

Welwyn Hatfield Local Plan Examination	
Stage 8 Hearing sessions Action Points	Information Update
<p>Policies SP7 and SP21 1. Turnberry (Chris Pattison) and WHBC to agree wording of supporting text to SP7 if possible relating to nomination rights. 2. Modify Policy SP21 refer to teaching and learning.</p>	<p>There has been an exchange of correspondence with the University. Some further changes to the policy wording and supporting text to SP7 and SP21 are now proposed and have been incorporated into the Proposed Modifications list sent on 31st December 2020. This does not meet all the changes asked for by the University and we have not yet had a response to the latest proposed changes.</p>
<p>HS18 Vineyards and HS20. Inspector has no objections to allocations on material presently available. SA points / SA review will be considered on another occasion.</p>	<p>Noted.</p>
<p>HS19 Sandyhurst and HS16/17 Oaklands & Mardley Heath ?HS32- The Inspector does still have a remaining concern about the ability of these sites to overcome the noise issues and has asked WHBC to provide details of sites where similar constraints concerning noise have been addressed.</p>	<p>Information was provided to the Inspector in site visit itinerary, September 2020.</p>
<p>HS16/17 Oaklands & Mardley Heath - The Council will submit a MM requiring the sites to be a single allocation, or that they relate to each other Modification to Table 12 to require the submission of a noise survey and air quality assessments for HS16/17 Inspector agreed to provide clarification on what changes he would like to see to the SA.</p>	<p>Incorporated into the Proposed Main Modifications list.</p>
<p>HS15 - Inspector has no objections to allocations on material presently available. The position may need to be revisited if SA shows other sites are more sustainable. 1. WHBC to ensure appropriate Northern boundary is achieved and consider approach to site boundary and GB boundary. 2. HCC and WHBC to agree whether there is a need to specifically refer cycle and pedestrian links in Table 12 and to agree any changes required or if reference in Policy SADM3 and SP13 is sufficient.</p>	<p>1. Incorporated into the Proposed Main Modifications list. 2. Changes to policies SP13, SADM3 and their supporting text have been agreed with HCC and incorporated into the Proposed Main Modifications list.</p>
<p>SP8 - SADM 10 WHBC to clarify if owners of the Stone Masons in the area want to expand or not.</p>	<p>The Council has written to Cawdor and Lessiters to clarify if they still wish to expand. They have confirmed they do. Discussions have taken place with HS15 promoters who have queried whether there</p>

	<p>is a need for the change on the grounds of soundness.</p> <p>The Council consider that 150 dwellings can still be delivered on the site with a reduced site area. It is proposed that an amendment to the site boundary and employment area boundary be made as a consequence. In addition the access road to the site would need to be wider to accommodate deliveries. This would have a highway safety benefit over the current arrangements. These proposals have been incorporated into the Modifications Schedule</p>
<p>HS11</p> <ol style="list-style-type: none"> 1. James firth (Strutt & Parker) to provide viability study to the Council and County Council (on a confidential basis) and set out conclusion which may be capable of being jointly agreed. 2. WHBC to provide plan of existing footpath and cycle routes and linkages to Welham Green and park and ride to Inspector by end of August for his site visits. 3. Produce a comprehensive plan(s) indicating developable areas, linkages location of school, playing fields, cemetery extension, Green Belt boundary and buffer. 4. Address issue of intervisibility with St. Albans 5. Confirm the distance measurements as there is some disparity between the different statements 6. County Council to re-assess whether New Barnsfield could be used as an all through school in light of the current space standards required. 7. WHBC to produce a list of things to look at for Inspector's site visit 	<p>Information provided to the Inspector on points 1 – 6 on 6 October 2020 and supplemented on 18 December 2020.</p> <p>Information on 7 was included in the site visit itinerary sent September 2020.</p>
<p>SDS7</p> <ol style="list-style-type: none"> 1. WHBC and HCC to agree policy approach to provision of sustainable transport measures in line with the emerging Growth and Transport Plan within SP23 and generally elsewhere. 2. Gascoyne Cecil Estates and WHBC to consider if a position can be agreed on type of housing whether or not C2 or C3. 3. WHBC to look at putting boundary along A1000 to make stronger Green Belt boundary 	<ol style="list-style-type: none"> 1. Agreement with HCC reached and is included on Proposed Modifications list. 2. Statement of Common Ground between WHBC and GCE sent to the Inspector 22/12/2020. 3. Revised Strategy Diagram (Figure 15) sent to the Inspector (31 December 2020). 4. The LLFA has confirmed by email that they have no objection to the principle of development subject and consider that surface water flood risk issues can be addressed at the planning application stage.

4. Liaise with HCC LFFA re flooding issues raised by Paul Zukowskyj.	
HS35 Foxes Lane/Dixons Hill Road WHBC to review whether further details can be provided on noise mitigation measures.	Noise assessment published on the examination webpage October 2020.
HS21 – (BrP13) Brookmans Park WHBC and HCC to liaise for wording on site specifications re safety measures for Golf Course Road.	Wording agreed and incorporated into Proposed Modifications list.
HS23 – (BrP14) Brookmans Park Wording to be reviewed concerning improvements to wildlife WHBC and HCC to liaise for wording on site specifications re safety measures for Golf Course Road.	Wording agreed and incorporated into Proposed Modification list.
HS22 – (BrP4) Brookmans Park HCC to provide note on primary school. Numbers from Brookmans Park, numbers from outside and numbers who travel from Brookmans Park to primary schools outside Brookmans Park Modelling of HS22 on use of Bradmore Lane – how many of the 180 peak hour trips would use the lane. Bus frequency to be provided. WHBC and RVC to provide SoCG on <ul style="list-style-type: none"> • exceptional circumstances/benefits of site. • GB boundaries and their strengthening. • maximizing capacity of site including triangle of land not currently allocated. 	Notes on education and highways capacity provided direct to the Inspector by HCC. The former was published on the examination webpage in September 2020. Statement of Common Ground sent to Inspector on 22/12/2020 including bus frequency information. (See also interim report tasks paragraphs 113 – 115).
HS24 – (BrP7) and WHBC to re-examine GB boundary for HS24/BrP7 in relation to landform/contours and identify an appropriate location for a green belt buffer/landscape belt in liaison with RVC and Hertsmere. WHBC to consider if the text relating to the SSSI needs to be retained in the site specific considerations of HS24/BrP7.	Statement of Common Ground sent to the Inspector on 22/12/2020. (See also interim report tasks paragraphs 118 – 119).
HS25 (LHe1) Requested HCC to provide a briefing note for current education position presuming start date at 2021. Key issues are (1) how many pupil places at Little Heath Primary School? (2) how many pupils will be starting at this school in 2021? The same information is required for Potters Bar as a whole. Provide a copy of	Note on education data provided direct to the Inspector by HCC in September 2020 and forwarded to the Little Heath Action Group in November. No comments have been received from LHAG.

<p>this note to Little Heath Action Group to allow them to make representations.</p>	
<p>Cuffley WHBC to provide super output area information on economic activity, travel modes etc and share with the parish. Parish Council's transport expert to meet HCC to discuss the COMET modelling assumptions and outputs and impact on Cuffley. To prepare a statement of common ground setting out areas of agreement and disagreement. Parish Council's air quality expert (Dr. Colman) to meet WHBC to discuss air quality issues in Cuffley and the impact of traffic growth arising from growth in the area, including Broxbourne, taking account of the COMET modelling.</p>	<p>Jobs and Travel to Work data published on examination website September 2020.</p> <p>Information exchange and discussions between WHBC, HCC and Northaw and Cuffley PC are ongoing and whilst a statement of common ground has been drafted it has not been possible to reach agreement on its content as yet.</p>
<p>HS27 – (Cuf 01) Cuffley Stonebond, WHBC and Parish council to agree SoCG setting out position with regards to scale of housing above 30 dwellings . (end of October for SoCG)</p>	<p>Statement of Common Ground published on the examination webpage October 2020.</p>
<p>HS29-30 – (Cuf 12 & 07) WHBC to include text within the site specific considerations for HS29/HS30 to provide a landscaping/tree belt, ensuring a strengthened and consistent green belt boundary.</p>	<p>A general approach to green belt boundaries on sites has been prepared and set out in a paper, submitted to the Inspector on 31 December 2020. A specific main modification has not been prepared for HS29/30 due to the Council's recommendation to remove the sites from the local plan. Appropriate wording can be provided if requested by the Inspector.</p>
<p>Stock Take Session Colin Haigh to check on dates of additional meetings to enable more time for Inspector to prepare report. Once dates found to provide last date for report to be sent to Council for consideration at these meetings. WHBC to submit Sustainability `Addendum Inspector to consult on OAN – responses will not be back in time to incorporate into his report. All material for additional sites to be submitted after full Council meeting on 23 November. Based on above, provisional dates for hearing sessions on additional sites – February 2021.</p>	<p>The committee meetings were held in November 2020. The Sustainability Addendum was sent to the Inspector at the end of the Stage 8 Hearing Sessions. Additional sites and supporting information were sent to the Inspector in November 2020.</p>

