

Northaw and Cuffley Neighbourhood Plan

Schedule of Modifications following Examiner's Report

Mod ref	Policy/para no	Change	Welwyn Hatfield Borough Council's comments
Mod/1	Front cover	After the Plan title on the front cover add: '2022 to 2036'	Agree
Mod/2	Table of contents	Delete Section 3 from the Table of Contents and renumber accordingly.	The Council supports the deletion of Section 3
	Paragraph 1.3	Replace the final sentence of paragraph 1.3 with: 'The plan period is 2022 to 2036.'	Agree
Mod/3	Paragraph 1.5	Replace the first sentence of paragraph 1.5 with: 'The neighbourhood plan must be in general conformity with the strategic policies in the development plan. This is currently the Welwyn Hatfield Local Plan 2005. The Borough Council is now well-advanced on the preparation of a new Local Plan. It will cover the period up to 2036. Section 8 of the Plan comments about the way in which the Parish Council will assess the need or otherwise for the neighbourhood plan to be reviewed once the Local Plan has been adopted.'	The Council supports this modification to provide clarity on the relationship between the Neighbourhood Plan and the Local Plan.
Mod/4	Policy S1 The Meadway	Delete the Policy. Delete all supporting text (paragraphs 3.1 to 3.6) Delete Figure 3.1	The Council supports the deletion of this policy, given that the effect of the policy would be to allocate sites in the Green Belt for residential purposes. It is established practice (NPPF 140-145) that the release of land from the Green Belt is a strategic matter (in this case for WHBC) rather than a neighbourhood planning matter (here for NCPC).

Mod/5	Policy S2 Land East of Northaw Road East	Delete the policy. Delete all supporting text (paragraphs 3.7 to 3.9) Delete Figure 3.2	The Council supports the deletion of this policy, given that the effect of the policy would be to allocate sites in the Green Belt for residential purposes. It is established practice (NPPF 140-145) that the release of land from the Green Belt is a strategic matter (in this case for WHBC) rather than a neighbourhood planning matter (here for NCPC).
Mod/6	Policy D1: Residential Design and Amenity	<p>Replace the opening element of the policy with: 'As appropriate to their scale, nature and location, development proposals for plot sub-division, infill and back land development should respond positively to the following issues and design features:'</p> <p>Replace criterion a with: 'Insofar as planning permission is required external lighting should be designed and positioned to minimise light pollution, maintain amenity, and minimise disturbance to wildlife;'</p> <p>Replace criterion d with: 'The separation distances between buildings should respond positively to the details in Figure 4.3 and take account of any sensitivities which arise from the topography of the site and the position and alignment of adjacent buildings;'</p> <p>Replace criterion i with: 'Car parking should be provided on-site in accordance with the most up to date standards set by the County Council;'</p>	The Council supports this modification as it reflects the representations made by the Council to this policy at the Regulation 16 consultation stage, namely that the policy was overly prescriptive and covered proposals that are permitted development.
Mod/7	Policy D2 Local Character	Delete the policy and replace it with: 'Proposals for replacement or new housing development, extensions to existing properties, the sub-division of plots, infill	The Council supports this modification which will bring the clarity required by the NPPF.

		and/or back land development should respond positively to the Northaw and Cuffley Design Code (Appendix 2).'	
Mod/8	Policy D3 Green Infrastructure	Delete the policy and replace it with: 'As appropriate to their scale, nature and location development proposals should: • achieve statutory Biodiversity Net Gain targets; • include wildlife friendly planting, "in the ground" soft landscaping and planted boundary treatments wherever practicable; • incorporate grass verges as a feature of their layouts wherever practicable; and • retain existing trees on the site unless an arboricultural survey demonstrates that they are not worthy of retention. Where replacement trees are required, they should be replaced in accordance with site-wide biodiversity net gain requirements. Any tree species planted should be appropriate to the site and its context. Only suitable native or ornamental species should be used. The provision of new and/or enhanced green walking routes will be supported where they would improve access to the Parish's green infrastructure network. New developments and future walking route improvement works adjacent to ordinary watercourses/water bodies should be designed to integrate and improve access to the blue infrastructure network.	The Council supports this modification which recognises that not all policy clauses will be applicable to all forms of development. The proposed modification provides clarification that the policy would be applied proportionally to enable flexibility for various scenarios.
Mod/9	Paragraph 4.19	Replace paragraph 4.19 with: 'Policy D3 sets out the Plan's approach to green infrastructure. Mature trees, grass verges and thick vegetation cover are key	The Council agrees with these consequential amendments to supporting text. For clarity, the footnote is to be retained.

		<p>characteristics common to both Northaw and Cuffley and these features are addressed in the Character Area Study. This green infrastructure helps the villages integrate into the landscape and their Green Belt setting. The policy has been designed to be wide-ranging. However, in this context the opening part of the development will allow development proposals to be assessed in a proportionate way based on their scale, nature, and location. Any tree works, surveys, planting, removal, or maintenance should be carried out in accordance with British Standards BS 5837:2012 and utilise native UK species. This is necessary as climate change and disease may make some species very vulnerable, as such a planting scheme for a site should be created or approved by a suitably qualified person such as a landscape architect, arboriculturist or ecologist to ensure that appropriate species are selected for planting</p>	
Mod/10	Policy D4 Local Green Space	<p>Delete the policy and replace it with: 'The Plan designates the following sites as local green spaces: [List the areas as included in the submitted policy other than LGS C, H, N and T] Development proposals within the designated local green spaces will only be supported in very special circumstances'</p>	<p>The Council supports this modification as it reflects the representations made by the Council to this policy at the Regulation 16 consultation stage.</p>
Mod/11	Paragraph 4.20	<p>Delete and replace with: Paragraphs 101 to 103 of the NPPF set out national policy on local green spaces. The Parish Council</p>	<p>Agree these consequential amendments to the supporting text.</p>

		<p>has carefully considered this matter and an assessment has been made of green spaces in the parish. Policy D4 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the Borough Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy'</p>	
Mod/12	Figure 4.6	Revise Figure 4.6 to take account of the modifications to the policy	Agree to these consequential modifications to Figure 4.6 which shows the LGS in map format.
Mod/13	Policy E1 Station Road	<p>Replace the title of the policy with Policy E1: Retail and Commercial Uses in Station Road.</p> <p>Delete the policy and replace with: 'New or replacement shopfronts in Station Road should respond positively to the design principles in the Welwyn Garden City 'Guide to Shopfront and Advertisement Design' 17 and Design Code (Appendix 2). Development proposals affecting retail and commercial properties in Station Road should be designed to provide delivery and vehicle access from the existing rear service roads wherever practicable. Development proposals which unacceptably detract from the utility of the service roads will not be supported. Employment-generating uses above the ground floor within the defined retail frontage of Station Road will be</p>	<p>The Council supports this modification which recognises that some of the issues in the policy are highways matters which will be considered by the County Council in its capacity as the highways authority.</p> <p>Agrees to the amended policy name to distinguish it from Policy T1 of the Plan which has a clear focus on highways matters on and around Station Road.</p>

		<p>supported where they do not result in the loss of residential accommodation. Proposals for outside dining and outdoor markets will be supported where they promote the active use of the public realm and do not unacceptably detract from pedestrian movement and safety. The loss of employment-generating uses in Station Road will not be supported unless there is clear and compelling evidence that justifies the change of use, including a minimum of six months continuous marketing of the extant employment use at a realistic price.</p> <p>Replace the title of the policy with Policy E1: Retail and Commercial Uses in Station Road</p>	
Mod/14	Paragraph 5.14	At the end of paragraph 5.14 add: 'These issues are captured in Policy E1.'	Agree - this improves the clarity of the policy.
Mod/15	Policy E2 Sopers Road	In part 2 of the policy delete 'in order to preserve the character of Cuffley and setting within the wider landscape.'	Agrees that this is more appropriate to include in the supporting text.
Mod/16	Paragraph 5.19	At the end of paragraph 5.19 add: 'Policy E2 sets out a policy context for future development on the site. Part 2 of the policy has been specifically designed in order to preserve the character of Cuffley and setting within the wider landscape.'	Agree that it is more appropriate to include in the supporting text.
Mod/17	Map	Show the Sopers Road employment site on a map in the Plan.	Agree - this improves the clarity of the policy.
Mod/18	Policy T1 Station Road	Delete the policy and replace with a new policy titled: Policy T1: Traffic and highways matters in Station Road' 'Development proposals which will contribute to the management of traffic	The Council supports the replacement renamed policy, which differentiates the policy from Policy E2 Sopers Road and now reads as a land use policy, rather than a list of community actions.

		<p>and parking on Station Road will be supported. As appropriate to their scale, nature and location development proposals in Station Road should contribute to the delivery of the following design features as demonstrated in Figure 6.1:</p> <ul style="list-style-type: none"> • the removal of the planters to improve pedestrian accessibility and flow; • improvements to the public realm including street furniture, spaces for dining outside, surface treatment improvements and cycle parking; and • an increase in the number of pedestrian crossing points (including raised tables and pedestrian refuges). <p>As appropriate to their scale, nature and location development proposals in Station Road should contribute to improvements to the Station Road/Plough Hill junction, Meadway junction and entrance to the railway station.'</p>	
Mod/19	Paragraph 6.9	<p>At the beginning of paragraph 6.9 add: 'Policy T1 sets out the way in which development proposals should respond positively to the Parish Council's ambitions for the future of Station Road. It has been designed to be applied in a proportionate basis given that specific proposals will have different impacts on trip movements and safety issues.'</p>	<p>Agree to these consequential changes to the supporting text which also add clarity.</p>
Mod/20	Paragraph 6.11	<p>At the end of paragraph 6.11 add: 'Improvements to the junctions identified in the policy should be supported by a detailed transport model to assess the implications both on Station Road and the</p>	<p>Agree to these consequential changes to the supporting text and which also add clarity.</p>

		wider highway network. Proposals must consider potential trip diversion to local through roads in Cuffley including Tolmers Road, Theobalds Road and Henyards Lane, the inclusion of suitable mitigation measures to prevent significant impacts on the local road network; and committed and proposed housing growth in both the Parish and the wider area.'	
Mod/21	Policy T2 Walking and Cycling	Delete the policy and replace with: 'As appropriate to their scale, nature and location development proposals should maximise the opportunities to improve the connectivity of walking routes identified on Figure 6.2. Secure cycle parking should be provided at new residential and commercial developments in accordance with the most recent standards set by the Borough Council, proportionate to the scale of development proposed (and where one exists the Travel Plan associated with that development) and deliver secure, covered parking with clear natural surveillance. Proposals for the creation of new cycle links and improvements to existing routes will be supported.'	The Council supports the proposed modification which improves the policy, which otherwise reads as a series of community actions rather than as a land use policy.
Mod/22	Paragraph 6.12	At the end of paragraph 6.12 add: 'This approach is set out in Policy T2 of the Plan.'	Agree
Mod/23	Paragraph 6.13	Replace paragraph 6.13 with: 'Continuous footpaths or pavements are safer and will encourage pedestrians to improve their health and wellbeing, by making more journeys on foot. Priorities for creating	Agree

		continuous routes are a new link to two stretches of the Hertfordshire way, around the external perimeter of the King George V Playing Field and completing the path from Hook Lane and Firs Wood Close, Northaw to Potters Bar along Coopers Lane Road. In a broader context the parish Council will work with the Borough Council's Sustainable Transport team to deliver additional cycle parking at Cuffley Library (see Section 8 and Appendix 1).'	
Mod/24	Policy W1 Community facilities and services	Replace the policy with: 'The facilities listed below and shown on Figure 7.1 are designated as community services and facilities. [List the facilities in the submitted policy except for the Plough Public House, Cuffley Smile Clinic, The Dental Centre, Tolmers Activity Centre (sub-regional Scout Camp), Cuffley Camp, Woodhurst Equestrian Centre, Two Brewers Public House, Judges Bar and Restaurant and Northaw Equestrian Centre and Riding School] Development proposals should protect the identified community services and facilities. Proposals for the enhancement, modification and/or extension of the identified community services and facilities will be supported.'	The Council supports this modification which gives the policy format a more structured approach by listing the designated community services and facilities and then setting out the policy implications of such designations.
Mod/25	Paragraph 7.7	At the end of paragraph 7.7 add: 'The second part of Policy W1 offers support for the enhancement, modification and/or extension of the identified community services and facilities. This reflects the importance of community services in the parish. At the same time, it is important	Agree – this improves the clarity

		that any such proposals are developed within the wider context of development plan policies. In this context residential amenity and traffic capacity considerations are likely to be key considerations in the parish.'	
Mod/26	Figure 7.1	Revise the detail in Figure 7.1 to reflect the modifications to the facilities included in the policy.	Agree – this reflects the modifications to the policy.
Mod/27	Policy W2 Library and GP surgery.	Delete the second part of the policy. Reposition the deleted second part of the policy to the end of paragraph 7.9.	Agree – this improves the clarity of the policy.
Mod/28	Policy W3: King George V Playing Fields	Delete the policy and replace the policy with: 'Proposals for the consolidation and the expansion of the King George V Playing Fields will be supported where the following criteria are met: • the sports and recreation facilities offer all year-round access and facilities which meet evidenced local demand; • the replacement and/or reuse of the existing clubhouses offer facilities commensurate to the users' needs; • the improvement of drainage for grass playing surfaces; • any new uses provide appropriate levels of parking and contribute towards the delivery of a 'Park and Walk' walking route through KGV and East of Northaw Road East for Cuffley School; and • new or improved facilities are designed to be adaptable and capable of serving the sports clubs, the wider community, and other local groups/organisations. Development proposals should demonstrate the way in which they have	The Council supports this modification, which ensures that the policy has regard to national policy on Green Belts; clarifies the indicative nature of the plan at Figure 7.4; and adds clarity.

		been prepared to respond positively to a master plan for the overall Playing Fields site.'	
Mod/29	Paragraph 7.10	At the end of paragraph 7.10 add: 'Policy W3 sets out the Parish Council's intentions on this important site. The Playing Fields are in the Green Belt. This will continue to be a key factor in determining the acceptability or otherwise of proposals in the Plan period. Proposals for the development of new recreational related buildings on the site and/or the development of ancillary non-sporting community facilities such as food and beverage facilities will need to be assessed carefully against GB policy and VSC. Development proposals will be assessed against an overall master plan to be produced by the Parish Council and the existing users of the Playing Fields'	The Council supports this modification which clarifies the impact of the green belt designation on future proposals at King George V Playing Fields.
Mod/30	Policy 11 Community Projects	Replace the policy with new policy: 'Development proposals should take account of the following community proposals and respond positively to their implementation: • King George V Playing Fields; • the introduction of a street market at an appropriate location will be supported as a valuable contribution to the vitality of the village centre; • public realm improvements along Station Road; • the provision of new and improved cycle paths, footpaths, and other facilities as required according to circumstances; and • the provision of new cycle parking at the Library and GP Surgery.	The Council supports the modification which ensures that other development proposals do not interfere with or conflict with the implementation of the community projects.

		Development proposals that prevent or hinder the realisation of the priority community projects or which would directly conflict with their delivery will not be supported.'	
Mod/31	Paragraph 8.7	At the end of 8.7 add: 'The policy highlights the importance of the identified schemes and ensures that other development proposals that prevent or hinder the realisation of the priority community projects or which would directly conflict with their delivery will not be supported.'	Agree to this consequential amendment to the supporting text.
Mod/32	Paragraph 8.11	Replace the final sentence of paragraph 8.11 with: 'Once the emerging Local Plan has been adopted the Parish Council will assess the need or otherwise for the neighbourhood plan to be reviewed. Any necessary review could proceed on a full or partial basis. In particular, the Parish Council would have the opportunity at this stage to provide any further details associated with the development of the housing allocations in the parish included in the adopted Local Plan. Where there are clear differences between the made neighbourhood plan and the adopted Local Plan, the Parish Council will look to commence a review of the neighbourhood plan within six months of the adoption of the Local Plan.'	The Council supports the recommended modification which provides an up-to-date assessment of the relationship between the two plans. In addition, they provide a context within which NCPC can assess the need or otherwise for a full or partial review of a made