

## Main Modifications 2020

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# Foreword

No main modifications.

# Chapter 1 Introduction

No main modifications.

## Chapter 2 Welwyn Hatfield Now

No main modifications.

## Chapter 3 Vision and Boroughwide Objectives

Yet to be agreed.

## Chapter 4 Sustainable Development

No main modifications proposed for this policy.

## Chapter 5 How Much Growth

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	35	SP2	<p>First bullet point:</p> <p><del>294.1 hectares of employment land have been identified to maintain a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace to be provided between 2013 and 2032, allowing for flexibility in the face of economic changes. Provision will be made for at least 116,400sqm</del> <u>36,750sqm</u> of <u>net additional</u> new floorspace for industry, offices and warehousing over the plan period from designated employment areas and mixed use sites including the strategic development site at Marshmoor, Welham Green as set out on the Policies Map. <u>Land which make a particularly valuable contribution to the local economy is designated as an Employment Area on the Policies Map</u></p>	Referring to the total area of the designated employment sites can be confusing. The net additional floorspace total within the plan has been updated.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	35	SP2	<p>Fifth bullet point:</p> <p>...through existing permissions. <u>Given the uncertainty over the long term impact on retail and town centres from the Covid-19 pandemic, the Council will keep policies relating to town centres and retail under review and may bring forward revised policies if necessary.</u></p>	To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes.

## Chapter 5 How Much Growth

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	35	Paragraph 5.4	<p>The Council's evidence base considered three different scenarios for job growth <u>over the plan period</u>, from 2013 to 2032. The scenario based on Experian employment projections forecast an increase of 15,960 total jobs. The East of England Forecasting Model (EEFM)-based scenario forecast an increase of 17,900 total jobs. So this suggests the need to plan for a range of 15,960 to 17,900 total jobs from 2013 to 2032. There were significant differences in the structural make-up of the jobs growth figures for each of these scenarios with the Experian-based scenario predicting a substantially higher proportion of the growth would be in Class B8 (storage and distribution) than the EEFM-based scenario. Because it was difficult to predict which of these two scenarios would provide a more accurate projection of future changes, the Study recommended that a hybrid scenario be adopted taking the mean of the Experian and EEFM-based scenarios. The hybrid scenario gives a total jobs growth figure of 16,900, but with smaller land and floorspace requirements than the Experian scenario. Translating this into land, the hybrid scenario of the Economy Study Update predicts that there will be a shortfall of about 5.4 hectares of employment land by 2032. The Marshmoor strategic development site (SDS7 (WeG4b)) near Welham Green assists in meeting this shortfall alongside other sites allocated elsewhere in the borough. <u>Since</u></p>	<p>To ensure that the summary of the way that forecasting was undertaken was accurate and reflected the revised approach adopted by the Council.</p>

## Chapter 5 How Much Growth

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p><u>submitting the Local Plan, it became clear that extensive losses of floorspace through Permitted Development rights would make it difficult to deliver significant net additional floorspace. In addition, the evidence base suggested that the Council should plan for significant employment growth. However, the Council was aware that such an approach would retain or increase the current level of in-commuting into the borough, which would be inherently unsustainable. Following extensive consideration, the Council decided that the most appropriate approach would be to make provision for the growth in the economically active population of the borough. This would ensure that there was provision for an appropriate number of jobs whilst not increasing commuting into the borough.</u></p>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	36/37	Paragraph 5.5	<p>The hybrid scenario would require an increase in floorspace for offices, industry and warehousing of 138,000 square metres. Since 2013, substantial amounts of Class B floorspace have been allowed through the permitted development right enabling offices to be converted to residential without planning permission, with losses likely to continue. Although there is some new supply, it is only</p>	To explain how the Council's revised method of forecasting employment need calculated a floorspace requirement

## Chapter 5 How Much Growth

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>possible to plan for about 116,400 square metres of additional Class B floorspace from 2013 to 2032, assuming that the borough's best resources of existing office space have been protected, by the use of Article 4 Directions, from conversion to residential uses. This figure takes into account vacant sites that have been allocated but do not have planning permission; planning permissions, capacity at new development sites and losses resulting from prior approvals and planning permissions, as well as an estimate for further windfall losses as a result of office to residential prior approvals. Theoretically, this would constrain total jobs growth to 14,500 over the plan period. However, it is notable that provisional government estimates (15) indicate that the number of jobs in Welwyn Hatfield increased by 2,600 from 2013 to 2014. Adding the likely total number of jobs that could be accommodated in the supply of employment floorspace to the number of jobs that have already been created since 2013 gives a total jobs growth of about 17,100, which is very similar to the 16,900 total jobs figure recommended in the Economy Study Update. <a href="#">This approach used the East of England Forecasting Model to forecast a distribution of these jobs across different use classes which allowed the floorspace requirement to be calculated. As a result, the Council forecasts that it will need to make</a></p>	

## Chapter 5 How Much Growth

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>provision for a net additional 36,750 square metres of B or E(g) class floorspace to the end of the plan period.</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	38	Paragraph 5.13	...vitality of our villages. <u>Though the Covid-19 pandemic has had a significant impact on retail and town centres, as well as the wider economy, the Council still believes that town and village centres are at the heart of our communities and should be the focal point for retail, leisure, services and other facilities.</u> Focussing investment...	To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	38	Paragraph 5.14	...The Council's evidence on retail capacity forecasting, <u>and the long term impacts on retail and town centres from the covid-19 pandemic and subsequent economic recovery</u> will be kept under regular review throughout the plan period.	To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes.

## Chapter 5 How Much Growth

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/5/TBC	40	Paragraph 5.21	<p><b>Retail Development:</b> Town Centre boundaries and sites for new retail development have been identified on the Policies Map which together with planning permissions will deliver sufficient floorspace to meet the <u>previously forecast</u> need to 2026. <u>As noted elsewhere, this Local Plan and the evidence base underpinning it were prepared before the Covid-19 pandemic and the consequent impact on retail and town centres, and on the economy more generally. It also predates changes to the Use Classes Order 2020 which gave greater flexibility for changes to and from retail uses through Class E. It is currently unclear what impact these, and the subsequent economic recovery, will have on town centres and retail in the long term. The Council will keep this area under review and if</u> <del>if, in the meantime, the Council's</del> evidence indicates that there have been significant <u>long lasting</u> changes in the economy or changes in the way in which retailing is carried out meaning that the amount of <del>retail</del> floorspace needed has changed, <del>shopping</del> floorspace targets will be updated through an early review of the Local Plan.</p>	<p>To reflect the economic impact of the covid-19 pandemic on retail and town centres, and the current uncertainty on the long term impact and possible changes. In addition, these changes reflect the broader “main town centre uses” as set out in the NPPF.</p>

## Chapter 6 Settlement Strategy and Green Belt boundaries

Yet to be agreed.

# Chapter 7 Movement

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	48	Paragraph 7.1	<p>the borough's highways <u>transport</u> network functions well, and <u>alternative</u> sustainable forms of transport are promoted and secured. <u>It supports the objectives of the Hertfordshire Growth and Transport Plan which are:</u></p> <ul style="list-style-type: none"><li>• <u>Connected – improved transport connections between and within towns and rural areas; improved services to support economic activity, education, access to services; and the development of new jobs and homes.</u></li><li>• <u>Accessible – provide improved transport networks by all travel modes, including public transport services, to increase the choice available and reduce barriers to prosperity, development and growth.</u></li><li>• <u>Efficient – make the most effective use of resources and technology by reducing peoples' need to travel and enabling a shift to more sustainable modes of travel.</u></li><li>• <u>Place – enhance the function and character of South Central Hertfordshire's neighbourhoods and public locations to support vibrant communities, and preserve and enhance the local environment and quality of life.</u></li><li>• <u>Reliable – improved network resilience and journey time reliability for all users, so that transport networks and services</u></li></ul>	To support the objectives of the Hertfordshire Growth and Transport Plan.

## Chapter 7 Movement

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p><u>provide consistent and dependable journeys throughout the day.</u></p> <ul style="list-style-type: none"> <li>• <u>Healthy &amp; Safe – promote measures to improve safety and reduce the negative impacts of motorised travel, in particular private car travel; to reduce the harm caused to public health, the environment and to minimise safety risks.</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	48	SP 4	<p>...sustainable modes of travel and on improving safety <del>for all highways users</del>. The Council will work together with the County Council as the local highway authority, Highways England, public transport operators, developers and other relevant bodies to design and fund improvements to transport infrastructure where these are necessary to support growth <del>or</del> to improve accessibility to existing centres, employment areas and community facilities <u>and meet sustainable transport objectives.</u></p>	For clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	48	Paragraph 7.2	<p>....Local Transport Plan (LTP) <u>and Growth and Transport Plan (GTP).</u></p>	For clarification.

## Chapter 7 Movement

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	50	Paragraph 7.12	...within the application and on plan, as appropriate. <u>The emerging Growth and Transport Plans being prepared by Hertfordshire County Council contain an integrated and sustainable transport strategy including a range of transport infrastructure projects. These will be incorporated into the Infrastructure Delivery Plan (see policy SP13). Developer contributions towards the GTP projects will be sought in accordance with the transport and infrastructure policies of this plan, in order to support sustainable development and help to manage the transport impacts of developments.</u>	For clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	51	SADM2; sub paragraph i	<del>There would be no unacceptable impacts on the local and/or strategic transport network.</del> <u>There would be no severe residual cumulative impacts on the local and/or strategic transport network once any cost-effective and achievable mitigation measures have been taken into account.</u>	For consistency with national policy as set out in paragraph 109 of the NPPF (2018).

## Chapter 7 Movement

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	51	SADM2; sub paragraph iii	They are designed to allow safe and suitable means of access and site operation <u>to and from the site for all users; and</u>	For consistency with national policy as set out in paragraph 108 of the NPPF (2018).

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	51	SADM2; sub paragraph iv	They provide satisfactory and suitable levels of parking, <u>in accordance with the criteria set out in SADM12 and the Council's parking standards, and taking into account the opportunities for public transport, cycling and walking.</u>	For clarity and consistency with national policy as set out in paragraph 105 of the NPPF (2018).

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	52	SADM3; sub paragraph ii	ii. Cyclists, through safe design and layout of routes integrated into new development <del>and the wider cycle network and</del> provision of secure cycle parking and where appropriate changing facilities <u>together with enhancements to and links with the wider cycle network.</u>	For clarification.

## Chapter 7 Movement

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	52	SADM3; sub paragraph iii	iii. Pedestrians (including disabled persons and those with impaired mobility), through safe, accessible, direct and convenient design and layout of routes within the new development <u>which link to an improved</u> and wider pedestrian network	For clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/7/TBC	52	Paragraph 7.15	Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks. Policy SADM 3 encourages development to support people and businesses in using sustainable means of transport. <u>Enhancements to transport infrastructure both on and off the development sites should link to create a more comprehensive and linked overall network in line with sustainable travel objectives.</u>	For clarification.

## Chapter 8 Centre, Services and Facilities

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	53	Paragraph 8.1	<p>and retail forecasts...</p> <p><u>This Local Plan, and the evidence base supporting it, was prepared before the Covid-19 pandemic and the resulting economic impact, including the impact on a number of national retailers and on town centres. Currently, it is unclear what the long term impact on retail and town centres will be. However, the Council believes that town and neighbourhood centres will play an important role in their communities and will continue to provide a range of services and functions. As a result, the Council will keep retail evidence under review and may bring forward revised policies once the post-Covid situation becomes clearer.</u></p>	To acknowledge the significant, yet unknown, impacts on Covid-19 and changes to the Use Classes Order 2020.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	55	SP 5 ; new paragraph to end of policy	<p><u>To further protect the role, function and vitality of town, neighbourhood and village centres, and to ensure that they contain the most appropriate uses, the Council will consider the use of conditions or planning obligations to restrict changes to non- town centre uses</u></p>	To ensure inappropriate uses do not come forward by virtue of being in the same use class.

## Chapter 8 Centre, Services and Facilities

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	56	Paragraph 8.4	...be met by food and drink floorspace ( <del>the former</del> Classes A3 - A5)	To acknowledge changes to the Use Classes Order 2020. The new use classes have not been specifically used in this paragraph as two are now sui generis and one falls within Class E.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	57	SADM 4; Town Centre Anchor Stores	...Anchor Store from an <del>A1 Retail</del> <b>E Class</b> use, unless it...	To acknowledge changes to the Use Classes Order 2020.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	57	SADM 4; Town Centre Frontages	<p>Planning permission will be granted for Class <del>E A</del>-uses. To maintain the vitality and viability of Welwyn Garden City and Hatfield town centres, within the defined Primary Frontage, the Council will support proposals for changes of use, provided that:</p> <p>i. At least 70% of the defined Primary Frontage (by length) within which the unit is located will remain in <u>those categories of class <del>E A1</del> retail uses considered appropriate in town centres:</u></p>	

## Chapter 8 Centre, Services and Facilities

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>ii. There will be no more than two adjoining units in uses other than <u>those categories of E class uses A1 considered appropriate in town centres</u> retail; and</p> <p>Planning permission will be granted for <u>those categories of Class A1 E uses considered appropriate in town centres</u> within the Secondary Frontage</p> <p>i. At least 30% of the Secondary Frontage (by length) within which the unit is located will remain in <u>those categories of E class A1 retail uses considered appropriate in town centres</u>;</p> <p>ii. There will be no more than five adjoining units in uses other than <u>A1 retail those categories of E class uses considered appropriate in town centres</u>; and</p>	
Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	58	SADM 4; Neighbourhood and Village Centres	Within the defined Retail Frontage(s) of Large Neighbourhood or Large Village centres	

## Chapter 8 Centre, Services and Facilities

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>i. At least 50% of the Retail Frontage(s) (by number of units) remain in those categories of <del>A1 retail</del> <b>E class</b> uses <u>considered appropriate in town centres</u>;</p> <p>ii. There will be no more than two adjoining non <b>E class use</b>-<del>A1 retail</del> units within any part of the frontage;</p>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	58	SADM 4 ; Small Neighbourhood or Small Village centres	<p>i. The loss would not have a detrimental impact on the provision of <u>services and facilities</u> <del>A1 retail</del> within the wider neighbourhood or village whose centre the <u>premises</u> <del>shop</del> is within;</p> <p>ii. The centre would remain in a predominantly <u>in those categories of E class</u> <del>A1 retail</del> uses <u>considered appropriate in town centres</u>;</p>	To acknowledge changes to the Use Classes Order 2020.

## Chapter 8 Centre, Services and Facilities

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	58	SADM 4; Requirement for Marketing	Neighbourhood or Village Centre. <u>For developments consisting of uses other than Main Town Centre Uses, as defined in the National Planning Policy Framework,</u> it will also ... ...that there is a lack of demand for an <u>E class A1 retail uses</u> in that location. Guidance on measuring retail-frontages ...	To acknowledge changes to the Use Classes Order 2020.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC	58	Paragraph 8.13	Both town centres contain large stores which anchor the rest of the retail offer, benefiting other shops in the centre. Because of the important role they play, Anchor Stores have been defined in this policy and the loss of their retail use is resisted. In considering a proposal where part of an Anchor Store will be lost to a non-retail <u>town centre</u> use the assessment of significance will relate to the impact that the loss of any <u>A1 Class E(a)</u> floorspace would have on the vitality and viability of the town centre.	To acknowledge changes to the Use Classes Order 2020.

## Chapter 8 Centre, Services and Facilities

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC		Paragraph 8.14	The definition of primary frontages enables the Council to maintain <b>town centre uses</b> retail as a dominant use ...	To acknowledge changes to the Use Classes Order 2020.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/8/TBC		Paragraph 8.15	By defining <del>retail</del> frontages for the borough's neighbourhood and village centres, this policy protects the <del>retail</del> function of these centres  ...it is important that village and neighbourhood centres retain a good range of <b>town centre uses</b> <del>shops</del> .	To acknowledge changes to the Use Classes Order 2020.

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	66	SP7; Second paragraph	Proposals for 44 <b>10</b> or more new dwellings should demonstrate ...	To ensure compliance with the NPPF 2019.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	66	SP7; Second paragraph	...or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites <b>has had regard</b> to <del>will reflect</del> the council's latest evidence of housing need...	For clarification. Tables in the plan are not prescriptive. In response to request from a representor.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	66	SP7; in the last row of the affordable housing table	...in <del>sustainable</del> <b>accessible</b> locations compatible with Green Belt policy.	For clarification. Affordable housing should be located in locations with good accessibility to services and facilities. Consistent with the approach in other parts of SP7.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	67	SP7; Housing for older people	As part... through the provision of a range of housing <b>types and</b> options such as...	To clarify that a range of housing types (e.g. bungalows/flats) can contribute towards meeting the housing needs of older people as well as supported housing options.

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	67	SP7; Self- build and custom housebuilding	<del>Strategic Development Sites SDS1 (WGC4), SDS2 (WGC5), SDS5 (Hat1) and SDS6 (Hat15) should make provision for a proportion of</del> <u>On sites of 100 or more new dwellings, 2% of serviced dwelling plots should be provided</u> <del>of land to contribute towards meeting the evidence demand for Self-build and Custom Housebuilding in the borough.</del>	To specify the requirement for self-build and housebuilding plots on sites of 100 dwellings or more to assist the Council's in meeting its duties.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	67	SP7; Accessible and adaptable dwellings	<del>Accessible and adaptable and wheelchair user dwellings: At least 230% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for accessible and adaptable dwellings (or as subsequently amended). the delivery of which should be distributed across market and affordable tenures (35). This proportion may be varied where a proportion of dwellings are proposed to meet.</del> <u>In addition, 1.5% of all new dwellings on sites involving 50 or more new dwellings will be required to meet</u> Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended)	To increase the M4(2) policy requirement to 30% so that growth over the plan period would make an increased contribution to meeting the needs of households who would most benefit from higher design standards being incorporated from the start. This would cut across all age groups and would deliver around 2,400 new homes to M4(2) standard.

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	68	SP7; twelfth paragraph of policy (subsection on purpose built student accommodation)	<p>Purpose built student accommodation to meet the demonstrated needs of higher education providers in the borough will be supported where:</p> <p>(i) <u>On campus provision</u>: this is in accordance with a master plan that has been approved by the Council.</p> <p>(ii) Off site <del>campus provision</del> purpose built student accommodation will be supported where it is highly accessible to a main university or college campus within the borough by walking, cycling and public transport and provides sufficient on-site car parking, <u>where required</u>;</p>	<p>Turned into bullet points for ease of reading and clarity.</p> <p>To address concerns raised by the University of Hertfordshire during hearing sessions.</p>

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	68	SP7; twelfth paragraph of policy (subsection on purpose built student accommodation)	<p>New final sentence:</p> <p><del>Development should not on its own, or cumulatively with other similar developments in the area, have a significant adverse impact on the amenity of residents and local communities, or on the character of the area.</del></p> <p><u>Applications should be accompanied by details setting out proposals for the organisation and management of the accommodation to demonstrate that the proposal will meet the specific need for student accommodation. Where necessary, the Council will use conditions to ensure that such accommodation remains specifically for students.</u></p>	To ensure that student accommodation remains for student use

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	72	Paragraph 9.21	<p>Self-build and custom housebuilding: The Council has a Self-Build and Custom Housebuilding Register which commenced on 1 April 2016 and as such it is too soon to draw conclusions on the evidenced demand for serviced plots in Welwyn Hatfield over the plan period. However, it is already apparent from the limited number of applicants who have registered their interest Register that the demand for plots is often directed at multiple</p>	To provide a proportionate response to the latest evidence of demand and provide clarification of the approach to be taken if the demand for self-build does not materialise on a site by site basis.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p><del>search locations and not solely for plots of land within Welwyn Hatfield. and the demand for serviced plots will be monitored to inform the implementation of this policy at strategic Development Sites and on other allocated or windfall sites. Measures will be put in place, either through the use of planning conditions or planning obligations to secure a proportion of serviced self-build or custom housebuilding plots on relevant sites. The requirement to provide plots will be reviewed and waived only where it can be robustly demonstrated that plots have been made available and actively, continuously and extensively marketed at a realistic market value for at least 12 months. Where there is robust evidence of no realistic demand for plots, then with the agreement of the local planning authority, these may then be offered to the Council or a Registered Housing Provider for affordable housing, or be built out by the developer to the open market.</del></p>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	73	Paragraph 9.24	<p>The policy includes ... in accordance with Building Regulations requirements <del>s for M4(2) and M4(3) standards. The on-site delivery target may be varied where dwellings that meet standards for M4(3) Category 3 'wheelchair user housing' (or as subsequently amended)</del></p>	<p>To correct a factually incorrect sentence and modify the sentence in line with the proposed modification to Policy SP7. To highlight that a planning condition must be imposed in order to apply the M4(2) and M4(3) standards via the Building Regulations. To ensure that</p>

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>are provided, subject to National Planning Practice Guidance which indicates that a policy requirement should only be applied to M4(3) Category 3 'wheelchair user housing'. <u>The policy requirement is a 'minimum' requirement for sites involving a qualifying number of new dwellings and wherever practical and viable, all homes specially designed for older people should be built to at least M4(2) standards. Delivery to M4(3)(2)(a) standard will be required across all tenures and delivery to M4(3)(2)(b) standard will only be required where the local authority is responsible for allocating or nominating a person to live in that dwelling. For both M4(2) and M4(3), provision will be rounded up to the nearest whole number. For the M4(2) and M4(3) standards to be applied, a condition on a planning consent must require it.</u></p>	<p>housing for older people is suitably designed to take account of the ongoing needs of future occupants.</p>

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	73	Paragraph 9.25	<p>The Council recognises that the latest needs assessment...a number of sites. <u>Table 6 below indicates that the delivery of 61 pitches is anticipated across 7 sites, to potentially include an element of transit provision.</u> The size of any new site should generally not exceed 15 pitches, and in most cases be smaller.</p>	<p>To clarify that a mix of residential or transit pitch provision will be supported in principle in light of the prevailing evidence at the time an application is made (see minor change to para 9.13 in the Minor Changes Schedule). To reflect that the Coopers Green Lane site is deleted from Table 6, Policy SADM35 and</p>

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			Allocations associated with Strategic Development Sites are proportionate to the overall number of dwellings estimated to be delivered at these locations <del>and provision is either made within Strategic Development Sites or on suitable alternative sites nearby</del>	SP22 and provision is made within site SDS5, SDS6 and at HS33. See modification to Table 6 below.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	74	Paragraph 9.27	<p><b>Student accommodation:</b> Masterplans may be brought forward for the delivery on on-campus purpose built student accommodation but the Council recognises that not all students will be accommodated on campus. Whilst a number of students may reside with family if local enough to commute, many will move into the borough for the period of their studies. The demand for off-site campus accommodation is mainly satisfied through the private rented market, for example in shared houses or in purpose built student accommodation. <del>The provision of such accommodation will primarily be driven by market demand but</del> <u>In Hatfield planning permission is required to convert a single family dwelling into shared accommodation. Off campus purpose built provision will need to demonstrate it is meeting a specific need for such accommodation. Supporting information could include a nomination</u></p>	To address concerns raised by the University of Hertfordshire during hearing sessions, and to reflect that national guidance now exists on the ratio to use to calculate dwelling equivalents from student accommodation.

## Chapter 9 Housing

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p><u>agreement with one or more educational institution in the borough. Off campus provision will also need to be in accessible locations.</u>                      However, care will need to be taken to ensure that existing residents and communities are not adversely affected by the scale or concentration of such uses in any one area. In accordance with national planning guidance, the provision of student accommodation may be counted towards the number of completed dwellings based on the amount of accommodation it releases in the housing market. <del>For monitoring purposes, this is calculated using a cautious 5:1 ratio between student bedrooms and dwelling equivalents based on an average of 4.5 bedrooms per house in multiple occupation, which has received planning permission in the borough in recent years.</del></p>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/9/TBC	73	SP7; Table 6 - Gypsy and Traveller Sites and pitch provision	See revised table 6 below.	To reflect the modification debated and agreed with a representor at the Stage 4 Hearing session.

## Chapter 9 Housing

**Revised Table 6 - Gypsy and Traveller Sites and pitch provision**

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

## Chapter 9 Housing

<u>Symondshyde New Village</u> <u>(partly met at site HS33)</u>	<u>SDS6 (Hat15)</u>	<u>0</u>	<u>2</u>	<u>4</u>	<u>6</u>
		19	<del>23</del> 14	<del>49</del> 12	<del>64</del> 47

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	76	Policy SP8	<p>First bullet point: Resisting the loss of land from <u>industrial, storage, office and research uses (currently Use Classes B and E(g))</u> <del>Class B uses</del>;</p> <p>Final bullet point: Recognising the important role played by <del>non-Class B land uses</del> <u>other employment generating uses</u> (including retail) in providing employment and contributing to the local economy.</p> <p>Final sentence: The Council will also support the provision of other uses that are ancillary to, but supportive of, Class B <u>or Class E(g)</u> uses in designated employment areas.</p>	To reflect changes in Use Classes Order 2020

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	77	Paragraph 10.2	<p>In <del>2013-2016</del>, it provided <del>83,000-87,000</del> jobs. Government figures for <del>2013</del> <u>2016</u> show that the job density (the ratio of jobs to the working population aged 16-64) <del>has increased significantly as the economy recovers to 1.10</del> <u>is 1.09</u> meaning that there are <del>significantly</del> more jobs than workers living in the borough.</p>	Update of data and to remove reference to economic recovery as 2008 recession is not mentioned previously.

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	77	Paragraph 10.3	<p>...(known as Class B <del>uses</del> <u>and Class E(g) uses</u>). The Council's evidence shows that, to meet predicted growth in employment, loss of land from Class B <u>and Class E(g) uses</u> should be minimised as far as possible. Since 2013, substantial amounts of Class B <u>and Class E(g)</u> employment floorspace have been lost through the permitted development right enabling offices to be converted to residential without planning permission. <del>and it is likely there will be continued losses throughout the plan period.</del> <u>Whilst this may continue to some degree, the Council has introduced an Article 4 Direction which removes this permitted development right on some key employment areas, which should help restrict further losses through the plan period and may introduce further directions if necessary.</u></p>	To reflect changes in Use Classes Order 2020 and to reflect the adopted Article 4 Direction plus potential for further.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	77	Paragraph 10.4	<p>...provides employment on the edge of Welwyn Garden City, close to <del>Birchall Garden Suburb</del> <u>areas with significant residential allocations</u> and incorporates an existing waste site.</p> <p>In accordance with the Broadwater Road West Supplementary Planning Document, <del>taking into account the extension of the BioPark building, 17,650 sqm of new</del> <u>8250sqm of new</u></p>	<p>To clarify the proximity of Panshanger as well as Birchall Garden Suburb.</p> <p>To reflect closure of Biopark and its allocation for housing in the Local Plan along with changes to the Use Classes Order 2020.</p>

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			Class <u>E(g)</u> B1 floorspace (the remainder of the 19,000 sqm requirement in the SPD following the extension of the BioPark building) will also be provided at Broadwater Road West (SDS3/Pea02b and SDS4/Pea02c).	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	78	Paragraph 10.6	<p>The Council's Economic Development Strategy <del>2015/16</del> <u>2017-20</u> notes that...</p> <p>This challenge is also addressed <del>but</del> <u>by</u> the Economic Development Strategy which contains an action for the Council to work with schools, colleges, universities and employment / training agencies to develop skills. <u>business to understand their needs and to influence delivery of provision which meet these.</u></p>	<p>Update of revised Economic Development Strategy</p> <p>To reflect slightly different focus in revised Economic Development Strategy</p>

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	78	Paragraph 10.7	<p>For the reasons set out in paragraphs 5.3 and 5.4, the Council is planning for the <u>total</u> number of <del>total</del> <u>B class and E(g) class</u> jobs in the borough to increase by about <del>16,900 from 2013 to 2026.</del> <u>2,600 from 2016 to 2036.</u></p>	<p>To reflect revised employment forecasts including a different method of assessing need, and the most recent calculation of supply.</p>

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>Notwithstanding the gains in floorspace that will accrue from the mixed use designation (including Class B1 E(g) employment) at Marshmoor and Broadwater Road West, losses of office Class B1(a) floorspace that have taken place since 2013-2016 and the losses likely to occur in future mean that the supply of Class B and Class E(g) floorspace the Council is planning for is about 22,000 square metres short of the 138,000 square metres 8,300 square metres short of the 60,210 square metres recommended in the most recent analysis Economy Study Update, 2015, though this is subject to some uncertainty. It is clear that the Council cannot meet its full requirement for employment floorspace without having to designate further sites in the Green Belt. National policies have also restricted the ability of the Council to retain existing employment land. For this reason, it is important that existing reserves of employment land are, as far as possible, retained in Class B and Class E(g) uses and measures are implemented to ensure that this happens.</p>	

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	78	Paragraph 10.12	The Council <del>will consider putting</del> <b>has put</b> in place <del>an</del> Article 4 Directions to prevent the redevelopment change of use of important office blocks for residential, <del>once that provision of the Housing and Planning Act 2016 has been put in place:</del> <b><u>on several key sites and will consider further such directions if necessary. To further protect employment areas and to ensure that they contain the most appropriate uses, on new planning permissions the Council may use conditions or planning obligations to restrict changes to different uses falling within the same Use Class or to restrict the use of Permitted Development.</u></b>	To reflect that an Article 4 Direction has been put in place and to explain the use of conditions on new permissions.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	79	SADM 10	All references to use class B1 in tables to be replaced with <b><u>E(g)</u></b>	To reflect changes to the Use Classes Order 2020
MM/10/TBC	79	SADM 10 EA2	Site Area: <b><u>12.0ha</u></b>	To reflect removal of Chequersfield site.
MM/10/TBC	79	SADM 10 EA10	Site Area: <del>4.1</del> <b><u>1.3ha</u></b>	Reduction in employment area to remove the Entech House site to the west of London Road which is being developed for housing. This also takes account of employment land to be included in site HS15 (WGr1) .

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	79	Bullet point ii	<p>Additional text in bullet point (ii):...would clearly be ancillary to the main business use <u>and the extent controlled by condition or planning obligation accordingly.</u></p> <p>After bullet point (ii):<u>Where necessary, conditions will be used to restrict changes between different uses falling within the same Use Class</u>  <u>New industrial, storage, office and research buildings (currently Use Classes B and E(g)) will be subject to conditions or planning obligations to restrict changes to different uses falling within the same use class and/or allowed under permitted development. On existing sites, the Council will consider the use of Article 4 Directions to remove Permitted Development Rights where necessary.</u></p>	To reflect changes to the Use Classes Order 2020, including the need to ensure that new permissions are for appropriate uses within Use Classes, to give further policy justification for Article 4 directions where necessary, and to add a missing word.
MM/10/TBC	79	Bullet point v	<p>...the provide facilities which are supportive <u>of Class B or Class E(g)</u> uses</p>	To reflect changes to the Use Classes Order 2020, including the need to ensure that new permissions are for appropriate uses within Use Classes, to give further policy justification for Article 4 directions where necessary, and to add a missing word.

## Chapter 10 Economy

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/10/TBC	78	Paragraph 10.14	...sufficient employment floorspace to meet forecast job requirements to <del>2032</del> <u>2036</u> .	To reflect revised plan period.

## Chapter 11 Quality of New Development

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	82	SP9; new section at the end of the Policy	<p><b><u>Masterplanning</u></b></p> <ul style="list-style-type: none"> <li>● <u>A comprehensive approach will be required to be taken to the development of large sites. Masterplans will provide a spatial framework and, as a minimum, will set out the vision and objectives for the development.; establish the quantum and distribution of land uses; sustainable transport linkages and movement hierarchy; and the core design concepts for the site which will be based on the principles set out in this Policy above. The masterplan will need to be informed by an appropriate evidence base and consultation and be agreed by the Council prior to the determination of any relevant planning application.</u></li> <li>● <u>Masterplans will be required in the following circumstances.</u> <ul style="list-style-type: none"> <li>● <u>Proposals for 500 dwellings or more;</u></li> <li>● <u>Large scale <sup>(1)</sup> mixed use proposals;</u></li> <li>● <u>Proposals related to major developed sites in the Green Belt</u></li> <li>● <u>Sensitive or complex sites where a number of issues and constraints need to be addressed.</u></li> </ul> </li> </ul>	To address concerns at the Examination that policy should address the need for masterplanning.

## Chapter 11 Quality of New Development

1. Mixed use proposals comprising of at least 500 dwellings and/or at least 10,000m<sup>2</sup> of employment floorspace

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	82	SP9; second bullet point in the Safe and secure subsection	<ul style="list-style-type: none"> <li>Building entrances and public spaces are appropriately sited, designed and lit in order to maximise natural surveillance and a sense of safety. <u>Proportionate steps may need to be taken to reduce vulnerability and increase resilience in locations where large numbers of people may be expected to congregate.</u> <sup>(1)</sup></li> </ul>	In order to comply with paragraph 95 and footnote of the NPPF (2018).

1. Locations such as transport hubs, shopping centres, places of worship, visitor attractions and commercial centres and where advice obtained from the relevant agencies indicates that appropriate steps need to be taken.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	82	SP9; insert after Safe and Secure section	<p><u>Healthy and Active</u></p> <ul style="list-style-type: none"> <li><u>Open space should be multi functional, attractive and accessible public spaces, which facilitate sport and physical activity.</u></li> <li><u>The internal and external layout, use and design of buildings should promote opportunities for physical activity.</u></li> </ul>	To ensure new development promotes healthy and active lifestyles.

## Chapter 11 Quality of New Development

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	82	SP9; Taller buildings subsection; third and fourth bullet point	<ul style="list-style-type: none"> <li>Impact on skyline, townscape, <u>the historic environment</u> and landscape.</li> <li>Shadowing <u>and overlooking</u></li> </ul>	In response to request from a representor to take into account the historic environment.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	83	New subsection after paragraph 11.4	<p><u>Taller Buildings</u></p> <p><u>A taller building is defined as one that is significantly taller than its surroundings resulting in a prominent feature on the skyline. Welwyn Hatfield is not generally characterised by taller buildings but there are emerging pressures for this type of development and the National Planning Policy Framework 2018 encourages higher density development in accessible locations.</u></p> <p><u>Applicants will be expected to demonstrate a good understanding of an area's character and context to identify if a proposal is considered tall and if it is likely to be appropriate Tall buildings can have a visual and environmental impact and it is important these issues are addressed. The views from buildings at different distances need to be considered. The zones of visual influence of a proposal should be used to understand the character of the areas that may be affected.</u></p>	To provide greater clarity about how proposals for taller buildings in Welwyn Hatfield should be considered.

## Chapter 11 Quality of New Development

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>Buildings should have a positive relationship to their location. Drawings and models should be used to demonstrate how proposals will deliver a high quality scheme and pre-application consultation is encouraged.</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	85	Paragraph 11.9; footnote 52	<a href="http://www.hertslink.org/bfintranet-Building Futures Toolkit">http://www.hertslink.org/bfintranet-Building Futures Toolkit</a>	To update the outdated reference.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	85	SADM11; point b	Dwellings are dual aspect, <u>wherever feasible</u> , to enable passive ventilation and avoid the need for mechanical ventilation, subject to any noise and air pollution mitigation.	To reflect that dual aspect is not always feasible.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	88	SADM12; criterion ii	The siting, layout and design of vehicle and cycle parking, including detached garage blocks, within development proposals will be	For clarification.

## Chapter 11 Quality of New Development

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			required to ensure an attractive and coherent street scene is maintained, not prejudice the wider functionality of public and private space; and create an effective functional link and relationship to the buildings and areas they will serve <u>that the main purpose of any adjacent open space is protected, and that parking spaces are appropriately related to the part of the development they serve.</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/11/TBC	88	SADM12; criterion iii	<u>An appropriate level and type of vehicle charging infrastructure</u> <del>Electric</del> vehicle charging points will be incorporated into <u>town centre</u> parking areas <u>and at</u> for new <u>or regenerated</u> neighbourhood centres <u>where the opportunity arises.</u> <del>and the necessary infrastructure provided for major</del> <u>Appropriate provision should also be made within new residential, schemes employment and leisure related development.</u>	In order to better future proof development in preparedness for this growing technology.

## Chapter 12 Environmental Assets

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	103	Figure 8	<del>Strategic</del> -Green Infrastructure	For clarity as the policy relates to all Green Infrastructure.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	103	Figure 8	Revised figure 8 to follow once final green corridor route has been revised following decisions on the strategic sites.	To ensure consistency and to reflect conclusion of Inspector following hearing sessions.

## Chapter 12 Environmental Assets

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	104	SP12; third paragraph	New development should <del>have regard to</del> <u>meet</u> standards for provision of open space...	To strengthen policy wording.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	108	SADM15; sixth bullet point	<ul style="list-style-type: none"> <li>Appropriate recording of the fabric or features that are to be lost or compromised takes place <u>and the information is made publicly available. It should be</u> <del>is</del> deposited into the Historic Environment Record <u>and any archive to an appropriate depository.</u></li> </ul>	To reflect comments from the Historic Environment Unit at Herts County Council.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	108	SADM15; second paragraph	A Heritage Statement, Heritage Impact Assessment and/or Archaeological Assessment will be required if the scale and nature of the proposal are likely to have an impact on the significance of all or part of the asset. <u>An assessment may be required in locations which are not designated but where the potential to contain heritage assets exists or further understanding of the significance of known heritage assets is needed.</u>	To acknowledge sites that may have potential to contain unidentified heritage assets.

## Chapter 12 Environmental Assets

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	108	SADM15; third paragraph	Permission for proposals that result in substantial harm to the significance of a designated heritage asset including Conservation Areas, <u>and to its setting</u> , will be exceptional or wholly exceptional in accordance with national policy and guidance.	In response to request from Historic England, to provide clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	108	SADM15; fourth paragraph	Proposals that result in less than substantial harm to the significance of a designated heritage asset <u>will be weighed against the possible</u> <del>will also be refused unless the need for, and the public</del> benefits of the development in that location <u>and whether or not these</u> significantly outweigh that harm and the desirability of preserving the asset...	To provide clarity in response to request from Historic England.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	113	SADM17; new criterion iv	<u>...or iv. Be education development associated with the delivery of school facilities required to meet the evidenced need for additional school places where it can be demonstrated that the impact on the Urban Open Land has been reduced to the minimum possible and where the provisions of criterion iii of the policy have been met.</u>	To provide clarity on the implementation of the policy in respect of education uses.

## Chapter 12 Environmental Assets

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/12/TBC	115	SADM18; noise and vibration point iii	<p>iii. Intrusive and would have an adverse effect on human health <u>quality of life</u> or the natural environment <del>will be resisted unless the need for, and benefits of, the development outweigh the harm and</del> all feasible solutions to <del>avoid</del> <u>reduce to a minimum</u> and mitigate that harm have been fully implemented, <u>including the use of planning conditions</u>.</p>	To provide clarity.

## Chapter 13 Infrastructure

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/13/TBC	120	SP13; fourth paragraph	The Council will use <u>grant funding</u> <del>the adopted Planning Obligations SPD</del> , Section 106 agreements, unilateral undertakings, planning conditions, and when adopted, the Council's CIL Charging Schedule, to secure this. <u>The adopted Planning Obligations SPD sets out guidance in relation to the negotiation of Section 106 contributions and will be updated in due course to reflect the Council's approach to planning obligations once the Community Infrastructure Levy has been implemented.</u>	To clarify the Council's approach to infrastructure delivery.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/13/TBC	122/3	New paragraph after 13.20	<u>Developers will be required to demonstrate that there is adequate waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater/sewerage infrastructure. Drainage on the site must maintain separation of foul and surface flows. Where there is an infrastructure capacity constraint the Council will require the developer to set out what appropriate improvements are required and</u>	To provide clarity, in response to request.

## Chapter 13 Infrastructure

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>how they will be delivered. Water and wastewater infrastructure requirements will also be informed by the Hertfordshire Water Study.</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/13/TBC	128	SP14; point ii	<p>The Council's housing target for the plan period also leads to a requirement for new primary education capacity. In the case of the new neighbourhoods at SDS1 (WGC4), SDS2 (WGC5) and SDS5 (Hat1), the new village at SDS6 (Hat15) and the site east of Welwyn Garden City within the administrative area of East Hertfordshire District, locations for new primary schools are identified within the proposed new developments. <u>A new primary school site is also identified within housing site HS11.</u> <del>Other</del> <u>Additional</u> identified housing growth, however, may lead to the requirement for a further new primary school at Welwyn Garden City <u>further primary education capacity.</u> If available evidence indicates that this is the case, the identification of <del>a site for this school</del> <u>location for this capacity</u> should follow a sequential approach as set out in i. above</p>	To reflect the latest education capacity position.

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	131	Following paragraph 14.6	<p><del><b>Garden City Principles for masterplanning strategic developments</b></del></p> <p><del>1. Strong vision, leadership and community engagement will be exercised by the Council in co-ordinating the masterplanning of the strategic development sites:</del></p> <p><del>2. Land value capture and long term stewardship of high quality green infrastructure, biodiversity, open spaces, allotments and landscaping will be achieved through planning obligations:</del></p> <p><del>3. Mixed tenure homes and housing types that are genuinely affordable for everyone - genuinely mixed, as occurred in the older parts of Welwyn Garden City.</del></p> <p><del>4. A wide range of local jobs in the Garden City within easy commuting distance - with scope to work from home facilitated by future-proofed broadband services:</del></p> <p><del>5. Beautifully and imaginatively designed homes set in gardens and attractive green spaces will be achieved through the masterplanning process at a range of densities to suit 21st century living, combining the best of town and country to create healthy and vibrant communities:</del></p> <p><del>6. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero-carbon and energy-positive technology and adaptation measures to ensure climate resilience:</del></p>	Replacement text combines the MHCLG 2018 Garden Communities Prospectus with Garden City Principles in response to discussion during hearing sessions.

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>7. Strong cultural, recreational and shopping facilities will be incorporated into walkable, vibrant, sociable, healthy neighbourhoods with a clear sense of place and a clustered, identifiable hub.</p> <p>8. Integrated and accessible transport systems should be integrated into the design of new neighbourhoods from the outset, ensuring that walking, cycling and public transport are attractive, to encourage healthy lifestyles, and that car parking is adequate but not dominant in the design.</p> <p>9. A strategic approach – the Local Plan will deliver a series of well-designed, integrated strategic developments to meet the needs of the borough to 2032.</p> <p><b><u>Garden City Principles for master-planning strategic development</u></b></p> <p><b><u>a. Clear identity</u></b> – a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.</p> <p><b><u>b. Sustainable scale</u></b> – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.</p>	

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p><b><u>c. Well-designed places</u></b> – with vibrant mixed use communities that support an attractive range of housing type and tenure, local employment types and premises, retail opportunities, recreational, cultural and community facilities designed in accordance with the principles set out in Policies SP9 and 10.</p> <p><b><u>e. Strong local vision and engagement</u></b>– designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.</p> <p><b><u>f. Transport</u></b> – integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.</p> <p><b><u>g. Healthy places</u></b> – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.</p>	

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p><u><b>h. Green space</b> – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity new gain and enhancements to natural capital.</u></p> <p><u><b>i. Legacy and stewardship arrangements</b>– should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.</u></p> <p><u><b>j. Future proofed</b> – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy.</u></p>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	133	SP15; first paragraph	Proposals for new development should <del>protect</del> conserve and where appropriate enhance heritage assets <u>and their settings.</u>	To reflect wording recommended by Historic England.

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	140	SADM20; point ii	Preserve <del>and</del> <u>or</u> enhance the character <u>or appearance</u> of the Conservation Area <u>and its setting</u> ...	For clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	140	SADM20; fifth paragraph	On the western side of Parkway and the south side of Church Road, proposals for <u>new or replacement buildings, and any significant alterations or extensions to the redevelopment</u> of existing buildings, <del>in these areas</del> will not be permitted unless it can be demonstrated that the <del>new building</del> <u>development proposed</u> would enhance the character of the conservation area	To provide a more comprehensive policy approach to not only cover redevelopment, but to address new buildings, including extensions or significant alterations.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 SDS1 (WGC4)	Include reference to addition of WGC4a to the north of WGC4 <del>650</del> <u>815</u>	<u>Site SDS1 (WGC4) was originally proposed for 650 dwellings in the Draft Local Plan 2016 as submitted. (please note that it was incorrectly shown as 725 dwellings in the printed documents and corrected by an errata note). It is proposed this site is to be extended, incorporating part of the adjoining site WGC4a, increasing the dwelling numbers to 815 in total.</u>

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 SDS2 (WGC5)	1,200 / <u>600</u>	To reflect the Inspectors' Interim Report.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 SDS3 (Pea02b)	850 / <u>1,043</u>	To reflect the approved planning permission.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 SDS4 (Pea02c)	Site: SDS4 (Pea02c) <u>and Pea102</u> Location: Broadwater Road West SPD site (West) <u>and Bio-Park</u> Dwellings: 174 / <u>421</u>	To amend policy to reflect proposed allocation of Bio-Park site for residential use.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21	28 / <u>21</u>	To reflect the approved planning permission.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
		HS1 (Pan01b)		

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 HS2 (WGC1)	290 / <del>300</del>	To reflect a small increase in capacity estimate debated at Hearing Session Stage 4.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 HS5 (Hol19)	<u>Include footnote: Development of site HS5 (Hol19) follows the loss of 46 care home bedrooms, re-provided on another site.</u>	To provide clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 MUS1 (Han40)	<del>98</del> -100	To correct an error. Town Centre North SPD and reassessment in HELAA both have capacity of 100.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 HS6 (Han91)	<del>-250</del> <u>100</u>	The capacity of this site has been reduced as the Council has recently agreed a Sport Strategy. This proposes that a masterplan be prepared for Gosling Sport Park in order to consider the future of sporting provision and the opportunity for new homes.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 HS7 (Hal02)	Remove reference to HS7 (Hal02)	In response to Inspector's comments at Stage 4 Hearing.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	Include reference to additional site <u>Han40a</u> . <u>Location: Campus East Car Park</u> <u>Use: Residential</u> <u>Dwelling Capacity: 250</u> <u>Delivery within Plan period: 1-10 years</u>	Additional Site Proposed

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	Include reference to site <a href="#">Hol23</a>  <a href="#">Location: Hollybush Lane</a> <a href="#">Use: Residential</a> <a href="#">Dwelling Capacity: 16</a> <a href="#">Delivery within Plan period: 11-15 years</a>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	Include reference to site <a href="#">Pea97</a>  <a href="#">Location: Norton Building</a> <a href="#">Use: Residential</a> <a href="#">Dwelling Capacity: 122</a> <a href="#">Delivery within Plan period: 1-5 years</a>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	Include reference to site <a href="#">Pea103</a>  <a href="#">Location: 29 Broadwater Road</a> <a href="#">Use: Residential</a> <a href="#">Dwelling Capacity: 128</a> <a href="#">Delivery within Plan period: 1-5 years</a>	Additional Site Proposed

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	<p>Include reference to site <a href="#">Pea104</a></p> <p><a href="#">Location: YMCA, Peartree Lane</a>  <a href="#">Use: Residential/Hostel</a>  <a href="#">Dwelling Capacity: 29 + 100 bed space hostel</a>  <a href="#">Delivery within Plan period: 1-5 years</a></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	<p>Include reference to site <a href="#">Pea105</a></p> <p><a href="#">Location: 61 Bridge Road East</a>  <a href="#">Use: Residential</a>  <a href="#">Dwelling Capacity: 21</a>  <a href="#">Delivery within Plan period: 1-5 years</a></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	141	SADM21 Other Key Sites	<p>Include reference to site <a href="#">Pea106</a></p> <p><a href="#">Location: 73-83 Bridge Road East</a>  <a href="#">Use: Residential / Office</a>  <a href="#">Dwelling Capacity: 235 + 1,653 sqm B1a</a>  <a href="#">Delivery within Plan period: 1-5years</a></p>	Additional Site Proposed

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 SDS4 (Pea02c)	Site: SDS4 (Pea02c) <u>and Pea102</u>	To reflect proposed allocation of the Bio-Park.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS2 (WGC1)	<ul style="list-style-type: none"> <li><u>A substantial tree planting screen within the Green Belt along the site's southern boundary to strongly define the green belt boundary, protect the Green Belt's open character and mitigate any heritage impacts.</u></li> </ul>	To address Historic England's concerns.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS2 (WGC1)	<u>Easement of Retain public rights of way and enhance public access to areas of recreation</u>	RoW can be retained. Informal pathways currently provide access for the local community and the development presents an opportunity to enhance public access to new open space and formal recreation areas.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS6 (Han91); additional bullet point	<ul style="list-style-type: none"> <li><u>Development will need to preserve or enhance the character and appearance of the conservation area and its setting.</u></li> </ul>	To provide clarity in response to request by Historic England. Site HS6 was discussed at Hearing Session 4.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS6 (Han91); additional bullet point	<ul style="list-style-type: none"> <li><u>Any potential loss of sports facilities will need to be justified in accordance with Policy SADM7.</u></li> </ul>	To provide clarity, in response to request by Sport England. Site HS6 was discussed at Hearing Session 4.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS6 (Han91); additional bullet point	<ul style="list-style-type: none"> <li><u>A masterplan will be required to support the planning application, setting out how the development will support the delivery of enhancements to the remainder of Gosling Sports Park and help sustain it for future use by the community.</u></li> </ul>	To provide clarity, in response to request by Sport England.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS6 (Han91); additional bullet point	<ul style="list-style-type: none"> <li><u>A positive relationship will be achieved between existing/new sports facilities and new residential uses having particular regard to potential noise and lighting issues.</u></li> </ul>	To provide clarity, in response to request by Sport England.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9 HS7 (Hal02)	Remove reference to HS7 (Hal02)	In response to Inspector's comments at Stage 4 Hearing session.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	Include Site Specific Considerations for site Han40a <ul style="list-style-type: none"> <li>• <u>Air quality/noise survey and report may be required at planning application stage due to proximity to railway.</u></li> <li>• <u>Railway land asset protection measures</u></li> <li>• <u>Heritage impact assessment may be required (WGC Conservation Area)</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	Include Site Specific Considerations for site Hol23 <ul style="list-style-type: none"> <li>• <u>Southern part of the site is within outer groundwater source protection zone.</u></li> <li>• <u>Electricity sub-station and gas governor located on the site may impact on layout</u></li> </ul>	

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	<p>Include Site Specific Considerations for site Pea97</p> <ul style="list-style-type: none"> <li>• <u>Part of the site affected by surface water flooding</u></li> <li>• <u>A noise survey report may be required at planning stage, given the surrounding business uses, to ensure no unreasonable restrictions are placed upon them</u></li> <li>• <u>Potential land stability issue - detailed investigations may be required.</u></li> <li>• <u>Southern part of the site is within outer groundwater source protection zone.</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	<p>Include Site Specific Considerations for site Pea103</p> <ul style="list-style-type: none"> <li>• <u>A noise survey and report may be required (traffic and adjoining commercial uses).</u></li> <li>• <u>Potential land stability issues - detailed investigations may be required</u></li> </ul>	

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	Include Site Specific Considerations for site Pea104 <ul style="list-style-type: none"> <li>• <u>A noise survey and report may be required at planning stage.</u></li> <li>• <u>Electricity cables in the north east of the site could have design/layout implications.</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	Include Site Specific Considerations for site Pea105 <ul style="list-style-type: none"> <li>• <u>Within an area known for potential underground cavities (swallow holes).</u></li> <li>• <u>Potential land stability issues - detailed investigations may be required.</u></li> <li>• <u>A noise survey report may be required at planning stage, given the surrounding business uses, to ensure no unreasonable restrictions are placed upon them</u></li> </ul>	

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	142	Table 9	<p>Include Site Specific Considerations for site Pea106</p> <ul style="list-style-type: none"> <li>• <u>Access to the site may need enhancement due to intensification of use</u></li> <li>• <u>A noise survey report may be required at planning stage.</u></li> <li>• <u>Heritage impact assessment may be needed depending on the height of new development</u></li> <li>• <u>Within an area known for potential underground cavities (swallow holes). Potential land stability issues - detailed investigations may be required.</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	143	SP17	Title: Mixed use development site at Broadwater Road West (SDS3/Pea02b <del> and SDS4/Pea02c</del> <u>and Pea102</u> )	To amend policy to reflect proposed allocation of Bio-Park site for residential (250 dwellings proposed).

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	143	SP17	Land at Broadwater Road West is allocated for development to accommodate approximately <del>1,020</del> <u>2,424</u> new homes over the plan period.	To amend policy to reflect planning permissions and proposed allocation of Bio-Park site for residential (250 dwellings proposed).

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	143	SP17; point ii	ii. To establish strong connections between the east side of town, the site and through to the town centre <u>by the provision of footpath and cycleway links;</u>	To clarify the requirement of the policy in terms of cycling and walking links, as debated at Stage 4 Hearing Session.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	143	SP17; point vi	...near the town centre. <u>building heights should be lower in the southern part of the site, and the setting of, and longer views to, heritage assets should be preserved.</u>	To ensure appropriate heights on the site and to respond to issues raised by Historic England during consultation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	144	SP17; point viii	viii: At least 17,650 square metres of Class B4 <u>E(g)</u> employment floorspace will be provided in addition to that which was already provided on the site as at 1 <sup>st</sup> April 2016. Within this total, SDS3 should provide a minimum of 6,400 square metres <u>and SDS4 11,250 square metres</u> of Class-B4 <u>E(g)</u> employment floorspace. <del>The BioPark site will be retained in Class B1b use unless it can be demonstrated that it is no longer suitable for use as a research facility or it is reprovided elsewhere in Welwyn Hatfield.</del>	To reflect changes in Use Classes Order 2020.  To amend policy to reflect proposed allocation of Biopark site for residential (179 dwellings proposed).

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	143	SP17; point ix	ix: About 1,020 <del>2,420</del> <u>2,424</u> dwellings will be provided...	To amend policy to reflect proposed allocation of Biopark site for residential (250 dwellings proposed).

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	143	SP17; Final Paragraph	Once constructed, all new class B <del>or class E(g)</del> development on this site will be afforded the same policy protection as that accorded by Policy <del>SADM9</del> <u>SADM10</u> of this plan.	To reflect changes in Use Classes Order 2020 and to correct a typographical error.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	145	Figure 10	Figure 10 to be amended and included.	To reflect changes to the policy.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	147	SP18	...accommodate approximately <del>650</del> <u>815</u> new homes over the plan period.	To reflect the proposed allocation of land to the north.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	146	SP18	<p>A Masterplan <u>to be prepared by the site promoter working with the Council and other stakeholders, and subject to public consultation and confirmation by the planning authority.</u> will set out the quantum and distribution of land uses, access, sustainable design and layout principles prepared by Council, working with the landowner and other key stakeholders.</p> <p>-The Strategy Diagram in Figure 11 below will inform the Masterplan which will <u>form an element of the planning obligation for the site to form the basis of a Supplementary Planning Document</u> to provide further guidance on site specific matters. Any application for development should be preceded by, and consistent with, the Masterplan.</p> <p>The site will be planned comprehensively to create a new extension to the neighbourhood of Panshanger, incorporating Garden City principles. <u>These principles will be enshrined in a Design Code to be adopted as part of the planning permission (outline or equivalent) and implemented through the consideration of details.</u></p>	To provide clarification.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	146	SP18; second main bullet point	Gypsy and Traveller provision sufficient to accommodate a total of 6-12 pitches;	To reflect the requirement of sufficient pitches to be provided though the plan period.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	146	SP18; third main bullet point	A new <del>small</del> convenience shop in an accessible location to meet the day-to-day convenience shopping needs of new residents <u>to augment the existing neighbourhood centre at Moors Walk;</u>	To provide clarification

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	146	SP18; fourth main bullet point	<del>and to include a</del> Community facilities including a community hall;. <del>This will augment the existing neighbourhood centre at Moors Walk;</del>	To provide clarification

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	146	SP18; sixth main bullet point	Sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives <u>within the site and linking to adjoining streets, footpaths and cycleways;</u>	To provide clarification

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	147	SP18; eighth main bullet point	<del>Protection and enhancement of</del> <u>Conservation and, where appropriate, and their settings,</u> both on-site and in the wider area, through <u>careful masterplanning and</u> appropriate mitigation measures, <u>having regard to the findings of the heritage impact assessment.</u>	Changes agreed with Historic England through SOCG (EX31) to be consistent with national policy and to provide additional protection to historic environment.
Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	147	SP18; tenth main bullet point	An area of ecological enhancements in the north <del>and east west</del> of the site;	To correct an error.
Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	147	SP18; first paragraph following bullet points	<del>In addition, the Masterplan will allow the opportunity for a realigned grass runway on land to the north of the Green Belt boundary.</del>	To reflect discussions at Hearing Session and the proposed allocation of land to the north.
Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	149	Paragraph 14.32	On balance, the Council consider that the need for housing is of greater importance than the need to retain a former airfield facility as a potential SASP for future sport provision, so it is appropriate that the site be released for	To reflect discussions at Hearing Session and the proposed allocation of land to the north.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			development now. However, development at the site will be configured in such a way that the opportunity remains for the relocation of the grass runway to be provided on Green Belt land to the north of SDS1 in a manner that would be consistent with the protection of heritage assets.	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	149	Implementation; new paragraph prior to 14.34	<u>Most of the site has an outline planning permission which is subject to a number of agreements and conditions relating to the delivery of ecological enhancements, infrastructure and an illustrative masterplan. The expansion of the site during the preparation of the local plan from 650 to about 815 dwellings means that some enhancements to those requirements may be appropriate to deal with the additional population. Therefore, a new masterplan for the expanded site will need to be prepared by the site promoters to be incorporated as part of a new planning consent. It would also be highly desirable to adopt a design code for the site to deliver the high quality design and garden city principles which the council requires.</u>	To provide clarification.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	149	Paragraph 14.34	<p>To guide the development of this neighbourhood extension, the council will seek to adopt an agreed masterplan of the site as a supplementary planning document. <u>The site has been purchased by Homes England, the government's housing delivery agency. They are committed to work with the council to ensure delivery of a high quality urban extension at pace. They plan to deliver the spine road and then to act as master-developer for the remainder of the site.</u></p>	To reflect updated position.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	149	SP19	<p>Land at Birchall Garden Suburb is allocated for development in both the Welwyn Hatfield Local Plan (SDS2) and the East Herts District Plan (EWEL1), to accommodate approximately <u>1,950</u> <del>2,550</del> new homes over the plan period, of which <u>600</u> <del>1,200</del> will be in Welwyn Hatfield Borough and 1,350 in East Herts District</p>	To reflect the Inspector's Interim Report.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM14/TBC	150	SP19; third paragraph	A joint masterplan setting out the quantum and distribution of land uses, <u>key views to protect heritage assets</u> , access, sustainable design....	Changes agreed through SOCG (EX30) to ensure that the potential impacts of proposals on heritage assets are adequately considered, during the master planning stage, in line with the NPPF.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; third paragraph	The Masterplan, which will be informed by the Strategy Diagram shown in Figure 12 below, will <u>in</u> form the <del>basis of a</del> Supplementary Planning Document which will provide further guidance on site specific matters. <u>The SPD will provide additional detail with regard to design and layout principles (including any design code), the approach to character areas and site density, treatment of ecological and heritage assets, the approach to remediation, access and sustainable transport measures, the location of a Gypsy and Traveller site, phasing and delivery of infrastructure, mineral extraction and built development.</u> Any application for development should be preceded by, and <u>be</u> consistent with, the Masterplan.	Modification in response to issue raised by Inspector at the joint hearing session.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; fourth paragraph	The site will be planned comprehensively to create a new sustainable community incorporating Garden City principles. <u>Land adjacent to the existing edge of Welwyn Garden City will be formal in layout reflecting the character of the Garden City and Garden City principles. Further from the town, lower density development of a more semi-rural character that responds to the locale and landscape will be more appropriate</u>	Modification in response to issue raised by Inspector at the joint hearing session.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; fifth paragraph	The developer must demonstrate the extent of the mineral <del>that may be present...</del>	There is known mineral bearing land on the site in East Herts.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; new paragraph	...within the plan period should be provided. <u>The developer will submit a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife and that following remediation will submit sufficient information to demonstrate that the site is not capable of</u>	To ensure the approach to remediation complies with paragraph 178 of the 2018 NPPF.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>being determined as contaminated land under Part IIA of the Environmental Protection Act 1990</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; second bullet point	<del>b) A Gypsy and Traveller site of an area sufficient to accommodate a total of 15 pitches</del> <u>serviced site for Gypsies and Travellers, which should deliver a total of 15 pitches</u> (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities, <u>the location of which should be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of both authorities.</u>	To clarify the policy requirement.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; third bullet point	<del>c) A a neighbourhood centre in the East Herts part of the development and a small neighbourhood centre in the Welwyn Hatfield part of the development;</del> each in an accessible location <u>of a size and scale</u> to meet the day-to-day retail needs of new residents.	For clarification, following discussion at the Birchall Garden Suburb joint session. Removal of requirement for a small neighbourhood centre following reduction of the allocation to be provided.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; sixth bullet point	<del>f) Education facilities, including land for a two one-2 form entry primary school with Early Years Provision in Welwyn Hatfield and an all through school land in East Herts-for comprising a 2 form entry-a primary school of up to three forms of entry</del> with Early Years Provision and a secondary school of up to 8 <del>eight</del> forms of entry. <del>All Schools schools</del> should provide for the dual use of facilities for community purposes.	Clarification at request of HCC development services.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	150	SP19; seventh bullet point	<del>g) sustainable transport measures that prioritise and encourage walking, cycling and the use of new and existing passenger transport networks. A sustainable transport strategy should support the application, which will set out the location of new routes and improved connections and will detail what measures will be in place to encourage patronage of passenger transport services from the outset of occupation</del> including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives.	Modification in response to issue raised by Inspector at the joint hearing session.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	151	SP19; tenth bullet point	<p><del>Protection and</del> <u>j) the conservation and, where appropriate, protection and enhancement of heritage assets and their settings, including Panshanger Registered Park and Garden, Hatfield House, Hatfield Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse, both on site and in the wider area through careful masterplanning and</u> appropriate mitigation measures, <u>having regard to the findings of the Heritage Impact Assessment. A buffer of open land will be required adjacent to Panshanger Park, Birchall Farm and Holwellhyde Farmhouse.</u></p>	Changes agreed with Historic England through SOCG (EX30) to be consistent with national policy and to provide additional protection to historic environment.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	151	SP19; Eleventh bullet point	<p><del>Landscape and planting</del> <u>in order to complement wider green corridor and ecological network objectives, the site will protect and enhance areas of ecological importance through a landscape-led green infrastructure strategy. This strategy will create a network of linked habitats across the site which will, provide links to green infrastructure outside the site, facilitate the migration and movement of species, create buffers alongside existing ecological features, provide for recreational access in a way that protects sensitive habitats, and will contribute to achieving net gains to biodiversity across the</u></p>	Modification in response to issue raised by Inspector at the joint hearing session.

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>site. A multifunctional green corridor with a width of about 100m width or greater will be provided to link Howell Park Wood with The Commons Local Nature Reserve. An appropriate land management strategy will also be required.</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	151	SP19; insert new bullet point before the bullet point on utilities	<u>l) a landscaped green infrastructure buffer adjacent to the A414 and Burnside will be required to provide visual screening, and to ensure that homes and other land uses are not adversely affected by the impacts of noise and air pollution. The buffer will comprise appropriate design features to provide noise and air quality mitigation, flood attenuation, the creation of new habitats and public rights of way. This buffer will also provide visual screening of development from the A414 and mitigate the harm to heritage assets. Appropriate evidence will be required to inform the design of this buffer;</u>	Modification in response to issue raised by Inspector at the joint hearing session.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	152	Figure 12	In key: <del>Site Boundary</del> <u>Policy Area Boundary</u>	To correct an error.

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>Various changes to diagram and key including:</p> <ul style="list-style-type: none"> <li>● Increased buiffer on southern boundary of site</li> <li>● Green corridor shading made more prominent</li> <li>● Open land not forming part of green corridor has been identified in pale blue</li> <li>● Part of new main vehicular access route in south east of site replaced with non-motorised access route</li> <li>● School site within East Herts amended so it separately shows the building envelope and playing fields <u>and a relocated position further south</u>. Key updated to reflect this change.</li> <li>● Heritage asset buffer zone adjacent to Panshanger Registered Park and Garden now indicated with different shading.</li> <li>● Insert new item in key - <u>Protect setting of Listed Building</u></li> <li>● <u>Revised Figure 12 to follow.</u></li> </ul>	<p>Changes agreed with Historic England through SOCG (EX30) to provide additional protection to historic environment and to provide additional detail regarding the strategy for protecting the historic environment.</p>

## Chapter 14 Welwyn Garden City

**Picture 1**

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	153	Paragraph 14.36	...residential scheme for about <del>2,550</del> <u>1,950</u> dwellings..	To reflect the Inspector's Interim Report and reduction in allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	153	Paragraph 14.37	SDS2 will need to have vehicular access from Cole Green Lane, and the A414 (probably in the vicinity of the Holwell roundabout).	To reflect the Inspector's Interim Report and reduction in allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/14/TBC	153	New paragraph after 14.39	<u>Given the presence of designated heritage assets in the vicinity of the development a Heritage Impact Assessment has been prepared. The Panshanger Park and Environs Heritage Impact Assessment July 2016, prepared by Beacon Planning Ltd, considered the potential impact of development at Birchall Garden Suburb on heritage assets including Panshanger Registered Park and Garden, Hatfield House, Hatfield House Registered Park and Garden, Birchall Farm and Holwellhyde Farmhouse. The assessment made a number of recommendations to help conserve and enhance heritage assets including the need for an appropriate buffer to protect the setting of Panshanger Registered</u>	Changes agreed with Historic England through SOCG (EX30) to provide additional detail regarding the strategy for protecting to historic environment.

## Chapter 14 Welwyn Garden City

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>Park and Garden and the retention of open spaces and use of landscaping to mitigate the potential impact on the wider setting of Hatfield House. The masterplanning and subsequent development of the site will take place having regard to the findings of the heritage impact assessment.</u>	

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	158	Vision for Hatfield Town Centre	To secure the regeneration of Hatfield Town Centre and create a <u>vibrant and successful</u> centre which <u>meets the community's needs for retail, leisure and community service provision</u> not only serves but is a proud asset of its local community.	To clarify the vision as requested by members prior to submission.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	162	Policy SADM22	<p>Land at 1 Town Centre and 3-9 Town Centre as shown on the Policies Map (Site MUS2/HC100b) is allocated for high density, mixed use development comprising approximately 1200 square metres <del>retail</del> <u>A1 and/or A3 uses</u> and including 66 dwellings to meet the requirement for retail floorspace in the town centre identified in the plan.</p> <p>Applications for land at 1 Town Centre and 3-9 Town Centre will be required to address the following design and land use principles:</p> <p>i. Uses located on the ground floor will be in a <del>retail</del> <u>A1 and / or A3 use</u></p>	For clarification and to respond to discussions at the examination session.

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	167	SP 21	The Council will support proposals for the enhancement of the University's <u>teaching and learning environment and</u> of the campus facilities subject to the following key principles:	To reflect the University's wish to specifically refer to teaching and learning facilities.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 SDS5 (Hat1 inc Hat13)	<del>4,650/</del> <u>1.750</u> <u>1-5/6-10/11-15 years</u>	To reflect the increased capacity proposed. and to reflect delivery timescales.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 MUS2 (HC100b)	<del>66-71</del>	To reflect approved planning permission.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 MUS3 (HW100)	<del>87</del> <u>146</u>	To reflect approved planning permission.

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 HS9 (HE80)	<del>61</del> <u>87 (86 net)</u>	To reflect approved planning permission.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 HS10 (HS31)	<del>14</del> <u>13</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 HS11 (Hat11)	120 <u>(+ 2FE Primary School)</u>	To ensure compliance with a SOCG between WHBC, HCC and C Horton.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26	Include reference to additional site <u>HC08</u> <u>Location: Lemsford Road</u> <u>Use: Residential</u> <u>Dwelling Capacity: 32</u>	Additional Site Proposed

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
		Other Key Sites	<a href="#">Delivery within Plan period: 6-10 years</a>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 Other Key Sites	Include reference to additional site <a href="#">HC11</a> <a href="#">Location: Meridian House</a> <a href="#">Use: Residential</a> <a href="#">Dwelling Capacity: 11</a> <a href="#">Delivery within Plan period: 1-5 years</a>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 Other Key Sites	Include reference to additional site <a href="#">HE17</a> <a href="#">Location: Link Drive</a> <a href="#">Use: Residential</a> <a href="#">Dwelling Capacity: 80</a> <a href="#">Delivery within Plan period: 1-5 years</a>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26	Include reference to additional site <a href="#">HSW92</a>	Additional Site Proposed

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
		Other Key Sites	<p><u>Location: Minster Close</u>  <u>Use: Residential</u>  <u>Dwelling Capacity: 49</u>  <u>Delivery within Plan period: 1-5 years</u></p>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	168	SADM26 Other Key Sites	<p>Include reference to additional site <u>HSW94</u></p> <p><u>Location: College Lane (North)</u>  <u>Use: Residential</u>  <u>Dwelling Capacity: 115</u>  <u>Delivery within Plan period: 1-5 /6-10 years</u></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10 MUS2 (HC100b) 2nd, 3rd and additional bullet point	<ul style="list-style-type: none"> <li>...the design of development needs to mitigate potential noise and odour conflicts</li> <li>Potential for contaminated land which would need <u>remediation</u></li> <li><u>The scale of the proposed development should respect the setting of Hatfield House</u></li> </ul>	Changes agreed with Historic England through SOCG (EX31) to clarify the need to take into the account the impact on the setting of Hatfield House.

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10 MUS3 (HW100) new bullet point	<ul style="list-style-type: none"> <li><u>Development should be appropriately designed to respect the setting of the grade II listed Church of St John the Evangelist</u></li> </ul>	Changes agreed with Historic England through SOCG (EX31) to provide additional protection to historic environment and to provide additional detail regarding the strategy for protecting the historic environment.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10 HS9 (HE80) new bullet point	<ul style="list-style-type: none"> <li><u>Equivalent or better replacement playing field provision being made off-site, or alternatively, mitigation being made in the form of new and/or enhanced sports facilities that would be available for community use on the adjoining Onslow St Audrey School site where it can be demonstrated that the needs for the sports facilities clearly outweigh the loss of the playing fields</u></li> </ul>	Clarifies the requirements of Policy SP6 and SADM7 apply to this allocation, in response to Sport England's comments.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10 HS9 (HE80)	<ul style="list-style-type: none"> <li>Mitigate any potential heritage impacts on Hatfield House Historic Park and Garden <u>and the preservation or enhancement of Old Hatfield Conservation Area and its setting.</u></li> </ul>	Changes agreed with Historic England through SOCG (EX31) to clarify the need to protect Old Hatfield Conservation Area.

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10 HS11 (Hat11)	<ul style="list-style-type: none"> <li><u>Provision of land for a new 2FE Primary School site and playing field. Access to be provided through the housing allocation from South Way.</u></li> </ul>	To ensure compliance with a SOCG (EX55) agreed between HCC, WHBC, Ptarmigan Land and Mrs.C.Horton Settlement: New primary school at Site HS11.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10 HS11 (Hat11)	<ul style="list-style-type: none"> <li><u>A master-plan led approach to landscaping the site including protection of existing trees/hedgerows where possible, to include tree planting along the western site boundary, outside but adjoining the southern site boundary and also along the ridgeline to the south. To create a robust and permanent green belt boundary and maintain the open nature of the green belt in this location.</u></li> </ul>	To provide clarification on the need to provide robust and defensible Green Belt boundaries.  Revised Policy Map 4 to follow.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10	Include Site Specific Considerations for site HC08 <ul style="list-style-type: none"> <li><u>Delivery of a multi-storey car park at The Common will act as the catalyst for development.</u></li> </ul>	

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<ul style="list-style-type: none"> <li><a href="#">Heritage Impact Assessment may be required (proximity of Hatfield House)</a></li> <li><a href="#">Site located within Ground Source Protection Zone</a></li> <li><a href="#">Noise survey and report may be required (proximity to swimming pool plant equipment)</a></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10	Include Site Specific Considerations for site HC11 <ul style="list-style-type: none"> <li><a href="#">A noise survey and report may be required at planning application stage due to proximity to Town Centre uses.</a></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10	Include Site Specific Considerations for site HE17 <ul style="list-style-type: none"> <li><a href="#">Delivery of a multi-storey car park at The Common will act as the catalyst for development.</a></li> </ul>	

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Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<ul style="list-style-type: none"> <li><u>Noise and air quality survey and report may be required (proximity to Queensway)</u></li> <li><u>Proximity to an existing high rise building may require consultation with appropriate bodies (recommendations of Hackitt Review)</u></li> <li><u>Heritage Impact Assessment may be required (proximity of Hatfield House)</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10	<p>Include Site Specific Considerations for site HSW92</p> <ul style="list-style-type: none"> <li><u>Mitigate noise pollution from Bishops Rise. A noise report may be required at planning application stage.</u></li> <li><u>Potential for nesting birds/roosting bats in trees / reptiles in pond to the north.</u></li> <li><u>Site located within Ground Source Protection Zone</u></li> </ul>	

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	169	Table 10	<p>Include Site Specific Considerations for site HSW94</p> <ul style="list-style-type: none"> <li><u>Air quality survey and report may be required (proximity to A1(M)) An acoustic buffer and single aspect (habitable rooms) design may be required</u></li> <li><u>Preliminary Ecological Survey and report may be required (potential for nesting birds/roosting bats in trees / reptiles in rough vegetation)</u></li> <li><u>Wastewater infrastructure upgrades likely to be required</u></li> <li><u>Site located within Ground Source Protection Zone and Surface Water flood risk affects part of the site</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	170	SP22; delete existing sixth bullet point and replace with two new bullet points	<ul style="list-style-type: none"> <li><del>Education facilities, including provision for a new secondary school and associated playing field facilities east of Green Lanes, also provision for four forms of entry at primary school level, in the form of new schools within SDS5 and/or linked to the secondary school as a 'through school' and/or in the form of</del></li> </ul>	To provide clarity, in response to request and to reflect the wording agreed in the submitted SoCG between WHBC, HCC and Gascoyne Cecil Estates.

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<p>an expansion of Green Lanes primary school. The primary school provision should include a nursery and a children's centre. Schools should provide for the dual use of facilities for community purposes;</p> <ul style="list-style-type: none"> <li>• <u>A new secondary school site of up to 8 forms of entry (with expansion potential to 10 FE) and associated playing facilities east of Green Lanes. The site will be made available early in the build period of the housing development at SDS5 (Hat1).</u></li> <li>• <u>Also provision of 3 forms of entry at primary school level, in the form of new schools within SDS5 (Hat1) and /or linked to the secondary school as an 'all through school' and/or in the form of an expansion of Green Lanes primary school. All schools should provide for the dual use of facilities for community purposes.</u></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	171	SP22; additional text to eighth bullet point of the policy	<p>...around Junction 4 of the A1(M). <u>Off-site highway works required in connection with development of this site may include new or improved cycle and pedestrian footbridge or underpass facilities above or below the A1(M).</u></p>	<p>In the interests of promoting use of active travel and to reflect the discussion at the relevant Stage 4 hearing session. A revised Figure 14 will follow in due course to show indicative positions for these links.</p>

## Chapter 15 Hatfield

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>to improve connectivity by active travel modes to the rest of Hatfield, particularly in the direction of the town centre and railway station.</u>	
Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	171	SP22; tenth bullet point	<ul style="list-style-type: none"> <li><u>Conservation and, where appropriate, Protection and enhancement of heritage assets and their settings, in particular the setting of Old Cottage, which is a Grade II Listed Building through careful masterplanning and appropriate mitigation measures, having regard to the findings of the heritage impact assessment</u></li> </ul>	Changes agreed with Historic England through SOCG (EX31) to be consistent with national policy and to provide additional protection to historic environment.
Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	172	Figure 14	Insert new item in key <u>Protect Setting of Listed Building</u>	Agreed as part of SOCG with Historic England (EX31) to ensure consistency across strategic diagrams in the plan.  Revised Figure 14 to follow.

## Chapter 16 Woolmer Green

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/16/TBC	174	SADM27	<p>Include reference to additional site <u>WE100</u></p> <p><u>Location: 51 - 53 London Road, Knebworth</u></p> <p><u>Use: Residential</u></p> <p><u>Dwelling Capacity: 34</u></p> <p><u>Delivery within Plan period: 1-5 years</u></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	175	Table 11	<p>Include Site Specific Considerations for site WE100</p> <ul style="list-style-type: none"> <li><u>A contaminated land survey would be required at planning application stage</u></li> <li><u>Noise survey and report may be required (proximity to B197)</u></li> <li><u>Preliminary Roost Assessment required at planning application stage, given the proximity to known bat roosts</u></li> </ul>	

## Chapter 16 Woolmer Green

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/15/TBC	175	Table 11 HS15 (WGr1)	<ul style="list-style-type: none"> <li>Location of a small shop (farm/convenience shop) and ancillary café to be assessed at planning application stage (small shop and ancillary café to not exceed 280m<sup>2</sup>)</li> <li><u>Delivery of appropriate access arrangements to the rear of employment area EA10, which adjoins this site, will need to be provided. It is likely that planning obligations would be required to secure this provision.</u></li> <li><u>Provision of very substantial woodland planting to the north of the development site to define a long term robust Green Belt boundary and protect the Green Belt's open character including screening of existing employment buildings between the site and London Road.</u></li> </ul>	<p>To reflect discussion held at hearing sessions regarding the viability of a shop in this location.</p> <p>To reflect the need to provide improved access for adjoining businesses as required for highways safety</p> <p>To ensure consistency.</p> <p>Revised Policies Map to follow.</p>

## Chapter 17 Oaklands and Mardley Heath

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/17/TBC	176	SADM28	Combination of sites OMH5 and OMH8	To reflect discussion at Hearing Session 8.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/17/TBC	176	Table 12 HS16 (OMH8) / HS17 (OMH5)	<p>Combination of sites specific considerations for sites OMH5 and OMH8</p> <ul style="list-style-type: none"> <li>• <u>Both sites should be brought forward together as a comprehensive development</u></li> <li>• Mitigate air and noise pollution from the A1 (M) and B197, <u>noise and air quality reports may be required at planning application stage.</u></li> </ul>	To reflect discussion at Hearing Session 8.

## Chapter 18 Welwyn

**Table 1**

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/18/TBC	179	SADM 29 HS20 (Wel3)	Number of dwellings 7 <u>9</u>	To demonstrate an increase in dwelling capacity.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/18/TBC	179	Table 13 HS18 / (Wel11)	<ul style="list-style-type: none"> <li>Provide <del>buffer zone to existing Wildlife Sites/Local Nature Reserve</del> <u>a tree screen within the site along the western and northern boundaries adjoining the Local Nature Reserve designed to protect its ecological value and provide a robust and defensible Green Belt boundary</u></li> </ul>	To provide clarification.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/18/TBC	179	Table 13 HS20 / (Wel3)	<ul style="list-style-type: none"> <li><u>Enhance the hedgerows along the north and north western boundaries with tree planting within the site to provide a robust and defensible Green Belt boundary and screen from wider views</u></li> </ul>	To provide clarification.

## Chapter 20 Welham Green

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	182	SADM30	<p>Include reference to additional sites <a href="#">WeG1/WeG3a</a></p> <p><a href="#">Location: Land at Welham Manor and west of Station Road</a>  <a href="#">Use: Residential</a>  <a href="#">Dwelling Capacity: 84</a>  <a href="#">Delivery within Plan period: 1-5 years</a></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	182	SADM30	<p>Include reference to additional site <a href="#">WeG10</a></p> <p><a href="#">Location: Land at Dixons Hill Road</a>  <a href="#">Use: Residential</a>  <a href="#">Dwelling Capacity: 120</a>  <a href="#">Delivery within Plan period: 1-5 years</a></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	183	Table 14 HS35 / (GTLAA01)	<ul style="list-style-type: none"> <li><a href="#">Provide a tree screen along and within the southern boundary of the site to create a robust and defensible Green Belt boundary.</a></li> </ul>	To provide clarification.

## Chapter 20 Welham Green

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	183	Table 14	<p>Include Site Specific Considerations for Site WeG1/WeG3a</p> <ul style="list-style-type: none"> <li>• <u>Both sites should be brought forward together as a comprehensive development</u></li> <li>• <u>Primary access from Station Road. Secondary access (pedestrians/cyclists and emergency vehicles) from Welham Manor.</u></li> <li>• <u>Heritage Statement/Impact Assessment may be required (proximity of Listed Building)</u></li> <li>• <u>Sensitive treatment of boundary either side of access from Station Road will be required to protect amenity of adjoining residents</u></li> <li>• <u>Retain and protect trees, particularly along the site's southern and western boundaries, together with additional planting to create a robust and defensible Green Belt boundary and to mitigate any impact on the openness of the Green Belt.</u></li> <li>• <u>Sites lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</u></li> </ul>	

## Chapter 20 Welham Green

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<ul style="list-style-type: none"> <li><a href="#">Preliminary Contaminated Land Risk Assessment may be required at planning application stage.</a></li> <li><a href="#">Site located within an Inner Ground Source Protection Zone</a></li> </ul>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	183	Table 14	<p>Include Site Specific Considerations for Site WeG10</p> <ul style="list-style-type: none"> <li><a href="#">Sites lies within an SSSI impact risk zone. Development will trigger a Natural England consultation at planning application stage.</a></li> <li><a href="#">Provision of a tree screen along and within the western and northern boundaries of the site to create a robust and defensible green belt boundary and to create a landscaped buffer to the adjoining wildlife site</a></li> <li><a href="#">Ensure appropriate measures are taken in accordance with the Council's Green Gap Policy Areas.</a></li> <li><a href="#">Provide a landscaped buffer to adjacent wildlife site/ancient woodland.</a></li> </ul>	

## Chapter 20 Welham Green

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	183	SP23	<p>First paragraph: <del>Once completed, all new Class B1 development on SDS7 will be afforded the same policy protection as that provided by Policy SADM9.</del></p> <p>New second paragraph to be inserted: <u>Site SDS7 is allocated for a mixed use development comprising 40,500sqm of Class E(g) employment floorspace and 100 no dwellings (Class C3) providing affordable accommodation for those employed on the site. This will be secured through planning condition or legal agreement. Once completed, all new Class B1 development on SDS7 will be afforded the same policy protection as that provided by Policy SADM10.</u></p> <p>Original second paragraph to become the third paragraph.</p>	An improved explanation of what the allocation is for, to reflect changes in the Use Classes Order 2020 and to correct an error.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/20/TBC	183	SP23 Bullet point (iii)	Proportionate provision or contribution towards improvement, <u>in line with the Welwyn Hatfield Infrastructure Delivery Plan</u> , must be made for:	To emphasise that improvements should be in line with the Infrastructure Delivery Plan (and HCC's South Central Growth and Transport Plan which is referenced in the IDP)

## Chapter 21 Brookmans Park

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/21/TBC	189	SADM31	Remove reference to HS22 (BrP4)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/21/TBC	189	SADM31	<p>Include reference to additional sites <a href="#">BrP1</a></p> <p><a href="#">Location: Upper Bell Bar Farm</a></p> <p><a href="#">Use: Residential</a></p> <p><a href="#">Dwelling Capacity: 104</a></p> <p><a href="#">Delivery within Plan period: 1-5/6-10 years</a></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/21/TBC	189	Table 15	Remove reference to HS22 (BrP4)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/21/TBC	189	Table 15 HS21 (BrP13)	<ul style="list-style-type: none"> <li><a href="#">Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction.</a></li> </ul>	To reflect discussions at Hearing Session Stage 8.

## Chapter 21 Brookmans Park

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/21/TBC	189	Table 15 HS23 (BrP14)	<ul style="list-style-type: none"> <li>• <u>Enhance pedestrian and cyclist safety and reduce vehicle speeds on Golf Course Road and at the St George's Wood Road junction.</u></li> <li>• <u>Enhance the hedge along the northern boundary of the site to provide a robust and defensible Green Belt boundary</u></li> </ul>	To reflect discussions at Hearing Session Stage 8 and for clarity on boundary treatment required.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/21/TBC	189	Table 15	<p>Include Site Specific Considerations for site BrP1.</p> <ul style="list-style-type: none"> <li>• <u>Retain and enhance the trees and hedgerow to a substantial width along the A1000 boundary of the site to create a defensible Green Belt boundary and help to mitigate any road noise impacts on future residents.</u></li> <li>• <u>Heritage Statement/Impact Assessment may be required (proximity to two Listed Buildings).</u></li> <li>• <u>Secure any necessary upgrades to waste water infrastructure</u></li> </ul>	To reflect SOCG agreed with site promoter.

## Chapter 21 Brookmans Park

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<ul style="list-style-type: none"> <li data-bbox="884 395 1429 456">• <u>Noise and air quality survey and report may be required (proximity to A1000).</u></li> <li data-bbox="884 496 1429 751">• <u>Preliminary Ecological Assessment may be required at planning application stage (potential for nesting birds in trees/reptiles in rough vegetation. (Development in excess of 100 dwellings may trigger a Natural England consultation at planning application stage due to proximity of two SSSIs).</u></li> </ul>	

## Chapter 22 Little Heath

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/22/TBC	191	SADM32	Remove reference to HS24 (BrP7)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/22/TBC	191	SADM32	<p>Include reference to additional sites <a href="#">LHe4/5</a></p> <p><a href="#">Location: Videne and Studlands, Hawkshead Road</a></p> <p><a href="#">Use: Residential</a></p> <p><a href="#">Dwelling Capacity: 36</a></p> <p><a href="#">Delivery within Plan period: 1-5 years</a></p>	Additional Site Proposed

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/22/TBC	191	SADM32 Table 16	Remove reference to HS24 (BrP7)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/22/TBC	191	Table 16 HS25 (LHe1)	<ul style="list-style-type: none"> <li><a href="#">Provide a substantial tree buffer along but outside the southern boundary of the site to provide a robust and defensible long term Green Belt boundary.</a></li> </ul>	To provide clarification.

## Chapter 22 Little Heath

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/22/TBC	191	Table 16	<p>Include Site Specific Considerations for Site <a href="#">LHe4/5</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Due to the need to achieve satisfactory access both sites should be brought forward on a comprehensive basis.</a></li> <li>• <a href="#">Heritage Statement/Impact Assessment may be required (proximity to Grade II Listed Osbourne House)</a></li> <li>• <a href="#">Preliminary Ecological Assessment may be required (potential for nesting birds/roosting bats and reptiles in rough vegetation).</a></li> <li>• <a href="#">Noise survey and report may be required at planning application stage.</a></li> <li>• <a href="#">Retention and protection of existing trees, particularly along the green belt boundary and Hawkshead Road. Additional planting as necessary to create a strong and robust green belt boundary, minimise impact on the openness of the green belt and mitigate any harm to the settings of Osborne House and Broken link - possible circular reference Gobions Park and Garden.</a></li> </ul>	

## Chapter 23 Cuffley

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	192	SADM33 HS29 (Cuf12)	Remove reference to site HS29 (Cuf12)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	192	SADM33 HS30 (Cuf7)	Remove reference to site HS30 (Cuf7)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	192	SADM33 HS27 (Cuf1)	Number of dwellings <del>30</del> <u>60</u>	A increase in capacity to reflect more up to date relevant information for this site

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	192	SADM33 HS28 (Cuf6)	Number of dwellings <del>408</del> <u>121</u>	A small increase in capacity to reflect planning application progress and more up to date relevant information for this site

## Chapter 23 Cuffley

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	192	SADM33 HS31 (No10)	Remove reference to site HS31 (No10)	Proposed deletion of allocation to reflect discussion at Stage 8 Hearing Session.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	193	SADM33 Table 17	Remove reference to site HS29 (Cuf12)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	193	SADM33 Table 17	Remove reference to site HS30 (Cuf7)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	193	SADM33 HS27 (Cuf1)	<ul style="list-style-type: none"> <li><u>Provision of a substantial tree screen outside but adjoining the eastern boundary of the site to create a robust and defensible Green Belt boundary. Retain and strengthen the tree screen</u></li> </ul>	To provide clarification.

## Chapter 23 Cuffley

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
			<u>along the Cuffley Brook to include at least an 8m riparian buffer and to mitigate impact on the open Green Belt beyond.</u>	

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/23/TBC	193	Table 17 HS28 (Cuf6)	<ul style="list-style-type: none"> <li><u>A master-plan led approach to new planting along the southern boundary of the site should ensure the creation of a robust and defensible Green Belt boundary, incorporating existing tree belt/hedgerows where possible.</u></li> </ul>	To provide clarification on the need to provide robust and defensible Green Belt boundaries.

## Chapter 24 New Village

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/24/TBC	195	SP24 SDS6 (HS15)	<u>Remove Reference to site Policy SP24; SDS6 (Hat15)</u>	To reflect proposed deletion of this allocation.

## Chapter 25 Rural Development

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/25/TBC	204	SADM35 Strategic Sites	Remove reference to site SDS6 (Hat15)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/25/TBC	204	SADM35 Other key sites table	Remove reference to site HS33 (GTLAA08)	Proposed deletion of allocation.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/25/TBC	204	SADM35 Other key sites table	Remove reference to site HS34 (GTLAA09)	Site deleted to reflect modifications debated and agreed at the Stage 4 Examination Hearing session.

Mod Ref	Page No.	Policy/Para No.	Proposed Main Mod	Reason
MM/25/TBC	204	SADM35 Table 18	Delete Table 18	To reflect proposed deleted allocations.



