decisions have been made which materially impact upon the delivery of key planned infrastructure, and if so, will this impact upon the delivery of the Local Plan.</p>	N/A	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Given the short timescale since adoption of the local plan it is considered too early to accurately assess whether infrastructure is being delivered, this is in part because many of the strategic development sites are yet to come forward.</p>

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A12.	<p>All policies in the plan are achievable and effective including for the purpose of decision-making.</p> <p>PROMPT: Consider if these are strategic policies or those, such as Development Management policies, which do not necessarily go to the heart of delivering the Plan’s strategy.</p> <p>Identify if there has been a significant increase in appeals that have been allowed and /or appeals related to a specific policy area that suggest a policy or policies should be reviewed.</p> <p>Consider whether there has been feedback from Development Management colleagues, members of the planning committee, or applicants that policies cannot be effectively applied and / or understood.</p>	Agree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>Given the relatively short timeframe since adoption of the Local Plan, it is considered too early to assess whether all the policies in the plan are achievable and effective for decision-making.</p> <p>There is limited appeals history since the adoption of the Local Plan, but no major ‘overturns’ of policy approach have been identified for the Local Plan policies since adopted or previously, when emerging.</p> <p>However, due to local changes or national policy changes, there are some issues which are not fully covered by policies in the Local Plan e.g. climate emergency, renewable energy provision, digital infrastructure provision.</p>

	Matters to consider	Agree / Disagree	Extent to which the local plan meets this requirement
A13.	<p>There are no recent or forthcoming changes to another authority's development plan or planning context which would have a material impact on your plan / planning context for the area covered by your local plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review emerging and adopted neighbouring authority development plans and their planning context. ● Review any emerging and adopted higher level strategic plans including, where relevant, mayoral/ combined authority Spatial Development Strategies e.g. The London Plan. ● Review any relevant neighbourhood plans ● Consider whether any of the matters highlighted in statements A1- A12 for their plan may impact on your plan - discuss this with the relevant authorities. ● Consider any key topic areas or requests that have arisen through Duty to Cooperate or strategic planning discussions with your neighbours or stakeholders - particularly relating to meeting future development and /or infrastructure needs. 	Agree (in part)	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>A number of neighbouring authorities are proposing large scale development within close proximity to the southern boundary of Welwyn Hatfield Borough.</p> <p>Hertsmere: <u>Bowmans Cross</u> To provide for a total of 5,000 new homes, with around 2,400 homes to be delivered within this plan period. Total site area 469 ha. The proposals for Bowmans Cross are set out in Hertsmere's 2024 consultation having evolved from previous proposals included in its 2021 draft Local Plan, with the total number of new homes reduced by 16% from 6000 to 5000 and no housing development is now proposed north of Coursers Road.</p> <p>Enfield: <u>Crews Hill</u> ELP includes significant development at Crews Hill with development within the Green Belt extending north to the M25 and administrative border of Welwyn Hatfield. The proposal is for 5,500 new homes with associated community and social infrastructure and enhanced open space.</p> <p>Whilst these proposed designations may have some limited impact upon local services and traffic congestion, they should not impact upon delivery of the current spatial strategy of the adopted WHBC Local Plan. Due to the scale and location of the proposed developments, the associated infrastructure provision and the timeframe for development, the impact on Welwyn Hatfield borough is anticipated to be limited, particularly within the Local Plan period.</p> <p>There are a number of neighbourhood plans within the borough or neighbouring boroughs, but these would not significantly impact the planning context for the area.</p>

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A14.	<p>There are no local political changes or a revised / new corporate strategy which would require a change to the approach set out in the current plan.</p> <p>PROMPT: In making this assessment you may wish to:</p> <ul style="list-style-type: none"> ● Review any manifesto commitments and review the corporate and business plan. ● Engage with your senior management team and undertake appropriate engagement with senior politicians in your authority. ● Consider other plans or strategies being produced across the Council or by partners which may impact on the appropriateness of your current plan and the strategy that underpins it, for instance, Growth Deals, economic growth plans, local industrial strategies produced by the Local Economic Partnership, housing/ regeneration strategies and so on. 	Disagree	<p>Reason (with reference to plan policies, sections and relevant evidence sources):</p> <p>The adopted Local Plan was produced and examined under the provisions of the NPPF 2012. Since then Welwyn Hatfield Council has declared a Climate Emergency.</p> <p>Climate Emergency – WHBC declared a climate emergency in June 2019. In line with this the Council has committed to:</p> <ol style="list-style-type: none"> 1. Reducing carbon emissions from our own estate and operations to net zero by 2030, or a justification for a later date if the review finds this unachievable. 2. Comply with statutory obligations to mitigate and adapt to climate change. 3. Support, encourage and engage residents, communities, businesses and other partners to reduce carbon emissions with the aim to be Net Zero as a borough by 2050. 4. Embed climate change mitigation and adaptation into our plans, strategies and policies. 5. Reduce carbon emissions across the borough by promoting energy efficiency measures, sustainable construction, renewable energy, sustainable transport and behavioural change. <p>To help achieve these commitments the Councils Climate Change Action Plan will look at will continue to develop ongoing actions which will look at:</p> <ul style="list-style-type: none"> ● Waste / Recycling ● Biodiversity ● Procurement of Services ● Housing and Planning ● Adaptations to tackle the changing climate ● Business and Economic Development ● Transport <p>Corporate plan – commitment to addressing climate change is reflected in the</p>

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			<p>corporate plan which highlights the council’s commitment to:</p> <ul style="list-style-type: none"> • renew our commitments to be a net zero Council by 2030 • step up climate change adaptation and mitigation measures • lead by example and encourage others to make positive change • increase and promote biodiversity <p>It has become clear that action to mitigate against climate change and adapt to its impacts must be embedded and integrated into all aspects of policy preparation, including through a review of the Local Plan. In order to achieve the targets identified above, local plan policy will need to be updated to have greater emphasis on achieving net zero and mitigation/adaptation to climate change.</p>

	ASSESSING WHETHER OR NOT TO UPDATE YOUR PLAN POLICIES	YES/NO (please indicate below)	
A15.	You AGREE with <u>all</u> of the statements above	No	<p>If no go to question A16.</p> <p>If yes, you have come to the end of the assessment. However, you must be confident that you are able to demonstrate and fully justify that your existing plan policies / planning position clearly meets the requirements in the statements above and that you have evidence to support your position.</p> <p>Based on the answers you have given above please provide clear explanation and justification in section A17 below of why you have concluded that an update is not necessary including references to evidence or data sources that you have referenced above. Remember you are required to publish the decision not to update your local plan policies. In reaching the conclusion that an update is not necessary the explanation and justification for your decision must be clear, intelligible and able to withstand scrutiny.</p>
A16.	You DISAGREE with one or more of the statements above and the issue can be addressed by an update of local plan policies	No	<p>If yes, based on the above provide a summary of the key reasons <u>why</u> an update to plan policies is necessary in section A17 below and complete Section B below.</p>
A17.	<p><u>Decision:</u> Update local plan policies and include new local plan policies</p> <p>Reasons for decision on whether to update plan policies: Existing policies require updating to reflect the latest Housing Needs Assessments, changes in economic and environmental circumstances including flood risk, and the provisions of the NPPF 2023. New policies are required to reflect the Council’s declaration of a climate emergency and meet the provisions of the NPPF 2023 and other planning policy guidance.</p>		

	B. POLICY UPDATE FACTORS	YES/NO (please indicate below)	Provide details explaining your answer in the context of your plan / local authority area
B1	Your policies update is likely to lead to a material change in the housing requirement which in turn has implications for other plan requirements / the overall evidence base.	Yes	The Local Authority is commissioning a new Housing Needs Assessment which will influence the housing requirement.
B2	The growth strategy and / or spatial distribution of growth set out in the current plan is not fit for purpose and your policies update is likely to involve a change to this.	?	The current strategy is fit for purpose for the adopted Local Plan but planning for further growth in the borough may require a review of the strategy and / or spatial distribution of growth.
B3	Your policies update is likely to affect more than a single strategic site or one or more strategic policies that will have consequential impacts on other policies of the plan.	?	The requirement for new policies to address climate change will have an impact upon other policies in the Local Plan.
	You have answered yes to one or more questions above.		You are likely to need to undertake a full update of your spatial strategy and strategic policies (and potentially non-strategic policies). Use your responses above to complete Section B4.
	You have said no to <u>all</u> questions (B1 to B3) above		If you are confident that the update can be undertaken without impacting on your spatial strategy and other elements of the Plan, you are likely to only need to undertake a partial update of policies. Complete Section B4 to indicate the specific parts / policies of the plan that are likely to require updating based on the answers you have given above.
B4	<p><u>Decision:</u> Full Update of Plan Policies</p> <p>Reasons for scope of review: Existing policies require updating to reflect the latest Housing Needs Assessments, changes in economic and environmental circumstances including flood risk, and the provisions of the NPPF 2023. New policies are required to reflect the Council's declaration of a climate emergency and meet the provisions of the NPPF 2023 and other planning policy guidance.</p>		

Local Plan Allocations – Planning Status

Local Plan Ref	Site	Status
HS4	Ratcliff Tail Lift Site, WGC	Complete
HS5	Hyde Valley House, Hyde Valley, WGC	Complete
HS36	1-9 Town Centre, Hatfield	Complete
HS37	High view (Hilltop) SPD Site, Hatfield	Complete
HS41	Minster Close, Hatfield	Complete
HS9	Land at Onslow St Audrey's School, Hatfield	Under Construction
HS37	High view (Hilltop) SPD Site, Hatfield	Under Construction
HS39	Link Drive (Site F), Hatfield	Under Construction
HS26	36 The Ridgeway and land to the rear, Cuffley	Under Construction
HS28	Land south of Northaw Road East, Cuffley	Under Construction
SDS1	North east of WGC, WGC	Permission Granted - Outline/Awaiting s106
SDS3	Broadwater Road West (N), WGC	Permission Granted
SDS3	Bio Park, Broadwater Rd, WGC	Permission Granted
HS31	YMCA, 90 Peartree Lane, WGC	Permission Granted - Outline
HS10	Garages at Hollyfield, Hatfield	Permission Granted
HS13	Land S of Filbert Close, Hatfield	Permission Granted
HS19	Sandyhurst, The Bypass, Welwyn	Permission Granted
HS24	Land N of Hawkshead Rd, Little Heath	Permission Granted
HS2	Creswick, WGC	Awaiting S106 - Hybrid
HS47	Part of Studlands/Videne, Little Heath	Awaiting S106
SDS2	South east of WGC, WGC	Planning application submitted
HS12	Town Centre North- Campus East, WGC	Planning application submitted
HS11	Land at Southway, Hatfield	Planning application submitted
HS15	Land east of London Road, Woolmer Gr	Planning application submitted
HS32	Four Oaks, Gt North Rd, O&MH	Planning application submitted
HS20	School Lane, Welwyn	Planning application submitted
HS35	Foxes Lane, Dixons Hill Rd, Wel Green	Planning application submitted
HS21	Land west of Golf Club Rd, Brookmans Park	Planning application submitted

Local Plan Ref	Site	Status
HS27	Land at The Meadway, Cuffley	Planning application submitted
HS30	Wells Farm, Northaw Road East, Cuffley	Planning application submitted
HS44/45	Land at Welham Manor & west of Station Road, Wel Green	Permission Granted for part of site
SDS3	Broadwater Road West (SW) - Pall Mall, WGC	
HS3	80 Bridge Road East, WGC	
HS6	Land at Gosling Sports Park, WGC	
HS7	WGC Town Centre North, WGC	
HS8	St Michaels House, Holwell Road, WGC	
HS34	Neighbourhood Centre, Hollybush Lane, WGC	
SDS5	North West Hatfield, Hatfield	
HS14	L Kahn Manufacturing, Wellfield Road, Hatfield	
HS38	Meridian House, The Common, Hatfield	
HS40	Lemsford Road (Site H) , Hatfield	
HS42	College Lane, Hatfield	
HS43	51-53 London Road, Woolmer Gr	
HS16/17	2 Great North Road and Land rear of 2a-12 Great North Road, O&MH	
HS18	The Vineyards, Welwyn	
SDS7	Marshmoor, Wel Green	
HS46	Dixons Hill Road, Wel Green	
HS23	Land east of Golf Club Road, Brookmans Park	
HS22	Land West of Brookmans Park Station , Brookmans Park	
HS29	Land North of Northaw Road East, Cuffley	
HS33	Barbraville, Hertford Road nr. Mill Green, Rural South	