

WELWYN HATFIELD LOCAL PLAN EXAMINATION

Response to EX221 (Local Plan Windfall Allowance Update; Nov 2020)

Tarmac Trading Ltd.

1. Paragraph 1.2 of EX221 refers to relevant Government policy on windfall allowances in the 2012 NPPF (at para. 48). The Government's use of the words "compelling", "consistently", "reliable" and "realistic" in that paragraph of the NPPF underlines the need for windfall allowances to be cautious and not over-optimistic.
2. The Council's windfall allowance of 1,402 dwellings, which has been informed by robust assessment, is appropriate in the context of paragraph 48 of the 2012 NPPF. Considered against that backdrop, any increase in that allowance would not be appropriate.