



**WELWYN**  
**HATFIELD**  
**COUNCIL**

# Local Development Scheme

April 2005

On the 7<sup>th</sup> April 2005, the Council received notification from the Government Office for the East of England that in accordance with Regulation 11(2) of the Town and Country Planning (Local Development) (England) Regulations 2004, the First Secretary of State did not intend to issue a direction under Section 15(4) of the Planning and Compulsory Purchase Act 2004. This has the effect of approving this Local Development Scheme, which comes into effect immediately, i.e. on 7<sup>th</sup> April 2005.

# **WELWYN HATFIELD COUNCIL**

## **LOCAL DEVELOPMENT FRAMEWORK**

### **LOCAL DEVELOPMENT SCHEME**

Approved 7 April 2005

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## **1. Introduction**

- 1.1 In September 2004 the Government introduced, through the commencement of new legislation, major changes to the way the development plans system operates in England. The existing Development Plan for Welwyn Hatfield, which comprises the Hertfordshire Structure Plan, the Hertfordshire Waste and Minerals Local Plans and the Welwyn Hatfield District Plan Review will be replaced by a Regional Spatial Strategy and a set of Local Development Frameworks.
- 1.2 The Government's policy on the preparation of Local Development Frameworks is set out in Planning Policy Statement 12 "Local Development Frameworks". This should be read, inter-alia, with:
- The Planning and Compulsory Purchase Act 2004 (The Act);
  - The Town and Country Planning (Local Development) (England) Regulations 2004;
  - The Town and Country Planning (Transitional Arrangements) Regulations 2004; and
  - Creating Local Development Frameworks – A Companion Guide to PPS12.
- 1.3 The preparation of the Regional Spatial Strategy will be the responsibility of the Regional Planning Board. For Welwyn Hatfield, the relevant Regional Planning Body is the East of England Regional Assembly. Hertfordshire County Council will be responsible for producing Waste and Minerals Development Frameworks to replace the existing Waste and Minerals Local Plans.
- 1.4 Welwyn Hatfield District Council will be responsible for producing a Local Development Framework (LDF), that is: an ongoing portfolio of documents, which collectively deliver the spatial planning strategy for the local area. The LDF will comprise Local Development Documents (LDDs), which will be of two types:
- Development Plan Documents (DPDs), which can deal with different issues or geographical areas, will be subject to independent testing and have the weight of development plan status; and
  - Supplementary Planning Documents (SPDs), which will not be subject to independent testing and will not therefore have development plan status. SPDs will however be subject to rigorous procedures of community involvement and sustainability appraisals, and can be a material consideration in the determination of planning applications.
- 1.5 The LDF must also include a Local Development Scheme, a Statement of Community Involvement, a Proposals Map and an Annual Monitoring Report. (None of these documents require the completion of sustainability appraisals). The Act has introduced a raft of new terminology, which is unavoidably used throughout this document. A glossary has been provided at Appendix B to assist with interpretation of the terminology. In preparing its LDF, the Council is required to take into account, and demonstrate, clear relationships with the Community Strategy, which is prepared in accordance with the Local Government Act 2000, in so far as it is relevant to the use and development of land.

## **2. The Local Development Scheme – Purpose and Process**

- 2.1 The Local Development Scheme (LDS) is the first statutory task the Council must complete in advance of preparing its LDF. The LDS is the first point of reference for local communities and stakeholders to find out what local planning policies relate to the area, setting out current policies and outlining the programme for the preparation of Local Development Documents over, at least, a three-year period. Whilst the LDS is primarily a three-year project plan, it should also describe any work that has been undertaken prior to commencement of the Act and indicate what future work is proposed beyond 2007.
- 2.2 The LDS must be submitted for approval to the Secretary of State, represented in Welwyn Hatfield's case by the Government Office for the East of England, within six months of the commencement of the Act i.e. by 28 March 2005. Once approved, the Council, in its role as Local Planning Authority (LPA), will be required to keep under review and, if necessary, revise its LDS. The Annual Monitoring Report will be instrumental to this review.
- 2.3 The LPA is not required to subject the LDS to independent examination. Neither is the LPA required to publish the LDS for the public to make formal comment. However, in light of the need to ensure that the programme will complement other strategies and plans, the Draft LDS will be discussed with local authority colleagues and key stakeholders. Once the LDS has been agreed by the Government Office, the Council will

make copies available at the Council Offices, the local area offices and on the Council's web-site, [www.welhat.gov.uk](http://www.welhat.gov.uk).

### **3. Content of the Local Development Scheme**

In addition to sections 1 and 2 above, this LDS contains:

- i) A Schedule of proposed LDDs showing the role, content, status, position in the chain of conformity and geographical coverage of each LDD to be produced;
- ii) An explanation (through the use of a diagram) of how the LDF will be structured and how different LDDs interrelate (including the Regional Spatial Strategy);
- iii) Profiles of each LDD setting out the timetables for production with key milestones, the relationships with other LDDs and other strategies, anticipated opportunities for joint working, proposals for engaging stakeholders and the community, an indication of the resources required and a brief assessment of risk;
- iv) A Gantt chart for the overall programme, indicating key milestones;
- v) An explanation of how Sustainability Appraisals / Strategic Environmental Appraisal will be relate to various stages of document production.
- vi) A schedule of 'saved' policies (at Appendix A) indicating when and how these are to be replaced by or merged to new policies in LDDs or whether they may lapse after a specified period;
- vii) A statement as to whether the Local Planning Authority proposes to save District plan policies beyond three years from adoption of the District Plan;
- viii) A schedule of existing Supplementary Planning Guidance indicating how this is linked to a saved policy and the authority's proposals for replacing existing guidance;
- ix) A summary of what technical studies the authority proposes to undertake;
- x) An explanation of how and when monitoring and review will be undertaken; and
- xi) A summary of the arrangements for programme management, resource requirements, an overall risk assessment and what contingency plans the authority will put in place.

### **4. Saved Plans, Policies and the status of existing Supplementary Planning Guidance**

- 4.1 The Act allows for existing adopted plans to be 'saved' for up to three years from commencement of the Act thereby allowing them to retain development plan status and remain a material consideration in the determination of planning applications. For plans in preparation, the three-year period will commence from adoption of the Plan. The LPA is required to bring forward LDDs to replace all, or parts, of the saved plan in accordance with the LDS. Policies may only be saved for longer than three years if the SoS agrees and the LPA can provide a clear and full justification for doing so.
- 4.2 The Welwyn Hatfield District Plan Alterations No. 1 (WHDPA1) was adopted on 2 March 1998. The Welwyn Hatfield District Plan Review was placed on deposit in February and March 2001. The Revised Deposit Version was placed on deposit in June and July 2002. The Public Local Inquiry was held between May and November 2003. The Inspector's report was received in April 2004. The LPA placed its Proposed Modifications on deposit between 27<sup>th</sup> October and 8<sup>th</sup> December 2004. On 2<sup>nd</sup> March 2005, the LPA advertised its intention to adopt the Welwyn Hatfield District Plan 2005. Adoption is anticipated in April 2005.
- 4.3 On commencement of the Act, on 28<sup>th</sup> September 2004, the previously adopted Plan (the WHDPA1) became the 'saved' plan under the transitional arrangements introduced by the Act. However, the Welwyn Hatfield District Plan 2005 will replace the previous Plan and assume 'saved' status on it's adoption (anticipated April 2005). All of the policies in this newly adopted plan will be automatically saved for three years from the date of adoption. However, the overall programme indicates that the adoption of DPDs, to replace saved District Plan policies will not be completed until 2010. A request to the Secretary of State to increase the 'saved' period of any policy will be made at an appropriate time in the future and once the authority has had an opportunity to consider which policies need saving beyond three years in light of progress made on the production of DPDs.

- 4.4 Any existing approved SPG which relates to a 'saved' District Plan policy will continue to be a material consideration in the determination of planning applications until they are replaced by SPDs or DPDs, as appropriate. Unless reviewed or replaced, existing approved site-specific planning briefs will also remain a material consideration in the determination of planning applications and will guide any approved development through to completion.
- 4.5 On commencement of the Act, the LPA was engaged in work on a Supplementary Design Guide. This work had initially appeared in the Deposit Version of the Welwyn Hatfield District Plan Review. The Inspector supported the Council's decision to delete (at 2<sup>nd</sup> Deposit Stage) Appendix 2 (Design Standards) from the Plan and to place the standards into a separate document (Supplementary Design Guide) to be prepared as SPG. Notwithstanding the fact that Appendix 2 no longer formed part of the Plan, the Inspector considered objections to the Supplementary Design Guide (SDG). The Inspector concluded that since the SDG derives out of, and would be consistent with the Plan, and had been prepared in a proper manner, once adopted it should carry substantial weight in the determination of planning applications and appeals. The Inspector recommended that two changes be made to the SDG and also supported a Pre-Inquiry Change which had the effect of deleting Appendix 1 (a Sustainability Checklist) from the District Plan Review and placing the Checklist into the SDG.
- 4.6 The Council has accepted the Inspector's recommendations on this matter but in doing so now finds itself wedged between the old and new planning systems and time constraints have meant that the Supplementary Design Guide could not be adopted as Supplementary Planning Guidance before commencement of the Act. Whilst it is acknowledged that its preparation would not now strictly comply with current Regulations, the LPA considers that the preparation of the Design Guide has far exceeded the requirements of PPG12 "Development Plans". All duly made representations were considered, through a process of independent examination, by the Government's Inspector and the Deposit Plan was subject to a sustainability appraisal. The LPA plans to adopt this Design Guide as a Statement of Council Policy in association with 'saved' Local Plan policies, principally D1 and SD1. The SDG will be a material consideration in the determination of planning applications and appeals. This LDS indicates the Council's intention to undertake a review of the SDG and to prepare a SPD in replacement once the Statement of Community Involvement has been adopted.
- 4.7 The adopted Hertfordshire Structure Plan (1991 - 2011) is 'saved' for three years from commencement of parts 1 and 2 of the Act (28 September 2004) or until replaced by the RSS. Where any conflict arises between a RSS and a Structure Plan, whichever document was adopted, approved or published most recently will take precedence. Appendix E of the Draft Regional Spatial Strategy for the East of England sets out a list of 'saved' Structure Plan policies although this list may be subject to change as a result of the examination process which is not expected to commence until autumn 2005. The Minerals Local Plan (1998) and Waste Local Plan (1999) will be saved for three years or until replaced by Minerals and Waste Local Development Plans, which will be produced by Hertfordshire County Council.

## 5. Schedule of Proposed Local Development Documents

- 5.1 Table 1 sets out the Council's proposed schedule of Local Development Documents indicating the role, status, chain of conformity, geographical coverage and timescales. Part one of the table sets out the proposed Development Plan Documents, part two of the table sets out the proposed Supplementary Planning Documents. The proposed dates for consultation on the Preferred Options stage for DPDs (Reg. 26) and Draft document stage for SPD (Reg. 17) and adoption, for both DPDs and SPDs, are shown in this schedule. All other key milestones are set out in the more detailed profiles, which are set out in section 6 of this LDS. For completeness, the schedule, and the profiles that follow in section 6, includes those DPDs that the LPA plans to produce but where the adoption date is scheduled to be beyond three years from the adoption of the District Plan Review. Figure 1 indicates how the Local Development Framework will be structured and displays the relationship with the Regional Spatial Strategy and between the Local Development Documents.
- 5.2 In addition to the LDDs set out below, the LPA must also prepare an adopted **Proposals Map** to express, geographically, the adopted development plan policies. The Proposals Map must be (and can only be) revised as each new DPD is adopted. The Proposals Map should identify areas of protection, e.g. Conservation Areas, Green Belt etc. and illustrate locations for particular land uses. Minerals and Waste matters will also need to be shown on the Proposals Map.

**Table 1 (part one): Schedule of Proposed Development Plan Documents**

Document Title	Role and Content	Status	Chain of Conformity	Coverage	Dates for Consultation on Preferred Options (R26) & Adoption
Statement of Community Involvement	Sets out the approach to involving stakeholders and the community in the production of the LDF and on planning applications.	A LDD. Part of the LDF. Not a DPD but subject to similar process.	Meet minimum requirements of the Regulations. LPA must comply with the SCI when preparing LDDs & consulting on planning applications.	District-wide	October / November 2005 – November 2006
Core Strategy	Sets out strategic objectives and spatial strategy for the area over a ten-year horizon. Contains core strategic policies, e.g. green belt boundaries, rural strategy. Includes housing allocation numbers derived from saved Structure Plan and emerging RSS. Key diagram shows relationships to adjoining areas.	DPD	General conformity with RSS.	District-wide	September / October 2007 – June 2009
Site Allocations	Identifies site-specific allocations for a range of land uses such as Housing, Employment, Retail, Leisure, Community uses, Urban Open Spaces, Cemeteries, Education, as appropriate. To cover at least a ten year period.	DPD	With the Core Strategy	District-wide	June / July 2008 – July 2010
Development Control Policies	A suite of generic development control policies, not otherwise covered by other DPDs, which set out the criteria against which planning, and other, applications for the development and use of land and buildings will be considered, e.g. residential amenity, visual impact, nature conservation, highways issues etc. Include review of Car Parking Standards, currently SPG.	DPD	With the Core Strategy	District-wide	March / April. 2009 – December 2010

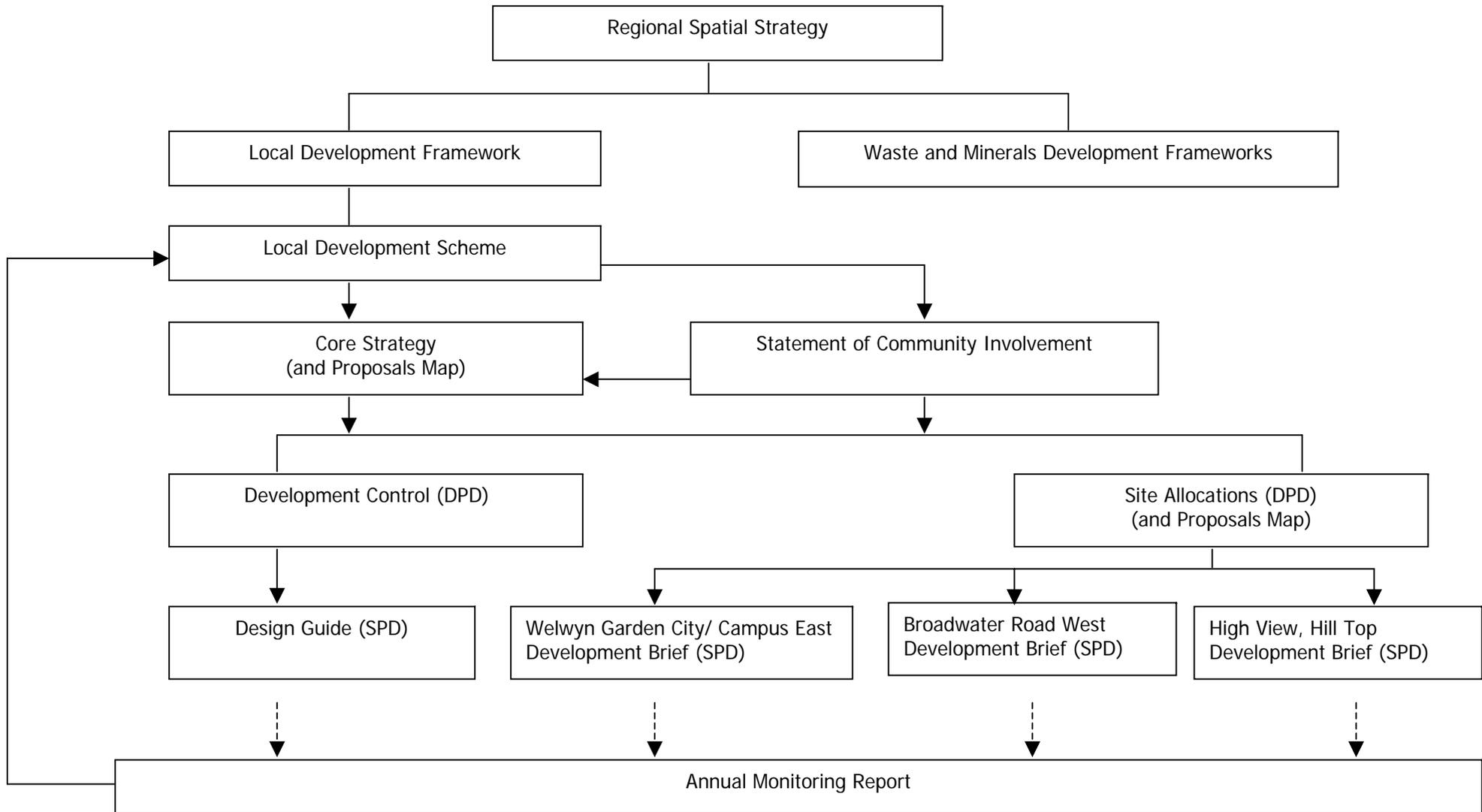
**Table 1 (part two): Schedule of Proposed Supplementary Planning Documents**

Document Title	Role and Content	Status	Chain of Conformity	Date for R17 participation & adoption
Welwyn Garden City Town Centre & Campus East Dev.t Brief	Sets out guidelines and standards not otherwise contained in a saved policy or a proposed DPD. Guide the re-development of key town centre sites in multiple ownership, as identified in saved District Plan policies and on Inset Map 2. Area specific. Area to accommodate identified need for major retail scheme and will deliver housing (site HS22) as part of a mixed development.	SPD	Saved Policies TCR4 & TCR5 of the soon to be adopted Welwyn Hatfield District Plan 2005	June / July 2006 – January 2007
Design Guide	Review of existing Design Guidance, which fell between the old and new systems and could not be adopted as SPG before commencement of the Act. Sets out guidelines and standards not otherwise contained in a saved policy or a proposed DPD. Extend to cover trees and development if not otherwise dealt with in guidance notes. District-wide.	SPD	Saved Policy D1 of the soon to be adopted Welwyn Hatfield District Plan 2005	April / May 2007 – October 2007
Broadwater Road West site - Development Brief	In accordance with LPI Inspector's recommendation to prepare a development brief to guide the redevelopment of this large previously developed site, which contains listed buildings. Site specific. Mixed use development to comprise employment, housing, leisure & rail related uses.	SPD	Saved Policy D6 & EMP3 of the soon to be adopted Welwyn Hatfield District Plan 2005	October / Nov. 2006 – April 2007
High View/ Hill Top Neighbourhood Centre	In association with saved policy H1 (mixed-use site, including housing: site HS13) and in accordance with saved policy D6, which requires development, briefs to be prepared for major sites and schemes. Area specific.	SPD	<b>Saved Policy H1 and D6</b> of the soon to be adopted Welwyn Hatfield District Plan 2005.	September / October 2007 – June 2008

## Site-Specific Planning Briefs and Master-Plans

- 5.3 From time to time, as sites identified in saved District Plan Review Policy H1 (Housing Sites) or windfall sites (housing or otherwise) come to the market or come forward for development, the LPA may consider it necessary to prepare a Planning Brief to guide the development of such sites. This approach accords with the intentions of saved District Plan policy D6. These may be required at short notice to deal with relatively straight forward developments (usually single use in nature) and will be prepared in light of the relevant national, regional and local planning policies, and any relevant planning guidance prevailing at the time. Planning Briefs will specify particular matters that an applicant may reasonably need to take into account in the preparation and implementation of development proposals, such as site drainage, access arrangements, relationships to existing developments, a requirement for noise attenuation measures etc. They may also set out any requirements that may need to be dealt with by way of a legal agreement.
- 5.4 Whilst site-specific planning briefs will be subject to public consultation, it is not the LPAs general intention to prepare, or adopt, such site specific Planning Briefs as Supplementary Planning Documents. This is because the lengthy regulated process associated with SPD production is unlikely to allow the LPA to respond quickly enough to certain development pressures. Additional, currently un-programmed, SPD production could also require resources to be diverted away from the planned production of LDDs set out in the LDS. However, once approved, by the LPA, as Statements of Planning Policy such Planning Briefs will be a material consideration in the determination of planning applications.
- 5.5 The saved District Plan Review makes a number of references to the review or preparation of master plans, e.g. in connection with the University of Hertfordshire - College Lane Campus, the Royal Veterinary College (Policy RA7 and supporting text), the Brookmans Park Transmitting Station (Policy RA8 and supporting text) and the QEII Hospital Site (Policy CLT16 and supporting text). In certain circumstances, it had been the Council's original intention to adopt such master plans as Supplementary Planning Guidance. However, as a result of the commencement of the new Planning Act, and associated Regulations, this option is no longer available to the Council. The Council may produce SPD, which must be prepared in accordance with the Act and the Regulations but this is a more resource intensive process than that associated with the previous system of SPG. SPD should only be prepared where there is a need to expand on either a saved policy or a new policy in a DPD. It would not be necessary to prepare SPD, for example, if it simply seeks to repeat national, regional and local planning policies.
- 5.6 In preparing this LDS, the LPA has sought to consider and establish the priorities for LDD production over the first three to five years of the plan-making programme. In setting priorities, the LPA has considered the need to take action in order to implement policies and plans contained in the, soon to be adopted, District Plan, especially those that are fundamental to meeting key District Plan objectives that involve sites in multiple land-ownership with wide ranging stakeholder interest. The LPA must also be realistic that the LDS programme can be met in light of available resources. At the present time, the LPA does not consider that the preparation of certain master-plans, i.e. those that relate to the future development needs of single sites, that are generally non-complex in terms of land-ownership and which can be taken forward in the context of prevailing national, regional and local planning policies through the development control route, outweigh the priority to make progress on the proposed LDDs set out in the LDS.
- 5.7 However, the LPA would not wish to discourage land-owners from preparing their own site-specific master-plan, setting out the long term development needs for their particular site, provided that:
- It is prepared in the context of all relevant planning policy (national, regional and local) and guidance;
  - It includes, or is accompanied by, a design statement and a sustainability appraisal (incorporating strategic environmental assessment); and
  - It has been subject to public consultation (including key stakeholders and with reference to the LPAs SCI) and it can be demonstrated how any views expressed have been taken into account.
- 5.8 Such Master Plans may then be submitted to the LPA for consideration. The LPA may, if it so decides, endorse a Master-Plan as a framework against which future planning applications will be considered (as in the recent case of the University of Hertfordshire College Lane Campus site - December 2004) although they will not carry the relative regulatory weight of either a DPD or a SPD. Should the LPA be made aware, and agree, that exceptional circumstances exist which support the need to produce a SPD, not currently planned for through this LDS, then the LPA will consider amending the LDS, taking into account other priorities and the need to deliver on LDDs already planned for in the LDS. The Annual Monitoring Report will refer to any proposals to amend LDD production in LDS, which will then need to be submitted to the SoS (via the GO) for approval.

**Figure 1: Structure of Welwyn Hatfield's Local Development Framework**



**NB: In the transitional period, the SPD, identified above may supplement 'saved' plan policies rather than the DPD shown. Table 1 (part two) and the profiles in Section 6 set out the relevant chain of conformity.**

**6. Profiles of the Local Development Documents** to be produced (between 2005 and 2010) are set out in this chapter. Note: Letters in the timetable column (e.g. **(G)\***) denote key milestones.

<b>Document Details</b>	
Title	<b>Statement of Community Involvement</b>
Role and Subject	Sets out LPAs approach to involving stakeholders and the community in the production of LDDs and planning applications. Sustainability Appraisal not required.
Geographical Coverage	District wide
Status	Part of the LDF. Not a DPD but subject to same process.
Chain of Conformity	The T & CP (Local Development) (England) Regulations 2004 and Article 8 of the T & CP (GDP)O 1995. LPA must comply with the SCI when preparing LDDs.
Inter-relationships (this list may not be exhaustive)	Community Plan. Consider relevant requirements of Race Relations Act & RR (Amendment) Act 2000, Disability Discrimination Act 1995, Human Rights Act 1998 (HRA).
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer as appropriate.
Joint Working (including)	Including the Local Strategic Partnership: Welwyn Hatfield Alliance
Studies/Evidence Required	Survey of District Plan consultees & review data-base of Community Groups and Stakeholders
Methods of community involvement	Dependant upon the range of target audiences and the resources available to facilitate different methods. Expanded upon in the SCI.
Resources Required	For Server and PC upgrade, database design, public notices, cost of consultation – documents, workshops, postage, Programme Officer.
Stakeholder/Community Involvement	Includes residents, development professionals, the LSP, RPB, RDA, HCC, adjoining LPAs, EA, CA, EN, HBMC, SRA, PCT, telecoms, gas, electric, sewage & water cos. Town & Parish Councils, interest groups, businesses, interest groups.
<b>Timetable for production</b>	
Scoping / Pre-production <b>(G)*</b>	Will require new database design, mail-shot/questionnaire to existing database contacts and establish baseline of consultees and stakeholders. <b>March to May 2005.</b>
Pre-sub. consultation (Reg. 25) <b>(I)*</b>	<b>June / July 2005</b>
Prepare draft SCI	<b>August / September 2005</b> (including LPA decision to approve draft SCI)
Participation on draft SCI (Reg. 26) (Notice Event) <b>(P)*</b>	<b>October / November 2005.</b>
Consider representations (Reg. 27(3)) / Prepare SCI	<b>December 2005 to February 2006</b> (including LPA decision to approve SCI).
Submit to SoS / publish notice & invite representations (Reg. 28) (Notice Event) <b>(S)*</b>	Submission procedures, including give notice by local advertisement. 6 week period for representations. <b>March / April 2006.</b>
Receive Representations (Reg. 29).	<b>March / April 2006.</b>
Pre-Exam. Meeting <b>(M)*</b>	<b>June 2006.</b> (If considered necessary by PINS. If not then production may be slightly quicker than indicated below).
Independent Examination (Reg. 34) (Notice Event) <b>(E)*</b>	<b>August 2006.</b> (If PINS do not consider the pre-exam. meeting necessary, the examination may take place earlier than currently scheduled).
Receive Inspector's Report	<b>October 2006.</b>
Estimated date for Adoption <b>(A)*</b>	<b>November 2006.</b> (Including LPA decision to adopt)
Publish SCI / Adoption statement/ SA Report (Reg. 36) (Notice Event)	<b>November / December 2006.</b>
<b>Monitoring and Review Arrangements</b>	
Review every three years following first adoption and amended as the need arises	
<b>Risk Assessment</b>	
Assess IT capacity (server and PCs). New database required facilitating new requirements. Any delays in IT start up will affect programme. Possible diversion onto other priorities. PINS availability for examination and report received in time. The Council does not take a decision in time due to the democratic process and timetabling of meetings.	

Document Details	
Title	<b>Core Strategy</b>
Role and Subject	Sets out the strategic vision, objectives and spatial strategy for the area until 2021. Contains core strategic policies, e.g. green belt boundaries. Includes housing allocation numbers derived from emerging RSS.
Geographical Coverage	District-wide. Key diagram shows relationships to neighbouring areas.
Status	Development Plan Document
Chain of Conformity	General conformity with RSS. All other LDDs must be in conformity with the Core Strategy.
Inter-relationships (this list may not be exhaustive)	Community Plan, LTP, Utilities & other Infrastructure, Hazardous Substances, National Air Quality Strategy, Environmental Strategy, Economic Development Strategy. Consider requirements of other legislation e.g. Race Relations Act & RR (Amendment) Act, Dis. Disc. Act, HRA.
Arrangements for Production	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer as appropriate.
Joint Working (including)	Local Strategic Partnership, key stakeholders
Stakeholder/Community Involvement	In accordance with SCI. If the SCI is not adopted by November 2006, minimum regulatory requirements in addition to further non-statutory consultation in accordance with emerging SCI.
Studies/Evidence Required	Desktop study of all inter-related plans and strategies plus topic-based studies, see below.
Resources Required	For topic based studies and Programme Officer.
Timetable for production	
Scoping / Evidence Base / Commence Sustainability Appraisal (SA) / pre-production community engagement (G)	Housing Needs Survey: 2004/05. Employment, Leisure, Community & Open Space Studies: 2005/06, in parallel with establishing baseline for SEA/SA. Retail study (awaiting best practice guidance) and Housing Capacity updates 2006/early 2007. Other (smaller) topic-based studies may be required to inform LDD development. Outcome of RSS key to Core Strategy. <b>January 05 to September 2006</b>
Prepare Issues & Options Report / continue SA / Pre-Submission Consultation (R. 25) (I)	(LPA decision to approve Issues & Options Report by October 2006). <b>Reg. 25 Consultation November / December 2006 / January 2007</b> (following receipt of SoS's proposed changes to Draft RSS, as currently timetabled. Unlikely to be before publication of East of England Plan).
Consultation on Preferred Options (Reg. 26) (Notice Event) (P)	<b>September / October 2007</b> (following publication of East of England Plan, currently timetabled for late 2006).
Consider representations (Reg. 27)/Prepare LDD & undertake final SA/Prepare statement of compliance with S of Community Involvement	<b>November 2007 to May 2008</b> (including LPA decision to approve LDD)
Submit to SoS & Invite Representations (Reg. 28 & 29) (Notice Event) (S)	Submission procedures, including give notice by local advertisement. 6 week period for representations. <b>June/July 2008</b>
Prepare Summary of Reps & make available (Reg. 31)	<b>August / September 2008</b>
Pre-Examination meeting (M)	<b>October 2008</b>
Examination Period (Reg. 34) (Notice Event) (E)	<b>January 2009</b>
Receive Inspector's Report	<b>May 2009</b>
Estimated date for Adoption (A)	<b>June 2009</b> (including LPA decision to adopt)
Publish DPD / Adoption statement/ SA Report (Reg. 36) (Notice Event)	<b>July 2009</b>
Monitoring and Review Arrangements	
To be reviewed every three years from first adoption and rolled forward.	
Risk Assessment	
Lack of capacity to deliver on time/diversion onto other priorities. Unable to retain or recruit staff with appropriate skills. Scale of representations received takes longer to consider than currently anticipated. PINS availability for examination and report received in time. The Council does not take a decision in time due to the democratic process and timetabling of meetings. Insufficient budget to undertake studies. Studies report later than anticipated. SEA/SA process takes longer than anticipated. Timing & impact of EERA/EEDA employment floorspace distribution for Hertfordshire. RSS delayed or significantly altered from draft version.	

<b>Document Details</b>	
Title	Site Allocations
Role and Subject	Identifies site-specific allocations for a range of land uses such as Housing, Employment, Retail, Leisure, Community uses, Urban Open Spaces, Cemeteries, Education, as appropriate. Provides the policy framework for the delivery of both identified and windfall sites not otherwise dealt with in the Core Strategy or Development Control DPD. To cover at least a ten year period.
Geographical Coverage	District wide.
Status	Development Plan Document
Chain of Conformity	With Core Strategy.
Inter-relationships (this list may not be exhaustive)	Community Plan. Consider relevant requirements of Race Relations Act & RR (Amendment) Act 2000, Disability Discrimination Act 1995, Human Rights Act 1998.
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer as appropriate.
Joint Working (including)	Employ consultants to undertake major studies. Smaller studies in-house.
Stakeholder/Community Involvement	Methods dependant upon the range of target audiences and the resources available to facilitate different methods. In accordance with the Statement of Community Involvement.
Studies/Evidence Required	Housing Needs & Capacity, Employment, Retail, Open Space, Leisure and other studies such as Hotels, Cemeteries, Education, Health, Allotments, Religious Buildings, Special Needs Care.
Resources Required	For topic based studies and Programme Officer.
<b>Timetable for production</b>	
Scoping/Evidence Base/Commence Sustainability Appraisal (SA) / pre-production community engagement (G)	Housing Needs Survey: 2004/05. Employment, Leisure, Community & Open Space Studies: 2005/06, in parallel with establishing baseline for SEA/SA. Retail study (awaiting best practice guidance) and Housing Capacity updates 2006/early 2007. Other (smaller) topic-based studies may be required to inform LDD development. <b>April 2005 to July 2007.</b>
Prepare Issues & Options Report / continue SA / Pre-Submission Consultation (R. 25) (I)	(LPA decision to approve Issues & Options Report by August 2007). <b>Reg. 25 consultation September to November 2007</b> in parallel with Reg. 26 consultation on Core Strategy.
Pre-submission consultation on Preferred Options (Reg. 26) (Notice Event) (P)	<b>June / July 2008</b> in parallel with submission of Core Strategy
Consider reps. (Reg. 27)/ Prepare LDD & undertake final SA/Prepare statement of compliance with SCI	<b>August 2008 to February 2009</b> (including LPA decision to approve LDD)
Submit to SoS, Invite Reps. (Reg. 28 & 29) (Notice Event) (S)	Submission procedures, including give notice by local advertisement. 6 week period for representations. <b>March / April 2009</b>
Prepare Summary of Reps & make available (Reg. 31)	<b>May 2009</b>
Publish reps. proposing alternative sites, invite reps. (Notice Event) (O)	<b>June / July 2009</b>
Pre-Examination meeting (M)	<b>September 2009</b>
Examination Period (Reg. 34) (Notice Event) (E)	<b>December 2009 / January 2010</b>
Receive Inspector's Report	<b>May/June 2010</b>
Estimated date for Adoption (A)	<b>July 2010</b> (including LPA decision to adopt)
Publish DPD / Adoption statement/ SA Report (Reg. 36) (Notice Event)	<b>August 2010</b>
<b>Monitoring and Review Arrangements</b>	
To be reviewed every three years from first adoption and rolled forward in accordance with national PPSs and the RSS.	
<b>Risk Assessment</b>	
Lack of capacity to deliver on time. PINS availability and report received in time. The Council does not take a decision in time due to the democratic process or meeting schedules. Insufficient budget to undertake studies. Studies report later than anticipated. Diversion to other matters. SEA/SA process takes longer than anticipated. RSS delayed and/or allocations to districts significantly increased over and above that currently indicated. If Housing sites in 'saved' District Plan fail to deliver as planned may need to review programme.	

<b>Document Details</b>	
Title	<b>Development Control Policies</b>
Role and Subject	A suite of generic development control policies, not covered by other DPDs setting out the criteria against which applications for the development and use of land and buildings will be considered. To include car parking standards as part of the review of existing SPG.
Geographical Coverage	District wide.
Status	Development Plan Document
Chain of Conformity	With Core Strategy
Inter-relationships (this list may not be exhaustive)	Other DPDs. Consider relevant requirements of Race Relations Act & RR (Amendment) Act 2000, Disability Discrimination Act 1995, Human Rights Act 1998.
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer
Joint Working (including)	Development Control
Stakeholder/Community Involvement	Methods dependant upon the range of target audiences and the resources available to facilitate different methods. In accordance with the Statement of Community Involvement.
Studies/Evidence Required	Broad policy analysis of appeal decisions, study of recent case law, changes to best practice guidance e.g. Planning Officers Society, desktop appraisal of Planning Policy Statements.
Resources Required	Consider need for data-analysis system for appeals. Programme Officer required.
<b>Timetable for production</b>	
Scoping / Evidence Base / Commence Sustainability Appraisal (SA) / pre-production community engagement <b>(G)</b>	<b>January to May 2008</b>
Prepare Issues & Options Report/continue SA/Regulation 25 pre-production community engagement <b>(I)</b>	(LPA decision to approve Issues & Options Report by June 2008). <b>Reg. 25 consultation July to September 2008</b>
Pre-submission consultation on Preferred Options (Reg. 26) (Notice Event) <b>(P)</b>	<b>March / April 2009</b>
Consider representations (Re. 27)/ Prepare LDD & undertake final SA/Prepare statement of compliance with S of Community Involvement	<b>May to October 2009</b> (including LPA decision to approve LDD)
Submit to SoS & Invite Representations (Reg. 28 & 29) (Notice Event) <b>(S)</b>	Submission procedures, including give notice by local advertisement. 6 week period for representations. <b>November / December 2009</b>
Prepare Summary of Reps & make available (Reg. 31)	<b>July/August 2009</b>
Pre-Examination meeting <b>(M)</b>	<b>March 2010</b>
Examination Period (Reg. 34) (Notice Event) <b>(E)</b>	<b>June / July 2010</b>
Receive Inspector's Report	<b>November 2010</b>
Estimated date for Adoption <b>(A)</b>	<b>December 2010</b> (including LPA decision to adopt)
Publish DPD / Adoption statement/ SA Report (Reg. 36) (Notice Event)	<b>January 2011</b>
<b>Monitoring and Review Arrangements</b>	
To be reviewed every three years from first adoption and rolled forward in accordance with national PPSs and the RSS.	
<b>Risk Assessment</b>	
Lack of capacity to deliver on time. PINS availability and report received in time. The Council does not take a decision in time due to the democratic process or meeting schedules. Insufficient budget to undertake studies. Diversion to other matters. SEA/SA process takes longer than anticipated.	

<b>Document Details</b>	
Title	<b>Welwyn Garden City Town Centre and Campus East (Development Brief)</b>
Role and Subject	Supplementary Planning Document to be developed in association with saved District Plan policies TCR4 and TCR5, taking into account the policy objectives of Policies TCR5A (TCR6 - adopted) and TCR9 (TCR10 - adopted). To assist in the delivery of District Plan allocations for major retail and mixed use development, including housing
Geographical Coverage	Welwyn Garden City – Town Centre Area as defined on the District Plan Inset Map 2.
Status	Supplementary Planning Document – Planning Brief (Master-Plan approach)
Chain of Conformity	Saved Policies TCR4 and TCR5 of the soon to be adopted Welwyn Hatfield District Plan 2005.
Inter-relationships (this list may not be exhaustive)	Community Plan, LTP, Utilities & other Infrastructure, Hazardous Substances, National Air Quality Strategy, Environmental Strategy, Community Safety Strategy, Walking, Cycling & parking Strategies, Arts & Cultural Strategies, Local Housing Strategy, Economic Development Strategy. Consider possible impact of other legislation such as Disability Discrimination Act.
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer
Joint Working (including)	Welwyn Hatfield Alliance, Town Centre Forum, organisations representing the interests of special needs groups.
Stakeholder/Community Involvement	Methods dependant upon the range of target audiences and the resources available to facilitate different methods. In accordance with the emerging Statement of Community Involvement.
Studies/Evidence Required	Sites and Issues already considered by Inspector at Local Plan Inquiry in 2003. Further studies / research likely to be required: e.g. Traffic modelling, urban design analysis, property ownership, heritage and environmental audit.
Resources Required	Special Projects Officer (currently in post), additional post may be required. For assistance with studies, exhibitions, workshops, newsletter and website production.
<b>Timetable for production</b>	
Evidence Gathering / commence Sustainability Appraisal (SA) / pre-production community engagement <b>(G)</b>	<b>April 2005 to February 2006.</b>
Prepare Draft SPD / continue SA	<b>March to May 2006</b> (LPA decision to approve Draft SPD by May 2006)
Public participation on draft SPD (Regulation 17 – includes notice event) <b>(P)</b>	<b>June / July 2006.</b> (6 week consultation period)
Consider representations	<b>August / September 2006.</b>
Finalise SA and SPD (Reg. 18). Prepare Statement of Representations (with responses) and SA Statement	<b>September to December 2006</b>
Estimated date for Adoption <b>(A)</b>	<b>January 2007</b> (including LPA decision to adopt SPD)
Publish Adoption Statement, the SPD, the Statement of Representations with responses to Representations and SA Statement (Regulation 19)	<b>February 2007</b>
<b>Monitoring and Review Arrangements</b>	
To be reviewed annually from first adoption and rolled forward in accordance with progress on planning applications, acquisition and delivery, the Core Strategy and Site Allocations DPDs.	
<b>Risk Assessment</b>	
Complex sites involving multiple landowners and a wide range of stakeholders. Programme may slip if level of response to consultation cannot be dealt with in time frame currently planned. Capacity in-house to deliver on time or diversion onto other priorities. SEA/SA process takes longer than currently anticipated.	

<b>Document Details</b>	
Title	<b>Design Guide</b>
Role and Subject	Supplementary Planning Document to be developed in association with saved District Plan policy D1. Review of existing Design Guidance. To be expanded to deal with trees and development unless otherwise dealt with in other guidance notes.
Geographical Coverage	District wide.
Status	Supplementary Planning Document
Chain of Conformity	Saved District Plan Review policies D1 and SD1 of the soon to be adopted Welwyn Hatfield District Plan 2005.
Inter- Relationships (this list may not be exhaustive)	Core Strategy will provide over-arching design policy in due course. Best practice and guidance e.g. CABE. Consider relevant requirements of other legislation such as Race Relations & Race Relations (Amendment) Act 2000, Disability Discrimination Act 1995, Human Rights Act 1998.
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer
Joint Working (including)	Development Control
Stakeholder/Community Involvement	Methods dependant upon the range of target audiences and the resources available to facilitate different methods. In accordance with the Statement of Community Involvement, which is planned for adoption in November 2006)
Studies/Evidence Required	Desktop study of best practice and evidence of poor and good design examples.
Resources Required	Urban Design skills Graphic Design skills. Depending on capacity within team, this SPD may be produced with assistance from external consultants.
<b>Timetable for production</b>	
Evidence Gathering / commence Sustainability Appraisal (SA) & pre-production community engagement <b>(G)</b>	Commence after submission of Statement of Community Involvement. <b>June - November 2006</b>
Prepare Draft SPD / continue SA	<b>December 2006 to March 2007</b> (including LPA decision to approve draft SPD)
Public participation on draft SPD (Regulation 17 - includes notice event) <b>(P)</b>	<b>April / May 2007</b>
Consider representations	<b>May / June / July 2007</b>
Finalise SA and SPD (Reg. 18). Prepare Statement of Representations (with responses) and SA Statement	<b>August / September 2007</b>
Estimated date for Adoption <b>(A)</b>	<b>October 2007</b> (including LPA decision to adopt SPD)
Publish Adoption Statement, the SPD, the Statement of Representations with responses to Representations and SA Statement (Regulation 19)	<b>November 2007</b>
<b>Monitoring and Review Arrangements</b>	
To be reviewed every three years from first adoption and rolled forward in accordance with national PPSs, the RSS, best practice, the Core Strategy and Site Allocations DPDs.	
<b>Risk Assessment</b>	
Capacity in-house to deliver on time or diversion onto other priorities. Unable to retain or recruit staff with appropriate skills. Lack of resources to out-source. SEA/SA process takes longer than currently anticipated.	

<b>Document Details</b>	
Title	<b>Broadwater Road West (Development Brief)</b>
Role and Subject	In accordance with LPI Inspector's recommendation, to prepare a development brief to guide the redevelopment of previously developed land, which contains listed buildings, for mixed uses comprising primarily employment, housing, leisure and rail related uses. The development brief shall include the minimum quantum of Class B floorspace to be provided on the site. Sites in multiple ownership.
Geographical Coverage	As identified on the 'saved' District Plan Proposals Map, Site at Broadwater Road West, within Employment Area EA1.
Status	Supplementary Planning Document – Development Brief
Chain of Conformity	Saved District Plan Policies, including EMP3 and D6. General conformity with saved Structure Plan Policies, RPG9, emerging RSS and national PPGs/PPSs. Listed Building Legislation and policies.
Inter-relationships (this list may not be exhaustive)	Community Strategy. LTP, Utilities & other Infrastructure, Hazardous Substances, National Air Quality Strategy, Environment Strategy, Crime Reduction Strategy. Consider possible impact of other legislation such as Disability Discrimination Act.
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer
Joint Working	Welwyn Hatfield Economic Development Unit
Stakeholder/Community Involvement	Methods dependant upon the range of target audiences and the resources available to facilitate different methods. In accordance with the emerging Statement of Community Involvement.
Studies/Evidence Required	Employment and Retail Studies and Leisure / Community needs.
Resources Required	For Employment and Retail Studies and Leisure / Community needs assessment.
<b>Timetable for production</b>	
Evidence Gathering / commence Sustainability Appraisal (SA) & pre-production community engagement (G)	Studies planned for 2005/2006. Once outputs received commence Sustainability Appraisal. <b>April 2005 to April 2006</b>
Prepare Draft SPD / continue SA	<b>May to September 2006</b> (including LPA decision to approve Draft SPD)
Public participation on draft SPD (Regulation 17 - includes notice event) (P)	<b>October / November 2006</b> (6 week consultation period)
Consider representations	<b>December 2006/January 2007</b>
Finalise SA and SPD (Reg. 18). Prepare Statement of Representations (with responses) and SA Statement	<b>January to March 2007</b>
Estimated date for Adoption (A)	<b>April 2007</b> (including LPA decision to adopt SPD)
Publish Adoption Statement, the SPD, the Statement of Representations with responses to Representations and SA Statement (Regulation 19)	<b>May 2007</b>
<b>Monitoring and Review Arrangements</b>	
To be reviewed every three years from first adoption and rolled forward in accordance with national PPSs and the RSS, the Core Strategy and Site Allocations DPDs.	
<b>Risk Assessment</b>	
Delay in commissioning and/or completion of Employment and Retail studies at outset. Multiple land/property-owners with an interest. Capacity in-house to deliver on time or diversion onto other priorities. SEA/SA process takes longer than currently anticipated.	

<b>Document Details</b>	
Title	<b>High View/Hill Top Neighbourhood Centre (Development Brief)</b>
Role and Subject	Supplementary Planning Document to be developed in association with saved District Plan policies H1 (identified as a mixed use site: HS23, to include housing, retailing, services and community facilities) and D6, which requires development briefs to be prepared for major sites and schemes. Take into account policy objectives of policy TCR25.
Geographical Coverage	The High View / Hill Top Neighbourhood Centre. Exact area yet to be defined.
Status	Supplementary Planning Document (Development Brief)
Chain of Conformity	Saved Policy H1 and D6 of the soon to be adopted Welwyn Hatfield District Plan 2005. With national PPSs, emerging RSS, saved SP, Core Strategy and DPDs if appropriate.
Inter-relationships	Community Plan, LTP, Utilities & other Infrastructure, Hazardous Substances, National Air Quality Strategy, Environmental Strategy, Community Safety Strategy, Walking, Cycling & Parking Strategy, Economic Development Strategy, Local Housing Strategy, Asset Management Plan. Consider possible impact of other legislation such as Disability Discrimination Act.
<b>Arrangements for Production</b>	
Lead Organisation / Department	Welwyn Hatfield District Council's Planning Policy Team
Management Arrangements	Project Board: Cabinet Planning & Transportation Panel, Project Manager: Head of Planning Policy/Principal Planning Officer, Project Team: Planning Policy Team, Quality Assurance: Head of Planning Policy/Principal Planning Officer
Joint Working	Welwyn Hatfield Alliance, Residents Groups/Associations, Welwyn Hatfield Estates Team
Stakeholder/Community Involvement	Methods dependant upon the range of target audiences and the resources available to facilitate different methods. In accordance with the emerging Statement of Community Involvement which is planned for adoption in November 2006.
Studies/Evidence Required	To be determined
Resources Required	To be determined
<b>Timetable for production</b>	
Evidence Gathering / commence Sustainability Appraisal (SA) & pre-production community engagement <b>(G)</b>	<b>September 2006 to April 2007</b>
Prepare Draft SPD / continue SA	<b>April to August 2007</b> (including LPA decision to approve Draft SPD)
Public participation on draft SPD (Regulation 17 - includes notice event) <b>(P)</b>	<b>September/October 2007</b> (6 week consultation period)
Consider representations	<b>November/December 2007</b>
Finalise SA and SPD (Reg. 18). Prepare Statement of Representations (with responses) and SA Statement	<b>January to May 2008</b>
Estimated date for Adoption <b>(A)</b>	<b>June 2008</b> (including LPA decision to approve SPD)
Publish Adoption Statement, the SPD, the Statement of Representations with responses to Representations and SA Statement (Regulation 19)	<b>July 2008</b>
<b>Monitoring and Review Arrangements</b>	
To be reviewed every three years from first adoption and rolled forward, if considered necessary, in accordance with national PPSs and the RSS, the Core Strategy and Site Allocations DPDs.	
<b>Risk Assessment</b>	
Complex area involving multiple landowners and a wide range of stakeholders. Programme may slip if level of response to consultation cannot be dealt with in time frame currently planned. Capacity in-house to deliver on time or diversion onto other priorities. SEA/SA process takes longer than currently anticipated.	

## 7. Existing Supplementary Planning Guidance

- 7.1 The Council has adopted a range of Supplementary Planning Guidance (SPG); both topic based and site specific in nature. The Guidance set out below will continue to be a material consideration in the determination of planning applications until they are either replaced by a Local Development Document, as appropriate or, in the case of site specific planning briefs, the sites concerned are redeveloped. Implementation of development on these sites will be monitored through the AMR process. The table identifies the anticipated mechanisms for replacing the existing Guidance.

Table 2: Replacing Planning Guidance

Title	Date Adopted	To be reviewed or replaced by:
Parking Standards	January 2004	Replace as part of the Development Control DPD
Hatfield Town Centre East Redevelopment, Revised Planning Brief	September 2002	Review implementation as part of 2006 AMR and thereafter.
Digswell Character Appraisal	February 2004	Review following adoption of Core Strategy & as part of the future (2 <sup>nd</sup> ) review of the Design SPD
Queenswood School Master Planning Brief	March 2003	Review implementation as part of 2005 AMR and thereafter.
Brookmans Park Transmitting Station	April 1995	Review in 2005, consider need to replace or merge to Development Control DPD
New Barnfield Master Planning Brief	June 2000	Review implementation as part of 2005 AMR and thereafter.
Smith Kline Beecham (WGC) Planning Brief	July 2004	Review implementation as part of 2005 AMR and thereafter.
Hatfield Aerodrome Planning Brief	November 1999	Review implementation as part of 2005 AMR and thereafter.

## 8. Evidence Base and Studies

- 8.1 The development of a sound evidence base is critical to the preparation of LDDs. The evidence gathered will be relied upon in testing the soundness of DPDs and individual policies at independent examination. However, much information is collected and maintained by other authorities or organisations and the LPA will need to work with others in order to develop, and thereafter update, an information and evidence base on the key social, economic and environmental characteristics of the area. In preparing the evidence base, LPAs must also prepare a sustainability scoping report (see section 9 for sustainability appraisals and strategic environmental assessments).
- 8.2 The LPA has previously undertaken a range of studies, many of which informed the development of the soon to be adopted Welwyn Hatfield District Plan 2005. Subject to sufficient financial resources being available, the LPA's projected timetables for LDD production and the availability of up-to-date information, the LPA proposes either to update or undertake new studies in the financial years 2005/2006 and 2006/2007. It is highly likely that external consultants will be appointed to assist the LPA with these studies. These specialist, but inter-related studies will inform the development of LDDs. A table, set out in Appendix C, describes studies previously completed and studies planned.
- 8.3 Other studies will be undertaken in-house from within the Planning Policy team in association with key stakeholders. These studies will include assessing the demand and land use requirements for hotels, cemeteries, religious buildings, education, childcare, health, libraries and telecommunications.

## **9. Strategic Environmental Assessment/Sustainability Appraisals**

- 9.1 European Directive, 2001/42/EC, requires a formal Strategic Environmental Assessment (SEA) of plans and programmes, prepared after July 2004, which are likely to have significant effects on the environment.
- 9.2 In addition, section 39 of the Act requires LDDs to be prepared with a view to contributing to the achievement of sustainable development and the LPA is required to undertake an appraisal of the sustainability of the proposals in each LDD i.e. every DPD and SPD, and to prepare a report of the findings of the Sustainability Appraisal (SA) in an Environment Report. The main purpose of SA is to appraise the social, environmental and economic effects of plan policies and strategies. It will also need to consider cumulative or consequential impacts of policies and strategies.
- 9.3 SA is an iterative process that should commence at the earliest stage and be fully integrated into the plan-making process. The Government's approach to SA is to ensure that environmental matters are appraised in the SA so that the requirements of the SEA Directive will be met. This integrated approach should avoid duplication of effort and confusion. The SEA/SA process is an important part of testing the soundness of LDDs, ensuring that they reflect sustainable development objectives and are consistent with each other. The Office of the Deputy Prime Minister has published draft guidance on the SA of Local Development Frameworks and once approved, will be an important document in assisting the LPA, and other organisations, to meet their statutory obligations.
- 9.4 It is currently estimated that it could take between 50-100 person days to complete a SEA of a LDD. Depending on available resources at the time of LDD production, the LPA may require specialist external assistance from outside the authority in order to complete the assessments.

## **10. Overall Programme**

- 10.1 Whilst Government guidance indicates that DPDs may be developed in advance of the SCI being adopted, provided it complies with certain minimum consultation requirements, the Council considers that the Statement of Community Involvement (SCI) is an important document, which should be prepared early in the LDS programme and, as far as possible, in advance of consultation carried out in connection with the development of LDDs.
- 10.2 The purpose of the SCI, together with the LDS, is to provide the community and stakeholders with a clear indication of when or how it might expect to be involved in the preparation of the LDF and the steps the Council will take to facilitate this. It should also be acknowledged that a number of the organisations that are likely to be involved in DPD preparation will need to plan for their own project management and resource requirements in the context of their own plans and strategies. The SCI will be open to scrutiny, allowing the community the opportunity to influence the scope and form of consultation that will take place when LDDs are prepared.
- 10.3 The SCI will be subject to examination by an independent Inspector who will apply a set of criteria to test the soundness of the document. The Inspector's report will be binding on the Council. Should the Inspector decide that for whatever reason, the SCI fails the test of soundness, by implication the Council may have inadvertently disadvantaged someone from taking part in the preparation of a DPD. The Council wishes to avoid such situations from arising, wherever practicably possible.
- 10.4 The Planning Policy Team proposes to communicate with all existing known contacts and other stakeholders, groups and organisations early in 2005. The Team also proposes to contact other individuals, groups, businesses and organisations that may not currently be registered on the District Plan database. This way, the LPA hopes to establish a robust baseline position of consultees and stakeholders.
- 10.5 The LPA proposes four main tranches of examination over the first six years, as follows:
- The Statement of Community Involvement (August 2006),
  - The Core Strategy (January 2009),
  - The Allocations DPD (December 2009 / January 2010), and
  - The Development Control DPD (June / July 2010).

- 10.6 Whilst the examination of the Statement of Community Involvement is currently scheduled for August 2006, the examination of the three other DPDs, are not currently programmed to take place until between 2009 and 2010. Underpinning this programme are three key issues; firstly the District Plan Review is scheduled for adoption in April 2005. This is an up to date plan, subject to recent examination, which identifies sufficient sites to take forward key District Plan (and adopted Structure Plan) objectives. It is not in need of an early comprehensive review. Secondly, the LPA considers that it is imperative that work takes place to implement key policies and proposals in the, soon to be adopted, District Plan 2005 and it is considered important that work commences on the Supplementary Planning Documents identified in the schedule and profiles contained in this LDS. Thirdly, the production of the DPDs must be based on sound evidence and to that end the LPA proposes to undertake a series of major studies over the first two to three years of the LDS programme. (Section 8 and Appendix C of this LDS explain further).
- 10.7 The Examination of the Core Strategy is currently scheduled for January 2009, with Adoption scheduled for June 2009. The pre-submission consultation (Reg. 25) on the Site Allocations DPD is scheduled to commence concurrently with the Preferred Options stage consultation (Reg. 26) of the Core Strategy. Preferred Options (Reg. 26) consultation on the Site Allocations DPD is scheduled to run concurrently with the Submission of the Core Strategy (June / July 2008) with adoption of the Site Allocations scheduled for July 2010. The Development Control DPD is not scheduled for adoption until December 2010. A number of 'saved' District Plan policies are proposed to merge to more than one DPD and many will need to be reviewed and merged to the Development Control DPD. In light of the projected programme set out in this LDS the LPA will, at the appropriate time, seek the Secretary of State's agreement to save the District Plan Review policies beyond 3 years from adoption, once the authority has had an opportunity to consider which policies in light of progress made on the LDDs. The Gantt Chart, on the following page, sets out the programme, with key milestones, for LDDs scheduled for adoption by 2010.
- 10.8 From time to time, the LDS may need to be reviewed to respond to circumstances not within the LPA's direct control. For example, the ODPM is proposing to revise national planning policy on the use of Planning Obligations. A consultation paper has been issued and the ODPM is considering how to respond to the responses received in addition to the matters raised in the 'Barker Report'. Should the Government decide to issue new guidance and/or introduce new regulatory measures, and then the LPA will need to consider how and when it will need to respond to such changes. It may decide that it wishes to bring forward a Supplementary Planning Document but in doing so will need to consider the impact on other planned LDDs.
- 10.9 Similarly, should the AMR highlight that key District Plan Review objectives are not being met, the LPA will reconsider the timing of relevant DPDs as appropriate.

**Timetable for production of the Local Development Framework.** (Note: Welwyn Hatfield District Plan 2005 due to be adopted April 2005)

	2005												2006												2007											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Statement of Community Involvement (DPD)			G			I				P					S			M		E			A													
Core Strategy (DPD)	G																						I												P	
Site Allocations (DPD)				G																															I	
WGC Town Centre & Campus East Development Brief (SPD)				G														P																	A	
Design Guide (SPD)																		G																	P	
Broadwater Road West Development Brief (SPD)				G																															A	
High View / Hill Top Neighbourhood Centre (SPD)																																				P

	2008												2009												2010											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy (DPD)						S				M								E					A													
Site Allocations (DPD)						P												S					O												M	
Development Control (DPD)	G																	P																	S	
High View / Hill Top Neighbourhood Centre (SPD)						A																														

**G:** Evidence gathering/studies/scoping/pre-production engagement (all LDDs), **I:** Reg. 25, issues and options consultation (DPDs/SCI), **P:** Regulation 26, preferred options consultation (DPDs/SCI)/ Reg. 17 participation on draft SPD, **S:** Submission (DPDs/SCI); this stage includes the submission of the Proposals Map for the Core Strategy and the Site Allocations (DPDs), **O:** Alternative/Omission sites (Allocations DPD only), **M:** Pre-examination meeting (DPDs/SCI), **E:** Independent Examination (DPDs/SCI), **A:** Adoption (all LDDs)

Note: This chart sets out the programme for all the Local Development Documents described in this Local Development Scheme, including those not scheduled for adoption within the first three years of the programme.

## 11. Annual Monitoring Reports

- 11.1 The Council will be required by S35 of the Act and Part 8 of the Regulations to prepare Annual Monitoring Reports (AMRs) to assess the implementation of this LDS (and future role forwards of the LDS) and the extent to which policies in the saved District Plan and the new LDDs are being achieved. The AMR will review plan progress each year compared to targets and milestones for LDD preparation. If targets and milestones are not being met then the reasons for this must be identified and the LDS updated accordingly. Robust monitoring systems will be required to assess what impact policies are having on national, regional and local targets, whether policies need adjusting or replacing and the proposed actions for achieving this.
- 11.2 The ODPM has recently published guidance on monitoring. The first full AMR must be submitted to the Secretary of State by 31 December 2006 covering the preceding monitoring year 1 April 2005 to 31 March 2006. Future AMRs must be prepared, thereafter, on a similar basis.
- 11.3 Crucial to monitoring will be a set of performance indicators which are objective led and can monitor progress against targets. Existing draft ODPM guidance emphasises the need to prepare and monitor housing trajectories. A housing trajectory should demonstrate how policies will deliver housing provision in the area and report on past and likely future performance on housing supply by comparing past performance on housing supply to future rates of supply.
- 11.4 Beyond the principal objectives described above there will be some latitude for local judgement on the format of the AMR. The report(s) could be divided thematically for example. However, the AMR will also need to feed into the regional monitoring undertaken by the RPB. In December 2005, planning authorities will have to submit an AMR covering the period from commencement of the Act to April 2005.
- 11.5 The Council's existing housing monitoring system requires further development so that the housing trajectories can be monitored in greater detail to cover matters such as dwelling size, location, density, previous use of land etc. Development of the monitoring system for employment land and buildings and retail floor space will also require focussing of resources. Monitoring also requires staff to carry out regular surveys, check and input information and manage reporting. The LPA has identified the need to employ a Monitoring Officer and a dedicated post has been created, although recruitment has yet to take place. In the meantime, the Council proposes to report as fully as it can by working with others such as the County Council Information Unit. However, the scope of the first monitoring report is likely to be restricted to the capacity of existing monitoring systems. The LPA will use best endeavours to increase its monitoring capacity year on year.

## 12. Overall Resource Requirements

- 12.1 At this early stage it is difficult to be precise about the overall resource requirements required to deliver the schedule of documents and studies described in this LDS. However, in summary, the estimated costs (financially) over a three to five year period are as follows:

Item	Assumptions	Estimated cost
Costs associated with Independent Examinations (over five years)	Include costs associated with: PINS, based on recent District Plan PLI, Legal Representation (barrister, solicitor, Queens Counsel, as appropriate), contingency for High Court challenge, Programme Officer, Room Hire.	£326,861
Costs associated with Consultation (over three years)	Include publishing public notices, document production, room hire, display equipment, transport costs	£69,000
Establishing an Evidence Base (over two to three years)	Estimates for Employment, Retail, Open Space & Leisure, Housing Capacity Studies and work associated with the production of SPDs (all subject to tender processes)	£250,000
Strategic Environmental Appraisals / Sustainability Appraisals (over three years)	ODPM estimates between 50-100 person days required per LDD. Allow for the commencement of SEA/SA process for a maximum of six LDDs in the first three years (including SPDs). (All subject to tender processes).	£225,000
Employing specialist consultants (generally) on LDDs (over three years)	Allow for database design for community involvement & monitoring systems, graphic design & document production.	£60,000
<b>Total</b>		<b>£930,861</b>

- 12.2 The estimated costs, which are likely to vary but nevertheless provide an indication of likely budgetary requirements over a three to five year period, are likely to exceed the levels currently allocated in the annual Planning Policy revenue budget. The 2004/05-budget allocation is largely committed to the adoption costs associated with the District Plan Review. From 1 April 2005, any additional financial resources required to meet the production of the LDF will be addressed by growth in the revenue budget and the use of some Planning Delivery Grant, according to priorities in the Planning Department as a whole.
- 12.3 Staff resources have already been increased in the Policy Team in order to ensure that the District Plan Review is adopted, at the earliest opportunity, in parallel with moving to the new Planning system. Taking into account the need for officers to be engaged on non-district LDF work, such as the emerging Regional Spatial Strategy, the development of the county-wide Waste and Minerals Development Frameworks, the Local Transport Plan and the Community Strategy in addition to assisting with the determination of major planning applications, it is currently estimated that the Planning Policy Team has in the region of 5.3 (fte) posts to work on LDF production. Staffing levels will be monitored to ensure that the programme set out in the LDS can be delivered. The LPA will also seek to maximise opportunities, where they arise, for joint working to achieve best value.

### 13. Supporting Statement

- 13.1 **Inter-relationships with other Strategies and Plans:** The Council recognises that in preparing LDDs it is a statutory requirement for the authority to have regard to the relevant **Community Strategies** (at both district and county levels, where applicable), seeking to express (where practical and achievable) in land-use planning terms, those elements of the Community Strategy that relate to the development and use of land. In essence, this means that the LDF will act as a land-use delivery mechanism for programmes such as education, health, economic development, recycling and environmental protection. In doing so, the authority will need to take account of national economic policies, the financial policies of the various implementing agencies and the likely availability of resources. This means that LDDs should be based on realistic assumptions that are likely to deliver outcomes.
- 13.2 The capacity of existing infrastructure and the need for additional provision should be taken into account in the preparation of all LDDs. It is therefore proposed that agencies responsible for **infrastructure provision** will be invited to contribute to the preparation of the LDF. This way it is hoped that any constraints can be identified early in the LDD production process, best use can be made of existing provision and infrastructure agencies can plan, with greater certainty, in terms of their own financial and development programmes. Consultation will take place with utility companies responsible for electricity, gas and water supply, sewerage and telecommunications and an assessment made of any land-use requirements associated with utilities provision and the likely timeframe for delivery.
- 13.3 LDDs will also need to be integrated with the **Local Transport Plan**. In particular, the Proposals Map will identify any strategic proposals, where there is strong commitment from the relevant delivery agency.
- 13.4 European Directive, 96/82/EC, requires land-use policies to take account of the need to prevent major accidents involving **Hazardous Substances** and limiting their consequences on man and the environment. The LDF will therefore include a policy (in either the Core Strategy or the Development Control DPD) relating to the location of hazardous substances and the development of land in their vicinity so that appropriate distances are maintained between residential or public areas and areas of particular sensitivity.
- 13.5 The **Air Quality Strategy** for England, Scotland, Wales and Northern Ireland (2000 and 2003) sets out objectives for reducing the levels of the nine main air pollutants that harm human health and the environment. When preparing LDDs, the LPA will take account of the national (and any local) air quality objectives.
- 13.6 **Other Legislation:** In accordance with the advice in (draft) PPS1, the LPA will also need to have regard to the general requirements of other legislation, in particular the Race Relations Act 1976 and the Race Relations (Amendment) Act 2000, the Disability Discrimination Act 1995 and the Human Rights Act 1998.
- 13.7 **Other Local Plans and Strategies:** The Council produces a range of other plans strategies, which may be relevant to the preparation and implementation of the LDF. These include the Community Safety Strategy, the Economic Development Strategy, the Cultural Strategy, Local Housing Strategy, the Contaminated Land Strategy and the Walking, Cycling and Parking Strategies.

13.8 **Programme Management Responsibilities:** The profiles of each LDD identify in brief the programme management responsibilities for the LDF. For DPDs the management responsibilities, unless subsequently amended, will be:

- The Project Board: The Cabinet Planning and Transportation Panel prior to Executive or Council approval as appropriate.
- The Project Manager: Head of Planning Policy or Principal Planning Officers as appropriate.
- The Project Team: The Planning Policy team (in association with the Development Control team and any other relevant specialists).
- Quality Assurance: Head of Planning Policy or Principal Planning Officers as appropriate (in association with any other relevant specialist)

13.9 Similar management arrangements will exist for the production of SPDs.

13.10 **Overall Risk Assessment:** The profiles of each LDD identify in brief the possible risks that may impact on the production of the LDD and hence the overall programme outlined in this LDS. In summary, those risks, and other strategic risks are identified as:

- Unable to retain or recruit staff with the appropriate range of skills;
- Lack of capacity in-house to deliver on time or diversion onto other priorities which cannot be avoided, e.g. Regional Spatial Strategy, Waste and Minerals Development Frameworks;
- Development of IT monitoring systems fails to take place early on in the programme;
- The SEA/SA process takes longer than currently anticipated in the LDD profiles;
- The Council does not take a decision in time due to the democratic process and timetabling of meetings. Each DPD will require i.r.o. five reports to elected members and both submission and adoption documents (for DPDs) must be agreed by the Full Council which meets, on average, once every three months;
- Failure to secure a meaningful award of Planning Delivery Grant placing a heavier burden on the revenue budget against other District priorities;
- Failure of external consultants to meet programme(s);
- The Regional Spatial Strategy is delayed with delaying consequences for the timing of the Core Strategy and other DPDs;
- The development rates in the Regional Spatial Strategy increase and / or allocations to the districts increase significantly over and above those presently indicated;
- Housing Allocations in the 'saved' District Plan fail to come forward and deliver at anticipated rates. AMR to review need to amend timing of Allocations DPD accordingly.
- Introduction of further fundamental changes to national or regional planning policy requiring a response from the LPA which may result in a shift in priorities in LDD production;
- PINS availability for examination and Inspector's Report received in good time; and
- The possibility of High Court Challenge.

13.11 **Risk Mitigation / Contingency Plans:** The LPA is working hard to improve and maintain performance and to move forward with the new plan making system whilst twin tracking the adoption process associated with the District Plan Review. The Council hopes that its efforts will be recognised through the performance appraisal associated with the award of Planning Delivery Grant. A significant award, over the next three years, would help to meet the substantial budget requirement currently identified. Careful timing and financial profiling of the pre-production studies, LDD production (requiring SA/SEA) and the independent examinations will help to spread the financial burden of the new plan making system.

13.12 The Planning Inspectorate (PINS) will be consulted, via the GO, to examine its capacity to preside over the proposed examinations as set out in the Schedule of Documents set out in Section 5 and the LDD profiles set out in Section 6. The Council is aware that PINS are currently experiencing delays in bookings for hearings and inquiries. However, PINS have not, to the LPA's knowledge, announced whether or not its

performance targets for LDDs will be adversely affected by the backlog of planning appeals, although the LPA is aware that the appeals system has been subject to recent changes in order to deal with the backlog. Should the Planning Inspectorate not be able to confirm availability for examinations as currently profiled then the programme will have to be reviewed in light of all other resource constraints. This is a risk that cannot be assigned, or mitigated, by the LPA as it is outside its direct control.

- 13.13 As the scope of the LDF is very much set by legislation, regulation and national guidance little, if anything, can be altered in terms of process should the AMR highlight that the LDF is not being delivered, for whatever reason, in accordance with the LDS. The LPA is unlikely to compromise on quality, which means that either the programme or resources are most vulnerable to change.

**Table of 'saved' Local Plan policies and their relationship to proposed LDDs.**

Note: Policy numbers currently refer to the Modifications Version 2004. A number of these will change once the Plan is adopted. New policy numbers, as set out in the soon to be adopted WHDP 2005, are as contained in brackets.

Priority timescales: High = 2005/2006, Medium = 2006/7, Low = 2007/8, > 3 yrs = after 2007/8

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Sustainable Development	SD1	Sustainable Development	A core policy, consistent with national and regional strategies and policies with local emphasis.	Core Strategy - Merge	Low / > 3 yrs
Green Belt & Settlement Pattern	GBSP1	Definition of the Green Belt	A core spatial policy, unlikely to change.	Core Strategy – Merge	Low / > 3 yrs
	GBSP2	Towns and Specified settlements	A core spatial policy, unlikely to change.	Core Strategy – Merge	Low / > 3 yrs
	GBSP3	Area of Special Restraint and Structural Landscape Area	A core spatial policy, unlikely to change.	Core Strategy – Merge	Low / > 3 yrs
Resources	R1	Maximising the use of previously developed land	Largely replicates PPG advice / PPS.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R2	Contaminated Land	Now dealt with in PPS23.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R3	Energy Efficiency	Partly dealt with in Supplementary Design Guide. Review in light of RSS.	Core Strategy / Development Control – Merge, as appropriate	Low
	R4	Renewable Energy Sources	Reflects PPS22 advice with local emphasis. Review in light of RSS.	Development Control - Merge	Low
	R5	Waste management	The Waste Development Framework (produced by the County Council) may eventually replace the need for this policy. Keep under review. Otherwise Dev. Control.	Lapse: June 2010 (subject to SoS agreement)	Low
	R6	River Corridors	Policy specific to local circumstances with both a spatial and development control focus.	Core Strategy and Development Control – Merge	Low / > 3 yrs
	R7	Protection of Ground and Surface Water	Responds to and manages local circumstances.	Development Control – Merge	Low / > 3 yrs
	R8	Floodplains and Flood Prevention	Inter-relationship with EA flood zone update.	Development Control – Merge	Low / > 3 yrs
	R9	Conservation of Water Resources – Supply and Disposal	Places a requirement on development.	Development Control – Merge	Low / > 3 yrs
	R9a (R10)	Water Conservation Measures	Places a requirement on development.	Development Control – Merge	Low / > 3 yrs
	R10a (R12)	Special Areas of Conservation	Hierarchy to be defined in Core Strategy, sites to be identified on Proposals Map.	Core Strategy and Proposals Map – Merge	Low / > 3 yrs
	R10 (R13)	Sites of Special Scientific Interest	Hierarchy to be defined in Core Strategy, sites to be identified on Proposals Map.	Core Strategy and Proposals Map – Merge	Low / > 3 yrs

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Resources	R11 (R14)	Local Nature Reserves	Hierarchy to be defined in Core Strategy, sites to be identified on Proposals Map.	Core Strategy and Proposals Map - Merge	Low / > 3 yrs
	R12 (R15)	Wildlife Sites	Hierarchy to be defined in Core Strategy, sites to be identified on Proposals Map.	Core Strategy and Proposals Map - Merge	Low / > 3 yrs
	R13 (R16)	Protection of Species	Reflects legislative controls and PPS (draft).	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R14 (R17)	Trees, Woodland and Hedgerows	Deals in part with procedures. Operates in tandem with Policy D3c.	Development Control and Design Guide - merge	Low / > 3 yrs
	R15 (R11)	Biodiversity and Development	Places a positive requirement on development and operates in tandem with Policy D3c.	Development Control - merge	Low / > 3 yrs
	R16 (R18)	Air Quality	Accords with PPS23.	Development Control - merge	Low / > 3 yrs
	R17 (R19)	Noise and Vibration Pollution	Accords with PPG24.	Development Control - merge	Low / > 3 yrs
	R18 (R20)	Light Pollution	Criteria based development control policy.	Development Control - merge	Low / > 3 yrs
	R19 (R21)	Telecommunications Development	Criteria based development control policy.	Development Control - merge	Low / > 3 yrs
	R20 (R22)	Development in Conservation Areas	Largely reflects advice in PPG15.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R21 (R23)	Demolition of Buildings in Conservation Areas	Largely reflects advice in PPG15.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R22 (R24)	Character Appraisals and Enhancements	Sets out the LPAs statement of intent in relation to a statutory responsibility and the use of powers available to the LPA.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R23 (R25)	Works to Listed Buildings	Largely reflects advice in PPG15.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R24 (R26)	Alternatives Uses for Listed Buildings	Largely reflects advice in PPG15.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R25 (R27)	Demolition of Listed Buildings	Largely reflects advice in PPG15.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	R26 (R28)	Historic Parks and Gardens	Accords with advice in PPG15.	Development Control - merge but review in light of any changes to PPG15	Low / > 3 yrs
	R27 (R29)	Archaeology	Largely reflects advice in PPG16.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
Movement	M1	Integrating Transport and Land Use	Reflects advice in draft PPS1 and PPG13.	Core Strategy - merge part and lapse where duplicates PPG/S	Low / > 3 yrs

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Movement	M3 (M2)	Transport Assessments	Places a submission requirement on applications to assist determination.	Could be incorporated in a checklist, consider alternative approach in policy or guidance	Low / > 3 yrs
	M4 (M3)	Green Transport Plans	Places a submission requirement on applications to assist determination, describes procedural matter and reflects PPG13.	Development Control – merge	Low / > 3 yrs
	M5 (M4)	Developer Contributions	Operates in tandem with Policy IM2 with environmental focus.	Core Strategy – merge with Policy IM2	Medium / High depending on ODPM review on obligations
	M6 (M5)	Pedestrian Facilities	Partly operates in tandem with Policy IM2 and accords with advice in PPG13.	Core Strategy – merge in part with Policy IM2 otherwise Development Control	In part, Medium / High depending on ODPM review on obligations
	M7 (M6)	Cycle Routes and Facilities	Accords with advice in PPG13 and places a requirement on development to make certain provisions. Operates in tandem with Policy IM2.	Core Strategy – merge in part with Policy IM2 otherwise Development Control	In part, Medium / High depending on ODPM review on obligations
	M7a (M7)	Equestrian Facilities	Reflects local circumstances.	Development Control – merge	Low / > 3 yrs
	M8	Powered Two-Wheelers	Places a design requirement on development.	Merge with review of Car Parking Standards SPG to Development Control DPD	Low / > 3 yrs
	M9	Bus and Taxi Facilities	Works mostly in tandem with Policy IM2.	Core Strategy – merge with Policy IM2	Medium / High depending on ODPM review on obligations
	M12 (M10)	Passenger Transport Interchanges	Statement of intent to work with key stakeholders, links with Policy IM2.	Core Strategy – merge with Policy IM2, otherwise delete	Medium / High depending on ODPM review on obligations
	M13 (M11)	Rail Freight Depots	Identification and protection of sites should be undertaken as part of a Plan review. In part deals with environmental and economic impact that could be dealt with in a core strategy policy such as SD1.	Core Strategy – merge in part. Allocate site(s) if appropriate, otherwise lapse after 2010 (S to SoS agt)	Low / > 3 yrs
	M14 (M12)	Operational Transport Land	Seeks to protect a diminished resource.	Development Control – merge	Low / > 3 yrs
	M16 (M13)	Motorway Service Areas	Largely replicates PPG2 and Circular 1/94 advice. Supporting text indicates proposal unlikely to be required or acceptable.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	M19 (M14)	Parking Standards for New Development	Establishes policy, which is supported by adopted SPG.	Development Control - merge	Low / > 3 yrs
	M20 (M15)	Panshanger Airfield	Partly procedural. CAA controls flying activities. Sets out stance to future planning applications on site-specific basis.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
Design	D1	Quality of Design	A key policy.	Core Strategy – merge and support with SDG/SPD	Low / > 3 yrs
	D2	Character and Context	Could be merged with Policy D1 to the Core Strategy as a key design principle.	Core Strategy – merge and support with SDG/SPD	Low / > 3 yrs

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Design	D2a (D3)	Continuity and Enclosure	Could be merged with Policy D1 to the Core Strategy as a key design principle.	Core Strategy – merge and support with SDG/SPD	Low / > 3 yrs
	D2b (D4)	Quality of the Public Realm	Could be merged with Policy D1 to the Core Strategy as a key design principle.	Core Strategy – merge and support with SDG/SPD	Low / > 3 yrs
	D3 (D5)	Design for Movement	Could be merged with Policy D1 to the Core Strategy as a key design principle.	Core Strategy – merge and support with SDG/SPD	Low / > 3 yrs
	D3a (D6)	Legibility	Could be merged with Policy D1 to the Core Strategy as a key design principle.	Core Strategy – merge and support with SDG/SPD	Low / > 3 yrs
	D3b (D7)	Safety by Design	Places a requirement on development.	Development Control - merge	Low / > 3 yrs
	D3c (D8)	Landscaping	Places a requirement on development.	Development Control - merge	Low / > 3 yrs
	D3d (D9)	Access and Design for People with Disabilities	Places a requirement on development.	Development Control - merge	Low / > 3 yrs
	D3e (D10)	Public Art	Places a requirement on development.	Development Control - merge	Low / > 3 yrs
	D5 (D11)	Design Statements	Places a requirement on applications.	Development Control - merge	Low / > 3 yrs
	D6 (D12)	Development Briefs	Review role and function in light of new planning system. Detailed guidance contained within SDG.	Development Control - merge	Medium / High
Implementation and Monitoring	IM1	Non-Land Use Strategies	Primarily procedural and operational.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
	IM2	Planning Obligations	A key policy, which works in tandem with other Plan policies.	Core Strategy - merge	Medium / High depending on ODPM review on obligations
	IM3	Monitoring and Review	A procedural / operational policy setting out the LPAs intentions, matters dealt with by regulatory process.	Lapse: June 2010 (subject to SoS agreement)	Low / > 3 yrs
Housing	H1	New Housing Development	Identifies Housing Sites to be developed within the Plan period. Will require updating following monitoring and review. Relationship with emerging RSS.	Allocations - merge	Medium / High
	H2	Location of Windfall Residential Development	Manages the release of non-allocated housing sites based on sustainable development criteria.	Allocations – merge	Low / Medium
	H3	Loss of Residential Accommodation	Seeks to protect existing stock.	Core Strategy and Development Control DPD as appropriate – merge	Low
	H4	Conversion of Residential Accommodation	Partly seeks to make use of existing resources. Criteria development control and design based.	Core Strategy and Development Control DPD as appropriate – merge	Low

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Housing	H5	Conversion of Commercial or Vacant Buildings to Residential Accommodation	Seeks to make alternative use of buildings in employment use for housing subject to certain criteria.	Core Strategy and Development Control DPD as appropriate – merge	Low
	H6	Densities	Largely mirrors PPG3. Design matters dealt with in other policies. Possible merge to Development Control DPD or SDG.	Lapse: June 2010 (subject to SoS agreement) or Dev. Control DPD / SDG merge	Low
	H7	Affordable Housing	Housing Needs Survey underway end of 2004. Once results received and considered, develop SPD quickly and then follow up with review of Policy.	SPD to support saved policy then merge to Allocations DPD, possibly Core Strategy	High / Medium
	H8	Dwelling Type and Tenure	Partly reflects PPG3 but review following completion of Housing Needs Survey and review of stock.	SPD to support saved policy then merge to Allocations DPD	High / Medium
	H9	Special Needs Housing	Review following completion of Housing Needs Survey.	SPD to support saved policy	High / Medium
	H10	Accessible Housing	Review in light of changes to the Building Regulations.	Development Control – merge if not otherwise covered by Building Regs.	Medium
	H11	Student Accommodation	Consider allocating part of University of Hertfordshire campus. Remaining part of policy can be dealt with by generic DC policy.	Allocations and Development Control – merge	Medium
	H12	Travelling Showpeople's Quarters	Criteria based policy that could be reviewed following completion of future evidence base work.	Allocations / Dev. Control – merge (as appropriate)	Medium
	H13	Gypsy Sites	Criteria based policy that could be reviewed following completion of future evidence base work.	Allocations / Development Control – merge (as appropriate)	Medium
Open Space	OS1	Urban Open Land	Sets out importance of UOL and identifies areas of land. Resists erosion of form and function. Could form part of open space hierarchy in Core Strategy.	Part Core Strategy, part Allocations – merge / replace	Low
	OS2	Playing Pitch Provision	Could form part of open space hierarchy in Core Strategy. Review following completion of future evidence base work.	Core Strategy – merge / replace	Low
	OS3	Play Space and Open Space Provision in New Residential Development	Operates in tandem with Policy IM2. Could be dealt with through Planning Obligations SPD in association with saved policy and then Core Strategy policy.	Planning Obligations SPD and Core Strategy – replace	Medium
	OS4	Allotments	Could form part of open space hierarchy in Core Strategy. Review following completion of future evidence base work.	Core Strategy – merge / replace	Low
Community, Leisure & Tourism	CLT1	Protection of Existing Leisure Facilities	Seeks to prevent the net loss of leisure facilities. Review in light of any future evidence base work. Consider role in hierarchy with UOL & playing pitch provision.	Core Strategy – merge / replace	Low
	CLT2	New and Expanded Leisure Facilities	Sequential approach to the provision of new facilities together with generic development control criteria.	Core Strategy & Development Control – merge	Low
	CLT3	Stanborough Park	Largely repeats advice in PPG2. Consider role in open space hierarchy.	Core Strategy in part – merge	Low
	CLT4	Arts and Cultural Facilities	Generic development control criteria based policy.	Development Control – merge	Low

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Community, Leisure & Tourism	CLT5	Tourist Facilities	Generic development control criteria based policy.	Development Control – merge	Low
	CLT6	Hotels	Sequential approach to the provision of new facilities together with generic development control criteria.	Core Strategy & Development Control – merge	Low
	CLT7	Community Use of Education Facilities	Seeks to make efficient use of existing resources subject to certain criteria. Includes a generic development control criteria. Review this approach to other land uses.	Core Strategy & Development control – merge	Low
	CLT8	New and Extended Education Facilities	In part, generic development control criteria (mainly sustainable transport focussed), in part operates in tandem with policy IM2.	Core Strategy and Development Control – merge	Low
	CLT9	Use of Redundant Education Facilities	Review in light of evidence based work on the need for community, leisure or recreational uses and educational review (both LEA and non-LEA).	Development Control – merge	Low
	CLT10	Nurseries and Childcare Facilities	Partly generic development control criteria, partly in tandem with Policy IM2. Review in light of any evidence based work on Government targets and need/demand.	Development Control – merge	Low
	CLT11	Library Services	Partly Hatfield Town Centre specific, partly in tandem with Policy IM2.	Development Control – merge, Planning Obligations SPD	Medium / Low
	CLT12	New Community Facilities	Review in light of evidence based work on the need for community uses. Depending on outcome of evidence work may have implications for Policy IM2, Planning Obligations SPD and Allocations DPD.	Planning Obligations SPD, Allocations DPD, otherwise Development Control –merge / replace	Low / Medium
	CLT13	Loss of Community Facilities	Review in light of evidence based work on the need for community uses. Could be combined with other such 'protectionist' policies, e.g. CLT1.	Core Strategy – merge / replace	Low
	CLT14	Places of Worship	Review in light of evidence based work on the need for places of worship. In part generic development control criteria. Based on sustainable development objectives.	Core Strategy, possibly Allocations DPD and Development Control – merge / replace	Low / Medium
	CLT15	Health Centres and Surgeries	Review in light of evidence based work on the need for health centres and surgeries. In part generic development control criteria. Depending on outcome of evidence work may have implications for Policy IM2, Planning Obligations SPD and Allocations.	Planning Obligations SPD, Allocations DPD, otherwise Development Control –merge / replace	Low / Medium
	CLT16	Queen Elizabeth II Hospital	Review in light of long term plans of the Strategic Health Authority for the Hospital site and strategic service provision. In part generic development control and parameters for master plan.	Development Control – merge, possibly Allocations DPD	Low / > 3 yrs
	CLT17	Care in the Community	Review in light of evidence based work on the need for residential accommodation with care provided.	Development Control / Core Strategy – merge	Low / Medium
Employment	EMP1	Employment Areas	Identifies the District's Employment Areas.	Allocations – merge	Low / > 3yrs
	EMP2	Acceptable Uses in Employment Areas	Review in light of evidence base work and RSS.	Core Strategy / Development Control – merge	Medium / High

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Employment	EMP3	Other Employment Generating in Employment Areas	Review in light of evidence base work and RSS.	Core Strategy / Development Control – merge	Medium / High
	EMP4	Car Sales and Showrooms	In part, generic development control criteria. Also specifies floor space split between primary and secondary function. Review in light of evidence based work.	Core Strategy / Development Control – merge	Medium / Low
	EMP5	Mix of Unit Sizes	Seeks to balance range of premises / stock. Could form part of the basis for a Core Strategy approach.	Core Strategy – merge	Low
	EMP6	Small Business Units	Seeks to balance range of premises / stock. Could be combined with EMP5 and form part of Core Strategy approach.	Core Strategy – merge	Low
	EMP7	Provision for 'Dirty User' Industries	Review in light of evidence base and emerging Waste Development Plan. Either allocate or delete policy after 3 years, after which time applications would be treated on their own merits in light of any mitigation measures likely to be required.	Allocations DPD or lapse: June 2010 (subject to SoS agreement)	Medium / Low
	EMP8	Employment Sites Outside of Employment Areas	Composite policy, promotes live-work schemes, includes generic development control criteria and limits scale of development. Could form part of a Core Strategy approach.	Core Strategy – merge	Low
	EMP9	Training	Could be combined with Policy EMP2.	Core Strategy / Development Control – merge	Medium / Low
	EMP10	Childcare Facilities	Could be combined with Policy EMP2 and IM2.	Core Strategy / Development Control – merge	Medium / Low
	EMP11	Local Recruitment	Could be combined with Policy EMP2 and IM2.	Core Strategy / Development Control – merge	Medium / Low
	EMP12	University of Hertfordshire	New campus facility in operation at Hatfield Aerodrome. Master plan submitted and endorsed by Council (Panel). Monitor delivery progress. Policy could merge with Policy D6 to Development Control DPD.	Allocations or Development Control DPD	Low
	EMP13	Design Criteria for Employment Development	Promotes sustainable development and design principles that could be dealt with in an over arching Core Strategy policy.	Core Strategy - merge	Low / > 3 yrs
	EMP14	Live-Work Schemes	Review in light of evidence based work on success (or otherwise) of live-work schemes. Join up with Policy EMP8 and merge to Core Strategy.	Core Strategy - merge	Low / > 3 yrs
Retailing & Town Centres	TCR1	Retail Development in Town Centres and Edge of Town Centre	Spatial and hierarchical policy framework in line with sequential approach. Could form part of a retail hierarchy in the Core Strategy, which defines, maintains and strengthens role of centres.	Core Strategy - merge	Low / > 3 yrs
	TCR2	Retail Development in Village and Neighbourhood Centres	Spatial and functional policy. Could form part of a retail hierarchy in the Core Strategy, which defines, maintains and strengthens role of centres.	Core Strategy - merge	Low / > 3 yrs
	TCR3	Out of Centre Retail Development	Spatial and hierarchical policy in line with sequential approach. Could form part of a retail hierarchy in the Core Strategy, which defines, maintains and strengthens role of centres.	Core Strategy – merge	Low / > 3 yrs

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Retailing & Town Centres	TCR4	WGC: Town Centre North Development Site	In part allocates land for certain uses setting out broad design parameters for future SPG/D and for future development.	Allocations – merge and WGC master plan SPD replace/merge	Medium / High
	TCR5	WGC: Campus East Development Site	In part allocates land for certain uses setting out broad design parameters for future SPG/D and for future development.	Allocations – merge and WGC master plan SPD replace/merge	Medium / High
	TCR5a (TCR6)	WGC: Land at the Southern Side of the Town Centre	In part allocates land for certain uses setting out broad design parameters for future development.	Allocations – merge and WGC master plan SPD replace/merge	Medium / Low
	TCR6 (TCR7)	WGC: Retail Frontages	Development control policy for dealing with applications for changes of use in WGC TC.	Development Control – merge	Low / > 3 yrs
	TCR7 (TCR8)	WGC: Mixed Use Frontages	Development control policy for dealing with applications for changes of use in WGC TC.	Development Control – merge	Low / > 3 yrs
	TCR8 (TCR9)	WGC: First Floor Uses	Policy objectives dealt with by other policies of the Plan. Policy includes a slight contradiction i.e. supporting the retention of offices at first floor level but then permitting a COU to residential. Does not deal with levels above first floor.	Lapse: June 2010 (subject to SoS agreement)	Low
	TCR9 (TCR10)	WGC: Acceptable Uses Outside of the Primary Retail Core (The Campus)	Sets out a range of acceptable uses for a specific area and the parameters for future development proposals. Parameters could form generic development control criteria or be included in a master plan as appropriate.	Allocations – merge, consider appropriateness of including in WGC Master Plan and / or merge to Development Control	Medium / Low
	TCR10 (TCR11)	WGC: Acceptable Uses Outside of the Primary Retail Core (Parkway and Church Road)	Sets out a range of acceptable uses for a specific area and the parameters for future development proposals. Parameters could form generic development control criteria or be included in a master plan as appropriate.	Allocations – merge, consider appropriateness of including in WGC Master Plan and / or merge to Development Control	Medium / Low
	TCR12a (TCR12)	WGC: Transport Infrastructure in WGC Town Centre	Operates in tandem with Policy IM2.	Core Strategy and WGC Town Centre master plan - merge	Medium / Low
	TCR13	WGC: Environment of the Town Centre	Seeks to maintain high design standards in WGC Town Centre and operates in tandem with SDG.	Core Strategy and review of SDG into SPD - merge	Medium / High
	TCR14	Hatfield: Redevelopment of Land at Eastern End of Town Centre	Consider merging to Allocations to accommodate second phase of redevelopment, otherwise Development Control	Allocations – merge in conjunction with existing SPG and extend to second phase	Low / > 3 yrs
	TCR15	Hatfield: Redevelopment Elsewhere in HTC	Consider merging to new Allocations DPD and accommodate second phase of redevelopment.	Allocations – merge in conjunction with existing SPG and extend to second phase	Low / > 3 yrs
	TCR16	Hatfield: Retail Frontages	Development control policy for dealing with applications for changes of use in Hatfield TC.	Development Control – merge	Low / > 3 yrs
	TCR17	Hatfield: Mixed Use Frontages	Development control policy for dealing with applications for changes of use in Hatfield TC.	Development Control – merge	Low / > 3 yrs
	TCR18	Hatfield: First Floor Uses	Policy objectives largely dealt with by other policies of the Plan. Consider merging to Allocations in association with TCR14 & 15.	Allocations – merge	Low / > 3 yrs

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Retailing & Town Centres	TCR19	Hatfield: Acceptable Uses Outside of the Primary Retail Core (Lemsford Road)	In part, development control, but largely dealing with identifying acceptable uses in a defined area. Consider merging to Allocations DPD.	Allocations / Development Control DPD – merge as appropriate	Low / > 3 yrs
	TCR20	Hatfield: Acceptable Uses Outside of the Primary Retail Core (The Common)	In part, development control, but largely dealing with identifying acceptable uses in a defined area. Consider merging to Allocations DPD.	Allocations / Development Control DPD – merge as appropriate	Low / > 3 yrs
	TCR21	Transport Infrastructure in Hatfield Town Centre	Largely dealt with by other District-wide Plan policies, operates in tandem with Policy IM2.	Core Strategy and Development Control – merge	Low
	TCR22	Hatfield: Town Centre Environment	Policy objectives largely dealt with by other District-wide Plan policies dealing with design matters.	Core Strategy and Development Control – merge	Low / > 3 yrs
	TCR25 (TCR23)	Large Neighbourhood Centres	Development control policy for dealing with applications for changes of use.	Development Control – merge	Low / > 3 yrs
	TCR26 (TCR24)	Old Hatfield	Development control policy for dealing with applications for changes of use.	Development Control – merge	Low / > 3 yrs
	TCR27 (TCR25)	Small Neighbourhood Centres	Development control policy for dealing with applications for changes of use.	Development Control – merge	Low / > 3 yrs
	TCR28 (TCR26)	Large Village Centres	Development control policy for dealing with applications for changes of use.	Development Control – merge	Low / > 3 yrs
	TCR29 (TCR27)	Small Village Centres	Development control policy for dealing with applications for changes of use.	Development Control – merge	Low / > 3 yrs
	TCR30 (TCR28)	Loss of Individual Local shops	Development control policy for dealing with applications for changes of use.	Development Control – merge	Low / > 3 yrs
	TCR31 (TCR29)	Markets	In part development control criteria, in part market specific although does not consider impact on existing established markets outside the District.	Development Control –merge	Low / > 3 yrs
	TCR32 (TCR30)	Car Boot Sales and Other Temporary Sales	In part repeats PPG2. Criteria largely generic development control, one criterion deals with retail impact	Development Control – merge, consider role of Core Strategy in relation to preventing adverse impact on retail vitality & viability	Low / > 3 yrs
	TCR33 (TCR31)	Amusement Centres	In part development control but objective could be expressed in a Core Strategy policy for town centres	Consider part merge to Core Strategy, otherwise development control	Low
	TCR34 (TCR32)	Petrol Filling Stations	Largely generic development control criteria, one criterion deals with retail impact	Development Control – merge, consider role of Core Strategy in relation to preventing adverse impact on retail vitality & viability	Low / > 3 yrs
	HATAER1	Sustainable Development of the Site	Applies to a specific area of land. However, policy objective largely dealt with by other Plan policies dealing with sustainable development.	Allocations – merge to define the site. Otherwise lapse at June 2010 (S to SoS)	Low
	HATAER2	Mixed Use	Describes the range of uses that will be permitted on the site. The scale and role of retail uses is defined. Provides policy framework for Master Plan.	Allocations – merge in light of development completed at that time	Low

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
Hatfield Aerodrome site	HATAER3	Requirement for a Master Plan	Provides policy framework for existing Master Plan. Second half of policy is now a requirement of regulation and need not be repeated in a Plan policy.	Allocations – merge in light of completed development	Low
	HATAER4	Land Use Proposals	Sets out the range of land uses and area of land per use.	Allocations – merge in light of development completed at that time	Low
Rural Areas	RA1	Development in the Green Belt	Largely mirrors PPG2 but also interprets to local area & circumstances.	Core Strategy – merge	Low
	RA2	Development in Settlements in the Green Belt	Applies PPG2 principles to Green Belt settlements.	Core Strategy – merge	Low
	RA3	Extensions to Dwellings in the Green Belt	Mirrors PPG2.	Lapse: June 2010 (subject to SoS agreement)	Low
	RA4	Replacement of Dwellings in the Green Belt	Largely mirrors PPG2 although adds further detail.	Lapse: June 2010 (S to SoS agt) & Dev. Control DPD - merge	Low
	RA5	Major Developed Sites in the Green Belt (Limited Infilling)	Largely mirrors PPG2 plus development control criteria.	In part, Allocations & Dev. Control DPDs – merge, otherwise lapse after June 2010.	Low
	RA6	Major Developed Sites in the Green Belt (Redevelopment)	Largely mirrors PPG2 but adds master plan dimension and development control criteria.	In part, Allocations & Dev. Control DPDs – merge, otherwise lapse after June 2010 (S to SoS agt).	Low
	RA7	Royal Veterinary College	Largely mirrors PPG2 but adds master plan dimension and development control criteria.	In part, Allocations & Dev. Control DPDs – merge, otherwise lapse after June 2010 (S to SoS agt).	Low
	RA8	Brookmans Park Transmitting Station	Not a MDS in GB. Consider need to review existing master plan & mechanism for achieving this. PPG2 and PPG8 apply in any event.	Development Control – merge, otherwise lapse at June 2010 (S to SoS agt).	Low
	RA9	Cemeteries and Memorial Gardens	Sets out the circumstances in which cemeteries may be acceptable in the Green Belt.	In part, lapse at June 2010 (Subject to SoS agreement), part merge to (DPD) Development Control	Low
	RA11 (RA10)	Landscape Regions and Character Areas	Provides the policy context for technical work and supplementary guidance.	Development Control DPD – merge	Low / > 3 yrs
	RA12 (RA11)	Watling Chase Community Forest	Gives policy status to the objectives of the WCCF Plan and sets out the extent to which development will be permitted.	Allocations and Development Control DPD – merge as appropriate	Low / > 3 yrs
	RA14 (RA12)	Protection of Village Facilities	Sets out the criteria against which proposals will be determined. Consistent with PPS7.	Development Control DPD – merge	Low / > 3 yrs
Rural Areas	RA15 (RA13)	Mixed Use in Villages	Consistent with PPS7. In part, development control.	Core Strategy and Development Control DPD – merge as appropriate	Low

Chapter	Policy	Title	Comment	Relationship to proposed DPD or other LDD or lapse date.	Priority for review ? (High/Medium / Low / Beyond 3 yrs)
	RA16 (RA14)	Rural Exceptions Sites	Sets out the circumstances in which permission may be granted for small-scale affordable housing developments in Green Belt settlements.	Core Strategy and Affordable Housing SPD – merge as appropriate	Medium / Low
	RA17 (RA15)	Agricultural Land	Consistent with advice in PPS7.	Development Control DPD - merge	Low / > 3 yrs
	RA18 (RA16)	Rural Employment and Diversification	Criteria based policy consistent with PPS7. Recognises the importance of rural employment to the District's economy.	Core Strategy and Development Control DPD – merge as appropriate	Medium / Low
	RA19 (RA17)	Re-Use of Rural Buildings	Flows from Policy RA18. Reflects advice and policy in PPG2 and PPS7 and sets out other criteria against which development proposals will be determined. Cross reference to policies and plans dealing with bio-diversity matters.	Core Strategy and Development Control DPD – merge as appropriate	Medium / Low
	RA20 (RA18)	New Agricultural Buildings	Criteria based policy dealing with matters that could be dealt with in the context of PPG2, other plan policies or guidance, or by development control policies.	SDG and Development Control DPD – merge as appropriate	Medium / Low
	RA21 (RA19)	Temporary Agricultural Accommodation	Reflects PPS7 and sets out more detailed development control considerations.	Development Control DPD – merge	Low / > 3 yrs
	RA22 (RA20)	Permanent Agricultural Dwellings	Reflects PPS7 and sets out more detailed development control considerations. Affordable Housing considerations.	Development Control DPD – merge	Medium
	RA23 (RA21)	Leisure and Tourism in the Countryside	Sets out development control criteria against which development proposals will be determined.	Development Control DPD – merge	Low / > 3 yrs
	RA24 (RA22)	Golf Courses	Sets out development control criteria against which development proposals will be determined.	Development Control DPD – merge	Low / > 3 yrs
	RA25 (RA23)	Motor Sports and Other noisy Recreational Activities	Sets out development control criteria against which development proposals will be determined.	Development Control DPD – merge	Low / > 3 yrs
	RA26 (RA24)	Riding and Livery Stables	Sets out development control criteria against which development proposals will be determined. Review in light of PPS7, in particular approach to the possible need for residential accommodation.	Development Control DPD – merge	Low / > 3 yrs
	RA27 (RA25)	Public Rights of Way	Whilst PROW are subject to other legislation, the policy sets out the circumstances in which development, that affects a PROW, will be determined and managed.	Development Control DPD – merge	Low / > 3 yrs
	RA28 (RA26)	Bridleways	Supports improvements and extensions to the bridleway network through development.	Development Control DPD – merge	Low / > 3 yrs
	RA29 (RA27)	Greenways	Supports the development of a 'Greenways' network but currently there are no allocated resources to develop a strategy, to identify a network and prioritise routes. Review implementation through AMR process.	Review through AMR process. Consider lapsing at 2010 if unable to deliver.	Low
	RA31 (RA28)	New Development Using Rural Roads	Recognises the constraints of the rural road network and sets out criteria against which development proposals will be determined.	Development Control DPD – merge	Low / > 3 yrs

## Appendix B - Terminology

**The Development Plan:** will consist of the regional spatial strategy and development plan documents contained with Local Development Frameworks (including waste and minerals).

**The Local Development Framework (LDF):** will comprise a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

**Local Development Documents (LDD):** will comprise of:

- i. **Development Plan Documents (DPD):** include spatial planning documents and are subject to independent examination. They may form one document covering a range of policy areas or a number of individual documents. It will be possible to review each document, or part of a single document separately. They may include:
  - a) **A Core strategy:** will set out the long-term spatial vision and strategic policies and proposals to deliver the vision. A Key Diagram may be used to indicate the broad locations for strategic development, key transportation elements, main patterns of movement and relationships with other strategies
  - b) **Site specific allocations of land:** allocations of sites for specific or mixed uses or development will be contained in the development plan documents. Policies will identify any specific requirements for individual proposals
  - c) **Area Action Plans** (where needed): will be used to provide a planning framework for areas of change and areas of conservation
  - d) **Generic development control policies:** will be a set of criteria-based policies, which are required to ensure that development proposals meet the vision and policies and proposals of the Core Strategy.
- ii. **Supplementary Planning Documents (SPD):** will supplement the policies and proposals in either saved District Plan policies or policies and proposals in development plan documents. They will not form part of the development plan or be subject to independent examination, but will carry significant weight in the determination of planning applications when prepared in accordance with the Regulations.
- iii. **Statement of Community Involvement (SCI):** will set out the standards the LPA expects to achieve to involve the community in the preparation, alteration and continuing review of all local development documents and in significant development control decisions. The statement will be subject to independent examination. An individual consultation statement is required for each local development document.

**The Local Development Scheme (LDS):** will set out the programme for the preparation of Local Development Documents. Whilst the primary focus for the LDS will be the first three years of the programme, the LPA may look beyond this initial period. The first LDS is to be submitted to the Secretary of State for approval within 6 months of the commencement date of the Act.

**Proposals Map** (with inset maps, where necessary): will illustrate on an Ordnance Survey map the policies and proposals in the development plan documents. Inset maps may be used to show proposals for part of an authority's area, such as the policies and proposals for Area Action Plans

**Strategic Environmental Assessment (SEA) / Sustainability Appraisals:** Environmental, social and economic assessments will be applied to policies, plans and programmes

**The Annual Monitoring Report:** is required for submission to the Secretary of State, containing initially information on the implementation of the Local Development Scheme and subsequent monitoring of the policies in Local Development Documents.

## Appendix C – Table of Studies (previously completed and planned)

Title/Type of Study	Date	Plans to update/replace, LDD / 'saved' plan relationship(s)
Housing Needs Survey (District-wide)	1999	New survey undertaken in autumn 2004, jointly commissioned with Hertsmere BC. Final report expected late Spring 2005. Also exploring opportunities in 2005 to expand extent of survey to the needs of specific groups. To inform / update saved policy and to inform development of Core Strategy / Site Allocations DPDs.
Employment Space Needs (joint county-wide study)	1999	Informed development of Structure Plan and District Plan. Propose to update/replace with an Employment floorspace and Land Availability Study in 2005/06. Consider opportunities to work with others, e.g. St. Albans and Hertsmere B/DCs. To inform development of Core Strategy / Site Allocations DPDs. Also required to inform development of Broadwater Road SPD.
Urban Potential for Housing	1998/1999	Informed the development of the Housing Chapter of the soon to be adopted Welwyn Hatfield District Plan 2005. Undertaken prior to publication of 'Tapping the Potential'. Further in-house work undertaken to inform Structure Plan / RSS. Plan to update / replace with new Housing Capacity Study in line with best practice in 2006/2007.
Assessment of Retail Floorspace Requirements 2001- 2011	1998, updated 2002	Informed the development of the Retailing and Town Centres Chapter of the soon to be adopted Welwyn Hatfield District Plan 2005. Plan to update following publication of best practice advice and of PPS6. Work to inform Core Strategy & Site Allocations DPDs and site specific SPDs. May require separate work to test market viability.
Assessment of the potential for retail development in Welwyn Garden City	2000	Informed the development of various site specific and generic policies in the soon to be adopted Welwyn Hatfield District Plan 2005. No plans to update at the current time. However, review in light of publication of PPS6, best practice advice and update of retail floorspace requirements.
Habitat Survey	1997, updated 2002	Informed the identification of Wildlife Sites in the soon to be adopted Welwyn Hatfield District Plan 2005. No plans to update at the current time, although this will be kept under review in association with those in this specialist field.
Hatfield Town Centre Redevelopment Strategy	2000	Informed the development of policies in the soon to be adopted Welwyn Hatfield District Plan 2005 and Hatfield TC East Revised Planning Brief. No plans to update at the current time. However, review in light of publication of PPS6, best practice advice and update of retail floorspace requirements.
Welwyn Garden City Town Centre Strategy	2002	No plans to update at the current time. However, review in light of publication of PPS6 and best practice advice and work to develop the WGC Development Brief SPD.

Title/Type of Study	Date	Plans to update/replace, LDD / 'saved' plan relationship(s)
Open Space Survey	2001 (Jan), updated Nov. 2001 and December 2002	Informed the development of associated policies in the soon to be adopted Welwyn Hatfield District Plan 2005. Plan to update, in light of advice in PPG17 and to be compliant with PPS6 (publication awaited), in 2005/06. Expand to cover Leisure, Community and Open Space assessments.
Playing Pitch Provision Study	June 2002	Informed the development of associated policies in the soon to be adopted Welwyn Hatfield District Plan 2005. Consider update together with the Leisure, Community and Open Space Studies described above.
Evidence Gathering / Baseline Data	2005 onwards	Building on existing monitoring capacity explore opportunities to work through the Hertfordshire Technical Chief Officers Group to seek continuous improvements in knowledge / evidence base. Explore opportunities for best value through joint monitoring procedures.

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