

**Welwyn Hatfield Council**

# **Sustainability Appraisal of Welwyn Hatfield Local Plan Further Main Modifications**

**Final report**

Prepared by LUC

June 2023





**Welwyn Hatfield Council**

**Sustainability Appraisal of Welwyn Hatfield Local Plan**  
**Further Main Modifications**

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1.	Draft Report	Heather Ennis	Helen Kent	Helen Kent	04.07.2023
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# Chapter 1

## Introduction

**1.1** LUC has undertaken Sustainability Appraisal (SA) of the Welwyn Hatfield Local Plan throughout its preparation. The Local Plan was submitted for Examination by Welwyn Hatfield Borough Council (WHBC) in May 2017. Following Examination, WHBC proposed Main Modifications, which were assessed in an SA Addendum report in November 2022. WHBC now proposes Further Main Modifications (July 2023; as set out in **Appendix A**).

**1.2** This SA Addendum presents the SA of the further main modifications to the Local Plan and considers their implications for the SA findings reported previously. Together with the August 2016 SA Report at Proposed Submission stage and the subsequent addendum reports and erratum listed below, this addendum represents an appraisal of the Local Plan as proposed to be further modified, updating the findings that were previously presented in those documents. This SA Addendum should therefore be read alongside the August 2016 SA Report and those subsequent SA documents.

### SA work to date

**1.3** There have been six key stages in the SA of the Welwyn Hatfield Local Plan to date:

- A Scoping Report was published for consultation in March 2008.
- An Additional Scoping Report was produced in August 2014 with respect to the consultation that WHBC carried out in January 2015. The focus of the consultation and the SA was on the overall spatial strategy and options for site allocations.
- An SA Report that accompanied the Proposed Submission Local Plan was published for consultation in August 2016 and submitted for Examination in May 2017.
- An SA Addendum (revised following January cabinet meeting) (examination document EX200) was prepared in February 2020 which included additional reasonable alternative sites and strategic options.
- An additional SA Addendum was prepared in September 2021 which included the assessment of two additional

reasonable alternative site options and two alternative strategic options.

- A Main Modifications SA Addendum was published in November 2022 to appraise the proposed Main Modifications to the Welwyn Hatfield Local Plan.

## Proposed Further Main Modifications

**1.4** The proposed further main modifications relate to the below minor policy changes and corrections:

- Proportion of development delivered on previously developed land under Policy SP1.
- A reduction in new floorspace to be provided for industry, offices and warehousing under Policy SP2.
- An increase in number of dwellings to be provided under Policy SP2.
- Removal of reference to Symondshyde under Policy SP3.
- Change to the site threshold and affordable housing requirement under Policy SP7.
- The requirement for biodiversity net gain under Policy SAM 16.
- Employment floorspace provision under Policy SP17.
- Minor changes to site specific policies: SP22, SP23, HS22, SP17, SP18, SP19, SADM22, SADM25, SP22, SP23 and SP24.

## Methodology

**1.5** The approach to assessing the SA implications of the proposed further main modifications involved considering each further modification as set out in the Schedule of Further Main Modifications. A column was added to the Schedule of Further Main Modifications to consider and record whether the proposed further modification would be likely to change the SA findings presented in the August 2016 SA Report and subsequent erratum and addendum reports, including the November 2022 Main Modifications SA Addendum. The Schedule of Further Main Modifications with the additional SA implications column is presented in **Appendix A** of this SA Addendum.

### SA framework

**1.6** The likely effects of the proposed further main modifications were appraised in relation to the sustainability objectives set out in the SA framework, provided in Table 4.1 of the August 2016 SA Report. Appendix 2 of the November 2022 Addendum outlines the criteria used to guide site assessments.

**1.7** Since the publication of the Main Modifications SA Addendum in November 2022, there have been no significant changes to the evidence base or policy context of relevance to the SA of the further main modifications.

## Summary of SA findings

**1.8** As outlined in Appendix A, the proposed further main modifications will not alter any of the SA findings previously recorded in the August 2016 SA Report and the subsequent addendum reports and erratum, including the November 2022 Main Modifications SA Addendum.

## Summary of HRA findings

**1.9** The Local Plan has been subject to a separately reported Habitats Regulations Assessment (HRA). The HRA has been updated to consider the effects of the further main modifications. This found that the proposed further main modifications will not alter the findings of the December 2022 Main Modifications version of the HRA that adverse effects on the integrity of European sites can be ruled out. However, the issues relating to the capacity of Rye Meads WWTW and its relationship with Lee Valley SPA and Ramsar site need to be planned carefully and monitored, particularly for future development beyond the plan period or if other local authorities in the catchment propose to deliver more development than currently planned. Rye Meads WWTW serves development in a number of boroughs and districts, including the northern part of Welwyn Hatfield.

## Cumulative effects

**1.10** This Further Main Modifications SA Addendum has identified no changes to the sustainability effects of the Welwyn Hatfield Local Plan. Therefore, there will be no changes to the overall cumulative effects reported in the August 2016 SA Report and the subsequent addendum reports and erratum, including the November 2022 Main Modifications SA Addendum.

## **Appendix A**

### **Schedule of further main modifications with SA implications**

### Welwyn Hatfield Local Plan – Schedule of Proposed Further Modifications 2023

Text which is originally in the Draft Local Plan Proposed Submission is shown in ordinary text.

Text which would be added to the plan as a consequence of modifications at Further Modification stage is shown in **red**.

Text which would be removed from the plan as a consequence of modifications at Further Modification stage is shown ~~struck through~~.

Text which would be removed from modifications made at Main Modification stage as a consequence of Further Modifications is shown ~~struck through in red~~.

The further modifications now arising are shown in red text with a new 'FM' reference number.

## Vision and Boroughwide Objectives

### FM1

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 29, Spatial vision. a. Para 4. MM2	Opportunities for development within settlement boundaries will be maximised but a planned release of a limited amount of land from the Green Belt will take place to meet the need for 4,734 dwellings up to year 10 which cannot be provided for within the existing towns and villages. <b>Around 1,800 additional dwellings will be required to meet the remaining need for the full plan period to 2036, which may require further Green Belt release.</b>	To clarify that further Green Belt release may be required.	None, as set out in paragraph 6.8 of the 2016 SA Report, the vision remains a high-level aspiration that seeks to deliver a large number of new homes. The SA already records a minor positive effect in relation to SA objective 5 (decent housing), and while the change would increase the number of homes the plan aims to deliver, the vision remains high level.
Page 30 Strategic Objective 1 MM2	To provide for the borough's development needs over the plan period, in a form which maintains the existing settlement patterns, protects areas of highest environmental value, prevents coalescence of our towns and villages and releases a limited amount of land from the Green Belt <b>to ensure that its boundaries will not need reviewing before 2032.</b>	Modification to reinstate the original text as the plan, as amended by the MMs, would provide sufficient housing land to meet the Borough's development needs to beyond 2032.	None, as the overall intention of the strategic objective has not changed.

## Sustainable Development

### FM2

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 33, Paragraph 4.4	<del>The Council estimates that between the start of the plan period and 2016/17, around 85% of the borough's new homes will be built on previously developed land. This is estimated to fall to around 60% between 2017/18 and 2021/22, and 25% between 2022/23 and 2031/32. Over the 19 year period from 2013-2032, this would mean that around 45% of new homes would be built on previously developed land. It is estimated that the comparable figure for the plan period</del>	Updated to reflect revised plan period and sites.	None, as this provides a factual update on housing and employment delivery on previously developed land since the start of the plan period, and is a change to



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	<del>for new employment floorspace will be around 60%. The Council estimates that between the start of the plan period in 2016/17 and 2022/23, around 95% of the borough's new homes will have been built on previously developed land. This is estimated to fall to around 38% between 2023/24 and 2035/36, based on sites and supply currently identified in this plan. Over the plan period this would mean that around 55% would be built on previously developed land. It is estimated that the comparable figure for the plan period for new employment floorspace will be around 60%</del>		the supporting text, rather than the policy itself.

How Much Growth

FM3

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 35/SP2; First bullet point MM3	Land which makes a valuable contribution to the local economy is designated as Employment Areas, as shown on the Policies Map. Over the plan period, provision will be made for a net increase of at least <del>59,000</del> 55,000 sq.m of new floorspace for industry, offices and warehousing. This will allow for a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace over the plan period, allowing for flexibility in the face of economic changes. Employment floorspace provision will include the strategic development sites at Marshmoor, Welham Green, and North West Hatfield, as set out on the Polices Map.	To reflect updated employment floorspace monitoring data at 1 Apr 2023.	None. The new floorspace for industry, offices and warehousing has been revised from to 59,000 sq m to 55,000 sq m. Although this represents a decrease in floorspace proposed (-4,000 sq m), this is not significant reduction. Therefore, the mixed significant positive and minor negative effect recorded against SA objective 6.1 (business and employment) remains. The original Policy SP2 resulted in a shortfall in floorspace and including 'at least' in the policy text continues to provides some mitigation.
Page 35/SP2; second bullet point	The examination has identified a Full Objectively Assessed Housing Need (FOAHN) for the borough of 15,200 dwellings between 2016 and 2036 (an average of 760 dwellings per annum). Between 1st April 2016 <del>and 31 March 2022, 2,731 dwellings have already been delivered and 613 dwellings are expected to be delivered in 2022/23 and 31st March 2023, 3,218 dwellings</del> have already been delivered. This plan has identified opportunities on specific sites in and	To reflect updated housing monitoring data at 1 Apr 2023 and impact on housing supply.	None. 13,400 homes will be delivered which is 8 more dwellings than previously included over the plan period. The SA already records a mixed significant

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MM3	<p>around the towns and excluded villages to facilitate the delivery of <del>9,209</del> 9,343 dwellings between 2023/24 and 2032/33 and <del>13,392</del> 13,400 dwellings over the plan period 2016-36. Opportunities to meet the remaining need will be the subject of an early review of the plan <del>to be submitted for examination within five years from adoption.</del></p> <p>The Council will undertake a review of the Local Plan, which will commence no later than one year after the adoption of the plan. An updated or replacement plan will be submitted for examination no later than three years after the date of adoption of the plan. In the event that this submission date is not adhered to, the policies in the Local Plan which are most important for determining planning applications for new dwellings will be deemed to be 'out of date' in accordance with paragraph 11 d) of the National Planning Policy Framework 2021.</p> <p>The review would be undertaken in the context of housing need, national policy, and other relevant circumstances at the time. The review will determine additional sites to be allocated to meet the requirement in future years and provides an opportunity to examine the plan's performance to that date. <del>Over the first 17 years of the plan from 2016/17 to 2032/33, opportunities for 12,553 dwellings have been identified, equating to an annual housing supply for this period of 738 dwellings per annum.</del></p>	<p>Partial deletion of MM3 to reflect removal of stepped target as supported by the Council's evidence base.</p>	<p>positive and minor negative effect in relation to SA objective 5 (decent housing) with uncertainty attached.</p>
Page 35 SP2; Third bullet point MM3	<p>Through the provision of a net increase of around <del>204</del> 200 bed-spaces for specialist (Use Class C2) residential or nursing care between 2016 and 2036.</p>	<p>Proposed in MM5 as 201 beds but now round to 200 to maintain consistency across the Plan</p>	<p>None, as the overall intention of the policy has not changed.</p>
Page 36/37 Paragraph 5.5 MM3	<p>Since submitting the Local Plan, it has become clear that extensive losses of floorspace through permitted development rights would make it difficult to deliver significant net additional floorspace. Furthermore, whilst the evidence base suggested that the Council should plan for significant employment growth, such an approach could result in an increase in 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 some provision for the expected growth in the working age population of the borough. This would ensure that there was provision for an appropriate number of jobs whilst not increasing commuting into the borough. 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 for B and E(g) classes. As a result, the Council forecasts that it would need to make provision for a net additional 85,268 square metres of B or E(g) class</p>	<p>To reflect updated employment floorspace supply at 1 Apr 2023 and impact on estimated shortfall.</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

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	<p>floorspace to the end of the plan period. However, due to constraints and losses of existing floorspace, this will not be possible and the Council estimates that there will be a shortfall of <del>around 30,000 26,479</del> square metres of floorspace over the plan period. However, without releases of land from the green belt, identified in this plan, this shortfall would be far more significant at <del>85,000 80,870</del> square metres. The vast majority of this additional floorspace will be provided within the designated employment sites or new mixed use sites.</p>		
<p>Page 37/38,            Paragraphs 5.8            and 5.9</p> <p>MM3</p>	<p>Housing completions prior to the plan's adoption <del>to 2022/23 total 3,344 3,218 dwellings</del>. Opportunities have been identified on specific developable sites in and around the towns and excluded villages to facilitate the delivery of <del>9,209 9,343</del> dwellings over the first ten years of the plan, following adoption anticipated in 2023/24. <del>Therefore, over the 17-year period between the start of the plan in 2016/17 and the end of the first ten years post adoption (2032/33), total identified supply amounts to 12,553 dwellings (an average of 738.4 dwellings per year).</del> A further 839 dwellings have been identified for years 11-13 (2033/34 to 35/36).</p> <p>Whilst this falls short of the Full Objectively Assessed Housing Need (FOAHN) of 15,200 dwellings over the full plan period 2016-36, an early review will consider additional sites to be allocated to meet the remaining requirement from year 11, and will provide an opportunity to examine the plan's performance to that date. The review will be undertaken in the context of housing need and national policy at that time. <del>and will be submitted within five years from adoption.</del></p> <p><del>The delivery of 738 dwellings per annum to 2032/33, still represents a significant uplift of 58% above the baseline demographic 'starting point' and would make an allowance to help improve both household formation rates among younger people and affordability. In line with the identified supply for this period, the housing target is set at 738 dpa over the 17 years 2016/17—2032/33.</del></p>	<p>To reflect updated housing monitoring data at 1 Apr 2023 and impact on housing supply.</p> <p>Partial deletion of MM3 to reflect removal of stepped target as supported by the Council's evidence base.</p>	<p>None, as this is a change to the supporting text, rather than the policy itself.</p>

Settlement Strategy and Green Belt Boundaries

FM4

Policy/Para No.	Proposed Further Modification					Reason	Implications for the SA
Page 44 Table 2 Distribution of housing growth MM4	Table 2 Distribution of Housing Growth					To reflect updated monitoring data at 1 Apr 2023 and impact on housing supply. Updating MM4.	None, as this is a change to the supporting text, rather than the policy itself.
	-	Completions 1 Apr 2016 – 31 Mar 2022	Commitments (1st Apr 2022)	Capacity from Allocations to 2036	Total 2016 -36		
	Welwyn Garden City	1,416	251	4,296	5,963		
	Hatfield	853	230	2,605	3,688		
	Woolmer Green	76	0	184	260		
	Oaklands & Mardley Heath	25	9	34	65		
	Welwyn	178	12	76	266		
	Digswell	12	20	0	32		
	Lemsford	0	0	0	0		
	Stanborough	17	2	0	19		
	Welham Green	12	1	316	329		
	Brookmans Park	54	20	452	526		
	Little Heath	6	0	98	104		
	Cuffley	52	9	335	396		
	Rural Areas	30	165	4	199		
	Sub-total	2,731	719	8,397	11,847		
Small Sites				16			
Windfall				1529			
Total				13,392			

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		Completions 1 Apr 2016 - 31 Mar 2023	Commitments (1st Apr 2023)	Capacity from Allocations to 2036	Total 2016- 36		
	Welwyn Garden City	1,682	336	4,040	6,058		
	Hatfield	1,028	193	2,485	3,706		
	Woolmer Green	76	0	184	260		
	Oaklands & Mardley Heath	27	7	31	65		
	Welwyn	185	11	76	272		
	Digswell	12	21	0	33		
	Lemsford	0	0	0	0		
	Stanborough	17	2	0	19		
	Rural North	6	29	0	35		
	Welham Green	12	9	316	337		
	Brookmans Park	63	12	452	527		
	Little Heath	6	0	98	104		
	Cuffley	55	14	335	404		
	Rural South	49	121	4	174		
	Sub- total	3,218	755	8,021	11,994		
	Small Sites				16		
	Windfall				1,390		
	Total				13,400		
Page 42, SP3; Small excluded villages and settlement	Small Excluded villages	Woolmer Green, Oaklands & Mardley	Villages excluded from (not in) the Green Belt, plus Little Heath which forms a northern extension of the town of Potters Bar in Hertsmere. These have a more limited range of employment opportunities and services than the large			To reflect deletion of SDS6.	None, as the overall intention of the policy has not changed, and this is a correction to bring the table in line with the policy.

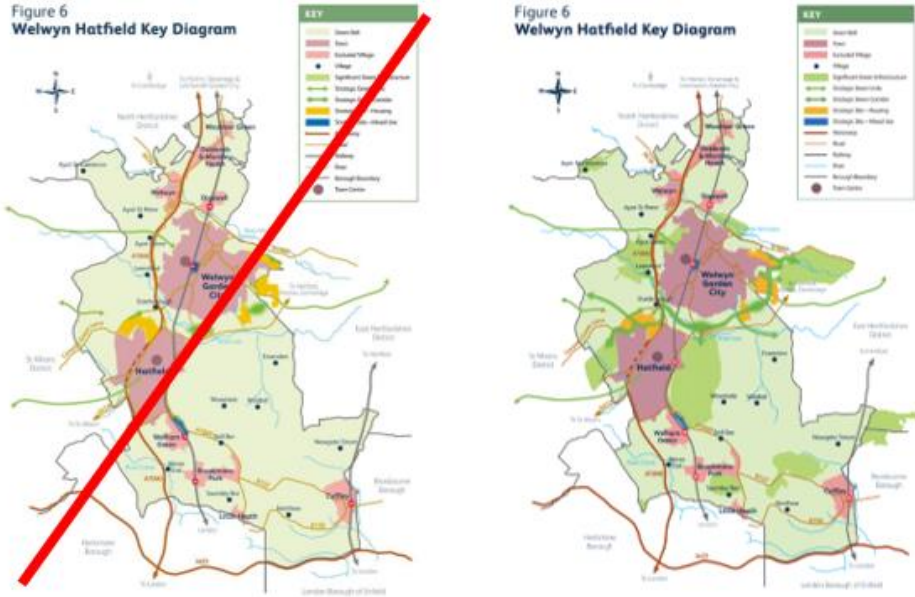


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	and settlement	Heath, Digswell, Little Heath, Symondshyde	<p>excluded villages. One village is directly served by rail services, with the others served by good bus services. Accessibility to the main road network is good. A secondary focus for a limited amount of new development where this is compatible with the scale and character of the village, and the maintenance of Green Belt boundaries.</p> <p><del>Symondshyde will be a new small village excluded from the Green Belt which will deliver a small service centre and a limited range of local employment opportunities, services and facilities.</del></p>		

FM5

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 46, Fig 6 (Key Diagram) MM5		Adding in Strategic Green Links as missing from MM5	None, because the SA does not assess figures separately.

**Centres, Services and Facilities**

FM6

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
MM8 (8.13)	"...the assessment of significance will relate to the impact that the loss of any A4 <b>Class E</b> floorspace would have on the vitality or viability of the town centre."	To reflect changes in the Use Classes Order	None, as this is a correction to the supporting text.

## Housing

### FM7

Policy/Para No.	Proposed Further Modification			Reason	Implications for the SA
MM10 Page 66 Policy SP7 Affordable Housing	<b>Location</b>	<b>On-site delivery target</b>	<b>Site threshold (27)</b>	To reflect the deletion of SDS6 and the change to the site threshold of 10 dwellings (as already consulted on under MM10)	None, as this is a correction to the table to bring it in line with previous changes; the overall intention of the policy has not changed.
	Hatfield (including SDS5/Hat1)	25%	<del>44</del> 10 new dwellings or a site of 0.5ha or more		
	Welwyn Garden City (including SDS1/WGC4, SDS2/WGC5, SDS3/Pea02b and SDS4/Pea02c)	30%	<del>44</del> 10 new dwellings or a site of 0.5ha or more		
	Excluded villages	35%	<del>44</del> 10 new dwellings or a site of 0.5ha or more		
	<del>Symondshyde – new village (SDS6/Hat15)</del>	<del>30%</del>	<del>N/A</del>		
	Re-development or re-use of Major Developed Sites or other previously developed sites in accessible locations compatible with Green Belt policy	30%	<del>44</del> 10 new dwellings or a site of 0.5ha or more		

### FM8

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 67, Policy SP 7, Self-build and Custom Housebuilding	On sites of 100 or more <del>non-flatted new</del> dwellings, 2% of serviced dwelling plots should be provided to contribute towards...	To clarify the application of the policy.	None, as the overall intention of the policy has not changed.

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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 72, para 9.21 Self-build and Custom Housebuilding	Self-build and custom housebuilding: The Council has a Self-Build and Custom Housebuilding Register <b>and</b> the demand for serviced plots will be monitored to inform the implementation of this policy <del>and</del> on allocated or windfall sites. Measures will be put in place, either through the use of planning conditions or planning obligations to <del>a proportion of</del> secure 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. <del>Where there is robust evidence of no realistic demand for plots, then with the agreement of the local planning authority, these may then be offered in the first instance to the Council, then a Registered Housing Provider for affordable housing. Only if the options listed above can not be met with the LPA allow the plots to build for the open market.</del> The Council recognises that there may be certain high density developments where all, or a very high proportion of, dwellings are proposed to be flats. In such circumstances, the policy requirement will be considered on a site-by-site basis in light of other relevant local plan policies and objectives for the site, together with any robust evidence presented by the applicant on the feasibility of including self-build or custom housebuilding plots as part of the overall design and layout of the site.	To clarify the implementation of self-build and custom housebuilding to better reflect the requirement in SP 7. Partial deletion of MM12.	None, as this is a change to the supporting text, rather than the policy itself.

FM9

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 67 Policy SP 7 Accessible and Adaptable Dwellings	Deletion of MM12 with the section on relating to Part M4(3) reverting back requirements as within the submitted draft Local Plan.  Accessible and Adaptable dwellings: At least <del>30%</del> 20% 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. <del>This proportion may be varied where dwellings are proposed to meet Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended). In addition, 1.5% of all new dwellings on sites involving 50 or more new dwellings will be required to meet Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended).</del>	To comply with viability evidence currently held in the evidence base for the Emerging Local Plan.	None. The revised text reverts the policy back to what was appraised in the 2016 SA Report. Within the 2016 SA Report, minor positive effects were recognised for SA objective 1.1 (reducing health inequalities) and therefore, there is not likely to be a change to the overall score.

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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Paragraph 9.9 Accessible and adaptable dwellings	Around 14% of the borough's population have a long-term health problem or disability that affects their day to day activities <sup>1</sup> and just under 29% of households contain either one person or two or more persons with a long-term health problem or disability <sup>2</sup> .	The Main Modification proposed in 2023 (MM15) to this policy is no longer being proposed.	None, as this is a change to the supporting text, rather than the policy itself.

<sup>1</sup> Census 2011 ONS Neighbourhood Statistics QS303EW

<sup>2</sup> [Table DC1301EW \(Census 2011\)](#)



FM10

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA																																																																																
Page 73 Table 6 Gypsy and Traveller Sites and pitch provision MM19	<p><b>Revised Table 6 - Gypsy and Traveller Sites and pitch provision</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Site</th> <th rowspan="2">Site Ref</th> <th colspan="3">Number of pitches provided</th> <th rowspan="2">Total</th> </tr> <tr> <th>By 2022</th> <th>2017-2027</th> <th>2027-2032</th> </tr> </thead> <tbody> <tr> <td>Foxes Lane, Welham Green (extension to existing site)</td> <td>HS35 (GLAA01)</td> <td>12</td> <td>-</td> <td>-</td> <td>12</td> </tr> <tr> <td>Marshmoor Lane, Welham Green</td> <td>GLAA03</td> <td>1</td> <td>-</td> <td>-</td> <td>1</td> </tr> <tr> <td>Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)</td> <td>HS32 (GLAA04)</td> <td>6</td> <td>-</td> <td>-</td> <td>6</td> </tr> <tr> <td>North West Hatfield</td> <td>SDS5 (Hat1)</td> <td>0</td> <td>8</td> <td>7</td> <td>14<del>5</del></td> </tr> <tr> <td>Barbaraville, Mill Green (extension to existing site, <i>in-part to meet need from this site and in-part an off-site contribution for SDS6/Hat15</i>)</td> <td>HS33 (GLAA08)</td> <td>0</td> <td>4</td> <td>0</td> <td>4</td> </tr> <tr> <td>Goopers Green Lane (off-site contribution for site SDS6 (Hat15))</td> <td>HS34 (GLAA09)</td> <td>0</td> <td>6</td> <td>4</td> <td>10</td> </tr> <tr> <td>North East Welwyn Garden City</td> <td>SDS1 (WGC4)</td> <td>-</td> <td>3<del>6</del></td> <td>3<del>6</del></td> <td>6<del>12</del></td> </tr> <tr> <td>South East Welwyn Garden City</td> <td>SDS2 (WGC5)</td> <td>-</td> <td>6</td> <td>5</td> <td>11</td> </tr> <tr> <td></td> <td></td> <td>19</td> <td>23<del>24</del></td> <td>19<del>18</del></td> <td>61</td> </tr> </tbody> </table> <p>Table 6 – Gypsy &amp; Traveller Sites and Pitch Provision</p> <table border="1"> <thead> <tr> <th rowspan="2">Site</th> <th rowspan="2">Site Ref</th> <th colspan="2">Number of pitches provided</th> <th rowspan="2">Total</th> </tr> <tr> <th>2022-2027</th> <th>2027-2032</th> </tr> </thead> <tbody> <tr> <td>Foxes Lane, Welham Green (extension to existing site)</td> <td>HS35 (GLAA01)</td> <td>12</td> <td></td> <td>12</td> </tr> <tr> <td>Marshmoor Lane, Welham Green</td> <td>GLAA03</td> <td></td> <td>1</td> <td>1</td> </tr> </tbody> </table>	Site	Site Ref	Number of pitches provided			Total	By 2022	2017-2027	2027-2032	Foxes Lane, Welham Green (extension to existing site)	HS35 (GLAA01)	12	-	-	12	Marshmoor Lane, Welham Green	GLAA03	1	-	-	1	Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)	HS32 (GLAA04)	6	-	-	6	North West Hatfield	SDS5 (Hat1)	0	8	7	14 <del>5</del>	Barbaraville, Mill Green (extension to existing site, <i>in-part to meet need from this site and in-part an off-site contribution for SDS6/Hat15</i> )	HS33 (GLAA08)	0	4	0	4	Goopers Green Lane (off-site contribution for site SDS6 (Hat15))	HS34 (GLAA09)	0	6	4	10	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			19	23 <del>24</del>	19 <del>18</del>	61	Site	Site Ref	Number of pitches provided		Total	2022-2027	2027-2032	Foxes Lane, Welham Green (extension to existing site)	HS35 (GLAA01)	12		12	Marshmoor Lane, Welham Green	GLAA03		1	1	To reflect the change to the number of pitches at SDS5 for 2017-2027. And to clarify the reason for the provision of pitches at Barbaraville.	<p>None, as this is a change to the supporting text, rather than the policy itself.</p> <p>The total provision has remained the same and therefore, changes to the table does not have any implications for the SA.</p>
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	Four Oaks, Oaklands and Mardley Heath (additional pitches on existing site)	HS32 (GTLAA04)	6		6		
	North West Hatfield	SDS5 (Hat1)	8	7	15		
	Barbaraville, Mill Green (extension to existing site, in-part to meet need from this site and in-part an off-site contribution for SDS5 (Hat1))	HS33 (GTLAA08)	4		4		
	North East Welwyn Garden City	SDS1 (WGC4)	6	6	12		
	South East Welwyn Garden City	SDS2 (WGC5)	6	5	11		
	<b>Total</b>		<b>42</b>	<b>19</b>	<b>61</b>		

## Economy

### FM11

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 77 Para 10.4	EA10 London Road, Woolmer Green provides a substantial area of employment in a relatively rural setting, <b>including an area currently undeveloped which may enable future expansion or a new business to locate</b>	Clarification that some of the land was not yet developed.	None, as this is a change to the supporting text, rather than the policy itself.
Page 77 Paragraph 10.4	<del>In accordance with the Broadwater Road West Supplementary Planning Document, taking into account the extension of the BioPark building, 17,650 sqm of new Class 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).</del>	Although the loss of the Biopark site to residential had been accounted for in the text and in overall calculations on employment provision within the	None, as this is a correction to the supporting text, rather than the policy itself.

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	At Broadwater Road West (SDS3), at least 5,800 square metres of Class E(g) employment floorspace will be provided in addition to that which was already provided on the site as at 1 <sup>st</sup> April 2016.	plan, it had not been removed from the wording in this section.	
Page 78, Paragraph 10.7 MM20	<p>For the reasons set out in <b>Chapter 5</b>, the Council <b>sought to make provision for the growth in the working age population over the plan period.</b></p> <p>Notwithstanding the gains in floorspace that will accrue from the mixed use designation (including Class E(g) employment) at Marshmoor and Broadwater Road West, losses of office floorspace that have taken place since 2016 and the losses that are likely to occur in the future mean that the supply of Class B and Class E(g) floorspace the Council is planning for is about 30,000 <del>26,479</del> square metres short of the 85,000 <del>85,268</del> square metres identified <del>recommended</del> in the most recent analysis, 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 and without this the shortfall would increase by a further 54,400 square metres <del>to 80,879 square metres</del>. 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>	To reflect updated employment floorspace supply at 1 Apr 2023 and impact on estimated shortfall.	None, as this is a change to the supporting text, rather than the policy itself.

### Quality of New Development

#### FM12

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 82 SP9; new section at the end of the policy MM22	<p>Masterplans will be required in the following circumstances.</p> <ul style="list-style-type: none"> <li>Proposals for 500 or more dwellings; <b>or</b></li> <li>Large scale <sup>(1)</sup> mixed use proposals; <b>or</b></li> <li>Proposals related to major development (as defined by the NPPF) in the Green Belt; <b>or</b></li> <li>Sites where there are <b>potentially</b> complex or sensitive issues such as listed buildings, conservation areas or heritage assets, <b>including those</b> with archaeological interest; <b>or</b></li> </ul>	To give greater clarity over when the policy will apply, and to ensure that it is as robust as possible.	None, as the overall intention of the policy remains.

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	<ul style="list-style-type: none"> <li>• <del>S</del>Sites in multiple land ownership, where coordination between parties will be required to ensure the delivery of a high quality, coherent development; or</li> <li>• <del>M</del>Mixed-use sites where consideration needs to be given to their integration into the surrounding area.</li> </ul>		
Page 83 Para 11.4 an additional sentence to be added before the final sentence	SP 9 together with SADM 11 and SADM 12 will help achieve these aims by focusing upon those design elements which are integral to the function and aesthetic of buildings and places. Buildings should have a positive relationship with relevant heritage assets and their setting and the historic character that contributes to the area's distinctiveness. Together these policies will contribute to the delivery of strategic objectives 3, 4, 5, 6, 8 and 9.	To clarify the potential impact on heritage assets from taller buildings.	None, as this is a change to the supporting text, rather than the policy itself.

FM13

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 88 SADM12; criterion iii	Appropriate provision should also be made within new residential, employment and leisure related development. The Council will bring forward more detailed policy on electric vehicle charging provision requirements in developments at an early opportunity.	To clarify that further specific policy on electric vehicle charging infrastructure will be set out in a separate policy document.	None, as the overall intention of the policy remains.

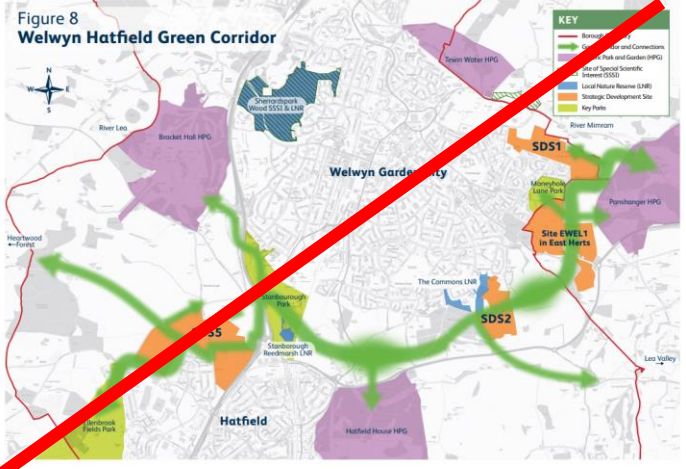
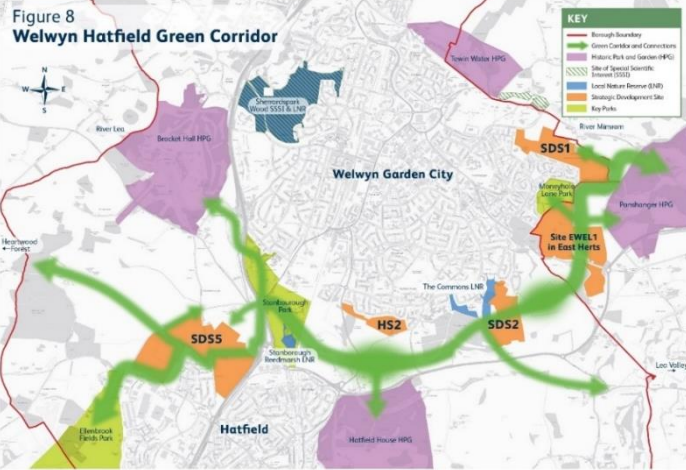
Environmental Assets

FM14

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 105 Figure 8 MM25	Figure 8. Green Corridor Strategy Diagram amended to include site HS2 as missed off the MM25	Inclusion of site HS2	None, because the SA does not assess figures separately.

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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
	<p>Figure 8  <b>Welwyn Hatfield Green Corridor</b></p>  <p>Figure 8  <b>Welwyn Hatfield Green Corridor</b></p> 		



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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 104 SP 12; Para 2	To ensure beneficial results for biodiversity and habitat creation, Hertfordshire's Ecological Networks Mapping should be used (where appropriate) <b>and, once available, the Local Nature Recovery Strategy</b> , to inform the location and nature of green infrastructure provision.	To reflect the future introduction of local nature recovery strategies as introduced by the Environment Act 2021.	None, as the overall intention of the policy remains.
Page 106 New Paragraph after 12.32	New paragraph: <b>Hertfordshire Ecological Network Mapping uses habitat inventory and other data to generate potential habitat network maps, identifying how habitats are spatially related to each other and where the highest priorities are for expanding them and linking them together. They can also act as an alert to where the greatest sensitivities are likely to be in relation to the protection and enhancement of ecological networks, and where there is greatest potential for biodiversity gains from development. Local Nature Recovery Strategies are a new system of spatial strategies for nature and environmental improvement required by law, which must agree priorities for nature's recovery, map the most valuable existing areas for nature, and map specific proposals for creating or improving habitat for nature and wider environmental goals.</b>	To explain the use of existing habitat network mapping and forthcoming local nature recovery strategies.	None, as this is a change to the supporting text, rather than the policy itself.

FM15

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 112 SADM 16, criterion i	Proposals will be expected to maintain, protect, <del>and wherever possible</del> <b>conserve and enhance biodiversity, the structure and function of ecological networks and the ecological status of water bodies. All developments<sup>3</sup> will be required to deliver a measurable biodiversity net gain of at least 10%.</b>	In conformity with the NPPF, the Environment Act 2021 and Natural Environment and Rural Communities Act 2006.	None. Although the revised text is an improvement to the policy in terms of enhancing biodiversity and requiring biodiversity net gain, Policy SADM 16 already scores significant positive effect in relation to SA objective 4.6 (biodiversity).
Page 113, New paragraph after 12.32	New paragraph: <b>Consistent with the National Planning Policy Framework, plans should identify and pursue opportunities for securing measurable net gains for biodiversity. Opportunities to improve biodiversity should be integrated as part of the design of proposals, especially where this can secure measurable net gains for biodiversity. The policy requirement for biodiversity net gain of at least 10% reflects the mandatory requirement set</b>	To give justification for the above policy changes in the context of National Planning Policy and the Environment Act 2021.	None, as this is a change to the supporting text, rather than the policy itself.

<sup>3</sup> [As set out in Environment Act 2021](#)

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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
	out in legislation, and will be applied to development within scope, with reference to legislation and guidance on this matter. The net gain shall be calculated using the most up to date Biodiversity Metric (or where appropriate, the Small Sites Metric), as hosted by Natural England.		

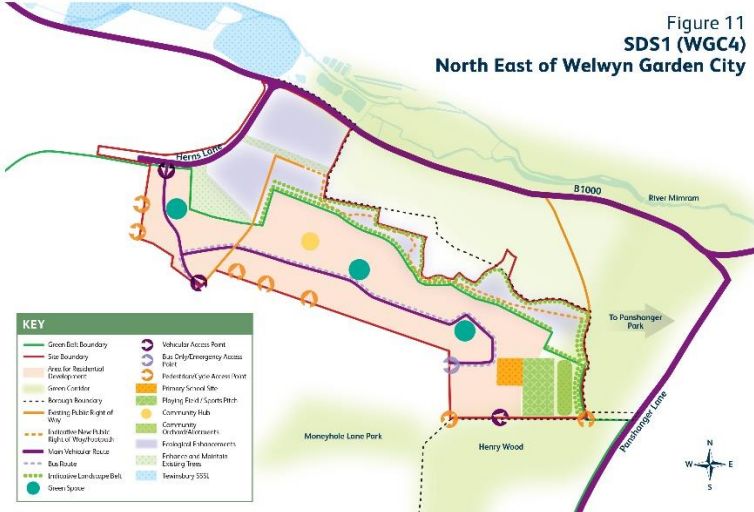
Welwyn Garden City

FM16

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 144 SP17, vii MM37	At least <del>17,000</del> 5,800 square metres of Class <del>B1</del> <b>E(g)</b> employment floorspace will be provided in addition to that which was already provided on the site as at 1 <sup>st</sup> April 2016.	To correct an error in MM37. Although the loss of the Biopark site to residential had been accounted for in the text and in overall calculations on employment provision within the plan, it had not been removed from the wording of this part of the policy.	None. The change is to correct an error.

FM17

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
<p>Page 149            MM38            Figure 11</p>		<p>To correct an error in the MM38. An incorrectly formatted figure 11 was introduced as a MM in MM38. This FM introduces a correctly updated and formatted version of Figure 11 (including Tewinbury SSSI and additional important features).</p>	<p>None, because the SA does not assess figures separately.</p>

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
	<p style="text-align: center;"><b>Figure 11            SDS1 (WGC4)            North East of Welwyn Garden City</b></p>  <p><b>KEY</b></p> <ul style="list-style-type: none"> <li>Green Belt Boundary</li> <li>Site Boundary</li> <li>Area for Residential Development</li> <li>Green Corridor</li> <li>Recreation Boundary</li> <li>Existing Public Right of Way</li> <li>Envelopes New Public Right of Way/Proposed</li> <li>Non-Vehicular Route</li> <li>Bus Route</li> <li>Inclusive Landscape Belt</li> <li>Green Space</li> <li>Vehicular Access Point</li> <li>Bus Only/Emergency Access Point</li> <li>Footpath/Other Access Point</li> <li>Recreation Site</li> <li>Playing Field / Sports Pitch</li> <li>Community Hub</li> <li>Community Facilities/Reservoirs</li> <li>Ecological Features/Reservoirs</li> <li>Envelopes and Mainstem Existing Trees</li> <li>Streamway SSSI</li> </ul>		

FM18

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
<p>Page 150            SP19            Second bullet point            MM39</p>	<p>In accordance with the relevant Local/District Plan policies the site will provide:</p> <p><del>b) A serviced site To clarify the policy requirement for Gypsies and Travellers, which should deliver a total of 15 pitches (4 pitches for East Herts' and 11 pitches for Welwyn Hatfield's needs) to contribute towards the needs of both authorities, the location should be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of both authorities;</del></p> <p>b) two serviced sites for Gypsies and Travellers (4 pitches to be delivered in East Herts and 11 pitches to be delivered in Welwyn Hatfield) to contribute towards meeting the local needs</p>	<p>To clarify the current agreed position with East Herts District Council and reflect evidence emerging from the Masterplanning Process that provision of 2 separate sites, one in WH Borough and one in East Herts if preferable to a single larger site.</p>	<p>None, as the overall intention of the policy remains.</p>

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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
	of both authorities, the locations to be determined through the Masterplanning process, taking into account the latest Accommodation Needs evidence of each authority;		

## Hatfield

### FM19

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 171 SP22 Eight bullet point MM45	Suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including to address impact on Coopers Green Lane, Green Lanes, the A1001 and locations at or around Junction 4 of the A1(m). <del>Off-site highway works required in connection with development of this site may include new or improved cycle and pedestrian footbridge or underpass facilities above or below the A1(M), to improve connectivity by active travel modes to the rest of Hatfield, particularly in the direction of the town centre and railway station.</del> Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge or underpass facilities above or below the A1(M).	To reflect the requirements of the Local Highways Authority / Hertfordshire County Council.	None, as the overall intention of the policy remains.

## Welham Green

### FM20

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 183 SP23 MM50	Modification to proposed (MM50) new second paragraph, original second paragraph to become third  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. <del>It is intended that this site will primarily be for employment and that the accommodation will form part of the offer of the site to business users, helping them to attract skilled employees and thereby assisting in bringing jobs to this site at an early date. To ensure that this link is retained, the accommodation requirement will be secured</del> through a planning condition or a legal agreement. Once completed, all new	To clarify that the residential aspect of the site will be linked to the employment, and will be intended to help make the site attractive to business.	None, as the overall intention of the policy remains.



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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
	Class E(g) development on SDS7 will be afforded the same policy protection as that provided by Policy SADM10.		

**Brookmans Park**

**FM21**

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 189 HS22 New Site Specific Considerations	Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge over the railway line.	To reflect the requirements of the Local Highways Authority / Hertfordshire County Council.	Enhancing pedestrian and cyclist footbridge, will add to the positive effects already recognised for SA objective 4.2 (reduce greenhouse gas emissions from transport) and SA Objective 4.3 (avoid and reduce air pollution) for site HS22, but will not change the overall SA findings.

**Cuffley**

**FM22**

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA				
Page 193 Table 17	<table border="1"> <tr> <td>Site</td> <td>Site-specific considerations</td> </tr> <tr> <td>HS27 (Cuf1)</td> <td><b>As appropriate, contribute to highway improvement proposals within and around Cuffley, and as required improvements to the junction of the Meadway with Station Road</b></td> </tr> </table>	Site	Site-specific considerations	HS27 (Cuf1)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley, and as required improvements to the junction of the Meadway with Station Road</b>	To reflect the potential need for a package of measures to provided highway infrastructure improvements within and around the settlement	None, as this is a change to the supporting text, rather than the policy itself.
Site	Site-specific considerations						
HS27 (Cuf1)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley, and as required improvements to the junction of the Meadway with Station Road</b>						

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA						
	<table border="1"> <tr> <td>HS28 (Cuf6)</td> <td><b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b></td> </tr> <tr> <td>HS29 (Cuf12)</td> <td><b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b></td> </tr> <tr> <td>HS30 (Cuf7)</td> <td><b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b></td> </tr> </table>	HS28 (Cuf6)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b>	HS29 (Cuf12)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b>	HS30 (Cuf7)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b>		
HS28 (Cuf6)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b>								
HS29 (Cuf12)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b>								
HS30 (Cuf7)	<b>As appropriate, contribute to highway improvement proposals within and around Cuffley</b>								

### Implementation and Monitoring

#### FM23

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 209, Paragraph 27.10	The Planning Obligations SPD (2012) sets out the Council's approach in seeking and entering into planning obligations for a range of purposes, and the level of contributions sought towards mitigating the environmental and social impacts of new development. The document recognises that a review of the Council's approach will be necessary to reflect the impact of the pooling restrictions contained in the Community Infrastructure Levy (CIL) Regulations (2010) on planning obligation payments. <del>This review will be undertaken alongside preparation to introduce a charging schedule for CIL following adoption of the Local Plan in late 2017 or early 2018. The Council intends to consult on a preliminary draft charging schedule in late 2016 or early 2017.</del> The Council's Preliminary Draft Charging Schedule was published in spring 2017 and was consulted upon in May - June 2017. The consultation informed the production of the Draft Charging Schedule (DCS), which was subject to an eight week public consultation running from September - November 2020. Although Welwyn Hatfield's CIL has not progressed as originally envisaged, the Council still intends to move to an adopted charging schedule as soon as possible. Once CIL has been adopted the Planning Obligations SPD will be updated.	To reflect updated progress on CIL.	None, as this is a change to the supporting text, rather than the policy itself.
Page 211, paragraph 27.27	...during its lifetime to <del>2032</del> <b>2036</b> , making monitoring a crucial part of the plan's implementation.	To reflect change to the plan end date.	None, as this is a change to the supporting text, rather than the policy itself.

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Page 213, paragraph 27.33	The Plan contains <del>some 63 policies</del> – 26 Strategic Policies (SPs) <b>as well as</b> and 37 Site Allocation and Development Management (SADM) Policies. The AMR will monitor how frequently each of these policies is used when determining planning applications, and when the Council's decisions on planning applications are appealed (Indicators LP1 and LP2).	Remove references to specific number of policies.	None, as this is a change to the supporting text, rather than the policy itself.
Page 214, Table 19/SP1 Delivering Sustainable Development – HO3	<del>After</del> <b>Before</b> adoption: <del>60%</del> <b>95%</b> of new homes (gross) on previously developed land After adoption: <del>25%</del> <b>38%</b> of new homes (gross) on previously developed land Whole plan period: <del>45%</del> <b>55%</b> of new homes (gross) on previously developed land	Correction. Updated to reflect site revisions/newly added sites.	None. This is a correction to the Implementation and Monitoring targets table.
Page 214, Table 19/SP2 Targets for Growth– CS1	2016/17 to 2025/26: 12,500sqm (net of new retail floorspace) 2016/17 to 2025/26: 15-20% of new town centre comparison floorspace to be in class A3 to A5 uses <b>This will be kept under review, reflecting long term uncertainties of the impact of the COVID-19 pandemic on retail and town centres.</b>	Additional clarification	None, as the change relates to the Implementation and Monitoring targets.
Page 214, Table 19/SP2 Targets for Growth– HO1	<del>2013/14 to 2021/22: Delivery of 498 new homes (net) per annum</del> <del>2022/23 to 2031/32: Delivery 752 new homes (net) per annum</del> Whole plan period: Delivery of <del>12,000</del> <b>15,200</b> new homes (net)	To reflect updated housing target.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 214, Table 19/SP2 Targets for Growth– EC1	Whole plan period: <del>416,400sqm</del> <b>55,000sqm</b> (net) of new employment floorspace	To reflect latest figures on supply.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 214, Table 19/SADM1 Windfall Development – HO2	2020/21 to 2026/27: Delivery of at least 70 new homes (net) as windfall per annum. 2027/28 to 2031/32: Delivery of at least 140 new homes (net) as windfall per annum. Whole Plan period: Delivery of at least 125 new homes (net) as windfall within Hatfield Town Centre Whole Plan period: Delivery of at least 1,315 new homes (net) as windfall.	To reflect updated windfall allowance following stage 9 hearing sessions and updated monitoring data at 1 Apr 2023.	None, as this is a correction to the Implementation and Monitoring targets table.

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Sustainability Appraisal of Welwyn Hatfield Local Plan  
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Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
	<p><del>2026/27 – 2035/36: Delivery of at least 139 new homes (net) as windfall per annum</del></p> <p>Whole Plan Period: Delivery of 1,390 new homes (net) as windfall</p>		
Page 215, Table 19/SADM5 Development outside Designated Centres	<p><del>SADM4</del> SADM5</p> <p>Ongoing: Retention of at least 70% of <b>Class E retail uses considered appropriate in town centres</b> A1 frontage (by length) within town centre primary frontages</p> <p>Ongoing: Retention of at least 30% of <b>Class E retail uses considered appropriate in town centres</b> A1 frontage (by length) within town centre secondary frontages</p> <p>Ongoing: Retention of at least 50% of <b>Class E retail uses considered appropriate in town centres</b> A1 frontage (by number of units) within neighbourhood and village centres</p>	<p>Correction.</p> <p>To reflect change in use classes.</p>	None, as this is a correction to the Implementation and Monitoring targets table. .
Page 215, Table 19/SP7 Type and mix of housing – HO9	<p><del>Whole plan period: Delivery of at least 330 new care home bedrooms</del></p> <p>Whole plan period: Delivery of at least 200 new care home bedrooms.</p>	To reflect updated target following the release of the 2018-based projections.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 217, Table 19/SP17 Mixed-Use Development Site at Broadwater Road West	<p><del>SDS3/4</del> SDS3 (Pea102, Pea02b and Pea02c)</p> <p>Whole plan period: Delivery of development in accordance with the principles in the Broadwater Road West SPD but now to incorporate:</p> <p>At least <del>1,230</del> 1,863 new homes across Pea102, Pea02b and Pea02c</p> <p>At least 5,800sqm(net) <del>17,650sqm</del> (net) new Class <del>B4</del> E(g) employment floorspace</p> <ul style="list-style-type: none"> <li>■ No more than 600sqm new <del>A4</del> convenience retail floorspace</li> <li>■ A new hotel</li> <li>■ A new GP surgery</li> <li>■ New community use floorspace</li> <li>■ 0.8ha of new urban space per 1,000 estimated residents</li> </ul>	To reflect updated policy and addition of Pea102 (BioPark).	None - this is a correction to the Implementation and Monitoring targets table.

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	<ul style="list-style-type: none"> <li>■ No significant loss to any of the heritage assets on the site, nor harm to their character and setting</li> <li>■ Generation of at least 10% of the site's energy need through renewable sources</li> <li>■ Improvements to public realm and traffic calming along Broadwater Road</li> <li>■ Improvements to bus services serving the site</li> <li>■ Improvements to the footbridge between the site and the town centre</li> <li>■ Delivery of additional off-site primary school capacity to support development</li> </ul> <p><del>*209 of these have already been delivered on a part of the site</del></p>		
Page 217, Table 19/SP18 North East of Welwyn Garden City – SDS1	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> <li>■ At least <del>650</del> 870 new homes</li> <li>■ A proportion of new homes being self-build plots</li> <li>■ <del>6</del> 12 new serviced Gypsy and Traveller pitches</li> </ul> <p>A new <del>small</del> convenience shop at an accessible location within the site</p>	To reflect updated policy.	None - this is a correction to the Implementation and Monitoring targets table.
Page 218, Table 19/SP19 South East of Welwyn Garden City SDS2	<p>After Adoption: Delivery of development which within the wider boundary of Welwyn Hatfield* incorporates:</p> <ul style="list-style-type: none"> <li>■ At least <del>1,200</del> 600 new homes</li> </ul>	To reflect updated policy.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 218, Table 19/SADM22 Development within Hatfield Town Centre Core Retail Zone	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> <li>■ 1,200sqm (net) new <del>retail</del> E(a) and/or E(b) floorspace</li> <li>■ At least <del>66</del> 71 (net) new homes</li> </ul>	To reflect updated policy.	None, as this is a correction to the Implementation and Monitoring targets table.

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Page 218, Table 19/SADM25 – High View Neighbourhood Centre MUS3	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> <li>■ The re-provision of at least an equivalent amount of retail floorspace to that which currently exists within the centre</li> <li>■ At least <del>87</del> 140 (net) new homes</li> </ul>	To reflect updated policy.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 219, Table 19/SP22 North West Hatfield SDS5	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> <li>■ At least <del>1,650</del> 1,750 new homes</li> <li>■ A proportion of new homes being self-build plots</li> <li>■ 15 new Gypsy and Traveller pitches with 4(net) being delivered off-site at HS33 (GTLAA08)</li> <li>■ <del>At least 14,000sqm of new B-use employment floorspace</del> An employment area in an accessible location</li> <li>■ A new small Neighbourhood Centre at an accessible location within the site</li> <li>■ A new secondary school and playing fields for dual use by the community</li> <li>■ Provision for <del>four</del> three forms of entry at primary school level, including provision of a nursery and childrens centre</li> </ul>	To reflect updated policy.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 219, Table 19/SP23 Marshmoor Policy Area SDS7	<p>After adoption: Delivery of development in accordance with a Supplementary Planning Document which will be prepared for the Marshmoor area. This will incorporate:</p> <p>The delivery of a major new employment area for <del>Class B1 uses (currently envisaged to be 40,000sqm new floorspace)</del> class E(g) uses (currently envisaged to be 40,500sqm of new employment floorspace).</p> <p>The delivery of a limited amount of new housing development (currently envisaged to be 80 new homes). The delivery of 100 new class C3 dwellings.</p>	To reflect updated policy.	None, as this is a correction to the Implementation and Monitoring targets table.
Page 220, Table 19/SP24 – New Village –	<p>After adoption: Delivery of development which incorporates:</p> <ul style="list-style-type: none"> <li>● At least 1,130 new homes</li> </ul>	To reflect deletion of policy.	None. The policy has been deleted.

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Symondshyde SDS6	<ul style="list-style-type: none"> <li>● <del>A proportion of new homes being self build plots</del></li> <li>● <del>10 new Gypsy and Traveller pitches, delivered off site at site HS34 (GTLAA09)</del></li> <li>● <del>A new Small Village Centre at an accessible location within the site</del></li> <li>● <del>A new two form entry primary school and playing fields for dual use by the community</del></li> <li>● <del>A new community centre</del></li> <li>● <del>The provision of infrastructure for and contributions towards the introduction of bus services to serve the new settlement</del></li> <li>● <del>New pedestrian links and cycle paths to connect the new SP-24 settlement to the surrounding area Symondshyde</del></li> <li>● <del>Highway mitigation measures to support development, specifically along Hammonds Lane/Symondshyde Lane, Coopers Green Lane, around Stanborough, and around J4 of the A1(M)</del></li> <li>● <del>Necessary utilities improvements to support development</del></li> <li>● <del>New formal and informal open space including play areas, sports pitches, allotments, community gardens and rights of way as part of the proposed Green Corridor</del></li> <li>● <del>Habitat mitigation, protection and enhancement as part of the proposed Green Corridor</del></li> </ul> <p><del>A design which protects and enhances nearby heritage assets, in particular the Grade II listed Symondshyde Farm House</del></p>		
Page 225, Table 20/Chapter 9: Site Specific Monitoring	<p><del>SDS6</del></p> <p><del>Delivery of a new village at Symondshyde</del></p> <p><del>Local Plan</del></p> <p><del>SP-24</del></p> <p><del>None specific</del></p>	To reflect deletion of policy.	None.



Appendices: Housing and employment floorspace trajectories

FM24

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA
Page 225, Figure 17 – Housing Trajectory		To reflect the updated housing supply and delivery estimates.	None. The SA does not assess figures separately.

See revised figure 17 below.

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Figure 17 – Housing Trajectory

Supply Source	Plan period actual/estimated housing delivery by year															Total plan period
	Pre-adoption		Years 1-5					Years 6-10					Years 11-13			
	2016/17 - 2021/22	2022/23	1 2023/24	2 2024/25	3 2025/26	4 2026/27	5 2027/28	6 2028/29	7 2029/30	8 2030/31	9 2031/32	10 2032/33	11 2033/34	12 2034/35	13 2035/36	
<b>Completions (16/17-21/22)</b>	<b>2,731</b>															<b>2,731</b>
<b>Commitments</b>		<b>112</b>	<b>113</b>	<b>353</b>	<b>288</b>			<b>1</b>								<b>867</b>
<b>Windfall</b>						<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>1,390</b>
<b>Small Sites</b>			<b>3</b>	<b>5</b>							<b>8</b>					<b>16</b>
WGC4/4a (SDS1) - North east of WGC				150	150	162	150	140	120							872
WGC5 (SDS2) - South east of WGC					100	150	150	100	100							600
Pea02b (SDS3) - Broadwater Road West (N), WGC		208		100	226	226	235	138	135	135						1,403
Pea02c (SDS3) - Broadwater Road West (SW) - Pall Mall, WGC											95	76				171
Pea102 (SDS3) - Bio Park, Broadwater Rd, WGC					144	145										289
WGC1 (HS2) - Creswick, WGC				70	90	90	90									340
Pea08 (HS3) - 80 Bridge Road East, WGC								16	16							32
Hal03 (HS4) - Ratcliff Tail Lift Site, WGC		47	11													58
Hol19 (HS5) - Hyde Valley House, Hyde Valley, WGC			13													13
Han91 (HS6) - Land at Gosling Sports Park, WGC									50	50						100
Han40 (HS7) - WGC Town Centre North, WGC								33	34	33						100
Pea24 (HS8) - St Michaels House, Holwell Road, WGC												11	11			22
Han40a (HS12) - Town Centre North- Campus East, WGC				50	100	100										250
Pea104 (HS31) - YMCA, 90 Peartree Lane, WGC			29													29
Hol23 (HS34) - Neighbourhood Centre, Hollybush Lane, WGC										16						16
Hat1 (SDS5) - North West Hatfield, Hatfield					100	150	150	200	200	200	200	150	150	150	100	1,750
HC100b (HS36) - 1-9 Town Centre, Hatfield			71													71
HW100 (HS37) - High view (Hilltop) SPD Site, Hatfield		120	20													140
HE80 (HS9) - Land at Onslow St Audrey's School, Hatfield			43	43												86
HS31 (HS10) - Garages at Hollyfield, Hatfield			8													8
Hat11 (HS11) - Land at Southway, Hatfield				40	40	40										120
HS91 (HS13) - Land S of Filbert Close, Hatfield			39													39
HE23 (HS14) - L Kahn Manufacturing, Wellfield Road, Hatfield										31	31					62
HC11 (HS38) - Meridian House, The Common, Hatfield					11											11
HE17 (HS39) - Link Drive (Site F), Hatfield				80												80
HC08 (HS40) - Lemsford Road (Site H) , Hatfield						16	16									32
HSW92 (HS41) - Minster Close, Hatfield			91													91
HSW94 (HS42) - College Lane, Hatfield								30	40	45						115

Continued on the next page.

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Supply Source	Plan period actual/estimated housing delivery by year															Total plan period
	Pre-adoption		Years 1-5					Years 6-10					Years 11-13			
	2016/17 - 2021/22	2022/23	1 2023/24	2 2024/25	3 2025/26	4 2026/27	5 2027/28	6 2028/29	7 2029/30	8 2030/31	9 2031/32	10 2032/33	11 2033/34	12 2034/35	13 2035/36	
WGr1 (HS15) - Land east of London Road, Woolmer Gr					30	60	60									150
WE100 (HS43) - 51-53 London Road, Woolmer Gr								34								34
OMH8 (HS16) - 2 Great North Road, O&MH								5								5
OMH5 (HS17) - Land rear of 2a-12 Great North Road, O&MH								20								20
GTAA04 (HS32) - Four Oaks, Gt North Rd, O&MH			6													6
Wel11 (HS18) - The Vineyards, Welwyn					30											30
Wel4 (HS19) - Sandyhurst, The Bypass, Welwyn				37												37
Wel3 (HS20) - School Lane, Welwyn					9											9
WeG4b (SDS7) - Marshmoor, Wel Green						50	50									100
GTAA01 (HS35) - Foxes Lane, Dixons Hill Rd, Wel Green			12													12
WeG1 (HS44) - 51 Welham Manor, Wel Green				16												16
WeG3a (HS45) - Land South of Wel Manor, Wel Green				24	44											68
WeG10 (HS46) - Dixons Hill Road, Wel Green								60	60							120
BrP13 (HS21) - Land west of Golf Club Rd, Brookmans Park					14											14
BrP14 (HS23) - Land east of Golf Club Road, Brookmans Park				10												10
BrP4/4a (HS22) - Land West of Brookmans Park Station								85	86	86	86	85				428
LHe1 (HS24) - Land N of Hawkshead Rd, Little Heath				17	18											35
LHe4/5 (HS47) - Part of Studlands/Videne, Little Heath				16	47											63
No02 (HS26) - 36 The Ridgeway and land to the rear, Cuffley			6													6
Cuf1 (HS27) - Land at The Meadway, Cuffley					20	40										60
Cuf6 (HS28) - Land south of Northaw Road East, Cuffley			35	46	40											121
Cuf12 (HS29) - Land North of Northaw Road East					18	55										73
Cuf7 (HS30) - Wells Farm, Northaw Road East				14	61											75
GTAA08 (HS33) - Barbraville, Hertford Road nr. Mill Green					4											4
<b>Total Supply</b>	<b>2,731</b>	<b>487</b>	<b>500</b>	<b>1,071</b>	<b>1,584</b>	<b>1,423</b>	<b>1,060</b>	<b>981</b>	<b>980</b>	<b>688</b>	<b>575</b>	<b>481</b>	<b>300</b>	<b>300</b>	<b>239</b>	<b>13,400</b>
	<b>2,731</b>	<b>487</b>	<b>5,638</b>					<b>3,705</b>					<b>839</b>			<b>13,400</b>
<b>Cumulative Supply</b>	2,731	3,218	3,718	4,789	6,373	7,796	8,856	9,837	10,817	11,505	12,080	12,561	12,861	13,161	13,400	
<b>Target by Year</b>	760															
<b>Cumulative Requirement</b>	4,560	5,320	6,080	6,840	7,600	8,360	9,120	9,880	10,640	11,400	12,160	12,920	13,680	14,440	15,200	
<b>Performance against plan period requirement</b>	-1,829	-2,102	-2,362	-2,051	-1,227	-564	-264	-43	177	105	-80	-359	-819	-1,279	-1,800	

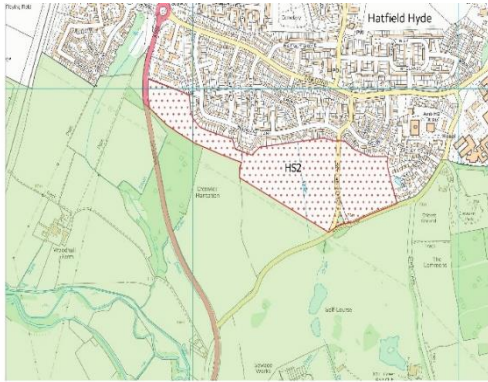
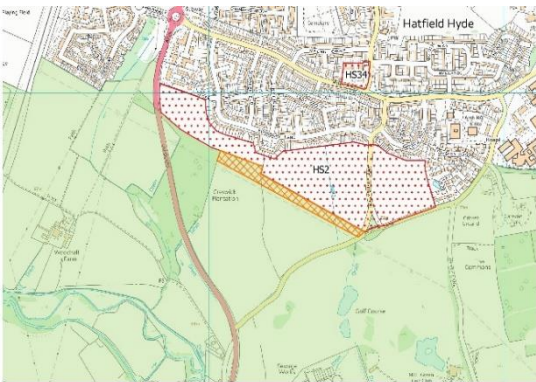






Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA																																																																																																																																									
Page 226, Figure 18- Employment Trajectory	<p>Figure 18 – Employment Floorspace Trajectory</p> <table border="1"> <thead> <tr> <th colspan="2" rowspan="2">Supply Source</th> <th colspan="5">Plan period actual/estimated employment floorspace delivery (m<sup>2</sup>)</th> </tr> <tr> <th>Pre adoption: 2013/14 - 2016/17</th> <th>1-5 years: 2017/18 - 2021/22</th> <th>6-10 years: 2022/23 - 2026/27</th> <th>11-15 years: 2027/28 - 2031/32</th> <th>Plan period total</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Completions to 31/03/2016</td> <td>Gross</td> <td>34,200</td> <td></td> <td></td> <td></td> <td>34,200</td> </tr> <tr> <td>Less</td> <td>-30,000</td> <td></td> <td></td> <td></td> <td>-30,000</td> </tr> <tr> <td>Net</td> <td>4,200</td> <td></td> <td></td> <td></td> <td>4,200</td> </tr> <tr> <td rowspan="3">Small sites with planning permission (less than 5,000m<sup>2</sup> floorspace change)</td> <td>Gross</td> <td>200</td> <td>7,400</td> <td></td> <td></td> <td>7,600</td> </tr> <tr> <td>Less</td> <td>-7,250</td> <td>-5,400</td> <td></td> <td></td> <td>-12,650</td> </tr> <tr> <td>Net</td> <td>-7,050</td> <td>2,000</td> <td></td> <td></td> <td>-5,050</td> </tr> <tr> <td rowspan="4">Large sites with planning permission</td> <td>Hatfield Business Park plots 4100/5000/5600</td> <td></td> <td>49,700</td> <td></td> <td></td> <td>49,700</td> </tr> <tr> <td>Former Argos Distribution Site, Bassener Road, WGC</td> <td></td> <td>9,900</td> <td></td> <td></td> <td>9,900</td> </tr> <tr> <td>The Holdings, Cole Green Lane, WGC</td> <td></td> <td>5,800</td> <td></td> <td></td> <td>5,800</td> </tr> <tr> <td>Keroc Campus, Bassener Road, WGC</td> <td>-5,350</td> <td>-13,900</td> <td></td> <td></td> <td>-19,350</td> </tr> <tr> <td rowspan="2">Vacant sites</td> <td>Land north of Chequersfield, WGC</td> <td></td> <td></td> <td></td> <td>22,600</td> <td>22,600</td> </tr> <tr> <td>Land at Falcon Way, Shire Park, WGC</td> <td></td> <td>7,300</td> <td></td> <td></td> <td>7,300</td> </tr> <tr> <td rowspan="4">Local Plan Site Allocations</td> <td>SDS3 - Broadwater Road West (N), WGC</td> <td></td> <td>6,400</td> <td></td> <td></td> <td>6,400</td> </tr> <tr> <td>SDS4 - Broadwater Road West (S), WGC</td> <td></td> <td></td> <td></td> <td>11,250</td> <td>11,250</td> </tr> <tr> <td>SDS5 - North West Broadwater</td> <td></td> <td></td> <td>6,950</td> <td>6,950</td> <td>13,900</td> </tr> <tr> <td>SDS7 - Market Lane, Welham Green</td> <td></td> <td></td> <td>40,500</td> <td></td> <td>40,500</td> </tr> <tr> <td colspan="2">Loss from residential office-to-residential conversions</td> <td></td> <td>-3,620</td> <td>-9,050</td> <td>-18,100</td> <td>-30,770</td> </tr> <tr> <td colspan="2"><b>Overall total by year</b></td> <td><b>-8,300</b></td> <td><b>63,580</b></td> <td><b>38,400</b></td> <td><b>22,700</b></td> <td><b>116,380</b></td> </tr> </tbody> </table> <p>Figure 18 – Employment Floorspace Trajectory</p> <table border="1"> <thead> <tr> <th colspan="2">Plan period estimated employment floorspace delivery (m<sup>2</sup>)</th> </tr> <tr> <th>Supply source</th> <th>Plan period Net Total</th> </tr> </thead> <tbody> <tr> <td>Total Net Completions 2016-23</td> <td>9,866</td> </tr> <tr> <td>Small sites with planning permission (less than 5,000 m<sup>2</sup> floorspace change) at 1 April 2023</td> <td>-245</td> </tr> <tr> <td>Large sites with planning permission at 1 Apr 2023</td> <td>5,600</td> </tr> </tbody> </table>	Supply Source		Plan period actual/estimated employment floorspace delivery (m <sup>2</sup> )					Pre adoption: 2013/14 - 2016/17	1-5 years: 2017/18 - 2021/22	6-10 years: 2022/23 - 2026/27	11-15 years: 2027/28 - 2031/32	Plan period total	Completions to 31/03/2016	Gross	34,200				34,200	Less	-30,000				-30,000	Net	4,200				4,200	Small sites with planning permission (less than 5,000m <sup>2</sup> floorspace change)	Gross	200	7,400			7,600	Less	-7,250	-5,400			-12,650	Net	-7,050	2,000			-5,050	Large sites with planning permission	Hatfield Business Park plots 4100/5000/5600		49,700			49,700	Former Argos Distribution Site, Bassener Road, WGC		9,900			9,900	The Holdings, Cole Green Lane, WGC		5,800			5,800	Keroc Campus, Bassener Road, WGC	-5,350	-13,900			-19,350	Vacant sites	Land north of Chequersfield, WGC				22,600	22,600	Land at Falcon Way, Shire Park, WGC		7,300			7,300	Local Plan Site Allocations	SDS3 - Broadwater Road West (N), WGC		6,400			6,400	SDS4 - Broadwater Road West (S), WGC				11,250	11,250	SDS5 - North West Broadwater			6,950	6,950	13,900	SDS7 - Market Lane, Welham Green			40,500		40,500	Loss from residential office-to-residential conversions			-3,620	-9,050	-18,100	-30,770	<b>Overall total by year</b>		<b>-8,300</b>	<b>63,580</b>	<b>38,400</b>	<b>22,700</b>	<b>116,380</b>	Plan period estimated employment floorspace delivery (m <sup>2</sup> )		Supply source	Plan period Net Total	Total Net Completions 2016-23	9,866	Small sites with planning permission (less than 5,000 m <sup>2</sup> floorspace change) at 1 April 2023	-245	Large sites with planning permission at 1 Apr 2023	5,600	To reflect the updated employment floorspace supply.	None. The SA does not assess figures separately.
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Policy/Para No.	Proposed Further Modification		Reason	Implications for the SA	
		Hatfield Business Park - Plots 5600	4,662		
		Tewin Road Gasholders	6,000		
	Vacant Sites	EMP10 expansion	520		
	Local Plan Allocations - Urban (without permission)	SDS3/Pea02c - Broadwater Road West (South West)	1,750		
		HS4 - Ratcliff Tail Lift Site, Bessemer Road (loss included in completions)	0		
		HS14 - L Kahn Manufacturing	-4,410		
	Local Plan Allocations - Green Belt	SDS3/Pea 102 - Bio Park, Broadwater Road	-11,071		
		SDS5 - North West Hatfield	13,900		
		SDS7 - Marshmoor	40,500		
		Estimated office-to-resi loss (Windfall) 2026/27 - 2035/36	-12,600		
		Total Supply 2016/17- 2035/36	54,472		
Page 226, Notes on Employment Floorspace Trajectory	<p>Notes on Employment Floorspace Trajectory: The development of new Class B floorspace is more vulnerable to changing economic cycles, and is now rarely undertaken speculatively in Welwyn Hatfield. This makes its delivery more difficult to estimate than housing, <del>therefore the trajectory does not break down delivery by plan period or year.</del> <del>and the trajectory therefore only breaks delivery down into four periods.</del> The phasing assumptions are best estimates and are derived from both the information on availability and deliverability provided by landowners, and the conclusions on development constraints reached in the Council's HELAA.</p> <p>Figures for the loss of employment floorspace from windfall office-to-residential conversions are derived from the estimated gain of <del>21 dwellings per annum from 2026/27 from this use. This is multiplied by 60m<sup>2</sup> per new dwelling to give a total floorspace loss figure.</del> <del>27 dwellings per annum (increasing to 54 per annum for 2027/28 to 2031/32) for this land use. This is multiplied by an estimated 67m<sup>2</sup> per new dwelling to give a total floorspace loss figure - paragraphs 3.4.14 to 3.4.16 of the HELAA provide further information on how this is calculated.</del></p>			None, as this is a change to the supporting text, rather than the policy itself.	

Appendix A  
 Schedule of further main modifications with SA  
 implications

Sustainability Appraisal of Welwyn Hatfield Local Plan  
 June 2023

Welwyn Hatfield Local Plan – Schedule of Proposed Further Modifications 2023 Changes to the Policies Maps

Policy/Para No.	Proposed Further Modification	Reason	Implications for the SA																		
	<p><b>Before</b></p>  <p><b>After</b></p>  <table border="1" data-bbox="302 853 788 965"> <tr> <td></td> <td>Title: South of Welwyn Garden City Policies Map 2016</td> <td>Date: NTS</td> </tr> <tr> <td>Project:</td> <td>Drawing Number:</td> <td>Date:</td> </tr> <tr> <td colspan="3">© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2023</td> </tr> </table> <table border="1" data-bbox="806 853 1339 965"> <tr> <td></td> <td>Title: South of Welwyn Garden City Policies Map 2023</td> <td>Date: NIS</td> </tr> <tr> <td>Project:</td> <td>Drawing Number:</td> <td>Date: 22 05 2023</td> </tr> <tr> <td colspan="3">© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2023</td> </tr> </table>		Title: South of Welwyn Garden City Policies Map 2016	Date: NTS	Project:	Drawing Number:	Date:	© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2023				Title: South of Welwyn Garden City Policies Map 2023	Date: NIS	Project:	Drawing Number:	Date: 22 05 2023	© Crown Copyright. All rights reserved Welwyn Hatfield Borough Council LA100019547 2023			<p>Addition of Landscaping Buffer (Policy SP3) at HS2</p>	<p>None, because the SA does not assess the policies map separately.</p>
	Title: South of Welwyn Garden City Policies Map 2016	Date: NTS																			
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