

Main Modifications 2022 - DRAFT

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Contents

List of Local Plan Policies

No main modifications

Foreword

No main modifications.

Introduction

Table MM1

Policy/Para No.	Proposed Main Mod	Reason
Page 9 What is a Local Plan; second paragraph	The last District Plan was adopted in 2005 and covered the period up to 2011. This Local Plan covers the period 2013-2032 <u>2016-2036</u> . It starts by identifying a number of challenges that the borough will face over the coming years and responds by setting out a vision and policies to address them and to help create the type of place the community would like the borough to be. <u>Once adopted, the policies in the Local Plan will replace the saved policies of the District Plan.</u>	To clarify the relationship between the Local Plan and the saved policies of the District Plan upon adoption.

Welwyn Hatfield Now

No main modifications.

Vision and Boroughwide Objectives

Table MM2

Policy/Para No.	Proposed Main Mod	Reason
Page 29 Spatial Vision; Third paragraph	12,000 12,000 15,200 new homes will be built on a range of sites, about two thirds of which will be within and adjoining Welwyn Garden City and Hatfield. A new village settlement of around 1,100-1,500 dwellings will have been created as an exemplar of sustainable best practise whilst more limited development will take place within and around the villages. New employment opportunities will be provided both within our existing employment areas and in a new life science park at Marshmoor, Welham Green. Partnerships with service providers, Government bodies, the Local Enterprise Partnership, developers, other local authorities and other key bodies will ensure the timely delivery of the necessary supporting infrastructure.	To reflect the FOAHN and identified strategy
Page 29 Spatial Vision; Fourth paragraph	Opportunities for development within settlement boundaries will be maximised but a planned release of a limited amount of land from the Green Belt will take place to meet the need for 6,200 4,734 dwellings up to year 10 which cannot be provided for within the existing towns and villages	To reflect the FOAHN and identified strategy and plan review
Page 30 Strategic objective 1	To provide for the borough's development needs over the plan period, in a form which maintains the existing settlement pattern, protects areas of highest environmental value, prevents coalescence of our towns and villages and releases a limited amount of land from the Green Belt. To ensure its boundaries will not need reviewing before 2032.	To reflect the Plan's review
Page 30 Strategic objective 2	...where it can be supported by the timely delivery of the appropriate infrastructure.	To provide clarity, in response to request from HCC.

Sustainable Development

No main modifications

How Much Growth

Table MM3

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 35 SP2; First bullet point</p>	<p>294.1 hectares of employment land have been identified to maintain a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace to be provided between 2013 and 2032, allowing for flexibility in the face of economic changes. Provision will be made for at least 116,400sqm of net additional new floorspace for industry, offices and warehousing over the plan period from designated employment areas and mixed use sites including the strategic development site at Marshmoor, Welham Green as set out on the Polices Map.</p> <p><u>Land which makes a valuable contribution to the local economy is designated as Employment Areas, as shown on the Policies Map. Over the plan period, provision will be made for a net increase of at least 59,000 sq.m of new floorspace for industry, offices and warehousing. This will allow for a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace over the plan period, allowing for flexibility in the face of economic changes. Employment floorspace provision will include the strategic development sites at Marshmoor, Welham Green, and North West Hatfield, as set out on the Polices Map.</u></p>	<p>Referring to the total area of the designated employment sites can be confusing. The net additional floorspace total within the plan has been updated.</p>
<p>Page 35 SP2; Second bullet point</p>	<p>Opportunities have been identified in and around the towns and excluded villages to facilitate the delivery of a borough-wide housing target of around 12,000 dwellings between 2013 and 2032, as set out in the Settlement Strategy. The overall target will be phased over the plan period at the following rates:-</p> <p>2013/14 to 2021/22: 4,485 dwellings (an average of 498 dwellings per annum);-</p> <p>2022/23 to 2031/32: 7,515 dwellings (an average of 752 dwellings per annum)-</p> <p><u>The examination has identified a Full Objectively Assessed Housing Need (FOAHN) for the borough of 15,200 dwellings between 2016 and 2036. Between 1st April 2016 and 31st March 2022, 2,731 dwellings have already been delivered and 613 dwellings are expected to be delivered in 2022/23. This plan has identified opportunities on specific sites in and around the towns and excluded villages to facilitate the delivery 9,209 dwellings between 2023/24 and 2032/33 and 13,392 dwellings over the plan period 2016-36.</u></p>	<p>To reflect the updated housing strategy.</p>

How Much Growth

Policy/Para No.	Proposed Main Mod	Reason
	<p><u>Opportunities to meet the remaining need will be the subject of an early review of the plan to be submitted for examination within five years from adoption. The review would be undertaken in the context of housing need, national policy, and other relevant circumstances at the time. The review will determine additional sites to be allocated to meet the requirement in future years and provides an opportunity to examine the plan's performance to that date.</u></p> <p><u>Over the first 17 years of the plan from 2016/17 to 2032/33, opportunities for 12,553 dwellings have been identified, equating to an annual housing supply for this period of 738 dwellings per annum.</u></p>	
<p>Page 35 SP2; Third bullet point</p>	<p>Through the provision of a net increase of around 330 <u>201</u> bed-spaces for specialist (Use Class C2) residential or nursing care between 2016 and 2036</p>	<p>Following the release of the 2018-based population projections.</p>
<p>Page 35 SP2; Fifth bullet point</p>	<p>Opportunities have been identified to facilitate the provision of 12,500 square metres new retail floorspace to meet predicted expenditure growth in the borough to 2026 as set out in Table 1 through the allocation of sites within existing centres and new centres in some of the Strategic Development Sites and through existing permissions</p> <p><u>Given the increasing shift towards online shopping, which was likely accelerated by the Covid-19 pandemic, the future of retail remains somewhat uncertain. The Council will therefore keep policies relating to town centres and retail under review, and may bring forward revised policies if necessary.</u></p>	<p>To reflect the impact of a shift towards online shopping and the covid-19 pandemic on retail and town centres, uncertainty on the long term impact / changes.</p>
<p>Page 35 Paragraph 5.4</p>	<p>The Council's <u>original</u> evidence base considered three different scenarios for job growth from 2013 to 2032. The scenario based on Experian employment projections forecast an increase of 15,960 total jobs. The East of England Forecasting Model (EEFM)-based scenario forecast an increase of 17,900 total jobs. So this suggests the need to plan for a range of 15,960 to 17,900 total jobs from 2013 to 2032. There were significant differences in the structural make-up of the jobs growth figures for each of these scenarios with the Experian-based scenario predicting a substantially higher proportion of the growth would be in Class B8 (storage and distribution) than the EEFM-based scenario. Because it was difficult to predict which of these two scenarios would provide a more accurate projection of future</p>	<p>To ensure that the summary of the way that forecasting was undertaken was accurate and reflected the revised approach adopted by the Council.</p>

How Much Growth

Policy/Para No.	Proposed Main Mod	Reason
	<p>changes, the Study recommended that a hybrid scenario be adopted taking the mean of the Experian and EEFM-based scenarios. The hybrid scenario gives a total jobs growth figure of 16,900, but with smaller land and floorspace requirements than the Experian scenario. Translating this into land, the hybrid scenario of the Economy Study Update predicts that there will be a shortfall of about 5.4 hectares of employment land by 2032. The Marshmoor strategic development site (SDS7 (WeG4b)) near Welham Green assists in meeting this shortfall alongside other sites allocated elsewhere in the borough. <u>over the plan period, using economic forecasts produced by both Experian and the East of England Forecasting Model (EEFM). These resulted in slightly different figures for the number of jobs which should be planned for, and a slightly different make up of these jobs in terms of economic sectors. As it was difficult to tell which of these would be the most accurate, the study recommended that a hybrid scenario of the two forecasts should be adopted. This resulted in the original Local Plan proposing planning for 16,900 jobs and identifying a future supply of employment floorspace of 116,400sqm, which would have been significant growth for the borough.</u></p>	
<p>Page 36/37 Paragraph 5.5</p>	<p>The hybrid scenario would require an increase in floorspace for offices, industry and warehousing of 138,000 square metres. Since 2013, substantial amounts of Class B floorspace have been allowed through the permitted development right enabling offices to be converted to residential without planning permission, with losses likely to continue. Although there is some new supply, it is only possible to plan for about 116,400 square metres of additional Class B floorspace from 2013 to 2032, assuming that the borough's best resources of existing office space have been protected, by the use of Article 4 Directions, from conversion to residential uses. This figure takes into account vacant sites that have been allocated but do not have planning permission, planning permissions, capacity at new development sites and losses resulting from prior approvals and planning permissions, as well as an estimate for further windfall losses as a result of office to residential prior approvals. Theoretically, this would constrain total jobs growth to 14,500 over the plan period. However, it is notable that provisional government estimates (15) indicate that the number of jobs in Welwyn Hatfield increased by 2,600 from 2013 to 2014. Adding the likely total number of jobs that could be accommodated in the supply of employment floorspace to the number of jobs that have already been created since 2013 gives a total jobs growth of about 17,100, which is very similar to the 16,900 total jobs figure recommended in the Economy Study Update.</p> <p><u>The Council forecasts that it would need to make provision for at least a net additional 85,000 square metres of B or E(g) class floorspace to the end of the plan period. However, due to constraints and losses of existing floorspace, this will not be possible and the Council estimates that there will be a</u></p>	<p>To explain the revised method of forecasting employment need calculated a floorspace requirement</p>

How Much Growth

Policy/Para No.	Proposed Main Mod	Reason
	<p><u>shortfall of around 26,500 square metres of floorspace over the plan period. However, without releases of land from the green belt, identified in this plan, this shortfall would be far more significant at around 81,000 square metres. The vast majority of this additional floorspace will be provided within the designated employment sites or new mixed-use sites. However, as a result of external factors including Covid-19, Brexit, economic circumstances, and changes to Permitted Development Rights (PDR), forecasting has become more difficult and will therefore be kept under review.</u></p>	
<p>Page 37/38 Paragraph 5.8 and 5.9</p>	<p>A housing target of around 12,000 over a 19 year period from 2013 to 2032 represents an uplift of around 10% above the official baseline demographic 'starting point'(16) and includes a positive allowance to help improve household formation rates among younger people. The target of 12,000 equates to an average of 637 dwellings a year between 2013 and 2032. However, the target is staged at a rate of 498 dwellings per year between 2013/14 and 2021/22 (4,485 over 9 years), and 752 dwellings per year between 2022/23 and 2031/32 (7,515 over 10 years). This reflects infrastructure and other constraints identified for many of the sites which may affect lead-in times and completion rates in the early years of the plan period, and the fact that the large Strategic Sites are likely to take a number of years to develop alongside associated infrastructure.</p> <p>Whilst the housing target falls short of the full Objectively Assessed Need range(17), it does represent a significant step change, with an increase of around 55% in annual delivery rates relative to the historical rate of development in the borough completed between 2001 and 2015(18). Clearly the relationship between jobs and dwellings has been considered but inevitably, forecasting employment growth and labour force behaviour carries a degree of uncertainty, with forecasts using different assumptions. The housing target is higher than the modelled dwelling outputs for economic forecasts derived from the Experian scenario (people based), which(19) includes an uplift for household formation rates amongst younger households.</p> <p><u>Housing completions prior to the plan's adoption are forecast to total 3,344 dwellings. Opportunities have been identified on specific developable sites in and around the towns and excluded villages to facilitate the delivery of 9,209 dwellings over the first ten years of the plan, following adoption anticipated in 2023/24. Therefore, over the 17 year period between the start of the plan in 2016/17 and the end of the first ten years post adoption (2032/33), total identified supply amounts to 12,553 dwellings (an average of 738.4 dwellings per year). A further 839 dwellings have been identified for years 11-13 (2033/34 to 35/36).</u></p>	<p>To reflect the updated housing strategy</p>

How Much Growth

Policy/Para No.	Proposed Main Mod	Reason									
	<p><u>Whilst this falls short of the Full Objectively Assessed Housing Need (FOAHN) of 15,200 dwellings over the full plan period 2016-36, an early review will consider additional sites to be allocated to meet the remaining requirement from year 11, and will provide an opportunity to examine the plan's performance to that date. The review will be undertaken in the context of housing need and national policy at that time and will be submitted within five years from adoption.</u></p> <p><u>The delivery of 738 dwellings per annum to 2032/33, still represents a significant uplift of 58% above the baseline demographic 'starting point' and would make an allowance to help improve both household formation rates among younger people and affordability. In line with the identified supply for this period, the housing target is set at 738 dpa over the 17 years 2016/17 – 2032/33.</u></p>										
<p>Page 38 Paragraph 5.13</p>	<p>...vitality of our villages. <u>Though the Covid-19 pandemic has had a significant impact on retail and town centres, as well as the wider economy, the Council still believes that town and village centres are at the heart of our communities and should be the focal point for retail, leisure, services and other facilities.</u> Focussing investment...</p>	<p>To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes.</p>									
<p>Page 38 Paragraph 5.14</p>	<p>...Growth figures to 2026 <u>2033</u> are being used for this plan.</p> <p>...The Council's evidence on retail capacity forecasting, <u>and the long term impacts on retail and town centres from the covid-19 pandemic and subsequent economic recovery</u> will be kept under regular review throughout the plan period.</p>	<p>To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes.</p>									
<p>Page 39 Table 1</p>	<table border="1"> <tr> <td data-bbox="427 1161 808 1222">Retail capacity type</td> <td data-bbox="808 1161 1189 1222">2026</td> <td data-bbox="1189 1161 1570 1222">2032 <u>33</u></td> </tr> <tr> <td data-bbox="427 1222 808 1310">Convenience goods capacity - Option 1 - foodstore</td> <td data-bbox="808 1222 1189 1310">2,060</td> <td data-bbox="1189 1222 1570 1310">3,311</td> </tr> <tr> <td data-bbox="427 1310 808 1431">Convenience goods capacity - Option 2 - local supermarket/deep discounter</td> <td data-bbox="808 1310 1189 1431">4,206</td> <td data-bbox="1189 1310 1570 1431">6,760</td> </tr> </table>	Retail capacity type	2026	2032 <u>33</u>	Convenience goods capacity - Option 1 - foodstore	2,060	3,311	Convenience goods capacity - Option 2 - local supermarket/deep discounter	4,206	6,760	<p>Date changed to 2033 to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan.</p>
Retail capacity type	2026	2032 <u>33</u>									
Convenience goods capacity - Option 1 - foodstore	2,060	3,311									
Convenience goods capacity - Option 2 - local supermarket/deep discounter	4,206	6,760									

How Much Growth

Policy/Para No.	Proposed Main Mod			Reason
	Comparison goods capacity	10,453	19,793	
<p>Page 40 Paragraph 5.21</p>	<p>Retail Development: Town Centre boundaries and sites for new retail development have been identified on the Policies Map, which together with planning permissions will deliver sufficient floorspace to meet the <u>previously forecasted</u> need to 2026 <u>2033</u>. <u>As noted elsewhere, this Local Plan and the evidence base underpinning it were prepared before the Covid-19 pandemic and the consequent impact on retail and town centres, as well as on the economy more generally. It also pre-dates changes to the Use Classes Order 2020 which gave greater flexibility for changes to and from retail uses through Class E.. It is currently unclear what impact these, and the subsequent economic recovery will have on town centres and retail in the long term. At this moment in time, it would seem likely that this level of additional floorspace need will be sufficient for later in the plan period than originally forecast. However, it is important to make sufficient provision to meet future demand for town centre uses. As a result, the Council will keep this area under review and</u> if in the meantime, the Council's evidence indicates that there have been significant <u>long lasting</u> changes in the economy, or changes in the way in which retailing is carried out, meaning that the amount of retail floorspace needed has changed, shopping floorspace targets will be updated through an early review of the Local Plan.</p>			<p>To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes. In addition, these changes reflect the broader "main town centre uses" as set out in the NPPF. Date changed to 2033 to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan.</p>

Settlement Strategy and Green Belt boundaries

Table MM4

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 41</p> <p>SP 3</p>	<p>Settlement Strategy and Green Belt boundaries</p> <p><u>In order to meet the need for housing and employment land this plan has identified land which has been released from the Green Belt.</u> Green Belt boundaries <u>have been defined as</u> shown on the Policies Map. <u>Planting and landscape buffers are proposed, as appropriate, to define newly established Green Belt boundaries, as indicated in the Local Plan and on the Policies Map. Green Belt boundaries will be</u> maintained throughout the plan period and will only be reviewed through a review of this plan.</p> <p>Consistent with the settlement ...</p> <p>The secondary focus for development will be in and around the excluded villages at a more limited scale, compatible with the more limited range of job opportunities, shops, services and other facilities available in these locations. A location for a new village at Symondshyde to the north-west of Hatfield has been identified on the Policies Map.</p>	<p>To reflect modifications made elsewhere in the plan which seek to minimise the harm to the Green Belt from its release.</p>
<p>Page 43</p> <p>Paragraph 6.5</p>	<p>The settlement strategy and hierarchy direct growth to the most sustainable locations, appropriate to the levels of existing infrastructure, services and facilities, and assisting regeneration where needed. A new village at Symondshyde has the same place within the hierarchy as the existing small excluded villages reflecting the level of services and facilities likely to be delivered alongside new homes.</p>	<p>To reflect the revised housing strategy</p>
<p>Page 44</p> <p>Table 2 Distribution of housing growth</p>	<p>See revised Table 2 below</p>	<p>To reflect the proposed housing strategy July 2022</p>

Settlement Strategy and Green Belt boundaries

Revised Table 2 Distribution of housing growth

Sub-area	Completions 2013-2016	Capacity within urban areas and from planning permissions 2016-2032	Capacity from Green Belt/Area of Special of Restraint release 2016-2032	Total Capacity 2013-2032
Welwyn Garden City	359	2,424	2,140	4,923
Hatfield	481	685	1,770	2,936
Woolmer Green	0	4	150	154
Oaklands & Mardley Heath	9	16	31	56
Welwyn	133	153	67	353
Digswell	3	12	0	15
Welham Green	23	6	92	121
Brookmans Park	6	53	274	333
Little Heath	4	5	135	141
Cuffley	32	98	286	416
Rural Areas	10	28	1,144	1,182
Sub-total	1,057	3,484	6,089	10,630
Allowance for applications awaiting determination	Planning applications currently awaiting determination which are estimated to deliver dwellings by 2020			79
Allowance for windfall	Average of 110 dwellings p.a from 2020-2032 (12 yrs)			1,315
Deduction for non-implementation`	A non-implementation rate of 2.5% (the historic average level of dwellings permitted but not built			-20
Total				12,004

Settlement Strategy and Green Belt boundaries

Revised Table 2 Distribution of housing growth

	<u>Completions 1 Apr 2016 - 31</u>	<u>Commitments (1st Apr 2022)</u>	<u>Capacity from Allocations to</u>	<u>Total 2016 -36</u>
	<u>Mar 2022</u>		<u>2036</u>	
<u>Welwyn Garden City</u>	<u>1,416</u>	<u>251</u>	<u>4,296</u>	<u>5,963</u>
<u>Hatfield</u>	<u>853</u>	<u>230</u>	<u>2,605</u>	<u>3,688</u>
<u>Woolmer Green</u>	<u>76</u>	<u>0</u>	<u>184</u>	<u>260</u>
<u>Oaklands & Mardley Heath</u>	<u>25</u>	<u>9</u>	<u>31</u>	<u>65</u>
<u>Welwyn</u>	<u>178</u>	<u>12</u>	<u>76</u>	<u>266</u>
<u>Digswell</u>	<u>12</u>	<u>20</u>	<u>0</u>	<u>32</u>
<u>Lemsford</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Stanborough</u>	<u>17</u>	<u>2</u>	<u>0</u>	<u>19</u>
<u>Rural North</u>	<u>2</u>	<u>32</u>	<u>0</u>	<u>34</u>
<u>Welham Green</u>	<u>12</u>	<u>1</u>	<u>316</u>	<u>329</u>
<u>Brookmans Park</u>	<u>54</u>	<u>20</u>	<u>452</u>	<u>526</u>
<u>Little Heath</u>	<u>6</u>	<u>0</u>	<u>98</u>	<u>104</u>
<u>Cuffley</u>	<u>52</u>	<u>9</u>	<u>335</u>	<u>396</u>
<u>Rural South</u>	<u>28</u>	<u>133</u>	<u>4</u>	<u>165</u>
<u>Sub- total</u>	<u>2,731</u>	<u>719</u>	<u>8,397</u>	<u>11,847</u>
<u>Small Sites</u>				<u>16</u>
<u>Windfall</u>				<u>1,529</u>
<u>Total</u>				<u>13,392</u>

Settlement Strategy and Green Belt boundaries

Table MM5

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 46</p> <p>Figure 6</p>		<p>To reflect spatial strategy</p>

Settlement Strategy and Green Belt boundaries

Policy/Para No.	Proposed Main Mod	Reason
	<p>Figure 6 Welwyn Hatfield Key Diagram</p>	

Movement

Table MM6

Policy/Para No.	Proposed Main Mod	Reason
Page 51 SADM2; sub paragraph i	There would be no unacceptable impacts on the local and/or strategic transport network. <u>There would be no severe residual cumulative impacts on the local and/or strategic transport network once any cost-effective and achievable mitigation measures have been taken into account.</u>	For consistency with national policy
Page 51 SADM2; sub paragraph iii	They are designed to allow safe and suitable means of access and site operation <u>to and from the site for all users; and</u>	For consistency with national policy
Page 51 SADM2; sub paragraph iv	They provide satisfactory and suitable levels of parking, <u>in accordance with the criteria set out in SADM12 and the Council's parking standards, and taking into account the opportunities for public transport, cycling and walking.</u>	For clarity and consistency with national policy

Centre, Services and Facilities

Table MM7

Policy/Para No.	Proposed Main Mod	Reason
Page 53 SP 5	<p>“...to meet forecast expenditure growth to 2026 <u>at least 2033</u> in the defined retail centre...”</p> <hr style="width: 30%; margin: 10px auto;"/>	<p>Date changed to 2033 to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan. In previous forecasting work, the growth in any one year was small and it was considered that existing outlets could absorb a degree of additional growth within existing floorspace. Combined with the current uncertainty, it is not considered necessary to update floorspace requirements.</p>
Page 54 SP 5	<p>Individual Small Convenience Stores: “A number of small convenience shops (below 280sq.m gross floorspace) provide for...”</p> <hr style="width: 30%; margin: 10px auto;"/>	<p>To reflect that small convenience stores come in a variety of sizes, and an actual floorspace based definition is unnecessary.</p>
Page 55 SP 5	<p>Additionally, the Council will require:</p> <ul style="list-style-type: none"> • Small neighbourhood shopping centres including convenience retail floorspace, which would form part of the retail hierarchy, to be provided in the new neighbourhood of North West Hatfield (SDS5,/Hat1), at Symondshyde (SDS6/Hat15)... <p>...Sites for new development within existing and new centres have been allocated in this plan to meet the need for additional retail floorspace to meet the need to 2026 <u>at least 2033</u>.</p>	<p>To reflect the deletion of SDS6/Hat15</p> <p>Date changed to 2033 to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan.</p>

Centre, Services and Facilities

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 56 Paragraph 8.7</p>	<p>“There is considerable uncertainty in retail forecasting beyond ten years, partly for...”</p> <p>“...trends in retailing will play out in the future <u>particularly given the impact on retail and town centres from the Covid-19 pandemic</u>. It is for this reason that the Council’s strategy for quantity of retail development is focused on 2026<u>at least 2033</u>. The Council will keep its retail evidence base under review”.</p> <hr/>	<p>To reflect the impact of Covid-19 and the subsequent uncertainty around future retail needs. Date changed to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan.</p>

Centre, Services and Facilities

Table MM8

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 57 SADM 4; Town Centre Frontages</p>	<p>At least 70% of the defined Primary Frontage (by length) within which the unit is located will remain in those categories of class <u>E A1</u> retail uses considered appropriate in town centres <i>[footnote to be added: As set out in the definition of “Main Town Centre Uses” in the National Planning Policy Framework]</i></p>	<p>For clarity</p>
<p>Page 58 SADM 4 ; Small Neighbourhood or Small Village centres; Bullet point (i)</p>	<p>...within the wider neighbourhood or village whose centre the <u>premise</u> shop is within</p>	<p>For clarity</p>

Centre, Services and Facilities

Table MM9

Policy/Para No.	Proposed Main Mod	Reason
Page 59 SADM 5; Bullet point (i)	“...there is a lack of demand for an A1 <u>a</u> shop in that location...”	To reflect changes to the Use Classes Order.
Page 60 Paragraph 8.22	The Council has identified sufficient sites to meet the floorspace likely to be generated by expenditure growth to 2026 <u>2033</u> .	Date changed to 2033 to reflect the undertaking of an assessment of retail needs as part of the review of the Local Plan.

Housing

Table MM10

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 66 SP7; Second paragraph</p>	<p>Proposals for 44 <u>10</u> or more new dwellings should demonstrate ...</p>	<p>To reflect the requirement as set out in National Planning Policy Guidance Paragraph: 023 Reference ID: 23b-023-20190901</p>
<p>Page 66 SP7; Second paragraph</p>	<p>...or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites <u>has had regard</u> to will reflect the Council's latest evidence of housing need...</p>	<p>For clarification. Tables in the plan are not prescriptive. In response to request from a representor.</p>

Housing

Table MM11

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 66</p> <p>SP7; in the last row of the affordable housing table</p>	<p>...in sustainable <u>accessible</u> locations compatible with Green Belt policy.</p>	<p>For clarification. Affordable housing should be located in locations with good accessibility to services and facilities. Consistent with the approach in other parts of SP7.</p>

Table MM12

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 67 SP7; Self- build and custom housebuilding</p>	<p>Strategic Development Sites SDS1 (WGC4), SDS2 (WGC5), SDS5 (Hat1) and SDS6 (Hat15) should make provision for a proportion of <u>On sites of 100 or more new dwellings, 2% of serviced dwelling plots should be provided</u> of land to contribute towards meeting the evidenced demand for Self-build and Custom Housebuilding in the borough.</p>	<p>To specify the requirement for self-build and housebuilding plots on sites of 100 dwellings or more to assist the Council's in meeting its duties. To enable the Council to better meet the evidenced demand from the Council's Self build register.</p>
<p>Page 72 Paragraph 9.21</p>	<p>Self-build and custom housebuilding: The Council has a Self-Build and Custom Housebuilding Register which commenced on 1 April 2016 and as such it is too soon to draw conclusions on the evidenced demand for serviced plots in Welwyn Hatfield over the plan period. However, it is already apparent from the limited number of applicants who have registered their interest Register that the demand for plots is often directed at multiple search locations and not solely for plots of land within Welwyn Hatfield. <u>and the demand for serviced plots will be monitored to inform the implementation of this policy at strategic Development Sites and on other allocated or windfall sites. Measures will be put in place, either through the use of planning conditions or planning obligations to secure a proportion of serviced self-build or custom housebuilding plots on relevant sites. The requirement to provide plots will be reviewed and waived only where it can be robustly demonstrated that plots have been made available and actively, continuously and extensively marketed at a realistic market value for at least 12 months. Where there is robust evidence of no realistic demand for plots, then with the agreement of the local planning authority, these may then be offered in the first instance to the Council, then a Registered Housing Provider for affordable housing. Only if the options listed above can not be met will the LPA allow the plots be built for the open market.</u></p>	<p>To provide a proportionate response to the latest evidence of demand and provide clarification of the approach to be taken if the demand for self-build does not materialise on a site by site basis.</p>

Housing

Table MM13

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 67</p> <p>SP7; Housing for older people</p>	<p>As part of the overall housing target, a net increase of around 715 <u>620</u> dwellings will be supported to help meet the varied housing needs of an aging population, through the provision of a range of housing <u>types and</u> options such as...</p>	<p>The need was revised following the release of the 2018-based population projections.</p> <p>To clarify that a range of housing types (e.g. bungalows/flats) can contribute towards meeting the housing needs of older people as well as supported housing options.</p>
<p>Page 69</p> <p>Paragraph 9.7; Housing for older people - second sentence onwards</p>	<p>In 2011, around 15% of the borough's population was aged 65 and over. Forecasts indicate that there will be around 4,500 <u>3,650</u> additional older people (aged 75+) living in the borough by the end of the plan period and evidence suggests that between 2012 -2020 there will be a 13% to 14% increase in people aged 65 and over in Welwyn Hatfield who are unable to manage at least one self-care activity or a domestic task on their own.... This plan supports the provision of around 715 <u>620</u> dwellings to help meet the varied housing needs of an ageing population as part of the overall housing target</p>	<p>The need was revised following the release of the 2018-based population projections EX203A The Implications of the 2018 based SNPP and SNHP on the Welwyn Hatfield OAN.</p>

Housing

Table MM14

Policy/Para No.	Proposed Main Mod	Reason
Page 67 SP7; Specialist Housing	In addition to the overall housing target, a net increase of around 330 <u>200</u> bed-spaces to help meet the accommodation needs of those who need specialist (Use Class C2) residential or nursing care will be supported in the borough's towns and excluded villages.	The need was revised following the release of the 2018-based population projections.
Page 69 Paragraph 9.8; Specialist housing	...In addition to the overall housing target, this plan supports a net increase of around 330 <u>200</u> C2 bed-spaces, primarily to help meet the accommodation needs of older people who need to live in an environment which provides residential or nursing care.	The need was revised following the release of the 2018-based population projections.

Housing

Table MM15

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 67</p> <p>SP7; Accessible and adaptable dwellings</p>	<p>Accessible and adaptable and wheelchair user dwellings: At least 2330% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for accessible and adaptable dwellings (or as subsequently amended). the delivery of which should be distributed across market and affordable tenures (35). This proportion may be varied where a proportion of dwellings are proposed to meet. <u>In addition, 1.5% of all new dwellings on sites involving 50 or more new dwellings will be required to meet</u> Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended)</p>	<p>Update following a review of the evidence and to correct original assessment. To increase the M4(2) policy requirement to 30% so that growth over the plan period would make an increased contribution to meeting the needs of households who would most benefit from higher design standards being incorporated from the start. This would cut across all age groups and would deliver around 2,400 new homes to M4(3) standard.</p>
<p>Page 73</p> <p>Paragraph 9.24</p>	<p>The policy includes ... in accordance with Building Regulations requirements <u>for M4(2) and M4(3) standards.</u> The on-site delivery target may be varied where dwellings that meet standards for M4(3) Category 3 'wheelchair user housing' (or as subsequently amended) are provided, subject to National Planning Practice Guidance which indicates that a policy requirement should only be applied to M4(3) Category 3 'wheelchair user housing'. <u>The policy requirement is a 'minimum' requirement for sites involving a qualifying number of new dwellings and wherever practical and viable, all homes specially designed for older people should be built to at least M4(2) standards. Delivery to M4(3)(2)(a) standard will be required across all tenures and delivery to M4(3)(2)(b) standard will only be required</u> where the local authority is responsible for allocating or nominating a person to live in that dwelling. <u>For both M4(2) and M4(3), provision will be rounded up to the nearest whole number. For the M4(2) and M4(3) standards to be applied, a condition on a planning consent must require it.</u></p>	<p>To correct a factually incorrect sentence and modify the sentence in line with the proposed modification to Policy SP7. To highlight that a planning condition must be imposed in order to apply the M4(2) and M4(3) standards via the Building Regulations. To ensure that housing for older people is suitably designed to take account of the ongoing needs of future occupants.</p>

Housing

Table MM16

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 68</p> <p>SP7; twelfth paragraph of policy (subsection on purpose built student accommodation)</p>	<p>Purpose built on-campus student accommodation to meet the demonstrated needs of higher education providers in the borough will be supported where:</p> <p><u>On campus provision:</u> this is in accordance with a master plan that has been approved by the Council.</p> <p>Off site <u>campus provision:</u> purpose built student accommodation will be supported where it is highly accessible to a main university or college campus within the borough by walking, cycling and public transport and provides sufficient on-site car parking, <u>where required</u>;</p>	<p>Turned into bullet points for ease of reading and clarity.</p> <p>To address concerns raised by the University of Hertfordshire during hearing sessions.</p>

Housing

Table MM17

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 68</p> <p>SP7; twelfth paragraph of policy (subsection on purpose built student accommodation)</p> <p>New final sentence</p>	<p>Development should not on its own, or cumulatively with other similar developments in the area, have a significant adverse impact on the amenity of residents and local communities, or on the character of the area.</p> <p><u>Applications should be accompanied by details setting out proposals for the organisation and management of the accommodation to demonstrate that the proposal will meet the specific need for student accommodation. Where necessary, the Council will use conditions to ensure that such accommodation remains specifically for students.</u></p>	<p>To ensure that student accommodation remains for student use</p>
<p>Page 74</p> <p>Paragraph 9.27</p>	<p>Student accommodation: Masterplans may be brought forward for the delivery of on-campus purpose built student accommodation but the Council recognises that not all students will be accommodated on campus. Whilst a number of students may reside with family if local enough to commute, many will move into the borough for the period of their studies. The demand for off-site campus accommodation is mainly satisfied through the private rented market, for example in shared houses or in purpose built student accommodation. The provision of such accommodation will primarily be driven by market demand but <u>In Hatfield planning permission is required to convert a single family dwelling into shared accommodation. Off campus purpose built provision will need to demonstrate that it is meeting a specific need for such accommodation. Supporting information could include a nomination agreement with one or more educational institution in the borough. Off campus provision will also need to be in accessible locations. However,</u> care will need to be taken to ensure that existing residents and communities are not adversely affected by the scale or concentration of such uses in any one area. In accordance with national planning guidance, the provision of student accommodation may be counted towards the number of completed dwellings based on the amount of accommodation <u>that</u> it releases into the housing market. For monitoring purposes, this is calculated using a cautious 5:1 ratio between student bedrooms and dwelling equivalents based on an average of 4.5 bedrooms per house in multiple occupation, which has received planning permission in the borough in recent years.</p>	<p>To address concerns raised by the University of Hertfordshire during hearing sessions, and to reflect that national guidance now exists on the ratio to use to calculate dwelling equivalents from student accommodation.</p>

Housing

Table MM18

Policy/Para No.	Proposed Main Mod					Reason
Page 71 Table 4 – Estimated size and type of all new housing required	-studio/small 1 bed flat	-2 bed flat/small house	-2 bed or small 3 bed family house	-3 bed or small 4 bed family house	-Larger 4 bed + family house	Revised to take into account the 2018-based population projections and distinguish between flats and housing reflected updated categorisation from EX103A (2016 projects)
	44%	26%	30%	14%	20%	
	<u>1 Bed property</u>	<u>2 bed flat</u>	<u>2 bed house</u>	<u>3 bed property</u>	<u>4 bed + house</u>	
	<u>14.5%</u>	<u>9.5%</u>	<u>13.7%</u>	<u>40.9%</u>	<u>21.4%</u>	

Housing

Table MM19

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 73</p> <p>Paragraph 9.25</p> <p>SP7; Table 6 - Gypsy and Traveller Sites and pitch provision</p>	<p>The Council recognises that the latest needs assessment...a number of sites. <u>Table 6 below indicates that the delivery of 61 pitches is anticipated across 7 sites, to potentially include an element of transit provision.</u> The size of any new site should generally not exceed 15 pitches, and in most cases be smaller.</p> <p>Allocations associated with Strategic Development Sites are proportionate to the overall number of dwellings estimated to be delivered at these locations and provision is either made within Strategic Development Sites or on suitable alternative sites nearby</p> <p>See revised table 6 below.</p>	<p>To reflect updated provision in line with Table 6</p> <p>To reflect the modification debated and agreed with a representor at the Stage 4 Hearing session.</p>

Revised Table 6 - Gypsy and Traveller Sites and pitch provision

Site	Site Ref	Number of pitches provided			Total
		By 2022	2017-2027	2027-2032	
Foxes Lane, Welham Green (extension to existing site)	HS35 (GTLAA01)	12	-	-	12
Marshmoor Lane, Welham Green	GTLAA03	1	-	-	1
Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)	HS32 (GTLAA04)	6	-	-	6
North West Hatfield	SDS5 (Hat1)	0	8	7	14 5
Barbaraville, Mill Green (extension to existing site, <u>in-part to meet need from this site and in-part an off-site contribution for SDS6/Hat15</u>)	HS33 (GTLAA08)	0	4	0	4
Coopers Green Lane (off-site contribution for site SDS6 (Hat15))	HS34 (GTLAA09)	0	6	4	10
North East Welwyn Garden City	SDS1 (WGC4)	-	3 <u>6</u>	3 <u>6</u>	6 <u>12</u>
South East Welwyn Garden City	SDS2 (WGC5)	-	6	5	11

Housing

	19	23 24	19 18	61
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Table MM20

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 76 Policy SP8</p>	<p>First bullet point: Resisting the loss of land from <u>industrial, storage, office and research uses</u> Class-B uses;</p> <p>Final bullet point: Recognising the important role played by non-Class B land uses <u>other employment generating uses</u> (including retail) in providing employment and contributing to the local economy.</p> <p>Final sentence: The Council will also support the provision of other uses that are ancillary to, but supportive of, Class B <u>or Class E(g)</u> uses in designated employment areas.</p>	<p>To reflect changes in Use Classes Order 2020</p>
<p>Page 77 Paragraph 10.3</p>	<p>... (known as Class B uses <u>and Class E(g) uses</u>). The Council's evidence shows that, to meet predicted growth in employment, loss of land from Class B <u>and Class E(g)</u> uses should be minimised as far as possible. Since 2013, substantial amounts of Class B <u>and Class E(g)</u> employment floorspace have been lost through the permitted development right enabling offices to be converted to residential without planning permission. and it is likely there will be continued losses throughout the plan period. <u>Whilst this may continue to some degree, the Council has introduced an Article 4 Direction which removes this permitted development right on some key employment areas. This should help restrict further losses through the plan period and may introduce further directions if necessary.</u></p>	<p>To reflect changes in Use Classes Order 2020 and to reflect the adopted Article 4 Direction plus potential for further.</p>
<p>Page 78 Paragraph 10.7</p>	<p>For the reasons set out in paragraphs 5.3 X and 5.4 X, <u>Chapter 5</u>, the Council is planning for the number of total jobs in the borough to increase by about 16,900 from 2013 to 2026. <u>sought to make provision for the growth in the working age population over the plan period.</u></p> <p>Notwithstanding the gains in floorspace that will accrue from the mixed use designation (including Class B <u>and E(g)</u> employment) at Marshmoor and Broadwater Road West, losses of office <u>Class B1(a)</u> floorspace that have taken place since 2013 <u>2016</u> and the losses <u>that are</u> likely to occur in <u>the</u> future mean that the supply of Class B <u>and Class E(g)</u> floorspace the Council is planning for is about <u>26,479</u> 22,000 square metres short of the 138,000 square metres <u>square metres short of the 85,268 square metres identified recommended in the most recent analysis Economy Study Update, 2015,</u> though this is subject to some uncertainty. It is clear that the Council cannot meet its full requirement for employment floorspace without having to designate further sites in the Green Belt <u>and without this the shortfall would increase by a further 54,400 square metres to 80,879 square metres.</u> National policies have</p>	<p>To reflect revised employment forecasts including a different method of assessing need, and the most recent calculation of supply.</p>

Economy

Policy/Para No.	Proposed Main Mod	Reason
	<p>also restricted the ability of the Council to retain existing employment land. For this reason, it is important that existing reserves of employment land are, as far as possible, retained in Class B <u>and Class E(g)</u> uses and measures are implemented to ensure that this happens</p>	
<p>Page 78 Paragraph 10.12</p>	<p>The Council will consider putting <u>has put</u> in place <u>two</u> Article 4 Directions to prevent the <u>loss of important employment space to redevelopment change of use of important office blocks for residential, once that provision of the Housing and Planning Act 2016 has been put in place</u> <u>on several key sites and will consider further such directions if necessary. To further protect employment areas and to ensure that they contain the most appropriate uses, on new planning permissions the Council may use conditions or planning obligations to restrict changes to different uses falling within the same Use Class or to restrict the use of permitted development rights.</u></p>	<p>To reflect that an Article 4 Direction has been put in place and to explain the use of conditions on new permissions.</p>

Table MM21

Policy/Para No.	Proposed Main Mod	Reason
Page 79 SADM 10	All references to use class B1 in tables to be replaced with <u>E(g)</u>	To reflect changes to the Use Classes Order 2020
Page 79 SADM 10; EA2	Site Area: <u>12.0ha</u>	To reflect removal of Chequersfield site.
Page 79 SADM 10; EA10	Site Area: 4.4 <u>1.3ha</u>	Reduction in employment area to remove the Entech House site to the west of London Road which is being developed for housing. This also takes account of employment land to be included in site HS15 (WGr1)
Page 80 Bullet point ii	Additional text in bullet point (ii):...Any retail elements of the development would clearly be ancillary to the main business use <u>and the extent controlled by condition or planning obligation accordingly.</u> After bullet point (ii): <u>Where necessary, conditions will be used to restrict changes between different uses falling within the same Use Class.</u> <u>New industrial, storage, office and research buildings (currently Use Classes B and E(g)) will be subject to conditions or planning obligations to restrict changes to different uses falling within the same use class and/or allowed under permitted development rights. On existing sites, the Council will consider the use of Article 4 Directions to remove permitted development rights where necessary.</u>	To reflect changes to the Use Classes Order 2020, including the need to ensure that new permissions are for appropriate uses within Use Classes, to give further policy justification for Article 4 directions where necessary, and to add a missing word.
Page 80 Bullet point v	... <u>they</u> provide facilities which are supportive <u>of</u> Class B <u>or</u> Class <u>E(g)</u> uses	To reflect changes to the Use Classes Order 2020, including the need to ensure that new permissions are for appropriate uses within Use Classes, to give further policy

Economy

Policy/Para No.	Proposed Main Mod	Reason
		justification for Article 4 directions where necessary, and to add a missing word.
Page 80 Paragraph 10.14	...sufficient employment floorspace to meet forecast job requirements to 2032 <u>2036</u> .	To reflect revised plan period.

Quality of New Development

Table MM22

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 82 SP9; new section at the end of the Policy</p>	<p>Masterplanning</p> <ul style="list-style-type: none"> • <u>A comprehensive approach will be taken to the development of large sites. Masterplans will provide a spatial framework and, as a minimum, will set out the vision and objectives for the development; establish the quantum and distribution of land uses; identify sustainable transport linkages and a movement hierarchy; and establish the core design concepts for the site, which will be based on the principles set out in this policy. The masterplan should be informed by an appropriate evidence base together with consultation and be agreed by the Council prior to the determination of any relevant planning application.</u> • <u>Masterplans will be required in the following circumstances.</u> <ul style="list-style-type: none"> • <u>Proposals for 500 or more dwellings;</u> • <u>Large scale ⁽¹⁾ mixed use proposals;</u> • <u>Proposals related to major development (as defined by the NPPF) in the Green Belt</u> • <u>Sites where there are complex or sensitive issues such as listed buildings, conservation areas or heritage assets with archaeological interest, sites in multiple land ownership, where coordination between parties will be required to ensure the delivery of a high quality, coherent development, or mixed-use sites where consideration needs to be given to their integration into the surrounding area.</u> 	<p>To address concerns at the Examination that policy should address the need for masterplanning.</p>
<p>Page 82 SP9; second bullet point in the Safe and secure subsection</p>	<ul style="list-style-type: none"> • Building entrances and public spaces are appropriately sited, designed and lit in order to maximise natural surveillance and a sense of safety. <u>Proportionate steps may need to be taken to reduce vulnerability and increase resilience in locations where large numbers of people may be expected to congregate ⁽²⁾</u> 	<p>In order to comply with paragraph 95 and footnote of the NPPF.</p>

Quality of New Development

Policy/Para No.	Proposed Main Mod	Reason
Page 82 SP9; insert after Safe and Secure section	<p><u>Healthy and Active</u></p> <ul style="list-style-type: none"> • <u>Open space should be multi functional, attractive and accessible public spaces, which facilitate sport and physical activity.</u> • <u>The internal and external layout, use and design of buildings should promote opportunities for physical activity.</u> 	To ensure new development promotes healthy and active lifestyles.
Page 82 SP9; Taller buildings subsection; third and fourth bullet point	<ul style="list-style-type: none"> • Impact on skyline, townscape, <u>the historic environment</u> and landscape. • Shadowing <u>and overlooking.</u> 	In response to request from a representor to take into account the historic environment.
Page 83 New subsection after paragraph 11.4	<p><u>Taller Buildings</u></p> <p><u>A taller building is defined as one that is significantly taller than its surroundings resulting in a prominent feature on the skyline. Welwyn Hatfield is not generally characterised by taller buildings but there are emerging pressures for this type of development and the National Planning Policy Framework 2021 encourages higher density development in accessible locations.</u></p> <p><u>Applicants will be expected to demonstrate a good understanding of an area's character and context in order to identify if a proposal is considered tall and if it is likely to be appropriate. Tall buildings can have a visual and environmental impact and it is important that these issues are addressed. The views of these buildings, at different distances, need to be considered. The zones of visual influence of a proposal should be defined and used to understand the character of the areas that may be affected.</u></p> <p><u>Buildings should have a positive relationship with their location. Drawings and models should be used to demonstrate how proposals will deliver a high quality scheme and pre-application consultation is encouraged.</u></p>	To provide greater clarity about how proposals for taller buildings in Welwyn Hatfield should be considered.

Quality of New Development

1. Mixed use proposals comprising of at least 500 dwellings and/or at least 10,000m² of employment floorspace
2. Locations such as transport hubs, shopping centres, places of worship, visitor attractions and commercial centres and where advice obtained from the relevant agencies indicates that appropriate steps need to be taken.

Quality of New Development

Table MM23

Policy/Para No.	Proposed Main Mod	Reason
Page 85 SADM11; point b	Dwellings are dual aspect, <u>wherever feasible, in order</u> to enable passive ventilation and avoid the need for mechanical ventilation, subject to any noise and air pollution mitigation.	To reflect that dual aspect is not always feasible.

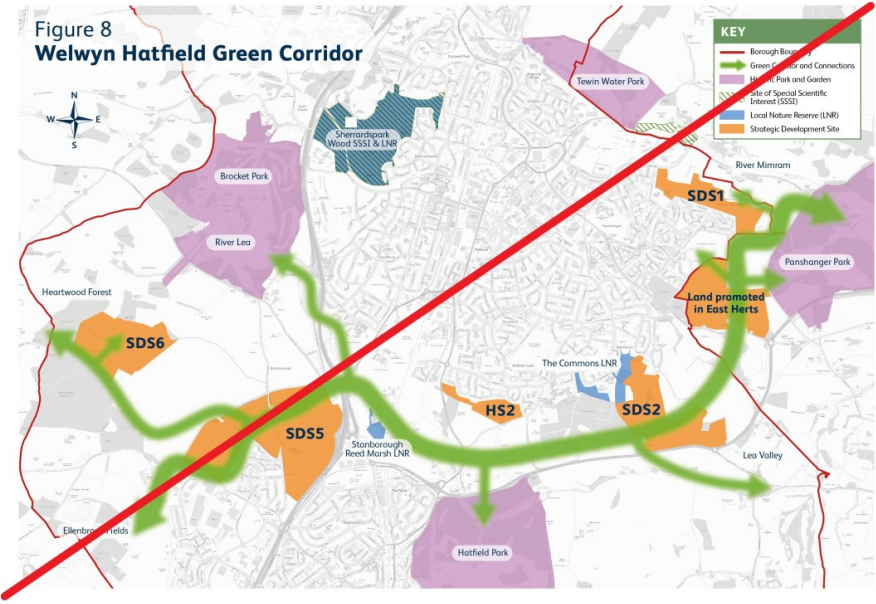
Quality of New Development

Table MM24

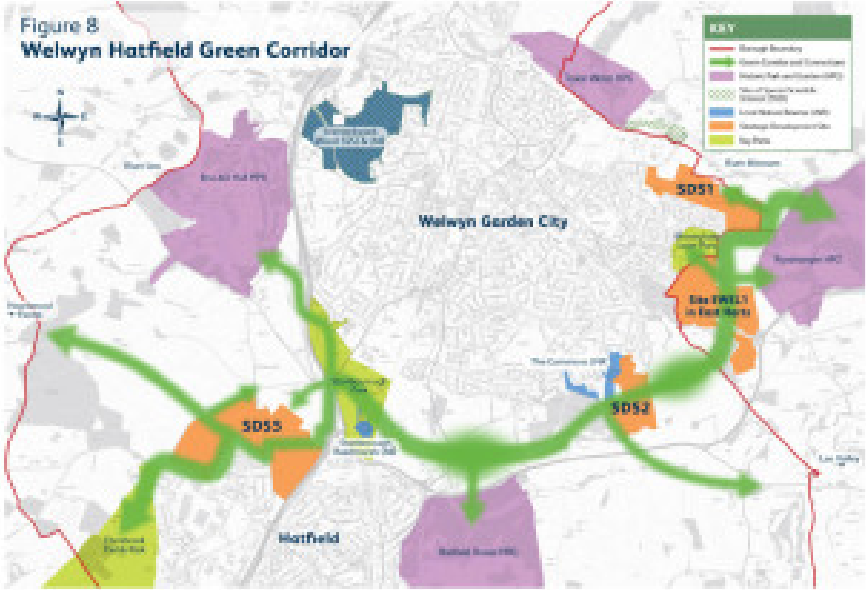
Policy/Para No.	Proposed Main Mod	Reason
<p>Page 88 SADM12; criterion ii</p>	<p>The siting, layout and design of vehicle and cycle parking, including detached garage blocks, within development proposals will be required to ensure <u>that</u> an attractive and coherent street scene is maintained, not prejudice the wider functionality of public and private space, and create an effective functional link and relationship to the buildings and areas they will serve <u>that the main purpose of any adjacent open space is protected, and that parking spaces are appropriately related to the part of the development that they serve.</u></p>	<p>For clarification.</p>
<p>Page 88 SADM12; criterion iii</p>	<p><u>An appropriate level and type of vehicle charging infrastructure</u> Electric vehicle charging points will be incorporated into town centre parking areas and at for new or regenerated neighbourhood centres where the opportunity arises, and the necessary infrastructure provided for major <u>Appropriate provision should also be made within new residential, schemes employment and leisure related development.</u></p>	<p>In order to better future proof development in preparedness for this growing technology.</p>

Environmental Assets

Table MM25

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 103 SP12</p>	<p>Strategic Green Infrastructure</p>	<p>For clarity as the policy relates to all Green Infrastructure.</p>
<p>Page 105 Figure 8</p>	 <p>The map, titled 'Figure 8 Welwyn Hatfield Green Corridor', shows a network of green spaces and corridors. Key features include: <ul style="list-style-type: none"> Green Corridor and Connections: Represented by thick green lines, forming a central spine and connecting various parks. Strategic Development Sites (SDS): Labeled SDS1, SDS2, SDS5, and SDS6, shown in orange. Local Nature Reserves (LNR): Shaded in blue, including Shearnoak Wood SSSI & LNR, Starborough Reed Marsh LNR, The Commons LNR, and Hatfield Park. Other Sites: Broomfield Park, River Lea, Heartwood Forest, Ekenbros Fields, Twin Water Park, River Mimram, and Land promoted in East Herts. Other Labels: HS2, Panshanger Park, and Leo Valley. KEY: <ul style="list-style-type: none"> Borough Boundary (Red line) Green Corridor and Connections (Thick Green line) Historic Park and Garden (Purple shaded area) Site of Special Scientific Interest (SSSI) (Blue hatched area) Local Nature Reserve (LNR) (Blue shaded area) Strategic Development Site (Orange shaded area) </p>	<p>To ensure consistency and to reflect conclusion of Inspector following hearing sessions.</p> <p>Widening of Green Corridor in key areas</p> <p>Deletion of SDS6</p> <p>Correction removing HS2 as a Strategic Development Site</p> <p>Boundary amended Strategic Sites and corresponding Green Corridor links</p>

Environmental Assets

Policy/Para No.	Proposed Main Mod	Reason
	 <p>Figure 8 Welwyn Hatfield Green Corridor</p>	
<p>Page 104 SP12; Third paragraph</p>	<p>New development should have regard to <u>meet the</u> standards for <u>the</u> provision of open space...</p>	<p>To strengthen policy wording as discussed at the stage 3 hearing sessions</p>

Environmental Assets

Table MM26

Policy/Para No.	Proposed Main Mod	Reason
Page 108 SADM15; sixth bullet point	<u>Recording appropriately</u> the fabric or features that are to be lost or compromised takes place and <u>making provision for archive deposition of the analysis and records of the site investigation.</u> is deposited into the Historic Environment Record	To reflect comments from the Historic Environment Unit at Herts County Council.
Page 108 SADM15; second paragraph	A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment will be required if the scale and/or nature of the proposal are likely to have an impact on the significance of all or part of the asset. <u>An assessment may be required in locations which are not designated but where the potential to contain heritage assets exists or further understanding of the significance of known heritage assets is needed.</u>	To acknowledge sites that may have potential to contain unidentified heritage assets.
Page 108 SADM15; third paragraph	Permission for proposals that result in substantial harm to the significance of a designated heritage asset including a Conservation Area, <u>and to its setting.</u> will be exceptional or wholly exceptional in accordance with national policy and guidance.	In response to request from Historic England, to provide clarification.
Page 108 SADM15; fourth paragraph	Proposals that result in less than substantial harm to the significance of a designated heritage asset <u>will be weighed against the possible</u> will also be refused unless the need for, and the <u>public</u> benefits of the development in that location <u>and whether or not these</u> significantly outweigh that harm and the desirability of preserving the asset...	To provide clarity in response to request from Historic England.

Environmental Assets

Table MM27

Policy/Para No.	Proposed Main Mod	Reason
Page 113 SADM17; new criterion iv	<p><u>..or iv. Be educational development associated with the delivery of school facilities required to meet the evidenced need for additional school places where it can be demonstrated that the impact on the Urban Open Land has been reduced to the minimum possible and where the provisions of criterion iii of the policy have been met.</u></p>	To provide clarity on the implementation of the policy in respect of education uses.

Environmental Assets

Table MM28

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 115 SADM18; noise and vibration point iii</p>	<p>iii. Intrusive and would have an adverse effect on human health the quality of life or the natural environment will be resisted unless the need for, and benefits of, the development outweigh the harm and all feasible solutions to avoid reduce to a minimum and mitigate that harm have been fully implemented, <u>including the use of planning conditions.</u></p>	<p>To provide clarity.</p>

Infrastructure

Table MM29

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 120 SP13; fourth paragraph</p>	<p>The Council will use <u>grant funding</u> the adopted Planning Obligations SPD, Section 106 agreements, unilateral undertakings, planning conditions, and when adopted, the Council's CIL Charging Schedule, to secure this. <u>The adopted Planning Obligations SPD sets out guidance in relation to the negotiation of Section 106 contributions and will be updated in due course to reflect the Council's approach to planning obligations once the Community Infrastructure Levy has been implemented.</u></p>	<p>To clarify the Council's approach to infrastructure delivery.</p>

Infrastructure

Table MM30

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 122/3 Paragraph 13.20</p>	<p>These sewage treatment works also serve other parts of Hertfordshire, and it will therefore be necessary to work with neighbouring local authorities to take forward significant upgrades to these waste water treatment works where required, in order to support the planned levels of housing and employment growth. Further to this, where specific upgrades to waste water treatment works are required to deliver certain sites, it will be important for the land owner/ developer to work with Thames Water to <u>ensure that deliver the necessary infrastructure can be delivered</u> at an appropriate stage in the development process. and to ensure that the funding is in place to secure this:</p>	<p>To reflect Thames Water's changed approach and presented to the examination to funding new infrastructure.</p>
<p>Page 122/3 New paragraph after 13.20</p>	<p><u>The Council will seek to ensure that there is adequate surface water, foul drainage and sewage treatment capacity to serve all new developments. Developers are encouraged to discuss their proposals with Thames Water ahead of the submission of any application to help ensure that any network reinforcement works are delivered in tandem with development. Where necessary phasing conditions will be used to ensure that any relevant phase of development is not occupied until any necessary network upgrades have been completed or it has been confirmed that sufficient capacity exists within the existing network.</u></p>	<p>To reflect Thames Water's changed approach and presented to the examination to funding new infrastructure.</p>

Table MM31

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 127/8 SP14; point i</p>	<p>i. The Council's housing target for the plan period leads to a requirement for additional secondary education capacity equivalent to three new secondary schools for the borough. Locations for two new secondary schools are identified <u>within proposed strategic housing sites</u>; one within SDS5 (Hat1) at North West Hatfield and the other at Birchall Garden Suburb, east of Welwyn Garden City within the administrative area of East Hertfordshire District. <u>A site for the third new secondary school is identified at New Barnfield in southern Hatfield, which is previously developed land within the Green Belt. The site of the former school buildings is also a Major Developed Site as defined in Policy SADM34 and shown on the Policies Map.</u> If available evidence indicates that a site for a third secondary school to serve the borough is required, the identification of this site should follow a sequential approach; sites within the urban area should be investigated first. If there are no suitable sites within the urban area, sites within the Green Belt will be considered if a case for very special circumstances can be demonstrated. Previously developed sites within the Green Belt should be considered before greenfield sites. The additional school capacity should be provided in a location well-related to the communities it is intended to serve.</p>	<p>To meet the infrastructure needs arising from the higher housing target.</p>
<p>Page 128 SP14; point ii</p>	<p>The Council's housing target for the plan period also leads to a requirement for new primary education capacity. In the case of the new neighbourhoods at SDS1 (WGC4), SDS2 (WGC5) and SDS5 (Hat1), the new village at SDS6 (Hat15) and the site east of Welwyn Garden City within the administrative area of East Hertfordshire District; locations for new primary schools are identified within the proposed new developments. <u>New primary school sites are also identified within housing sites HS11 (Hat11) south of Hatfield and HS22 (BrP4) at Brookmans Park.</u> Other Additional identified housing growth, however, may lead to the requirement for a further new primary school at Welwyn Garden City further primary education capacity. If available evidence indicates that this is the case, the identification of a site for this school location for this capacity should follow a sequential approach as set out in i. above</p>	<p>To meet the infrastructure needs arising from the higher housing target.</p>
<p>Page 128 Paragraph 13.56</p>	<p>To accord with the strategic objectives 1, 2 and 5 of the Local Plan, new schools should be located close to the populations they are intended to serve in order to reduce the need to travel and help foster community identity. New development of this type should preferably be located within the existing urban area or the proposed strategic housing allocations to be sustainable and to avoid unnecessary additional impacts on the openness of the Green Belt. <u>Where this is not possible, previously developed sites within the Green Belt should be considered before greenfield sites.</u></p>	<p>To provide clarity on the sequential approach</p>

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Table MM32

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 131</p> <p>Following paragraph 14.6</p>	<p>Garden City Principles for masterplanning strategic developments</p> <p>1. Strong vision, leadership and community engagement will be exercised by the Council in co-ordinating the masterplanning of the strategic development sites.</p> <p>2. Land value capture and long term stewardship of high quality green infrastructure, biodiversity, open spaces, allotments and landscaping will be achieved through planning obligations.</p> <p>3. Mixed-tenure homes and housing types that are genuinely affordable for everyone – genuinely mixed, as occurred in the older parts of Welwyn Garden City.</p> <p>4. A wide range of local jobs in the Garden City within easy commuting distance – with scope to work from home facilitated by future-proofed broadband services.</p> <p>5. Beautifully and imaginatively designed homes set in gardens and attractive green spaces will be achieved through the masterplanning process at a range of densities to suit 21st century living, combining the best of town and country to create healthy and vibrant communities.</p> <p>6. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero-carbon and energy-positive technology and adaptation measures to ensure climate resilience.</p> <p>7. Strong cultural, recreational and shopping facilities will be incorporated into walkable, vibrant, sociable, healthy neighbourhoods with a clear sense of place and a clustered, identifiable hub.</p> <p>8. Integrated and accessible transport systems should be integrated into the design of new neighbourhoods from the outset, ensuring that walking, cycling and public transport are attractive, to encourage healthy lifestyles, and that car parking is adequate but not dominant in the design.</p> <p>9. A strategic approach – the Local Plan will deliver a series of well-designed, integrated strategic developments to meet the needs of the borough to 2032.</p> <p><u>Garden City Principles for master-planning strategic development</u></p> <p><u>a. Clear identity – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.</u></p> <p><u>b. Sustainable scale – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.</u></p>	<p>Replacement text combines the MHCLG 2018 Garden Communities Prospectus with Garden City Principles in response to discussion during hearing sessions.</p>

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Policy/Para No.	Proposed Main Mod	Reason
	<p><u>c. Well-designed places</u> – with vibrant mixed use communities that support an attractive range of housing type and tenure, local employment types and premises, retail opportunities, recreational, cultural and community facilities designed in accordance with the principles set out in Policies SP9 and 10.</p> <p><u>d. Strong local vision and engagement</u>– designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.</p> <p><u>e. Transport</u> – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking and cycling, so that settlements are easy to navigate, and facilitating simple and sustainable access to jobs, education, and services.</p> <p><u>f. Healthy places</u> – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.</p> <p><u>g. Green space</u> – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity new gain and enhancements to natural capital.</p> <p><u>h. Legacy and stewardship arrangements</u>– should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.</p> <p><u>i. Future proofed</u> – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy.</p>	

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Table MM33

Policy/Para No.	Proposed Main Mod	Reason
Page 133 SP15; first paragraph	Proposals for new development should protect conserve and where appropriate enhance heritage assets <u>and their settings.</u>	To reflect wording recommended by Historic England.

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Table MM34

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 136</p> <p>Figure 9</p>		<p>To reflect modified strategy</p> <p>Identification of allocation Han40a including route through the development</p> <p>Minor modification of boundary of mixed use site south of Church Road</p> <p>Identification of pedestrian routes across the railway line by station and along Bridge Road, and of Ayot Greenway</p> <p>Change of colours of Town Centre North site boundary and Town Centre boundary for clarity</p> <p>Removal of label denoting Bus Station Improvements and Campus West Leisure Improvements as works now completed.</p>

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Policy/Para No.	Proposed Main Mod	Reason
	<p>Figure 9 Welwyn Garden City Town Centre</p>	

Table MM35

Policy/Para No.	Proposed Main Mod	Reason
Page 140 SADM20; bullet point ii	Preserve and <u>or</u> enhance the character <u>or appearance</u> of the Conservation Area <u>and its setting...</u>	For clarification.
Page 140 SADM20; fifth paragraph	On the western side of Parkway and the south side of Church Road, proposals for new or replacement buildings, and any significant alterations or extensions to the redevelopment of existing buildings, in these areas will not be permitted unless it can be demonstrated that the new building <u>development proposed</u> would enhance the character of the conservation area.	To provide a more comprehensive policy approach to not only cover redevelopment, but to address new buildings, including extensions or significant alterations.

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Table MM36

Policy/Para No.	Proposed Main Mod					Reason	
Page 141 SADM21	Strategic Sites					To reflect revised strategy	
	Site	Location	Use	Dwelling Capacity	Delivery within plan period		
	SDS1 (WGC4 and WGC4a)	North east of Welwyn Garden City	Residential-led mixed use	725 872	6-10 years 0-10 Years		
	SDS2 (WGC5)	South east of Welwyn Garden City	Residential-led mixed use	1,200 600	0-10 Years		
	SDS3 (Pea 102, Pea02b, Pea02c)	Broadwater Road West SPD site and Bio Park	Residential-led mixed use	850 1,863	0-15 Years		
	SDS4 (Pea02c)	Broadwater Road West SPD site (West)	Mixed-use employment and residential	171	11-15 years		
	Other key sites						
Sites	Location	Use	Dwelling Capacity	Delivery within plan period			

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Policy/Para No.	Proposed Main Mod					Reason
	HS1 (Pan01b)	Land at Bericot Way and Waterbeach	Residential	28	0-5 years	
	HS2 (WGC1)	Creswick	Residential	290 <u>340</u>	<u>0-10 Years</u>	
	HS3 (Pea08)	80 Bridge Road East	Residential	32	<u>40-10 Years</u>	
	HS5 (Hol19)	Hyde Valley House, Hyde Valley	Residential	<u>13</u> [□]	0-10 years	
	MUS1 <u>HS7</u> (Han40)	Town Centre North Development Site	Retail-led mixed use	98 <u>100</u>	6-10 years	
	HS6 (Han91)	Land at Gosling Sports Park, Stanborough Road	Residential	250 <u>100</u>	6-15 <u>10</u> years	
	HS7 (Hal02)	Land at Waterside	Residential	20	11-15 years	
	<u>HS12 (Han40a)</u>	<u>Town Centre North – Campus East</u>	<u>Residential</u>	<u>250</u>	<u>0-5 Years</u>	
	<u>HS31 (Pea104)</u>	<u>YMCA, 90 Peartree Lane</u>	<u>Residential</u>	<u>29</u>	<u>0-5 Years</u>	
	<u>HS34 (Hol23)</u>	<u>Neighbourhood Centre, Hollybush Lane</u>	<u>Residential</u>	<u>16</u>	<u>6-10 years</u>	

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Policy/Para No.	Proposed Main Mod		Reason
Page 142 Table 9	<u>Site</u>	<u>Site Specific Considerations</u>	To reflect revised strategy
	HS2 (WGC1)	<ul style="list-style-type: none"> • <u>Easement of Retain public rights of way and enhance public access to areas of recreation.</u> • <u>A substantial tree planting screen within the Green Belt along the site's southern boundary, and additional green infrastructure supporting the delivery of the green corridor in order to provide a strong Green Belt boundary, protect the Green Belt's open character and mitigate any heritage impacts.</u> 	
	HS6 (Han91)	<ul style="list-style-type: none"> • <u>Development will need to preserve or enhance the character or appearance of the conservation area and its setting</u> • <u>Any potential loss of sports facilities will need to be justified in accordance with Policy SADM7.</u> • <u>A masterplan will be required to support the planning application, setting out how the development will support the delivery of enhancements to the remainder of Gosling Sports Park and help sustain it for future use by the community.</u> • <u>A positive relationship will be achieved between existing/new sports facilities and new residential uses having particular regard to potential noise and lighting issues.</u> 	
	<u>HS12 (Han40a)</u>	<ul style="list-style-type: none"> • <u>Air quality/noise survey and report will be required at planning application stage due to proximity to railway.</u> • <u>Railway land asset protection measures</u> • <u>Heritage impact assessment will be required (WGC Conservation Area)</u> 	
	<u>HS34 (Hol23)</u>	<ul style="list-style-type: none"> • <u>Southern part of the site is within outer groundwater source protection zone.</u> • <u>Electricity sub-station and gas governor located on the site may impact on layout</u> 	

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Policy/Para No.	Proposed Main Mod	Reason		
	<table border="1"><tr><td data-bbox="349 387 696 520">HS31 (Pea104)</td><td data-bbox="696 387 1547 520"><ul style="list-style-type: none">• A noise survey and report may be required at planning stage.• Electricity cables in the north east of the site could have design/layout implications.</td></tr></table>	HS31 (Pea104)	<ul style="list-style-type: none">• A noise survey and report may be required at planning stage.• Electricity cables in the north east of the site could have design/layout implications.	
HS31 (Pea104)	<ul style="list-style-type: none">• A noise survey and report may be required at planning stage.• Electricity cables in the north east of the site could have design/layout implications.			

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Table MM37

Policy/Para No.	Proposed Main Mod	Reason
Page 143 SP17	Mixed use development site at Broadwater Road West (SDS3 - Pea02b, Pea02c and Pea102)	To include the allocation of Bio-Park site for residential (289 dwellings consented scheme).
Page 143 SP17	Land at Broadwater Road West is allocated for development to accommodate approximately 4,020 1,863 new homes over the plan period.	To amend policy to reflect planning permissions, revised capacity of the site and proposed allocation of Bio-Park site for residential.
Page 143 SP17; bullet point ii.	To establish strong connections between the east side of town, the site and through to the town centre by the provision of footpath and cycleway links;	To clarify the requirement of the policy in terms of cycling and walking links, as debated at Stage 4 Hearing Session.
Page 143 SP17; new bullet point	Building heights should be lower in the southern part of the site;	To ensure appropriate heights on the site and to respond to issues raised by Historic England during consultation. This reflects the guidance in the SPG and its local context where the southern part adjoin lower density residential development.
Page 143 SP17; new bullet point	The setting of, and longer views to and from, heritage assets, including Hatfield House, should be preserved.	To ensure appropriate heights on the site and to respond to issues raised by Historic England during consultation.


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Policy/Para No.	Proposed Main Mod	Reason
<p>Page 144 SP17; x.</p>	<p>At least 17,650 <u>17,000</u> square metres of Class B1 <u>E(g)</u> employment floorspace will be provided in addition to that which was already provided on the site as at 1st April 2016. Within this total, SDS3 should provide a minimum of 6,400 square metres of Class B1 <u>E(g)</u> employment floorspace and SDS4 should provide a minimum of 11,250 square metres of <u>E(g)</u> employment floorspace. The BioPark site will be retained in Class B1b use unless it can be demonstrated that it is no longer suitable for use as a research facility or it is reprovided elsewhere in Welwyn Hatfield.</p>	<p>To reflect changes in Use Classes Order 2020.</p>
<p>Page 144 SP17; i.</p>	<p>About 4,020 <u>1,850</u> dwellings will be provided.</p>	<p>To reflect total across the site.</p>
<p>Page 144 SP17</p>	<p>Once constructed, all new class B <u>E(g)</u> development on this site will be afforded the same policy protection as that accorded by Policy SADM9 <u>SADM10</u> of this plan.</p>	<p>To reflect changes in Use Classes Order 2020 and re-numbering of policies.</p>
<p>Page 144 Justification Para 14.28 additional text at end of paragraph.</p>	<p><u>It is envisaged that 1,863 new homes will be delivered across the area as a whole spread across the sites Pea102 (289 dwellings), Pea02b (1403 dwellings) and Pea02c (171 dwellings).</u></p>	<p>To identify development areas within the site, to reflect the approved planning permission, the inclusion of the Bio Park and to reflect revised estimate of capacity on the site.</p>

Welwyn Garden City

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 145 Figure 10 to be amended</p>	<p>Figure 10 SDS3 (Pea02B) & SDS4 (Pea02C) Broadwater Road West</p>  <p>The figure is a site plan for Broadwater Road West. It shows a network of roads including Bridge Road, A1000 Broadwater Road, and a Railway Line. Pedestrian and cycle routes are highlighted in yellow and orange. A central yellow circle indicates a Health Centre / Community Building. A red square marks a Landmark / Feature Building. The plan also shows a Footbridge to Town Centre and a Landscape Buffer. A key in the bottom right corner defines the symbols used: Site Boundary (red line), Main Vehicular Route (thick purple line), Railway (pink line), Pedestrian / Cycle Route (yellow line), Vehicular Access Point (purple circle with arrow), Pedestrian / Cycle Access Point (yellow circle with arrow), Health Centre / Community Building (yellow circle), Landmark / Feature Building (red square), Landscape Buffer (green dashed line), Green Space (light green area), Area of Residential Development (light orange area), Area of Mixed Use Development (light blue area), B1 Employment (grey area), and Existing Development (blue area).</p>	<p>To reflect revised strategy Inclusion of Pea102 (Bio Park, consented scheme for 289 dwellings)</p>

Welwyn Garden City

Policy/Para No.	Proposed Main Mod	Reason
	<p data-bbox="477 443 913 512">Figure 10 SDS3 (Pea02B), SDS4 (Pea02C) and Pea102 Broadwater Road West</p>  <p data-bbox="875 1010 1019 1252">KEY - Site Boundary - Main Vehicular Route - Railway - Pedestrian / Cycle Route - Vehicular Access Point - Pedestrian / Cycle Access Point - Mixed Use Hub - Health Centre / Community Building - Landmark / Feature Building - Landscape Buffer - Tree Planting - Green Space - Area of Residential Development - Area of Mixed Use Development 'E' - Existing Development</p>	

Welwyn Garden City

Table MM38

Policy/Para No.	Proposed Main Mod	Reason
Page 146 SP18	...accommodate approximately 650 870 new homes over the plan period.	To reflect the proposed allocation of land to the north.
Page 146 SP18	A masterplan, <u>to be prepared by the site promoter working with the Council and other stakeholders, and subject to public consultation and confirmation by the local planning authority,</u> will set out the quantum and distribution of land uses, access <u>and</u> sustainable design and layout principles prepared by Council, working with the landowner and other key stakeholders. The Strategy Diagram in Figure 11 below will inform the Masterplan, which will <u>form an element of the planning obligation for the site and form the basis of a Supplementary Planning Document</u> to 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, <u>in order</u> to create a new extension to the neighbourhood of Panshanger, incorporating Garden City principles. <u>These principles will be enshrined in a Design Code to be adopted as part of the planning permission (outline or equivalent) and implemented through the consideration of details.</u>	To reflect the role of the site's masterplan.
Page 146 SP18; second bullet point	Gypsy and Traveller provision sufficient to accommodate a total of 6 <u>12</u> pitches;	To reflect the requirement of sufficient pitches to be provided though the plan period.
Page 146 SP18; third bullet point	A new small convenience shop in an accessible location to meet the day-to-day convenience shopping needs of new residents and to include community facilities including a community hall. <u>and to</u> This will augment the existing neighbourhood centre at Moors Walk;	To provide clarification
Page 146 SP18; new bullet point	<u>New community facilities including a community hall.</u>	To provide clarification

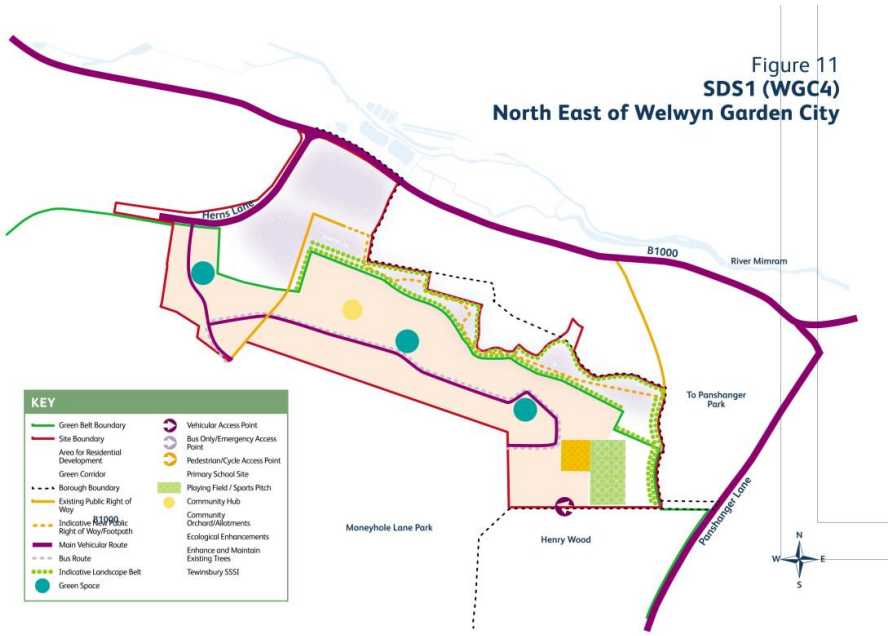
Welwyn Garden City

Policy/Para No.	Proposed Main Mod	Reason
Page 146 SP18; fifth bullet point	Sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives <u>within the site and linking to adjoining streets, footpaths and cycleways;</u>	To provide clarification
Page 147 SP18; eighth bullet point	The conservation and, where appropriate, protection and enhancement of heritage assets <u>and their settings</u> , both on-site and in the wider area, through <u>careful masterplanning and</u> appropriate mitigation measures, having regard to the findings of the <u>heritage impact assessment.</u>	Changes agreed with Historic England through SOCG (EX31) to be consistent with national policy and to provide additional protection to historic environment.
Page 147 SP18; tenth bullet point	An area of ecological enhancements in the north and east <u>west</u> of the site;	To correct an error
SP18; first paragraph following bullet points	In addition, the Masterplan will allow the opportunity for a realigned grass runway on land to the north of the Green Belt boundary.	To reflect discussions at Hearing Session and the proposed allocation of land to the north.
Page 147 Paragraph 14.32	On balance, the Council consider that the need for housing is of greater importance than the need to retain a former airfield facility as a potential SASP for future sport provision. Consequently, so it is appropriate that <u>to release</u> the site be released for development now. However, development at the site will be configured in such a way that the opportunity remains for the relocation of the grass runway to be provided on Green Belt land to the north of SDS1 in a manner that would be consistent with the protection of heritage assets.	To reflect discussions at Hearing Session and the proposed allocation of land to the north.
Page 147 new paragraph prior to 14.34	<u>A large part of the site has outline planning permission, which is subject to a number of agreements and conditions relating to the delivery of ecological enhancements, infrastructure and an illustrative masterplan. The expansion of the site during the preparation of the local plan from 650 to about 872 dwellings means that some enhancements to those requirements may be appropriate to deal with the additional population. Therefore, a new masterplan for the expanded site will need to be prepared by</u>	To provide clarification.

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Policy/Para No.	Proposed Main Mod	Reason
	<p><u>the site promoters and incorporated into a new planning consent. It would also be highly desirable to adopt a design code for the site to deliver the high quality design in accordance with garden city principles which the Council requires.</u></p>	
<p>Page 149 Paragraph 14.34</p>	<p><u>To guide the development of this neighbourhood extension, the Council will seek to adopt an agreed masterplan of the site as a supplementary planning document. The site has been purchased by Homes England, the government’s housing delivery agency. They are committed to working with the Council to ensure delivery of a high quality urban extension at pace. They plan to deliver the spine road and then to act as master-developer for the remainder of the site.</u></p>	<p>To reflect updated position</p>
<p>Page 149 Figure 11</p>	<p>Figure 11 SDS1 (WGC4) North East of Welwyn Garden City</p> <p>Key:</p> <ul style="list-style-type: none"> Green Belt Boundary Site Boundary Area for Residential Development Green Corridor Borough Boundary Existing Public Right of Way Indicative Non-Designated Right of Way Major Cycle Route Indicative Landscape Belt Vehicular Access Point Bus Only/Emergency Access Point Designated Cycle Access Point Primary School Site Community Hub Community Orchard/Allotments Ecological Enhancements Enhance and Maintain Existing Trees Tewinbury SSSI 	<ul style="list-style-type: none"> Amended area of residential development Amended Green Belt Boundary Amended landscape belt and additional green buffering on eastern boundary of site Extended area of ecological enhancements Relocation of the community hub Relocation of the Primary school Identification of school playing fields / sports pitches Identification of green spaces Relocation of community orchard / allotments

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Policy/Para No.	Proposed Main Mod	Reason
	<p data-bbox="952 443 1299 518">Figure 11 SDS1 (WGC4) North East of Welwyn Garden City</p> 	<p data-bbox="1601 391 2004 454">Additional pedestrian / cycle access point in south eastern corner</p>

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Table MM39

Policy/Para No.	Proposed Main Mod	Reason
Page 149 SP19	Land at Birchall Garden Suburb is allocated for development in both the Welwyn Hatfield Local Plan (SDS2) and the East Herts District Plan (EWEL1), to accommodate approximately 2,550 <u>1,950</u> new homes over the plan period, of which 1,200 <u>600</u> will be in Welwyn Hatfield Borough and 1,350 in East Herts District	To reflect the Inspector's Interim Report.
Page 150 SP19; third paragraph	A joint masterplan setting out the quantum and distribution of land uses, <u>key views to protect heritage assets</u> , access, sustainable design.... The Masterplan, which will be informed by the Strategy Diagram shown in Figure 12 below, will <u>inform the basis of a Supplementary Planning Document</u> , which will provide further guidance on site specific matters. <u>The SPD will provide additional detail with regard to design and layout principles (including any design code), the approach to character areas and site density, treatment of ecological and heritage assets, the approach to remediation, access and sustainable transport measures, the location of a Gypsy and Traveller site, phasing and delivery of infrastructure, mineral extraction and built development.</u> Any application for development should be preceded by, and <u>be</u> consistent with, the Masterplan.	Changes agreed through SOCG (EX30) to ensure that the potential impacts of proposals on heritage assets are adequately considered, during the master planning stage, in line with the NPPF.
Page 150 SP19; fourth paragraph	The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles. <u>Land adjacent to the existing edge of Welwyn Garden City will be formal in layout reflecting the character of the Garden City and Garden City principles. Further from the town, lower density development of a more semi-rural character that responds to the locale and landscape will be more appropriate</u>	Modification in response to issue raised by Inspector at the joint hearing session.
Page 150 SP19; fifth paragraph	The developer must demonstrate the extent of the <u>any</u> mineral that may be present and the <u>potential for</u> likelihood of prior extraction...	There is known mineral bearing land on the site in East Herts.
Page 150	...within the plan period should be provided.	To ensure the approach to remediation complies national policy.

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Policy/Para No.	Proposed Main Mod	Reason
SP19; new paragraph following fifth paragraph	<u>The developer will submit a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife. Following remediation, the developer will submit sufficient information to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990</u>	
Page 150 SP19; second bullet point	<u>b) A Gypsy and Traveller site of an area sufficient to accommodate a total of 15 pitches serviced site for Gypsies and Travellers, which should deliver a total of 15 pitches</u> (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities, <u>the location should be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of both authorities;</u>	To clarify the policy requirement.
Page 150 SP19; third bullet point	<u>c) A neighbourhood centre in the East Herts part of the development and a small neighbourhood centre in the Welwyn Hatfield part of the development, each in an accessible location and of a size and scale to meet the day-to-day retail needs of new residents;</u>	For clarification, following discussion at the Birchall Garden Suburb joint session. Removal of requirement for a small neighbourhood centre following reduction of the allocation to be provided.
Page 150 SP19; sixth bullet point	<u>f) Education facilities, including land for a two one-2 form entry primary school with Early Years Provision in Welwyn Hatfield, . Also and land for an all through school in East Herts to include comprising a 2 form entry a primary school of up to three forms of entry with Early Years Provision and a secondary school of up to 8 eight forms of entry. All Schools schools should provide for the dual use of facilities for community purposes;</u>	Clarification at request of HCC development services.
Page 150 SP19; seventh bullet point	<u>g) Sustainable transport measures that prioritise and encourage walking, cycling and the use of new and existing passenger transport networks. A sustainable transport strategy should support the application, which will set out the location of new routes and improved connections and will detail what measures will be in place to encourage patronage of passenger transport services from the outset of occupation; including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives</u>	Modification in response to issue raised by Inspector at the joint hearing session.

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Policy/Para No.	Proposed Main Mod	Reason
Page 151 SP19; tenth bullet point	<p>j) The conservation and, where appropriate, protection and enhancement of heritage assets and their settings, including Panshanger Registered Park and Garden, Hatfield House, Hatfield Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse, both on site and in the wider area through careful masterplanning and appropriate mitigation measures, having regard to the findings of the Heritage Impact Assessment. A buffer of open land will be required adjacent to Panshanger Park, Birchall Farm and Holwell Hyde Farmhouse;</p>	Changes agreed with Historic England through SOCG (EX30) to be consistent with national policy and to provide additional protection to historic environment.
Page 151 SP19; eleventh bullet point	<p>k) Landscape and planting In order to complement the wider green corridor and ecological network objectives, the site will protect and enhance areas of ecological importance through a landscape-led green infrastructure strategy. This strategy will create a network of linked habitats across the site which will provide links to green infrastructure outside the site, facilitate the migration and movement of species, create buffers alongside existing ecological features, provide for recreational access in a way that protects sensitive habitats, and contributes to achieving net gains to biodiversity across the site. A multifunctional green corridor with a width of about 100m or greater will be provided to link Howell Park Wood with The Commons Local Nature Reserve. An appropriate land management strategy will also be required;</p>	Modification in response to issue raised by Inspector at the joint hearing session
Page 151 SP19; new bullet point	<p>l) A landscaped green infrastructure buffer adjacent to the A414 and Burnside will be required to provide visual screening, and to ensure that homes and other land uses are not adversely affected by the impacts of noise and air pollution. The buffer will comprise appropriate design features to provide noise and air quality mitigation, flood attenuation, the creation of new habitats and public rights of way. This buffer will also provide visual screening of development from the A414 and mitigate the harm to heritage assets. Appropriate evidence will be required to inform the design of this buffer;</p>	Modification in response to issue raised by Inspector at the joint hearing session
Page 153 Para 14.36	<p>...residential scheme for about 2,550 <u>1,950</u> dwellings..</p>	To reflect the Inspector's Interim Report and reduction in allocation
Page 153 Para 14.37	<p>SDS2 will need to have vehicular access from Cole Green Lane, and the A414 (probably in the vicinity of the Holwell roundabout).</p>	To reflect the Inspector's Interim Report and reduction in allocation

Welwyn Garden City

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 152 Figure 12</p>		<p>To reflect amendments to Policy SP19</p> <p>Amended area of residential development</p> <p>Amended Green Belt boundary</p> <p>Additional landscape buffering</p> <p>Relocation of primary school and neighborhood centre in response to reduced area of residential development</p> <p>Removal of proposed upgraded highway junction and access from A414 in WGC</p> <p>Amended access / circulation routes in area of residential development in WGC</p>

Welwyn Garden City

Policy/Para No.	Proposed Main Mod	Reason
	<p>Figure 12 Birchall Garden Suburb</p> <p>KEY</p> <ul style="list-style-type: none"> Borough/District Boundary Policy Area Boundary Existing Road/Access Route New Main Vehicular Access Route Existing Public Right of Way New Non-Motorised Access Route (footpath/cycle path/brideway) Vehicular Access Point Non-Vehicular Access Point Upgrade Highway Junction Upgrade Underpass Site for Primary School Building envelope for Primary and Secondary Schools Playing fields for Primary and Secondary Schools Neighbourhood Centre Green Corridor Green Belt Boundary Green Buffer Existing Wildlife/Landscape Feature The Commons Local Nature Reserve Parkland Heritage Asset Buffer Zone Existing water body/course Area for Residential Development Area for Employment Development Protect Setting of Listed Building Existing Waste Management Facility <p>EWEL1 East of Welwyn Garden City (East Herts District Plan)</p> <p>SDS2 (WGCS) South East of Welwyn Garden City (Welwyn Hatfield Local Plan)</p>	

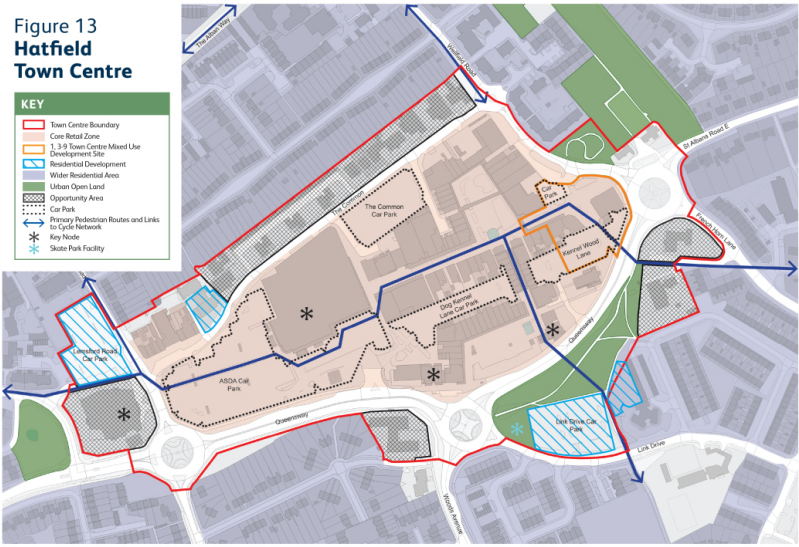
Table MM40

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 158 Vision for Hatfield Town Centre</p>	<p>To secure the regeneration of Hatfield Town Centre and create a <u>vibrant and successful</u> centre which <u>meets the community's needs for retail, leisure and community service provision</u> not only serves but is a proud asset of its local community.</p>	<p>To clarify the vision as requested by members prior to submission.</p>

Hatfield

Table MM41

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 160 Figure 13</p>	<p>Figure 13 Hatfield Town Centre</p> <p>KEY</p> <ul style="list-style-type: none"> Town Centre Boundary Core Retail Zone 1, 3-9 Town Centre Development Site Wider Residential Area Urban Open Land Opportunity Area Car Park Primary Pedestrian Routes Key Node Skate Park Facility 	<p>Link Drive, Lemsford Road and Meridian House sites identified for residential development</p> <p>Colour of boundary for 1, 3 – 9 Town Centre amended to bring into line with Welwyn Garden City diagram</p> <p>Label of key amended to be just “Primary Pedestrian Routes” to reflect the fact that cycling is forbidden through the town centre.</p> <p>Routes along the Alban Way, and to this along Wellfield Road and Lemsford Road, shown.</p>

Policy/Para No.	Proposed Main Mod	Reason
	<p data-bbox="472 440 600 507">Figure 13 Hatfield Town Centre</p>  <p data-bbox="472 523 636 692">KEY</p> <ul data-bbox="472 544 636 692" style="list-style-type: none">Town Centre BoundaryCore Retail Zone1, 3 & 5 Town Centre Mixed Use Development SiteResidential DevelopmentWider Residential AreaUrban Open LandOpportunity AreaCar ParkPrimary Pedestrian Routes and Links to Cycle NetworkKey NodeSkate Park Facility	

Hatfield

Table MM42

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 162</p> <p>Policy SADM22</p>	<p>Land at 1 Town Centre and 3-9 Town Centre as shown on the Policies Map (Site MUS2/HC100b) is allocated for high density, mixed use development comprising approximately 1200 square metres retail <u>E(a) and / or E(b) uses</u> and including 66 dwellings to meet the requirement for retail floorspace in the town centre identified in the plan.</p> <p>Applications for land at 1 Town Centre and 3-9 Town Centre will be required to address the following design and land use principles:</p> <p>i. Uses located on the ground floor will be in a retail <u>E(a) and / or E(b) use</u></p>	<p>For clarification and to respond to discussions at the examination session.</p>

Table MM43

Policy/Para No.	Proposed Main Mod	Reason
Page 167 SP 21	The Council will support proposals for the enhancement of the University's <u>teaching and learning environment and</u> of <u>its</u> campus facilities subject to the following key principles:	To reflect the University's wish to specifically refer to teaching and learning facilities.

Hatfield

Table MM44

Policy/Para No.	Proposed Main Mod					Reason
Page 168 SADM26	Strategic Sites					Factual update, updated site reference numbers, reflect planning consents and revised strategy
	Site	Location	Use	Dwelling Capacity	Delivery within plan period	
	SDS5 (Hat1 inc Hat13)	North West Hatfield	Residential-led mixed use	1,650 <u>1,750</u>	0-15 years	
	Other key sites					
	Sites	Location	Use	Dwelling Capacity	Delivery within plan period	
MUS2 <u>HS36</u> (HC100b)	1-9 Town Centre	Retail-led mixed use	66 <u>71</u>	0-5 years		
MUS3 <u>HS37</u> (HW100)	High View	Residential-led mixed use	87 net <u>140</u>	0-5 years		

Policy/Para No.	Proposed Main Mod					Reason
	HS9 (HE80)	Land at Onslow St Audreys School, Howe Dell	Residential	61 net <u>86 net</u>	0-5 years	
	HS10 (HS31)	Garages at Hollyfield	Residential	44 <u>8</u>	0-5 years	
	HS11 (Hat11)	Land at South Way	Residential	120 <u>(+ 2FE Primary School)</u>	0-10 years	
	HS13 (HS91)	Land to the rear of Filbert Close	Residential	<u>39</u>	<u>0 - 5 years</u>	
	HS14 (HE23)	L.Kahn Manufacturing site, Wellfield Road	Residential	62	6- <u>10</u> years	
	<u>HS38 (HC11)</u>	<u>Meridian House</u>	<u>Residential</u>	<u>11</u>	<u>0-5 Years</u>	
	<u>HS42 (HSW94)</u>	<u>College Lane (North)</u>	<u>Residential</u>	<u>115</u>	<u>6-10 Years</u>	
	<u>HS41 (HSW92)</u>	<u>Minster Close</u>	<u>Residential</u>	<u>91</u>	<u>0-5 Years</u>	
	<u>HS39 (HE17)</u>	<u>Link Drive</u>	<u>Residential</u>	<u>80</u>	<u>0-5 Years</u>	
	<u>HS40 (HC08)</u>	<u>Lemsford Road (Site H)</u>	<u>Residential</u>	<u>32</u>	<u>0 - 5 years</u>	

Hatfield

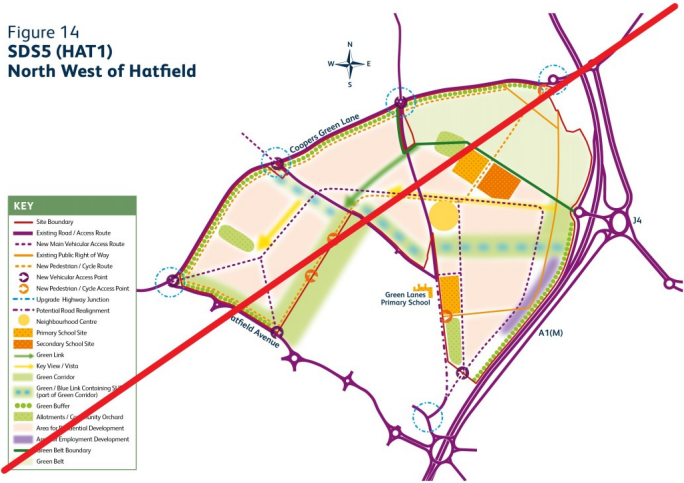
Policy/Para No.	Proposed Main Mod		Reason
Page 169 Table 10	<u>Site</u>	<u>Site Specific Considerations</u>	To reflect revised strategy
	MUS2 (HC100b)	<ul style="list-style-type: none"> As a mixed-use site, the design of development needs to mitigate potential noise and odour conflicts. Potential for contaminated land which would require remediation. <u>The scale of the proposed development should respect the setting of Hatfield House.</u> 	
	MUS3 (HW100)	<ul style="list-style-type: none"> <u>Development should be appropriately designed to respect the setting of the grade II listed Church of St John the Evangelist</u> 	
	HS9 (HE80)	<ul style="list-style-type: none"> Mitigate any potential heritage impacts on Hatfield House Historic Park and Garden <u>or on Old Hatfield conservation area and its setting.</u> <u>Equivalent or better replacement playing field provision should be made off-site, or alternatively, mitigation could be undertaken in the form of new and/or enhanced sports facilities that would be available for community use on the adjoining Onslow St Audrey school site if it can be demonstrated that the needs for the sports facilities clearly outweigh the loss of the playing fields.</u> 	
	HS11 (Hat11)	<ul style="list-style-type: none"> <u>Provision of land for a new 2FE Primary School site and playing field.</u> <u>Access to be provided through the housing allocation from South Way.</u> <u>A master-plan led approach to landscaping the site should be followed, including the protection of existing trees/hedgerows where possible. Tree planting along the western site boundary, outside but adjoining the southern site boundary and also along the ridgeline to the south, should be included.</u> 	
	<u>HS38 (HC11)</u>	<ul style="list-style-type: none"> <u>A noise survey and report may be required at planning application stage due to proximity to Town Centre uses.</u> 	
	<u>HS42 (HSW94)</u>	<ul style="list-style-type: none"> <u>An air quality survey and report may be required (proximity to A1(M))</u> 	

Policy/Para No.	Proposed Main Mod	Reason								
	<table border="1"> <tr> <td data-bbox="405 387 622 651"></td> <td data-bbox="622 387 1556 651"> <ul style="list-style-type: none"> • <u>An acoustic buffer and single aspect (habitable rooms) design may be required</u> • <u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees / reptiles in rough vegetation)</u> • <u>Wastewater infrastructure upgrades likely to be required</u> • <u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site</u> </td> </tr> <tr> <td data-bbox="405 651 622 842"><u>HS41 (HSW92)</u></td> <td data-bbox="622 651 1556 842"> <ul style="list-style-type: none"> • <u>Mitigate noise pollution from Bishops Rise. A noise report may be required at planning application stage.</u> • <u>Potential for nesting birds/roosting bats in trees / reptiles in pond to the north.</u> • <u>Site located within Ground Source Protection Zone</u> </td> </tr> <tr> <td data-bbox="405 842 622 970"><u>HS39 (HE17)</u></td> <td data-bbox="622 842 1556 970"> <ul style="list-style-type: none"> • <u>Noise and air quality survey and report may be required (proximity to Queensway)</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> </td> </tr> <tr> <td data-bbox="405 970 622 1129"><u>HS40 (HC08)</u></td> <td data-bbox="622 970 1556 1129"> <ul style="list-style-type: none"> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u> </td> </tr> </table>		<ul style="list-style-type: none"> • <u>An acoustic buffer and single aspect (habitable rooms) design may be required</u> • <u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees / reptiles in rough vegetation)</u> • <u>Wastewater infrastructure upgrades likely to be required</u> • <u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site</u> 	<u>HS41 (HSW92)</u>	<ul style="list-style-type: none"> • <u>Mitigate noise pollution from Bishops Rise. A noise report may be required at planning application stage.</u> • <u>Potential for nesting birds/roosting bats in trees / reptiles in pond to the north.</u> • <u>Site located within Ground Source Protection Zone</u> 	<u>HS39 (HE17)</u>	<ul style="list-style-type: none"> • <u>Noise and air quality survey and report may be required (proximity to Queensway)</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> 	<u>HS40 (HC08)</u>	<ul style="list-style-type: none"> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u> 	
	<ul style="list-style-type: none"> • <u>An acoustic buffer and single aspect (habitable rooms) design may be required</u> • <u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees / reptiles in rough vegetation)</u> • <u>Wastewater infrastructure upgrades likely to be required</u> • <u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site</u> 									
<u>HS41 (HSW92)</u>	<ul style="list-style-type: none"> • <u>Mitigate noise pollution from Bishops Rise. A noise report may be required at planning application stage.</u> • <u>Potential for nesting birds/roosting bats in trees / reptiles in pond to the north.</u> • <u>Site located within Ground Source Protection Zone</u> 									
<u>HS39 (HE17)</u>	<ul style="list-style-type: none"> • <u>Noise and air quality survey and report may be required (proximity to Queensway)</u> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> 									
<u>HS40 (HC08)</u>	<ul style="list-style-type: none"> • <u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u> • <u>Site located within Ground Source Protection Zone</u> • <u>Noise survey and report may be required (proximity to swimming pool plant equipment)</u> 									

Hatfield

Table MM45

Policy/Para No.	Proposed Main Mod	Reason
Page 170 SP22	Land at north west Hatfield is allocated for development in this Local Plan to accommodate approximately 4,650 <u>1,750</u> new homes over the plan period.	Factual update
Page 170 SP22; delete existing sixth bullet point and replace with two new bullet points	<ul style="list-style-type: none"> Education facilities, including provision for a new secondary school and associated playing field facilities east of Green Lanes, also provision for four forms of entry at primary school level, in the form of new schools within SDS5 and/or linked to the secondary school as a 'through school' and/or in the form of an expansion of Green Lanes primary school. The primary school provision should include a nursery and a children's centre. Schools should provide for the dual use of facilities for community purposes; <u>A new secondary school site of up to 8 forms of entry (with expansion potential to 10 FE) and associated playing facilities east of Green Lanes. The site will be made available early in the build period.</u> <u>Provision of 3 forms of entry at primary school level, in the form of new schools within SDS5 (Hat1) and /or linked to the secondary school as an 'all through school' and/or in the form of an expansion of Green Lanes primary school. All schools should provide for the dual use of facilities for community purposes.</u> 	To provide clarity, in response to request and to reflect the wording agreed in the submitted SoCG between WHBC, HCC and Gascoyne Cecil Estates.
Page 171 SP22; additional text to eighth bullet point of the policy	...around Junction 4 of the A1(M). <u>Off-site highway works required in connection with development of this site may include new or improved cycle and pedestrian footbridge or underpass facilities above or below the A1(M), to improve connectivity by active travel modes to the rest of Hatfield, particularly in the direction of the town centre and railway station.</u>	In the interests of promoting use of active travel and to reflect the discussion at the relevant Stage 4 hearing session.
Page 171 SP22; tenth bullet point	<u>Conservation and, where appropriate, protection and enhancement of heritage assets and their settings, in particular the setting of old cottage, which is a grade ii listed building through careful masterplanning and appropriate mitigation measures, having regard to the findings of the heritage impact assessment;</u>	Changes agreed with Historic England through SOCG (EX31) to be consistent with national policy and to provide additional protection to historic environment.

Policy/Para No.	Proposed Main Mod	Reason
Page 171 Figure 14	<p>Insert new item in key - Protect Setting of Listed Building</p> <p>Figure 14 SDS5 (HAT1) North West of Hatfield</p> 	<p>Agreed as part of SOCG with Historic England (EX31) to ensure consistency across strategic diagrams in the plan.</p> <p>To reflect updates to the Policy</p>

Hatfield

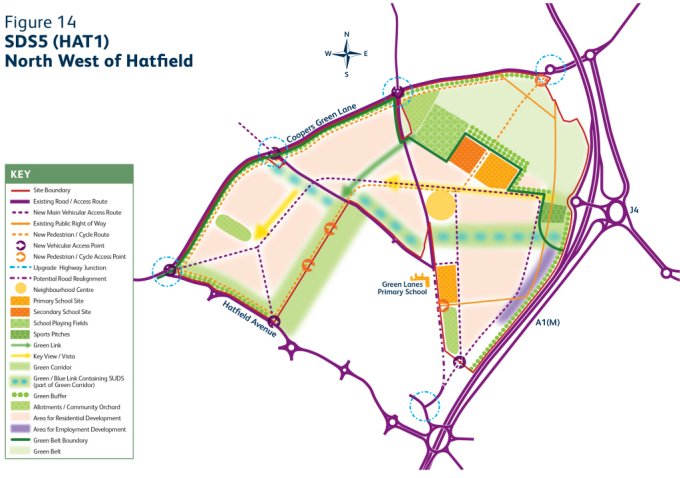
Policy/Para No.	Proposed Main Mod	Reason
	<p data-bbox="521 435 712 496">Figure 14 SDS5 (HAT1) North West of Hatfield</p>  <p data-bbox="521 587 651 884">KEY</p> <ul style="list-style-type: none"> — Site Boundary — Existing Road / Access Route — New Main Vehicular Access Route — Existing Public Right of Way — New Pedestrian / Cycle Route — New Vehicular Access Route — New Pedestrian / Cycle Access Point — Upgrade Highway Junction — Potential Road Realignment — Neighbourhood Garden — Primary School Site — Secondary School Site — School Playing Fields — Sports Pitches — Green Link — Key Street / Road — Green Corridor — Green (Blue Link Containing SDS5 part of Green Corridor) — Green Buffer — Residential / Community Orchard — Area for Residential Development — Area for Employment Development — Green Link Boundary — Green Link 	

Table MM46

Policy/Para No.	Proposed Main Mod					Reason
<p>Page 174 SADM27</p>	<p>Site <u>HS43 (WE100)</u></p>	<p>Location <u>51 - 53 London Road</u></p>	<p>Use <u>Residential</u></p>	<p>Dwellings <u>34</u></p>	<p>Delivery in Plan Period <u>6-10 years</u></p>	<p>Additional Site</p>
<p>Page 175 Table 11</p>	<p>Site HS15 (WGr1)</p>	<p>Site-specific considerations</p> <ul style="list-style-type: none"> Location of a small shop (farm/convenience shop) and ancillary café to be assessed at planning application stage (small shop and ancillary café to not exceed 280m²) <u>Archaeological field evaluation may be required and appropriate conditions imposed subject to findings.</u> <u>Provision of a vehicular access between this site and site HS43 to ensure good quality connectivity and permeability in line with SADM 3 'Sustainable Transport for All'.</u> <u>Provision of substantial woodland planting to the north of the development site in order to define a long term robust Green Belt boundary and to protect the Green Belt's open character, as well as providing screening to existing employment buildings between the site and London Road.</u> 				<p>To reflect discussion held at hearing sessions regarding this site and the need to include site specific considerations for the allocation.</p>
<p><u>HS43 (WE100)</u></p>	<ul style="list-style-type: none"> <u>Provision of a vehicular access between this site and site HS15 to ensure good quality connectivity and permeability in line with SADM 3 'Sustainable Transport for All'</u> <u>A contaminated land survey would be required at planning application stage</u> 					

Woolmer Green

Policy/Para No.	Proposed Main Mod		Reason
	Site	Site-specific considerations	
		<ul style="list-style-type: none"> • Noise survey and report required at planning application stage (proximity to B197). • Preliminary Roost Assessment required at planning application stage, given the proximity to known bat roosts 	

Oaklands and Mardley Heath

Table MM47

Policy/Para No.	Proposed Main Mod					Reason
Page 176 SADM28	Site	Location	Use	Dwellings	Delivery in Plan Period	To reflect discussions held at hearing session 8 in relation the merging of the site allocations.
	HS16(OMH8)	2-Great North Road	Residential	5	0-5 years	
	HS17 (OMH5)	Land rear of 2-12 Great North Road	Residential	20	6-10 years	
	<u>HS16 (OMH5/8)</u>	<u>Land at 2 Great North Road and to the rear of 2-12a Great North Road.</u>	<u>Residential</u>	<u>25</u>	<u>0-10 years</u>	
Page 176 Table 12	Site		Site-specific considerations			To reflect discussions held at hearing sessions and improve consistency.
	HS16 (OMH8)		<ul style="list-style-type: none"> Mitigate air and noise pollution from the A1(M) and B197 Retain and protect northern wooded area 			
	HS17 (OMH5)		<ul style="list-style-type: none"> Mitigate air and noise pollution from the A1(M) and B197 Retain and protect northern wooded area Avoid and mitigate impact on the amenity of adjacent properties Multiple land owners with an interest in the site will need to work jointly to bring the site forward 			

Oaklands and Mardley Heath

Policy/Para No.	Proposed Main Mod		Reason			
	<table border="1"> <thead> <tr> <th data-bbox="479 384 884 453">Site</th> <th data-bbox="884 384 1630 453">Site-specific considerations</th> </tr> </thead> <tbody> <tr> <td data-bbox="479 453 884 900"> HS16 (OMH5/8) </td> <td data-bbox="884 453 1630 900"> <ul style="list-style-type: none"> • Both sites should be brought forward together as a comprehensive development. • Multiple land owners with an interest in the site (OMH5) will need to work jointly to bring the site forward, alongside OMH8. • Mitigate air and noise pollution from the A1 (M) and B197. Noise and air quality reports required at planning application stage. • Retain and protect northern wooded area </td> </tr> </tbody> </table>	Site	Site-specific considerations	HS16 (OMH5/8)	<ul style="list-style-type: none"> • Both sites should be brought forward together as a comprehensive development. • Multiple land owners with an interest in the site (OMH5) will need to work jointly to bring the site forward, alongside OMH8. • Mitigate air and noise pollution from the A1 (M) and B197. Noise and air quality reports required at planning application stage. • Retain and protect northern wooded area 	
Site	Site-specific considerations					
HS16 (OMH5/8)	<ul style="list-style-type: none"> • Both sites should be brought forward together as a comprehensive development. • Multiple land owners with an interest in the site (OMH5) will need to work jointly to bring the site forward, alongside OMH8. • Mitigate air and noise pollution from the A1 (M) and B197. Noise and air quality reports required at planning application stage. • Retain and protect northern wooded area 					

Table MM48

Policy/Para No.	Proposed Main Mod					Reason
Page 179 SADM29	Site	Location	Use	Dwellings	Delivery in Plan Period	To demonstrate an increase in dwelling capacity.
	HS20 (Wel3)	School Lane	Residential	7 9	0-5 years	
Page 179 Table 13	Site	Site-specific considerations				To reflect discussion held at hearing sessions regarding this site.
	HS18 (Wel11)	<ul style="list-style-type: none"> Provide buffer zone to existing Wildlife Sites/Local Nature Reserve <u>a tree screen within the site along the western and northern boundaries adjoining the Local Nature Reserve, designed to protect its ecological value, and provide a robust and defensible Green Belt boundary</u> 				
	HS20 (Wel3)	<ul style="list-style-type: none"> <u>Enhance the hedgerows along the north and north western boundaries with tree planting within the site to provide a robust and defensible Green Belt boundary and screen from wider views</u> 				

Digswell

No main modifications.

Table MM49

Policy/Para No.	Proposed Main Mod					Reason
<p>Page 182 SADM30</p>	Site	Location	Use	Dwellings	Delivery in Plan Period	<p>Amendments to reflect changes in the Use Classes Order 2020, and number of dwellings. Updated delivery.</p> <p>Additional Sites</p>
	SDS7 (WeG4b)	Marshmoor	Class <u>E(g)</u> and Residential	Approximately 40,500sqm of Class <u>E(g)</u> employment floorspace and around <u>100</u> dwellings	<u>0-5 years</u>	
	<u>HS44/HS45 (WeG1 / WeG3a)</u>	<u>Land at Welham Manor and west of Station Road</u>	<u>Residential</u>	<u>84</u>	<u>0-5 years</u>	
	<u>HS46 (WeG10)</u>	<u>Land at Dixons Hill Road</u>	<u>Residential</u>	<u>120</u>	<u>6-10 years</u>	
<p>Page 183 Table 14</p>	Site	Site-specific considerations				<p>To provide clarification.</p> <p>To reflect discussion held at hearing sessions regarding this site and the need to include site specific considerations for the allocations.</p>
	HS35 (GTLAA01)	<ul style="list-style-type: none"> <u>Provide planting along and within the southern boundary of the site to create a robust and defensible Green Belt boundary.</u> 				
	<u>HS44/HS45 (WeG1 / WeG3a)</u>	<ul style="list-style-type: none"> <u>Both sites should be brought forward together as a comprehensive development</u> <u>Primary access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor.</u> 				

Welham Green

Policy/Para No.	Proposed Main Mod	Reason				
	<table border="1"> <tr> <td data-bbox="483 392 696 874"></td> <td data-bbox="703 392 1626 874"> <ul style="list-style-type: none"> ● <u>Heritage Statement/Impact Assessment is required (proximity of Listed Building)</u> ● <u>Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents</u> ● <u>Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt.</u> ● <u>Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> </td> </tr> <tr> <td data-bbox="483 879 696 1121"><u>HS46 (WeG10)</u></td> <td data-bbox="703 879 1626 1121"> <ul style="list-style-type: none"> ● <u>Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> ● <u>Provision of planting within the western and northern boundaries of the site to create a robust and defensible green belt boundary and to create a landscaped buffer to the adjoining wildlife site.</u> </td> </tr> </table>		<ul style="list-style-type: none"> ● <u>Heritage Statement/Impact Assessment is required (proximity of Listed Building)</u> ● <u>Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents</u> ● <u>Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt.</u> ● <u>Sites lie within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> 	<u>HS46 (WeG10)</u>	<ul style="list-style-type: none"> ● <u>Site lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u> ● <u>Provision of planting within the western and northern boundaries of the site to create a robust and defensible green belt boundary and to create a landscaped buffer to the adjoining wildlife site.</u> 	
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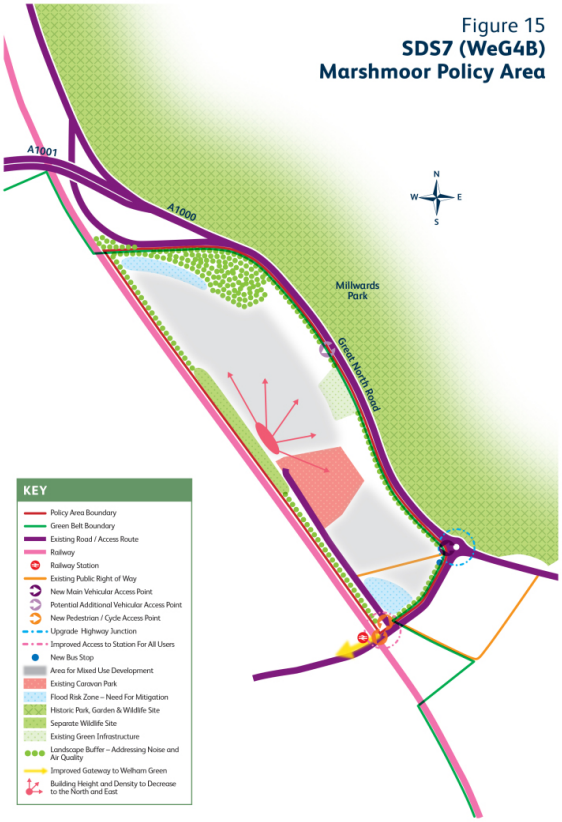
Table MM50

Policy/Para No.	Proposed Main Mod	Reason
Page 183 SP23	First paragraph: Once completed, all new Class B1 development on SDS7 will be afforded the same policy protection as that provided by Policy SADM9.	
Page 184 SP23	New second paragraph to be inserted: <u>Site SDS7 is allocated for a mixed use development comprising 40,500sqm of Class E(g) employment floorspace and 100 no dwellings (Class C3) providing affordable accommodation for those employed on the site. This will be secured through a planning condition or a legal agreement. Once completed, all new Class E(g) development on SDS7 will be afforded the same policy protection as that provided by Policy SADM10.</u> Original second paragraph to become the third paragraph.	An improved explanation of what the allocation is for, to reflect changes in the Use Classes Order 2020 and to correct an error.
Page 184 SP23 Bullet point (iii)	Proportionate provision or contribution towards improvement, <u>in line with the Welwyn Hatfield Infrastructure Delivery Plan</u> , must be made for:	To emphasise that improvements should be in line with the Infrastructure Delivery Plan (and HCC's South Central Growth and Transport Plan which is referenced in the IDP)
Page 185 Paragraph 20.10	SDS7 (WeG4b) will deliver a mixed use development comprising 4.1 hectares of employment uses(Class B1 <u>E(g)</u>)together with a limited amount of residential development. The Council's preference is for B1(b) <u>E(g)(ii)</u> employment development related to life sciences and research. Proposals for other uses within Class B1 <u>E(g)</u> , in particular B1(e) <u>E(g)(iii)</u> , would....	Amendments to reflect changes in the Use Classes Order 2020

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Policy/Para No.	Proposed Main Mod	Reason
<p>Page 186</p> <p>Figure 15</p>	<p>Figure 15 SDS7 (WeG45) Marshmoor Policy Area</p> <p>KEY</p> <ul style="list-style-type: none"> Site Boundary Existing Road / Access Route Railway Railway Station Existing Public Right of Way New Main Vehicular Access Point Potential Additional Vehicular Access Point New Pedestrian / Cycle Access Point Upgrade Highway Junction Improved Access to Station For All Users New Bus Stop Area For Medium Scale Development Existing Car Park Flood Risk Area - Need For Mitigation Historic Park, Garden & Wildlife Site Special Wildlife Site Existing Green Infrastructure Acoustic Buffer - Addressing Noise and Air Quality Improved Gateway to Welham Green Building Height and Density to Decrease to the North and East 	<p>To reflect site boundary amended to include area of woodland at the north of the site and inclusion of Green Belt boundary added including on key</p>

Welham Green

Policy/Para No.	Proposed Main Mod	Reason
	<p data-bbox="779 443 1010 507">Figure 15 SDS7 (WeG4B) Marshmoor Policy Area</p>  <p data-bbox="481 911 654 1235">KEY<ul style="list-style-type: none">Policy Area BoundaryGreen Belt BoundaryExisting Road / Access RouteRailwayRailway StationExisting Public Right of WayNew Main Vehicular Access PointPotential Additional Vehicular Access PointNew Pedestrian / Cycle Access PointUpgrade Highway JunctionImproved Access to Station For All UsersNew Bus StopArea for Mixed-Use DevelopmentExisting Caravan ParkFlood Risk Zone - Need For MitigationHistoric Park, Garden & Wildlife SiteSeparate Wildlife SiteExisting Green InfrastructureLandscape Buffer - Addressing Noise and Air QualityImproved Gateway to Welham GreenBuilding Height and Density to Decrease to the North and East</p>	

Brookmans Park

Table MM51

Policy/Para No.	Proposed Main Mod					Reason
Page 188 SADM31	Site	Location	Use	Dwellings	Delivery in Plan Period	To reflect discussions held at stage 8 and 9 hearing sessions and additional capacity proposed for allocation.
	HS22 (BrP4)	Land west of Brookmans Park Railway Station	Residential	250 <u>428 (+ 2FE Primary School)</u>	0-10 years	
Page 189 Table 15	Site	Site-specific considerations				To reflect discussions held at stage 8 and 9 hearing sessions, to reflect the need to increase primary school capacity within Brookmans Park and Welham Green, and for clarity on boundary treatment required.
	HS21 (BrP13)	<ul style="list-style-type: none"> <u>Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction.</u> 				
	HS22 (BrP4)	<ul style="list-style-type: none"> <u>A landscaped screening bund to the north of the southern boundary to screen the site from Hawkshead Road and the public footpaths to its north.</u> <u>Provision of land for a new 2FE Primary School site and playing field.</u> 				
	HS23 (BrP14)	<ul style="list-style-type: none"> <u>Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction.</u> <u>Enhance the hedge along the northern boundary of the site to provide a robust and defensible Green Belt boundary</u> 				

Brookmans Park

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 189 Paragraph 21.4</p>	<p>In line with advice from the Highway and Fire and Rescue Authorities, there will be a single point of access for site HS22 (BrP4). A secondary access using Bradmore Lane will be resisted as it would need to be widened and upgraded which would change its rural character. The estimated dwelling capacity of HS22 has been limited to around 250 dwellings to reflect the limited opportunity for expanding the existing primary school by 0.5FE from 1.5FE to 2FE.</p>	<p>To reflect discussions held at stage 8 and 9 hearing sessions and additional capacity proposed for allocation.</p>

Little Heath

Table MM52

Policy/Para No.	Proposed Main Mod					Reason
Page 190 SADM32	Site	Location	Use	Dwellings	Delivery in Plan Period	Additional site and deletion of allocation following conclusion the site is unsound
	HS47(LHe4/5)	Videne and Studlands, Hawkshead Road	Residential	63	0-5 Years	
	Hs24 (BrP7)	Land south of Hawkshead Road	Residential	100	0-10 Years	
Page 191 Table 16	Site	Site-specific considerations				Deletion of allocation; to provide a strong and defensible new Green Belt boundary; to reflect discussion held at hearing sessions regarding the measures required to mitigate the impacts of developing this site and minimise the harm to the Green Belt from its loss.
	HS24 (BrP7)	<ul style="list-style-type: none"> Green buffer to help mitigate heritage impacts on Gobions Historic Park and Garden and the Grade II* Listed Folly. SuDs should be used to suitably manage surface water flood risk to, within and from the site. Green buffer and retention of existing trees to help mitigate impact on local ecology. Retain the existing pond, or compensate for its loss. Stage 1 Habitat Survey required at planning application stage Avoid and mitigate any potential impact on Northaw Great Wood SSSI 				
	HS25 (LHe1)	<ul style="list-style-type: none"> Provide a substantial tree buffer along the northern boundary of the site to provide a robust and defensible long term Green Belt boundary. 				
	HS47(LHe4/5)	<ul style="list-style-type: none"> Due to the need to achieve a satisfactory access both sites should be brought forward on a comprehensive basis. 				

Little Heath

Policy/Para No.	Proposed Main Mod		Reason
	<p>Site</p>	<p>Site-specific considerations</p> <ul style="list-style-type: none"> • <u>A Heritage Statement/Impact Assessment will be required (proximity to Grade II Listed Osbourne House).</u> • <u>Mitigate any harm to the setting of Osborne House.</u> • <u>A preliminary Ecological Assessment will be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).</u> • <u>A noise survey will be required at planning application stage.</u> • <u>Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust green belt boundary, and to minimise the impact on the openness of the green belt</u> 	

Cuffley

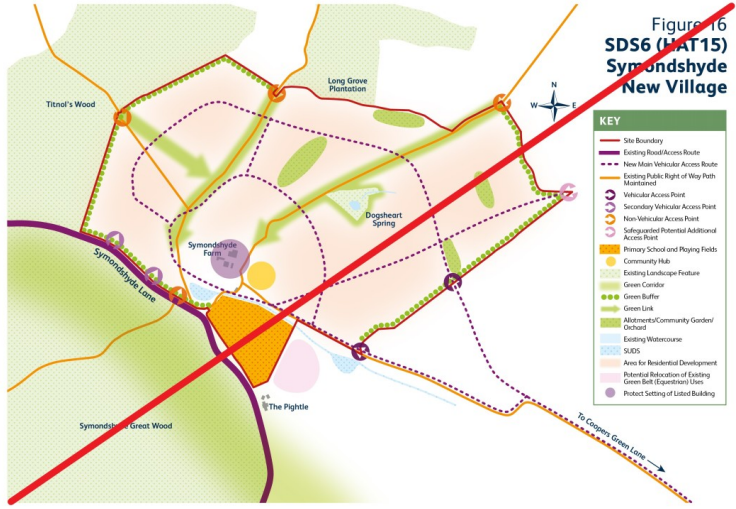
Table MM53

Policy/Para No.	Proposed Main Mod					Reason
Page 192 SADM33	Site	Location	Use	Dwellings	Delivery in Plan Period	Reflect site capacity updates, planning consents and deletion following conclusion of site being unsound.
	HS26 (No02)	36 The Ridgeway and land to the rear	Urban	8 <u>6</u>	0-5 Years	
	HS27 (Cuf1)	Land at the Meadway	Green Belt	30 <u>60</u>	0-5 Years	
	HS28 (Cuf6)	Land south of Northaw Road East	Green Belt	108 <u>121</u>	0-10 <u>0-5</u> Years	
	HS29 (Cuf12)	Land north of Northaw Road East	Residential	73	0-10 <u>0-5</u> Years	
	HS30 (Cuf7)	Wells Farm, Northaw Road East	Green Belt	75	0-10 <u>0-5</u> Years	
	HS31 No10	Land west of St Martin de Porres Catholic Church	Urban	5	11-15 years	

Policy/Para No.	Proposed Main Mod		Reason
<p>Page 193 Table 17</p>	<p>Site</p>	<p>Site-specific considerations</p>	<p>To provide a strong and defensible Green Belt boundary and to minimise the harm to the openness of the Green Belt from its loss.</p> <p>To reflect the approach to green belt boundary treatment.</p> <p>To reflect deletion on the allocation following being found unsound.</p>
	<p>HS27 (Cuf1)</p>	<ul style="list-style-type: none"> • <u>Provision of a substantial tree screen outside but adjoining the eastern HS27 (Cuf1) boundary of the site to create a robust and defensible Green Belt boundary.</u> • <u>Retain and strengthen the tree screen along the Cuffley Brook to include at least an 8m riparian buffer and to mitigate the impact on the open Green Belt beyond.</u> 	
	<p>HS28 (Cuf6)</p>	<ul style="list-style-type: none"> • <u>A master-plan led approach to new planting along the south-western boundary of the site to ensure the creation of a robust and defensible Green Belt boundary, incorporating existing tree belt/hedgerows where possible.</u> 	
	<p>HS29 (Cuf12)</p>	<ul style="list-style-type: none"> • <u>Provision of a substantial tree screen adjoining the western boundary to create a robust and defensible Green Belt boundary</u> 	
	<p>HS30 (Cuf7)</p>	<ul style="list-style-type: none"> • <u>Provision of a substantial tree screen adjoining the western boundary to create a robust and defensible Green Belt boundary</u> 	
	<p>HS31 (No10)</p>	<ul style="list-style-type: none"> • Capacity limited to 5 dwellings in the interests of highway safety • A contaminated land survey and report would be required, and if necessary suitable remediation carried out • Mitigate potential noise pollution from adjacent community uses • Given the presence of a number of trees around the site caution for nesting birds is required, with possible compensatory measures provided 	

New Village

Table MM54

Policy/Para No.	Proposed Main Mod	Reason
<p>Page 195 to 198 SP 24; Figure 16; Justification; Implementation</p>	<p>Chapter 24 (New Village at Symondshyde - SDS6 (Hat15)) to be deleted</p> 	<p>This site is deleted as it has been found unsound.</p>

Rural Development

Table MM55

Policy/Para No.	Proposed Main Mod					Reason
Page 204 SADM35	Site	Location	Use	Dwellings	Delivery in Plan Period	This site has been found to be unsound. Inspector found this proposal to be inappropriate development in the Green Belt
	SDS6 (HAT15)	Symondshyde – new village	Residential-led mixed-use	1,130 -	6-15 years	
	HS34 (GTLAA09)	Coopers Green Lane, Hatfield	Gypsy and Traveller site	10	0-15 years	
Page 204 Table 18	Site	Site-specific considerations				This site has been found to be unsound. Site removed from the Plan as found to be inappropriate development by Inspector.
	SDS6 (Hat15)	<ul style="list-style-type: none"> Refer to Policy SP-24 				
	HS34 (GTLAA09)	<ul style="list-style-type: none"> Extraction of minerals in advance of allocated development Provision of suitable access and visibility splays to Coopers Green Lane Noise and air quality report at planning application stage given proximity to Coopers Green Lane. Caution for nesting birds in hedgerow – compensatory provision if access removes part of hedgerow. The allocation is for 10 pitches as an offsite contribution for site SDS6 (Hat15) 				

Neighbourhood Planning

Table MM56

Policy/Para No.	Proposed Main Mod	Reason
Page 206 SP26 Neighbourhood Planning	Neighbourhood Plans should: <ul style="list-style-type: none"> ● Demonstrate how they contribute to the strategic objectives of the Local Plan and are in general conformity with its strategic policies; ● Clearly set out how they will promote sustainable development in accordance with the principles set out in Policy SP1; ● Demonstrate how they have had regard to information on local need for new homes, jobs and facilities for their plan area, <u>and the proportionate distribution of growth, as set out in Policy SP3.</u> 	To clarify that the Neighbourhood Plan needs to be in conformity with the Strategic Policies set out in the Local Plan.

