

## Appendix 2 – compliance of District Plan 2018 policies with the NPPF (2021) and NPPG

District Plan Policy	Purpose	Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)	Does the policy need reviewing? (Yes/No)	Reason (National Policy Change / Local Change)
1. Introduction				
INT1 Presumption in Favour of Sustainable Development	Model policy which supports the delivery of growth.	Accords with national guidance.	No	-
2. Vision and Strategic Objectives				
Vision and Strategic Objectives will need updating.				
3. Development Strategy				
DSP1 Housing, Employment and Retail Growth	Sets out the level of need for housing, employment and retail growth.	Will need updating to reflect the standard method, new use classes and up-to-date evidence.	Yes	National Policy Change
DPS2 The Development Strategy 2011-2033	Sets out where development should be located within the district.  Sets out what the 5-year housing land supply will comprise.	The approach is to deliver sustainable development in accordance with a hierarchy. This is broadly in accordance with national policy i.e., brownfield first.  Policy will however need updating to reflect updated local housing need.  Part I will need to be updated to include a new bullet point that covers development outlined in Policy GBR2.	Yes	National Policy Change / Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		Part I should say 'Limited development in the villages <i>in accordance with Policies VILL1, VILL2 and VILL3.</i> '		
DPS3 Housing Supply 2011-2033	Sets out minimum housing supply to meet projected need to 2033.	Will need updating to take account of delivery of strategic sites, and updated commitments, completions and windfall.	Yes	Local Change
DPS4 Infrastructure Requirements	Sets out infrastructure required to support development.	Will need updating to take account of delivery and the latest infrastructure requirements.	Yes	Local Change
DPS5 Neighbourhood Planning	Supports in principle development brought forward through Neighbourhood Planning.	Accords with national guidance and the Localism Act 2011.	No	-
<b>4. Green Belt and Rural Area Beyond the Green Belt</b>				
GBR1 Green Belt	(I) Sets out that planning applications in the Green Belt will be considered in line provisions of the NPPF.  (II) References villages where changes to Green Belt boundaries may be required to accommodate growth identified in Neighbourhood Plans.	(I) Accords with national guidance.  (II) Paragraph 140 of the NPPF now allows Neighbourhood Plans to change to Green Belt boundaries where the need has been established through strategic policies.	Yes	National Policy Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
GBR2 Rural Area Beyond the Green Belt	Sets out the types of development that will be permitted in the Rural Area Beyond the Green Belt.	The policy generally accords with national policy and has been mostly effective but would benefit from an update in order to provide clarity to decision-makers on other forms of development such as residential outbuildings and change of use.	Yes	Local Change
<b>5. Bishop's Stortford</b>				
BISH1 Development in Bishop's Stortford	Sets out the housing, employment and retail growth that Bishop's Stortford will accommodate over the plan-period.	Will need updating to take account of delivery of strategic sites, and updated commitments, completions and windfall.  Policy may also require updating to reflect updated local housing need and floorspace requirements.	Yes	National Policy Change / Local Change
BISH2 Bishop's Stortford Town Centre Planning Framework	Sets out that proposals in Bishop's Stortford should take account of the Town Centre Planning Framework.	Whilst the Town Centre Framework was agreed in 2016 and may need reviewing, the policy remains fit for purpose.	No	-
BISH3 Bishop's Stortford North	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
BISH4 Land South of Hadham Road	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		completed. The policy will need to be updated to reflect latest position on the site.		
BISH5 Bishop's Stortford South	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
BISH6 Bishop's Stortford High School Site, London Road	Strategic site allocation policy.	The site has a resolution to grant permission subject to the signing of a Section 106 Agreement. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
BISH7 The Goods Yard	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
BISH8 Old River Lane	Strategic site allocation policy.	The site does not currently have planning permission. An outline planning application has been submitted for up to 225 dwellings. The policy should be retained until the site has been completed.	No	-
BISH9 East of Manor Links	Strategic Site allocation policy.	The site benefits from planning permission and development is almost completed. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
BISH10 The Mill Site	Strategic site allocation policy.	The site does not currently have planning permission. The policy should be retained until the site has been completed.	No	-
BISH11 Employment in Bishop's Stortford	Identifies existing designated Employment Areas, and new proposed Employment Areas and other opportunities.	Policy generally reflects local position but will require updating to reflect the status of the new employment areas at BISH3 and BISH5. Likewise, the policy may need to be updated to reflect the latest position at BISH7, BISH8 and BISH10 along with any relevant employment opportunities coming forward on these sites.	Yes	Local Change
BISH12 Retail, Leisure and Recreation in Bishop's Stortford	Identifies retail, leisure and recreation requirements.	Reference to Rhodes Centre in (II) needs updating to South Mill Arts Centre.	Yes	Local Change
<b>6. Buntingford</b>				
BUNT1 Development in Buntingford	Sets out the housing growth that Buntingford will accommodate over the plan-period.	Will need updating to take account of delivery of strategic sites, and updated commitments, completions and windfall.  Policy may also require updating to reflect updated local housing need and floorspace requirements.	Yes	National Policy Change / Local Change
BUNT2 First School Site Allocation	Allocates a site for a 2-form of entry First School.	Development complete.	Delete	Local Change
BUNT3 Employment in Buntingford	Identifies existing designated Employment Areas, and new proposed Employment Areas.	Policy reflects local position.	No	-

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
7. Hertford				
HERT1 Development in Hertford	Sets out the housing, employment and retail growth that Hertford will accommodate over the plan-period.	Will need updating to take account of delivery of strategic sites, and updated commitments, completions and windfall.  Policy may also require updating to reflect updated local housing need and floorspace requirements.	Yes	National Policy Change / Local Change
HERT2 Mead Lane Area	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
HERT3 West of Hertford	Strategic site allocation policy.	The Thieves Lane element of the allocation is nearing completion and so part III of the policy can be deleted. The Archers Spring element of the allocation does not have full planning permission and so this part of the policy should be retained.	Yes	Local Change
HERT4 North of Hertford	Strategic site allocation policy.	The former nursery element of the allocation has been completed and so references to that part of the site can be deleted. An application has recently been submitted on the remainder of the site for 118 dwellings (Land West of Wadesmill Road, Bengo). The policy will need to be updated to reflect latest position on the site.	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
HERT5 South of Hertford	Strategic site allocation policy	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
HERT6 Employment in Hertford	Identifies existing designated Employment Areas.	Policy reflects local position.	No	-
HERT7 Hertford Town Centre Urban Design Strategy	Sets out that proposals in Hertford should take account of the Town Centre Urban Design Strategy.	The policy remains fit for purpose.	No	-
<b>8. Sawbridgeworth</b>				
SAWB1 Development in Sawbridgeworth	Sets out the housing, employment and retail growth that Sawbridgeworth will accommodate over the plan-period.	Will need updating to take account of delivery of strategic sites, and updated commitments, completions and windfall.  Policy may also require updating to reflect updated local housing need and floorspace requirements.	Yes	National Policy Change / Local Change
SAWB2 Land to the North of West Road	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
SAWB3 Land to the South of West Road	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		completed. The policy will need to be updated to reflect latest position on the site.		
SAWB4 Land to the North of Sawbridgeworth	Strategic site allocation policy.	Part of this site has a resolution to grant permission subject to the signing of a Section 106 Agreement. The policy should be retained until the whole site has been completed. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
<b>9. Ware</b>				
WARE1 Development in Ware	Sets out the housing, employment and retail growth that Ware will accommodate over the plan-period.	Will need updating to take account of delivery of strategic sites, and updated commitments, completions and windfall.  Policy may also require updating to reflect updated local housing need and floorspace requirements.	Yes	National Policy Change / Local Change
WARE2 Land North and East of Ware	Strategic site allocation policy.	The site does not currently have planning permission. A hybrid/outline planning application has been submitted for up to 1,800 dwellings. The policy should be retained until the site has been completed.  Some minor amendments required to accord with the approved Masterplanning Framework.	Yes	Local Change
WARE3 Employment in Ware	Identifies existing designated Employment Areas, and a new proposed Employment Area to the North and East of Ware.	Policy reflects local position.	No	-



District Plan Policy	Purpose	Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)	Does the policy need reviewing? (Yes/No)	Reason (National Policy Change / Local Change)
10. Villages				
VILL1 Group 1 Villages	Identifies Group 1 Villages and sets out a requirement to accommodate at least 500 new homes between 2017-2033. Encourages the preparation of Neighbourhood Plans to allocate land for development.	<p>Policy may need updating to take account of any changes to the services and facilities in each village, and the level of public transport available etc.</p> <p>The policy should be updated to reflect the quantum of homes delivered across the villages.</p> <p>Paragraph 140 of the NPPF now allows Neighbourhood Plans to change to Green Belt boundaries where the need has been established through to strategic policies.</p> <p>Part V. should be reviewed in discussion with those Parish Councils that have not met the 31<sup>st</sup> March 2021 deadline.</p> <p>Further clarity required on village development boundaries.</p>	Yes	National Policy Change / Local Change
VILL2 Group 2 Villages	Identifies Group 2 Villages and sets out that limited infill development will be permitted within the village development boundary.	<p>Policy may need updating to take account of any changes to the services and facilities in each village, and the level of public transport available etc.</p> <p>Further clarity required on village development boundaries.</p>	Yes	National Policy Change / Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
VILL3 Group 3 Villages	Sets out that only infill development identified in an adopted Neighbourhood Plan will be permitted.	<p>When Policy VILL3 was written, it took account of the wording in the 2012 NPPF (para. 89) which set out that an exception to inappropriate development in the Green Belt was: "limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;"</p> <p>The NPPF 2021, no longer links limited infilling to local plan policies. Instead, it simply states that "limited infilling in villages" is considered an exception to inappropriate development in the Green Belt (paragraph 149 (e)).</p> <p>The policy therefore needs updating to reflect this latest position.</p>	Yes	National Policy Change
VILL4 Village Employment Areas	Identifies existing designated Employment Areas.	Policy reflects local position.	No	-
<b>11. The Gilston Area</b>				
GA1 The Gilston Area	Strategic site allocation policy.	The site has a resolution to grant permission subject to the signing of a Section 106 Agreement. The policy should be retained until the site has been completed. The policy may need to be updated to reflect latest position on the site.	Yes	Local Change
GA2 The River Stort Crossings	Seeks to facilitate the delivery of transport improvements to crossings over the River Stort.	Planning permission has been granted for the Central and Eastern Stort Crossings. Policy	No	-

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		should be retained until the proposals have been delivered.		
<b>12. East of Stevenage</b>				
EOS1 Land East of Stevenage	Strategic site allocation policy.	The site benefits from planning permission and development has commenced. The policy should be retained until the site has been completed, including the Travelling Showpeople's site. The policy will need to be updated to reflect latest position on the site.	Yes	Local Change
<b>13. East of Welwyn Garden City</b>				
EWEL1 Land East of Welwyn Garden City	Strategic site allocation policy.	The site does not currently have planning permission. An outline planning application has been submitted for up to 2,650 dwellings. The policy should be retained until the site has been completed. The policy will need to be updated to reflect the latest position in Welwyn Hatfield.	Yes	Local Change
<b>14. Housing</b>				
HOU1 Type and Mix of Housing	Sets out the type and mix of housing required appropriate to local character, taking account of the latest evidence.	Policy generally signposts readers to other relevant policies but also provides a link to the Strategic Housing Market Assessment (SHMA) which sets out the appropriate type and mix of housing. Given the NPPF 2021 requirement to establish housing needs through the standard method, there is likely to be a need to update the SHMA to take into account the revised housing requirement. Likewise, the policy refers to a number of strategies, data sources	Yes	National Policy Change / Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		and design considerations; these will need to be updated to reflect the most-relevant and up-to-date information.		
HOU2 Housing Density	Requires the efficient use of land, informed by the character of the local area.	<p>Paragraph 125 of the NPPF 2021 sets out that plans should set minimum density standards in town centres that are well served by public transport, and that minimum density standards should also be considered for other parts of the plan area. It also states that it might be appropriate to set a range of densities that reflect the different levels of accessibility and potential of different areas.</p> <p>The current policy does not set out a minimum density standard, nor does it refer to a range of densities in different locations and as such the policy will need to be updated to reflect this requirement</p>	Yes	National Policy Change
HOU3 Affordable Housing	Sets out when Affordable Housing required, the amount (%) and tenure.	<p>Policy needs updating to reflect paragraph 64 of the NPPF 2021 which sets out that 'affordable housing should not be sought for residential developments that are not major developments'.</p> <p>Policy will also need to reflect the latest affordable housing definition in the NPPF 2021, including consideration of First Homes.</p>	Yes	National Policy Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		<p>Paragraph 65 of the NPPF 2021 requires planning policies to expect at least 10% of the total number of homes on major sites to be for affordable home ownership unless specific exceptions apply. Policy HOU3 does not refer to the requirements of paragraph 65 of the NPPF.</p> <p>Policy may need updating to reflect the latest evidence, including consideration of delivery since the start of the plan-period; the PPG requirement to consider aspirational need; and viability.</p>		
HOU4 Rural Exception Affordable Housing Sites	Sets out when rural exception housing schemes will be permitted.	The PPG sets out that local authorities are encouraged to produce policies that specify in further detail the proportions of market housing that would be considered acceptable, and under what circumstances in regard to Rural Exception policies. The PPG also sets out that plan-makers are encouraged to set policies that detail the circumstances in which alternative approaches to viability would be considered. The current policy does not define or detail either of these criteria and as such may require updating.	Yes	National Policy Change
HOU5 Dwellings for Rural Workers	Sets out when dwellings for rural workers will be permitted.	Policy generally accords with national guidance.	No	-

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
HOU6 Specialist Housing for Older and Vulnerable People	Encourages the provision of specialist housing for older and vulnerable people. Sets a target of at least 530 bed-spaces to meet these specialist needs.	<p>Additional guidance in the PPG was published on Housing for Older and Disabled People. This includes setting out categories of the different types of specialist housing for older people and also identifying the need to provide housing for older people as critical.</p> <p>Policy HOU6 should be updated to reflect the additional guidance and also to reflect the latest needs, and the delivery of specialist/older housing provision since the adoption of the plan.</p>	Yes	National Policy Change
HOU7 Accessible and Adaptable Homes	Ensures the delivery of accessible and adaptable homes to meet the changing needs of occupants.	<p>The PPG and NPPF allows plan-making authorities to set out the proportion of new housing that will be delivered to technical housing standards – Policy HOU7 currently does this.</p> <p>However, the proportion will need to be reassessed in light of any up-to-date evidence and viability considerations. As such the Policy will likely need to be updated.</p>	Yes	Local change
HOU8 Self-Build and Custom Build Housing	On sites of more than 200 homes, the policy requires at least 1% of dwellings for sale to self-builders.	Policy should be reviewed to increase effectiveness.	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
HOU9 Gypsies and Travellers and Travelling Showpeople	Ensures the delivery of traveller pitches and plots to meet locally identified need and sets out criteria for assessing proposals on allocated or windfall sites	<p>Policy should be reviewed to:</p> <p>Update Part I in light of 2022 GTANA and implications for pitch/plot delivery on allocated sites;</p> <p>Update Part II to add link to locally identified need through GTANA in criteria;</p> <p>Update Part II (a) to make clearer that ‘a sustainable location’ applies not only to services but also to reflect that travel is an important consideration in this respect and should link to meeting the aims of Policy TRA1;</p> <p>Update Part II (g) to change ‘undue’ to ‘adverse’ for clarity and to avoid potential issues around interpretation.</p>	Yes	Local Change
HOU10 New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople	Seeks the delivery of traveller pitches and plots to meet locally identified need for travellers who have permanently ceased to travel and sets out criteria for windfall sites	<p>Policy should be reviewed to:</p> <p>Assess any potential implications of the Lisa Smith judgement in policy revision;</p> <p>Update preamble in light of 2022 GTANA and implications for pitch/plot delivery;</p> <p>Update to add link to locally identified need through GTANA in criteria;</p>	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		<p>Introduce mechanisms for meeting locally identified need through site allocations (which may, or may not, be linked to site allocations to be delivered through Policy HOU9); Update criterion (a) to make clearer that ‘a sustainable location’ applies not only to services but also to reflect that travel is an important consideration in this respect and should link to meeting the aims of Policy TRA1;</p> <p>Update criterion (g) to change ‘undue’ to ‘adverse’ for clarity and to avoid potential issues around interpretation.</p>		
HOU11 Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages	Sets out the criteria against which proposals for extensions and alterations to dwellings, residential outbuildings, and work within residential curtilages, will be considered.	Policy generally accords with national guidance.	No	-
HOU12 Change of Use of Land to Residential Garden and Enclosure of Amenity Land	Sets out when a change of use of land to residential garden will be permitted.	Policy generally accords with national guidance.	No	-
HOU13 Residential Annexes	Sets out when residential annexes will be permitted.	Policy generally accords with national guidance.	No	-



<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
<b>15. Economic Development</b>				
ED1 Employment	Refers to designated Employment Areas.  Supports in principle the provision of new employment uses in suitable locations. Sets out that development which would cause the loss of an employment site will only be permitted where various criteria are met.	The Use Classes Order was amended in September 2020 and use classes previously under Class B1 are now under Class E – Commercial, business and service.	Yes	National Policy Change
ED2 Rural Economy	Supports sustainable economic growth in the rural areas and seeks to prevent the loss of rural employment. Proposals for diversification will be supported in principle subject to criteria.	Paragraph 84 of the NPPF 2021 strengthens the support planning policies should offer the rural economy. In particular with reference to the expansion and growth of businesses. Policy will also need to be updated to reflect the addition of paragraph 85 of the NPPF.	Yes	National Policy Change
ED3 Communications Infrastructure	Supports the provision and expansion of communications networks where appropriate.	Paragraphs 114 and 115 of the NPPF 2021 have expanded and updated the support for 'next generation mobile technology (such as 5G) and full fibre broadband connections' and as such the policy should be updated to reflect this.	Yes	National Policy Change
ED4 Flexible Working Practices	Policy supports proposals for live/work units in sustainable locations.	Policy generally accords with national guidance.	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		Policy refers to the Vehicle Parking Provision at New Development SPD, which under the proposed new plan-making system will potentially cease to have effect.		
ED5 Tourism	Supports tourism facilities in appropriate locations.	Policy generally accords with national guidance.	No	-
ED6 Lifelong Learning	Supports in principle the provision of new educational establishments in line with policy CFLR10 (Education)	Policy generally accords with national guidance.	No	-
<b>16. Retail and Town Centres</b>				
RTC1 Retail Development	Supports town centre uses as defined by the NPPF within town centre boundaries. Requires proposals to be assessed in line with the sequential approach.	Policy generally accords with national guidance.  Updated evidence might be required such as a Retail and Town Centres Study to determine whether the thresholds currently applied are still appropriate.	No	-
RTC2 Primary Shopping Area	Identifies Primary Shopping Areas for Bishop's Stortford, Hertford and Ware.	Policy generally accords with national guidance.	No	-
RTC3 Primary Shopping Frontages	Identifies Primary Shopping Frontages in Bishop's Stortford, Hertford and Ware.	The Use Classes Order was amended in September 2020. This abolished the A Class definition for uses of land and buildings across England. Classes A1, A2 and A3 joined business Class B1 along with health and assembly uses D1 and D2 in a newly created Class E – Commercial, Business and Service.	Yes	National Policy Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
RTC4 Secondary Shopping Frontages	Identifies Secondary Shopping Frontages in Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware.	Policy generally accords with national guidance and local issues.	No	-
RTC5 District Centres, Neighbourhood Centres, Local Parades and Individual Shops	Sets out that when proposals will be supported in District Centres, Neighbourhood Centres and Local Parades. Proposals that result in the loss of shops will be resisted.	Reference to A1 Use needs updating following the amendment to the Use Classes Order in September 2020.	Yes	National Policy Change
<b>17. Design and Landscape</b>				
DES1 Masterplanning	Requires all 'significant' development proposals to collaboratively prepare a masterplan.	Policy could be strengthened to reflect the lessons learnt from the masterplanning process.	Yes	Local Change
DES2 Landscape Character	Requires development proposals to demonstrate how they conserve, enhance or strengthen the character and distinctive features of the district's landscape.	Refers to the Landscape Character Assessment SPD, which under the proposed new plan-making system will potentially cease to have effect.	Yes	National Policy Change
DES3 Landscaping	Requires development proposals to demonstrate how they will retain, protect and enhance existing landscape features.	Policy generally accords with national guidance.  The NPPF 2021 introduced a requirement for planning policies and decisions to encourage tree-lined streets and incorporate trees in new development.	Yes	National Policy Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
DES4 Design of Development	Requires all development proposals to be of high standard of design and layout to reflect and promote local distinctiveness.	<p>Policy needs to be updated to better incorporate sustainability measures and ensure that it captures all key principles for good urban design.</p> <p>Revised national policies state that local authorities must draw up design codes and guidance as part of their local plans or as a standalone policy document. Paragraph 129 of the NPPF 2021 states that, to "carry weight in decision-making", design guides and codes "should be produced either as part of a [development] plan or as supplementary planning documents".</p>	Yes	National Policy Change / Local Change
DES5 Crime and Security	Requires developments to be designed to reduce the opportunity for crime.	Accords with national guidance. The NPPF 2021 requires developments to be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.	No	-
DES6 Advertisements and Signs	To ensure that the display of advertisements and signs is appropriate.	Policy should cross reference Policy HA5 (Shopfronts in Conservation Areas) and Policy HA6 (Advertisements in Conservation Areas).	Yes	Local Change
<b>18. Transport</b>				
TRA1 Sustainable Transport	To achieve accessibility improvements and promotion of sustainable transport in the district.	To reflect national and local changes, the policy requires updating to maximise sustainable transport potential through development. In particular HCC is currently in the process of updating both policy and guidance in this	Yes	National Policy Change / Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		respect. Policy should also be strengthened to reflect the active travel agenda.		
TRA2 Safe and Suitable Highway Access Arrangements and Mitigation	To ensure safe and suitable access can be achieved.	Policy generally accords with national guidance.	No	-
TRA3 Vehicle Parking Provision	To secure appropriate vehicle parking provision through development proposals.	Policy refers to the Vehicle Parking Provision at New Development SPD, which under the proposed new plan-making system will potentially cease to have effect. Parking standards will therefore need to be included within the District Plan.	Yes	National Policy Change / Local Change
<b>19. Community Facilities, Leisure and Recreation</b>				
CFLR1 Open Space, Sport and Recreation	Requires new development to incorporate open space, sport and recreation provision on-site or where appropriate through financial contributions for off-site provision.	Policy generally accords with national guidance.	No	-
CFLR2 Local Green Space	Sets out that development will only be permitted if it is consistent with the function, character and use of the Local Green Space to which it relates.	Could include designated Local Green Spaces identified in the District Plan i.e., the 'green fingers' in Hertford and Bishop's Stortford.  Appropriate LGS policy is subject to the guidance of the Court of Appeal in R (Lochailort) v (Mendip DC), which states LGS policy should be consistent with the NPPF unless exceptional circumstances are given. Para 103 of the NPPF	Yes	National Change/ Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		2021 requires development in LGS should be consistent with those for Green Belt.		
CFLR3 Public Rights of Way	Requires development proposals to take full account of the need to protect and enhance Public Rights of Way.	Policy generally accords with national guidance.	No	-
CFLR4 Water Based Recreation	Supports in principle water based recreation.	Policy generally accords with national guidance.	No	-
CFLR5 The Lee Valley Regional Park	Supports proposals for leisure related development within the Lee Valley Regional Park.	Supporting text may need updating.	No	-
CFLR6 Equine Development	Sets out that proposals for equine development will be permitted subject to criteria.	Clarity around equine needs assessments required to assist with effective decision-making.	Yes	Local Change
CFLR7 Community Facilities	Requires the provision of adequate and appropriately located community facilities in conjunction with new development.	Policy generally accords with national guidance.	No	-
CFLR8 Loss of Community Facilities	To protect existing community facilities.	Clarity required on how to demonstrate that a facility is no longer needed.	Yes	Local Change
CFLR9 Health and Wellbeing	Seeks to promote healthy communities and reduce health inequalities.	Policy generally accords with national guidance. May need to be updated to address local issues such as air quality.	Yes	Local Change
CFLR10 Education	To ensure that appropriate education facilities are	Policy generally accords with national guidance.	No	-

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
	provided in conjunction with new development.			
<b>20. Natural Environment</b>				
NE1 International, National and Locally Designated Nature Conservation Sites	To protect and enhance designated nature conservation sites.	The Environment Act 2021 introduced the requirement for mandatory biodiversity net gain and local nature recovery strategies. Policy will need to be updated to reflect these changes.	Yes	National Policy Change
NE2 Sites or Features of Nature Conservation Interest (Non-Designated)	To ensure new proposals achieve a net gain in biodiversity.	The Environment Act 2021 requires new development to deliver a mandatory 10% biodiversity net gain. Policy will need to be updated to reflect the new requirements.	Yes	National Policy Change
NE3 Species and Habitats	To ensure proposals enhance biodiversity and create opportunities for wildlife.	The Environment Act 2021 requires new development to deliver a mandatory 10% biodiversity net gain. Policy will need to be updated to reflect the new requirements.  Criteria VIII could be updated to make reference to specific species, e.g., swifts and hedgehogs.	Yes	National Policy Change / Local Change
NE4 Green Infrastructure	To ensure the delivery, protection and enhancement of multi-functional green infrastructure across the district.	Policy generally accords with national guidance.  Policy could be strengthened to reflect the lessons learnt from the delivery of strategic sites, such as stewardship arrangements.  Opportunity to update to include reference to most up to date local strategies.	Yes	Local Change

District Plan Policy	Purpose	Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)	Does the policy need reviewing? (Yes/No)	Reason (National Policy Change / Local Change)
21. Heritage Assets				
HA1 Designated Heritage Assets	Sets out that development proposals should preserve and where appropriate enhance the historic environment. Proposals that lead to substantial harm to a heritage asset will not be permitted unless it can be demonstrated that public benefits outweigh the harm or loss.	Policy generally accords with national guidance.  Could be expanded to make clear that great weight should be given to less than substantial harm.	Yes	Local Change
HA2 Non-Designated Heritage Assets	Sets out that the Council will engage with key stakeholders and local communities to identify non-designated heritage assets.	Policy generally accords with national guidance.  Could be expanded to refer to a future local list, which would be appended to the District Plan.	Yes	Local Change
HA3 Archaeology	Sets the requirement to submit a desk-based assessment and a field evaluation where sites have the potential include heritage assets with archaeological interest.	Policy generally accords with national guidance.	No	-
HA4 Conservation Areas	Sets out criteria for dealing with development proposals in/outside Conservation Areas.	Policy requires updating to ensure that sustainability is given sufficient weight.	Yes	National Policy Change / Local Change
HA5 Shopfronts in Conservation Areas	Ensures that a high-quality environment is maintained in	Policy generally accords with national guidance.	No	-



<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
	the district's Conservation Areas. Proposals must be sensitive to the character and appearance of the area.			
HA6 Advertisements in Conservation Areas	To ensure signage is sensitive in Conservation Areas and does not increase levels of illumination along the street.	Policy generally accords with national guidance.  Could refer to avoiding full window vinyl adverts.	Yes	Local Change
HA7 Listed Buildings	Sets out criteria for dealing with proposals involving the alteration, extension, or change of use of a Listed Building. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.	Policy requires updating to ensure that sustainability is given sufficient weight.	Yes	National Policy Change / Local Change
HA8 Historic Parks and Gardens	Requires development proposals to protect the special historic character, appearance or setting of sites listed on the Historic England 'Register of Historic Parks and Gardens'. The same level of protection will be afforded to other locally important sites.	Section refers to the Historic Parks and Gardens SPD, which under the proposed new plan-making system will potentially cease to have effect. Locally important sites may need to be referred to in policy and appended to the District Plan.	Yes	National Policy Change
HA9 Enabling Development	Requires proposals to be assessed having regard to	Accords with the latest Historic England's guidance.	No	-

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
	Historic England's latest guidance.			
<b>22. Climate Change</b>				
CC1 Climate Change Adaptation	Requires new development to adapt to the impacts of climate change.	Policy needs to be strengthened to reflect latest national and local position on climate change.  The NPPF 2021 states that plans should take a proactive approach to mitigating and adapting to climate change.	Yes	National Policy Change / Local Change
CC2 Climate Change Mitigation	To ensure that new development proposals demonstrate how they will mitigate against climate change, such as reducing on-site emissions.	Policy needs to be strengthened to reflect latest national and local position on climate change. In July 2023 the Council declared a climate change emergency in East Herts.  The NPPF 2021 states that plans should take a proactive approach to mitigating and adapting to climate change.	Yes	National Policy Change / Local Change
CC3 Renewable and Low Carbon Energy	Identifies criteria to inform the appropriate location of sources of renewable energy generation.	Policy generally accords with national guidance.  Part II should explicitly refer to setting of designated heritage assets.	Yes	Local Change
<b>23. Water</b>				
WAT1 Flood Risk Management	To ensure new development does not increase flood risk.	Paragraph 160 of the NPPF 2021 has been amended to clarify the sequential test should take into account "all sources of flood risk", and new Annex 3 now sets out the Flood Risk Vulnerability Classification which was	Yes	National Policy Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		<p>previously included in national planning guidance.</p> <p>The flood risk and coastal change section of the Planning Practice Guidance was updated in 2022 to strengthen guidance on the how to apply the sequential test, surface water flood risks and sustainable drainage.</p>		
WAT2 Source Protection Zones	To protect Source Protection Zones, by requiring proposals for certain types of development to assess potential impact.	Policy generally accords with national guidance.	No	-
WAT3 Water Quality and the Water Environment	Requires proposals to preserve and enhance water quality.	Policy generally accords with national guidance.	No	-
WAT4 Efficient Use of Water Resources	Requires proposals to minimise the use of mains water by improving water efficiency.	Policy needs to be strengthened to reflect latest national and local position on climate change adaptation.	Yes	National Policy Change / Local Change
WAT5 Sustainable Drainage	To ensure new development utilises effective sustainable drainage.	The flood risk and coastal change section of the Planning Practice Guidance was updated in 2022 to strengthen guidance on surface water flood risk, the role and multi-functional use of sustainable drainage (SuDS) and to encourage the use of local policies to steer the type of SuDs preferred in different locations.	Yes	National Policy Change/ Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
		Since the adoption of the District Plan, Herts County Council as the Lead Local Flood Risk Authority (LLFRA) have published a new strategy and guidance.		
WAT6 Wastewater Infrastructure	To ensure there is an adequate wastewater network to support any new development.	Policy generally accords with national guidance.	No	-
<b>24. Environmental Quality</b>				
EQ1 Contaminated Land and Land Instability	Requires new development to demonstrate that unacceptable risks from contamination and land instability can be addressed.	Policy generally accords with national guidance.	No	-
EQ2 Noise Pollution	Requires development to be designed and operated in a way that minimises the impact of noise on the surrounding environment and to ensure the impact of existing noise generating sources are taken into account when assessing new development.	Policy generally accords with national guidance.	No	-
EQ3 Light Pollution	To reduce light pollution by ensuring external lighting schemes address a number of criteria.	Policy should be strengthened to address impact of light pollution on wildlife.	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
EQ4 Air Quality	To ensure new development includes measures to minimise the impact on air quality.	Policy needs to be strengthened to reflect latest national and local position on improving air quality.	Yes	National Policy Change/ Local Change
<b>25. Delivery and Monitoring</b>				
DEL1 Infrastructure and Service Delivery	Requires the timely provision of infrastructure to support sustainable development.	Accords with national guidance.	No	-
DEL2 Planning Obligations	Sets out that planning obligations will be sought under Section 106 of the Town and Country Planning Act.	The Levelling-up and Regeneration Bill seeks to replace the current system of developer contributions with a mandatory, more streamlined, and locally determined Infrastructure Levy.	Yes	National Policy Change
DEL3 Monitoring Framework	Requires monitoring of housing delivery.	Policy superseded by the Housing Delivery Test which is an annual measurement of housing delivery in a local planning authority area.	Yes	National Policy Change
DEL4 Monitoring of the Gilston Area	Requires an action plan setting out key milestones for the delivery of the site, which will be monitored on an annual basis.	Policy should be retained.	No	-
<b>Appendix A</b>				
Key Diagram	Illustrates the main components of the development strategy.	Consequential changes following any update to strategic site allocations.	Yes	Local Change

<b>District Plan Policy</b>	<b>Purpose</b>	<b>Comments (e.g., compliance with NPPF/ NPPG and other legislation, monitoring, delivery etc)</b>	<b>Does the policy need reviewing? (Yes/No)</b>	<b>Reason (National Policy Change / Local Change)</b>
Appendix B				
Strategy Worksheet	Sets out anticipated trajectory for delivery of strategic site allocations.	Consequential changes following any update to strategic site allocations.	Yes	Local Change
Appendix C				
Glossary	Provides definition of key terms used in the District Plan.	Based on the 2012 NPPF and requires updating to reflect the 2021 NPPF (or any further updates).	Yes	National Policy Change