

The Stevenage District Plan, Second Review (2004)

The Adopted Plan, as amended by the Secretary of State's Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004

Saved Policies

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1. INTRODUCTION

THE STEVENAGE DISTRICT PLAN SECOND REVIEW (2004) from 18 April 2012

Since its adoption on 8 December 2004 the Stevenage District Plan Second Review (the District Plan) has been a 'saved' plan, meaning that it is a statutory document that the Borough Council uses in determining planning applications.

The 'saved' period ended on 8 December 2007. This meant that the Plan's policies ceased to have effect from this date unless the Secretary of State for Communities and Local Government made a formal decision to extend their life. The Secretary of State made a statutory direction, the practical effect of which was to save some of the Plan's policies and delete some others with effect from 8 December 2007.

In addition to these changes, we are continuing to work towards a new policy framework for Stevenage. Once completed, this will replace the District Plan.

So, some policies have been deleted?

The direction deleted about a third of the District Plan's policies. This means that they have not had force from 8 December 2007 and are no longer used to determine planning applications.

This introduction indicates under what circumstances we will be using other policies, guidance and/or considerations in the determination of applications that would previously have been determined against the deleted policies. There are three categories of deleted policies, set out in detail below:

- Policies that were deleted in order to rely on national or regional guidance instead¹;
- Policies where we are now relying upon other policies in the Plan; and
- Policies which are now spent, irrelevant or otherwise inappropriate.

It should be noted that the deletion of policies does not necessarily mean that our attitude or stance on the issue covered by the deleted policy has changed. In many instances we deleted policies in order to rely on guidance in other documents at national or regional level. This was entirely in line with Government thinking at the time of the decision.

For guidance on the application of the new policy framework in connection with any planning permission you are seeking please contact a member of our Development Management team (01438 242159).

But what about the saved policies?

The two-thirds of the plan's policies that have been saved continue to have statutory force and will be used by us, the Planning Inspectorate and/or the Secretary of State [in the case of certain appeals] to determine planning applications. This document collates the currently saved plan in its entirety for the first time.

¹ Please note that the advice which originally justified the deletion of these policies in 2007 may no longer be extant. In March 2012, the Government published the National Planning Policy Framework (NPPF). This replaced all existing national policy advice in a single, shorter document.

It should be noted that all of the reasoned justification of the District Plan [that is the text other than the policies] was also not saved beyond 8 December 2007. However, we are continuing to use this information as a 'material consideration' in the determination of planning applications.

What about the new policy framework you are writing?

The policies in the District Plan will continue in force until they are replaced by policies in a new local plan for Stevenage. The timetable for the production of this plan will be set out in a document called the Local Development Scheme. Between 2007 and 2011, we did a lot of work to produce a new set of plans for the Borough called the Local Development Framework (LDF). We now cannot continue with the LDF.

However, several of the draft plans in the LDF did reach a relatively advanced stage of preparation. This means we can use them alongside the policies in the District Plan when we determine planning applications. The following plans have been a material consideration in the determination of all planning applications registered since 28 January 2010:

- Draft Gunnels Wood Area Action Plan
- Draft Old Town Area Action Plan
- Draft Site Specific Policies.

We have also produced an Interim Planning Policy Statement (IPPS). The IPPS covers a range of topics. Some parts of the IPPS provide extra information which helps us decide whether proposals meet the requirements of the District Plan. Some parts of the IPPS replace policies which were deleted from the District Plan or are contained in the East of England Plan that the Government want to revoke.

The IPPS is a non-statutory planning document. However, it is a material consideration in the determination of all planning applications registered on or after 18 April 2012.

Below, this document sets out:

- a schedule of the District Plan policies that were deleted in December 2007 and the reasons for their deletion;
- a schedule of changes to saved policies brought about by the deletion of those identified in 1 above; and
- our approach to the use of the draft LDF policies and advice in the IPPS, particularly in relation to affordable housing, that we will take from 18 April 2012.

Deleted District Plan policies

(i) That were deleted to rely on national and/or regional guidance

TW5	Sub-regional role of Stevenage
H4	Phasing
H5	Residential land monitoring
H9	Conversions
H11	Dwelling mix
H13	Affordable housing provision
H15	Sites for affordable housing
E1	Employment floorspace monitoring
T1	Transport implications of development
T2	Alterations to the highway network

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 T4 Green travel plans
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 T9 Passenger transport provision
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 TR6 Retail impact study
 TR16 Loss of free standing shops
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 EN2 Demolition in conservation areas
 EN3 Advertisements in conservation areas
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 EN5 Demolition of listed buildings
 EN6 Changes of use of listed buildings
 EN7 Setting of listed buildings
 EN8 Nationally important archaeological remains
 EN14 Tree preservation orders
 EN19 Protected species
 EN20 Development affecting natural habitats
 EN22 Natural habitat creation in developments
 EN24 Countryside management
 EN25 Agricultural land
 EN26 Pollution control
 EN30 Contaminated land
 EN33 Flood risk and drainage
 EN34 Groundwater protection
 EN35 Water supply and sewerage infrastructure
 EN39 Renewable energy
 EN40 Waste and recycling
 L24 Tourist facilities
 OT3 Redevelopment proposals in the High Street
 OT8 Shop fronts
 OT17 Redevelopment proposals – High Street South

(ii) Where we are now relying on other policies in the Plan

TW3 Existing neighbourhood facilities
 H10 Redevelopments
 T5 Provision of transport infrastructure by developers
 TR2 Town centre development sites
 TR12 Residential accommodation
 TR13 Covered walkways
 L7 Satellite sports centres
 L8 Dual use of leisure, social and community facilities
 L21 Footpath, cycleway and bridleway network
 L22 Access to the countryside
 L25 Hotel provision
 SC3 Social and community provision within neighbourhood centres
 SC8 Education provision in new developments
 OT12 Redevelopment proposals on Primett Road
 OT13 Industrial premises on Primett Road
 OT16 Loss of residential uses
 NC4 Loss of residential accommodation
 NC5 Conversion of shop units to residential accommodation
 SW9 Replacement of Meadway Park
 SW18 Social and community facilities
 SW19 Community centres

(iii) Where the policy is now spent, irrelevant or otherwise inappropriate

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E8	Building design for business use
T10	Stevenage railway station
T17	Residential parking schemes
T18	Lorry park
EN23	Landscape conservation areas
L27	Art and development
SC2	Improvement of social and community facilities
SC7	Reserved school sites
SC12	Surgeries for dentists and doctors
SC16	Health care facility site
OT1	Old Town High Street area
OT2	Old Town High Street (north and south)
OT7	Conversion of upper floors for residential use
OT10	Retail development frontages
OT15	Bowling Green transport improvements
NC3	Business units at neighbourhood centres

Saved policies affected by the 'deletion' of other policies

Below are the changes to the 'saved' policies made necessary by the deletion of the policies identified above. Many saved policies cross-refer to others, now deleted. As these have now gone, it is necessary to amend the saved policy accordingly. In the main, these changes merely constitute the deletion of cross-references.

- **TW1:** Delete all text from "...and the general aims..." to "...1991 – 2011." as Policy 1 of the Herts Structure Plan has not been saved.
- **H3:** Delete second sentence as policy H4 has been deleted.
- **H7:** In criterion (b) delete "...and/or community facilities in relation to policy TW3" and also the cross-reference to policy TW3 as this policy has been deleted.
- **H12:** Delete "Site 1 is included as an existing commitment in policy H1" as policy H1 has been deleted.
- **E3:** Delete cross-reference to policy OT13, as this policy has been deleted.
- **T8:** Delete cross-reference to policy TR2 (ii) as policy TR2 has been deleted.
- **T13:** Delete cross-reference to policy L21 as this policy has been deleted.
- **T14:** Delete cross-reference to policy L21 as this policy has been deleted.
- **TR1:** Delete second half of second sentence from "...provided that" to end of that sentence, because policy TR5 has been deleted. Delete final sentence of third paragraph: "Specific sites are allocated.." because policy TR2 has been deleted.
- **TR10:** Delete second sentence as policy TR2 has been deleted.
- **TR14:** Delete second sentence and cross-references to policies TR5 and TR6, because both these policies have been deleted.
- **EN17:** In criterion (a) delete "...which accord with policy EN20". Delete cross reference to policy EN20, because this policy has been deleted.
- **EN18:** In criterion (a) delete "...which accord with policy EN20", because policy EN20 has been deleted.
- **L1:** Delete cross-reference to policy TR2 as this policy has been deleted.
- **L6:** Delete cross-reference to policy SC3 as this policy has been deleted.
- **L17:** Delete cross-reference to policy EN22 as this policy has been deleted.
- **L26:** Delete cross-reference to policy OT17 as this policy has been deleted.
- **SC5:** Delete cross-reference to policy SW19 as this policy has been deleted.
- **SC15:** Delete cross-reference to policy T4 as this policy has been deleted.
- **NC1:** Delete cross-references to policies SC12, NC4 and NC5 as these policies

- have all been deleted.
- **SW14:** Delete whole second paragraph and cross-reference to policy TR5 as this policy has been deleted.
- Appendix D: Delete as Policy 1 of the Herts Structure Plan has not been saved.

Use of new policy advice

Three of our draft LDF plans can be used as a material consideration in the determination of planning applications. This means that we can take the policies in these documents into account if they are relevant to an application we are considering. The advice in the IPPS can also be used.

Our District Plan policy on affordable housing provision was deleted on 8 December 2007. The IPPS sets out how affordable housing will be secured in Stevenage pending the production of a new local plan through the use of a stepped threshold:

- 40% provision for sites of 25 or more homes;
- 35% for sites of 15-24 homes;
- 30% for sites of 10-14 homes;
- 20% for sites of 5-9 homes; and
- 10% for sites of 1-4 homes to be secured as a financial contribution.

At least 65% of the affordable housing provision should be for social rent with the remainder consisting of other affordable tenures. Provision will be sought on all qualifying sites within the Borough, including where these form part, or reasonably could form part, of a larger development. Relaxation of this level of provision will only be considered where it can be proved that:

- there will be particular costs associated with the development of the site which affect its viability; or
- the provision of affordable housing on the site would prejudice the realisation of other policy objectives.

Affordable housing will be expected to be provided on-site to ensure an appropriate mix and balance. A financial contribution towards affordable housing on another site will only be considered where:

- it can be proved preferable for planning reasons; and
- it can be brought forward for development within a similar timescale.

What if I have any other queries?

For guidance on the application of the new policy framework in connection with any planning permission you are seeking please contact a member of our Development Management team (01438 242159).

2. TOWN-WIDE POLICIES - A STRATEGY FOR THE DISTRICT PLAN

POLICY TW1: SUSTAINABLE DEVELOPMENT

All activities and development in Stevenage will be required to be carried out consistently with the principles of sustainable development.

POLICY TW2: STRUCTURAL OPEN SPACE

Development proposals which have an unacceptable adverse impact on the structural open spaces of the town will not be permitted. When assessing the impact that a development proposal may have, the following criteria will be used:

- (a) the size, form, function and character of the structural open space affected by the development proposal; and
- (b) the impact of the development proposal on the structural open space.

The structural open spaces covered by this policy are:

1. Principal open spaces (Policy L10)
2. Fairlands Valley Park (Policy L11)
3. Green links (Policy EN10)
4. Wildlife sites (Policy EN17)
5. Woodlands (Policy EN12)
6. Ancient lanes and hedgerows (Policy EN15)
7. River corridors and water meadows (Policy EN32)
8. School playing fields (Policy L12 and L13)
9. Childrens play space (Policy L14)
10. Allotments (Policy L19)
11. Cemeteries
12. Highway verges
13. Small informal open spaces.

⊗ Policies L10, L11, L12, L13, L14, L19, EN11, EN13, EN18, EN16, EN32,

POLICY TW4: NEW NEIGHBOURHOOD CENTRES

Major new residential developments should provide a neighbourhood centre or enhance existing provision at an appropriate scale to the community they serve.

POLICY TW6: GREEN BELT

Within the Green Belt, except in very special circumstances, planning permission will not be granted for development for purposes other than:

- (a) buildings for agriculture and forestry; or
- (b) essential facilities for outdoor sport and outdoor recreation; or
- (c) cemeteries; or
- (d) limited extension, alteration or replacement of existing dwellings; or
- (e) other uses which preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt; or
- (f) the re-use of buildings provided; the building is of a permanent and substantial construction and does not require major or complete

reconstruction and; the building is of a form, bulk, and general design in keeping with its surroundings and; re-use would not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in the Green Belt and; it would not require extensive hard standing or outdoor working and; it would not generate an unacceptable level of traffic and; would not be harmful to residential amenity.

POLICY TW7: LOCAL RURAL AREAS

Local rural areas are shown on the proposals map. In these areas planning permission will not be granted for development for purposes other than:

- (a) buildings for agriculture and forestry use or the re-use and adaptation of existing redundant rural buildings in accordance with paragraphs 3.14 – 3.17 of PPG7; or
- (b) essential facilities for outdoor sport and outdoor recreation; or
- (c) cemeteries; or
- (d) limited extensions, alteration or replacement of existing dwellings; or
- (e) other uses appropriate to a rural area; or
- (f) uses required to meet the needs of Stevenage for leisure, recreation, social and community needs including health care needs.

POLICY TW8: ENVIRONMENTAL SAFEGUARDS

All development proposals will be required to comply with the Environmental Safeguards, Development Control Standards and other relevant Supplementary Planning Guidance.

POLICY TW9: QUALITY IN DESIGN

All forms of development will be required to meet a high standard of design including:

- (a) Form of built development; and
- (b) Elevational treatment; and
- (c) Materials; and
- (d) Integration with the urban fabric of the town and surrounding countryside; and
- (e) Relationship between buildings and open space; and
- (f) Other aspects of landscape design; and
- (g) Relevant aspects of sustainable design.

Developers will be encouraged to submit a design statement in accordance with Annex A to Planning Policy Guidance Note 1 (PPG1), which should include an assessment of the proposal against the sustainable development checklist in Appendix F of this plan.

Supplementary Planning Guidance will be prepared on sustainable design and development proposals will be considered in relation to it.

POLICY TW10: CRIME PREVENTION

Contributions will be sought from developments with public access towards a programme of appropriate measures to deter crime and improve safety and security.

TW11: PLANNING REQUIREMENTS

Planning obligations will be sought that ensure that on and off site works, facilities, services, and other needs required by the development or to offset the impact on the environment and local amenity, that are fairly and reasonably related in scale and kind to the proposed development and which are necessary to granting of planning permission are provided or contributed to by the developer.

3. HOUSING

POLICY H2: STRATEGIC HOUSING ALLOCATION – STEVENAGE WEST

In order to meet the provisions of Policy 8 in the adopted Hertfordshire Structure Plan, land at Stevenage West is identified for the development of approximately 1,000 dwellings. The allocated land is safeguarded from development, pending reconsideration and acceptance of its strategic justification.

Note: Stevenage West is included as a commitment in Table H1.

POLICY H3: NEW HOUSING ALLOCATIONS

In order to meet the Structure Plan housing requirement, the following sites are allocated for housing.

Site	Area (ha)	Estimated number of dwellings
1. Pond Close	0.9	30
2. Cutty's Lane Garage	0.1	10
3. Round Diamond School	1.42	80
4. Six Hills Way/Brittain Way	1.7	80
5. Ferrier Road	1.3	40
6. Hertford Road	0.7	30
7. London Road/Old Knebworth Lane	0.5	25
8. Vincent Court, Fishers Green Road	1.1	40
9. Snooker Club, Letchmore Road	0.3	15
10. Nokeside Garages	0.3	10
11. Shephall View	1.2	30
12. Larkinson and Fairview Road Allotments (part)	2.5	50
13. Walkern Road Allotments (part)	2.5	50
14. Fairview Road Playing Fields	2.5	100
Total	17.62	614

POLICY H6: LOSS OF RESIDENTIAL ACCOMMODATION

The loss of residential accommodation or land with planning permission for residential development will not be permitted except where:

- (a) small scale social, community or leisure facilities would be provided; or
- (b) small scale extension to an existing business use in the same building would be provided; and
- (c) it does not adversely affect the surrounding or adjoining properties; or
- (d) suitable alternative non-residential accommodation is not available; and
- (e) the proposal is for renewal of planning permission and the site does meet the criteria in Policy H7.

POLICY H7: ASSESSMENT OF WINDFALL RESIDENTIAL SITES

Proposals for residential development on sites not allocated in this plan or applying for renewal of planning permission will only be acceptable where:

- (a) the site is on land classified as previously developed or small underused urban sites; and
- (b) development of the site would not lead to the loss of features as defined in Policy TW2; and
- (c) there is no detrimental effect on the environment and the surrounding or adjoining properties; and
- (d) there is access to local facilities; and
- (e) they include opportunities to access alternative forms of travel to private motorised transport.

↗ Policy TW2

POLICY H8: DENSITY OF RESIDENTIAL DEVELOPMENT

The density of all residential development will respect the characteristics of the site and the character and amenity of the surrounding area. In general, the net density of new housing should be within the range of 30-50 dwellings per hectare. Higher densities (50-65+ dwellings per hectare) will be encouraged in developments in the town centre and at neighbourhood centres and other locations well served by passenger transport.

POLICY H12: SPECIAL NEEDS ACCOMMODATION

Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.

The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:

1. Oxleys Road
2. Ross Court
3. 124 Letchmore Road
4. Stevenage West
5. Round Diamond School
6. Six Hills Way / Brittain Way
7. Larkinson and Fairview Road Allotments (part)
8. Walkern Road Allotments (part)
9. Fairview Road Playing Fields (part)

Sites 2 - 4 are included in the commitments in Table H1

Sites 5 - 9 are allocated for development in Policy H3

POLICY H14: BENEFITS OF AFFORDABILITY

In order to secure affordable housing the following planning conditions will be applied or planning obligations will be sought to ensure that:

- (a) the affordable housing units will be transferred to a registered social landlord: or
- (b) the levels of rent, mortgage repayment or other equivalent payments for affordable properties are restricted to being no higher than the housing corporation rent cap; and
- (c) priority is given to people on or eligible to be on the Council's housing register. If, after 6 weeks (in the case of a rented property) or 3 months (in the case of an owner occupied or shared ownership property) a suitable occupant is not found, then people on, or eligible to be on the housing registers of adjoining authorities will be accepted.

Additionally the affordable housing element is built for occupation in accordance with an agreed phased development of the whole site.

4. EMPLOYMENT

POLICY E2: EMPLOYMENT AREAS

The following areas are designated employment areas as shown on the proposals map:

1. Gunnels Wood employment area; and
2. Pin Green employment area.

POLICY E3: EMPLOYMENT SITES

The following sites, as shown on the proposals map, are allocated for the employment uses identified in the table below:

Site	Site Area (Ha)	Estimated net floorspace area (Square Metres)	Use Classes proposed
Former Kodak site, Bessemer Drive	3.44	15,500	B1/B2/B8
Caxton Way	0.79	3,600	B1/B2/B8
Six Hills Way	0.46	2,100	B1
North of Maxwell Road	5.64	25,500	B1
West of Gunnels Wood Road	25.68	120,000	B1/B2
South of Broadhall Way	9.47	45,000	B1/B2

References to class B1, B2 and B8 are as defined in the Use Classes Order 1987.

Policy SW12

POLICY E4: ACCEPTABLE USES IN EMPLOYMENT AREAS

In the employment areas already designated a range of employment uses within the B1, B2 and B8 use classes will be encouraged. A mix of uses within a development site will also be encouraged.

On development sites over two hectares in size proposals for development within the B8 use class will only be permitted if the development forms part of a larger mixed use development within the B1, B2 and B8 use classes or the development proposal is for meeting the operational requirements of an existing occupier of the employment area.

Proposals for employment generating uses that do not fall within the use classes order will be considered on their merits.

References to class B1, B2 and B8 are as defined in the Use Classes Order 1987.

POLICY E5: RETAIL AND LEISURE PROPOSALS IN EMPLOYMENT AREAS

The development or use of land or premises for retail or leisure uses in the employment areas shown on the proposals map, will not be permitted unless the following criteria are met:

- (a) a local need for a facility, in terms of supporting the operation of an employment area can be demonstrated; and
- (b) the proposal does not have an unacceptable traffic or environmental impact.

POLICY E6: UNIT SIZES WITHIN EMPLOYMENT AREAS

In the employment areas shown on the proposals map a mix of size of units within a site will be encouraged.

On development sites over two hectares, there will be a requirement for at least 5% of the net floorspace area within the site to be developed for small business or industrial units within the B1 or B2 use classes unless the site is to be developed to meet the expansion requirements of an existing employment use in Stevenage.

For the purposes of clarity, unit sizes are defined as:

Small units: up to 235 sq.m

Medium units: 236 – 1000 sq.m

Large units: over 1000 sq.m

POLICY E7: EMPLOYMENT USES OUTSIDE EMPLOYMENT AREAS AND HOMEWORKING

Development proposals for employment uses outside the employment areas, including homeworking, will be permitted where the following criteria are met:

- (a) they accord with other policies in the plan relating to employment uses in the town centre, old town and neighbourhood centres; or
- (b) in residential areas, proposals:
 - ◆ Are of an appropriate scale; and
 - ◆ Do not have an unacceptable adverse impact on the local environment or residential amenity in terms of traffic generation, car parking provision, visual impact, smell, noise, access and safety; and
 - ◆ Do not result in the loss of residential accommodation.

Development proposals that would result in the loss of existing employment uses in residential areas, especially small units, will not be permitted unless it can be demonstrated that they are no longer viable for employment uses or where the existing activity has an adverse impact on the local environment or residential amenity which cannot be mitigated. Mixed use redevelopments of existing employment uses in residential areas may be acceptable where the employment floorspace lost is adequately replaced within the development.

5. TRANSPORT

POLICY T6: DESIGN STANDARDS

Safe and efficient access for all modes of transport will need to be provided in new developments in a way that creates an attractive living environment. Road and other transport proposals will therefore be expected to meet current County Council standards whilst responding to the overall design character and philosophy of the particular location and development.

POLICY T8: INTEGRATION OF TRANSPORT MODES

Proposals for passenger transport and interchange facilities will be supported at the railway station, and at other locations which attract a significant number of employees, visitors or customers, including neighbourhood centres, employment areas, hospitals, sport and leisure facilities, retail areas and other public attractions.

Proposals at the railway station for a combined interchange will be subject to a development brief which developers will be expected to have regard to. Particular attention will be paid to opportunities for regenerating the town centre and linkages to the town centre for pedestrians, cyclists and those with mobility problems.

POLICY T11: RAIL FREIGHT PROVISION

Development proposals for a rail freight depot will be encouraged on suitable sites in the Gunnels Wood employment area, unless proposals would have an unacceptable traffic or environmental impact.

Existing rail sidings and depots will be safeguarded for rail freight use and developments which would prevent or prejudice their use for rail freight will not be permitted. Alternative uses of safeguarded rail freight sidings and depots will only be permitted where it can be demonstrated that they are no longer needed for rail freight operations.

POLICY T12: BUS PROVISION

Major development proposals, including redevelopments and changes of use, will be expected to demonstrate how the development would be served by bus. Where appropriate, planning obligations will be sought to provide services and facilities or a contribution to a local scheme identified in the Local Transport Plan or Stevenage Transport Strategy.

POLICY T13: CYCLEWAYS

Where appropriate, for major development proposals, including redevelopments and changes of use, the provision of the following will be sought:

- (a) safe, direct cycleways within the development; and
- (b) contributions to improve and develop cycleways serving the development site; and
- (c) links to the existing cycleway network; and

- (d) underpasses, bridges or other appropriate means of crossing primary, secondary or local distributor roads within or adjacent to the site; and
- (e) adequate landscaping and lighting of cycleways both within the development and on any new external links provided as part of the development; and
- (f) secure parking provision in line with standards set out in the environmental safeguards; and
- (g) changing and shower facilities for employees.

Additionally, those responsible for the design of new road schemes or road improvements will be required to take account of the needs and safety requirements of cyclists and other route users.

POLICY T14: PEDESTRIANS

Where appropriate, for major development proposals, including redevelopments and changes of use, the provision of the following will be sought:

- (a) safe, direct and convenient pedestrian routes within the site; and
- (b) contributions to improving pedestrian routes to the development site; and
- (c) links to the existing pedestrian network; and
- (d) underpasses, bridges or other appropriate means of crossing primary, secondary or local distributor roads within or adjacent to the site; and
- (e) adequate landscaping and lighting for pedestrian routes both within the development and on any new external links provided as part of the development.

Additionally, those responsible for the design of new road schemes or road improvements will be required to take account of the needs and safety requirements of pedestrians.

POLICY T15: CAR PARKING STRATEGY

Car parking provision will be made at, or below, the maximum provision specified in the Borough Council's adopted car parking standards. Developments with significant transport implications will be expected to demonstrate the measures that will be taken to minimise the need for car parking.

For non-residential developments, operational, staff, and customer parking provision on-site will be kept to a minimum. Parking will only be provided for servicing, dropping off, delivery and, where communal public parking is not available nearby, for customers or visitors that the Borough Council accepts as being essential to the operation of the development.

Redevelopment of existing car parking areas will be permitted where this is in conformity with the car parking strategy.

Where appropriate, accessibility contributions will be sought, to improve the accessibility of a development by alternative modes of transport.

POLICY T16: LOSS OF RESIDENTIAL CAR PARKING

Any development that results in the loss of off street parking spaces will be expected to provide for the parking lost and an appropriate level of parking associated with the development itself. This may be within the proposed development or in a more appropriate location.

Where it can be demonstrated that the site is well served by alternative modes of transport a lower provision of car parking may be allowed.

6. TOWN CENTRE AND RETAIL DEVELOPMENTS

POLICY TR1: TOWN CENTRE

Within the Town Centre Inset Area, as defined on the Proposals Map, leisure, cultural, social and community, housing and offices will be permitted. Retail uses will also be permitted.

Within the town centre policy area, as defined on the proposals map, permission will be granted for:

- (a) retailing (use classes A1, A2 & A3)
- (b) office development (class B1a)
- (c) housing (class C3)
- (d) leisure, cultural, community and social uses (classes C1, D1 & D2)

Provided that they do not conflict with the council's adopted vision or strategy for the town centre or other policies, mixed use development schemes comprising two or more of these elements will be permitted.

Proposals should enhance the town centre through high quality design and townscape. The council will seek the active participation of developers in environmental improvement schemes that are well related in scale and kind to the proposed development.

POLICY TR3: RETAIL FRONTAGES

The ground floor primary retail frontages shown on the town centre inset map are reserved for retail use (class A1) and other uses will be refused. Proposals for ground floor level class A2 or A3 or other uses appropriate in a town centre retail street will be permitted in the secondary frontages as defined on the proposals map.

The primary retail frontages are:

Queensway	38-98	(Even)
	41-103	(Odd)
Town Square	29	(Odd)
The Forum	2 – 26	(Even)

All units on the north side of the Forum
All units in the Westgate Centre

The secondary retail frontages are:

5A - 10	The Forum	(Even & Odd)
28 - 38	The Forum	(Even)
2 - 32	Queensway	(Even)
1 - 31	Queensway	(Odd)
34 - 36	Queensway	(Even)
33 - 39	Queensway	(Odd)
2 - 34	Marketplace	(Even)

1 - 35	Marketplace	(Odd)
1 - 27	Town Square	(Odd)
6 - 8	Town Square	(Even)
2 - 4	Town Square	(Even)
2 - 36	Park Place	(Even)
1 - 27	Park Place	(Odd)

POLICY TR4: LOSS OF RETAIL FLOORSPACE

Proposals which involve the overall loss of retail (A1), food and drink (A3) and service floorspace (A2) in the Town Centre Inset Area will be resisted except for changes of use to social, community, leisure and cultural uses and residential use at first floor level and above outside of the primary retail frontages.

POLICY TR7: LOSS OF OFFICE ACCOMMODATION

Proposals for the conversion or redevelopment of existing office accommodation in the Town Centre Inset Area to other uses will be permitted where it can be demonstrated that the accommodation is no longer suitable for office use.

POLICY TR8: PROTECTION OF LEISURE, SOCIAL AND COMMUNITY USES

The loss of existing leisure, cultural, social or community facilities will not be permitted in the town centre except where:

- (a) the existing facility can be relocated either within the development proposal or elsewhere within the town centre inset area, in either case on an appropriate site taking account of its functional and operational characteristics, including relationships with public transport, parking and shopping facilities; or
- (b) it can be proven that there is no longer a need for the existing facility; or
- (c) it can be proven that the facility can be provided elsewhere equally conveniently for users.

☒ Policies L4, SC1

POLICY TR9: TOWN CENTRE CAR PARKING

Proposals within the Town Centre Policy Area will be required to provide car parking in accordance with Policy T15. Additionally in the town centre the following criteria will apply:

- (a) any existing car parking which is necessary to meet the needs of the town will be either required to be replaced within the development proposal or a planning obligation will be sought to ensure that it is provided elsewhere in the town; and
- (b) all car parking provision shall be made available for public use and operated in accordance with the council's pricing policy.

☒ Policy T15

POLICY TR10: RAILWAY STATION PARKING

Proposals for the loss of car and/or cycle parking provided for the train station will not be permitted.

POLICY TR11: REPLACEMENT RESIDENTIAL ACCOMMODATION

Within the Town Centre Inset Area proposals that involve the loss of residential accommodation will provide replacement accommodation as part of the overall development.

POLICY TR14: NEW NEIGHBOURHOOD CENTRES

Where major new residential neighbourhoods are proposed, the development will include a new neighbourhood shopping centre to meet the needs of that development.

POLICY TR15: NEW FREE STANDING SHOPS

Proposals for new single shops or shop units attached to other service facilities (including petrol filling stations) will not be permitted except where the following criteria are met:

- (a) there is an identified lack of facilities in the area; and
- (b) there is no detrimental impact on adjoining residential properties in terms of noise and traffic movements; and
- (c) adequate access, parking and servicing can be provided, including provision for those arriving on foot or by bike; and
- (d) it will not harm the vitality and viability of the existing neighbourhood shops or the town centre; and
- (e) it is located in a position which allows a wide cross-section of the shopping public to use the facilities; and
- (f) it does not take land designated for other uses.

7. ENVIRONMENT

POLICY EN9: ARCHAEOLOGY AND DEVELOPMENT

The following sites are defined on the Proposals Map as Areas of Archaeological Significance:

1. The Bury
2. The Old Town
3. Whomerly Wood
4. The Six Hills
5. Shephall Village
6. Hampson Park
7. Shephalbury
8. Martins Wood and Allotments
9. Fishers Green
10. Symonds Green
11. Brick Kiln Road
12. Broomin Green
13. Broadwater Farm
14. Wychdell
15. Bragbury End

Where a development proposal affects an Area of Archaeological Significance as shown on the Proposals Map, or has potential to affect important archaeological remains on other sites, developers will be required to submit the results of an archaeological field evaluation before a planning application is determined.

If in situ preservation of important archaeological remains is considered preferable any development proposals will be required to demonstrate how those remains will be preserved and incorporated into the layout of that development.

Where in situ preservation of important archaeological remains is not feasible, planning permission will be subject to conditions and/or planning obligations to ensure that appropriate and satisfactory provision is made for the investigation and recording of archaeological remains that will be damaged or lost before development commences and for the subsequent analysis and publication of results and, where appropriate, excavation. Where appropriate the management, enhancement and public presentation of archaeological remains and their setting will be sought.

POLICY EN10: GREEN LINKS

Development proposals which would be harmful to the character of Green Links will not be permitted. They are an essential part of the urban structure of the town. When assessing the impact that a development proposal may have on a green link the following criteria will be used:

- (a) the size, form, function and character of the green space directly affected by the development proposal; and
- (b) the role of the green space within the Green Link; and

- (c) the impact of the development proposal on the green space and Green Link; and
- (d) the integrity of the Green Link.

For the purposes of this policy the character of a Green Link is defined as visual continuity of green spaces, accessible green routes and wildlife corridors.

The following areas are shown on the proposals map as Green Links:

1. From Broadhall Way through the water meadows across Hertford Road.
2. From the Old Town Bowling Green along the Avenue including adjoining playing fields to St. Nicholas Church.
3. From Gresley Way through Collenswood School and Ashtree Wood northwards through Pescotts Spring to Campshill JMI School with a western spur to Fairlands Valley.
4. From Gresley Way north west to Narrowbox Lane with a western spur to Nobel School.
5. From Gresley Way through Ridlins Wood westwards through Loves Wood and Shephall Park and then southwards to the Noke.
6. From the Roebuck northwards through Fairlands Valley to Hampson Park then southwards to Pin Green School. From Fairlands an extension runs south east through Peartree Park to Shephall Park.
7. From Meadway playing fields northward to Fishers Green with an eastern spur to Symonds Green.
8. From Gresley Way northwards through Ridlins and Bandle Hill to Collenswood School.

⊗ *Policy SW9*

POLICY EN11: PROVISION OF NEW AND EXTENDED GREEN LINKS

Where appropriate, development proposals will be required to integrate landscape features and create open spaces within the development area and provide links with the surrounding countryside to either extend existing Green Links and/or form new Green Links.

⊗ *Policy SW11*

POLICY EN12: LOSS OF WOODLAND

Development proposals which would result in the loss of woodland will not be permitted unless the following criteria are met:

- (a) it can be demonstrated that any adverse effects can be satisfactorily mitigated; and
- (b) it can be demonstrated that other material considerations override the amenity of the woodland; and
- (c) it can be demonstrated that there would be a net gain in the quality of the remaining woodland through the enhancement of the recreational amenity, landscape and nature conservation value of the woodland and that there would be provision for its improved long term management; and

- (d) existing trees are retained as far as possible and any that are lost as part of a development are replaced in accordance with Policy EN13.

POLICY EN13: TREES IN NEW DEVELOPMENTS

Development proposals will be expected to protect and retain individual trees or groups of trees within development sites and should include new planting where appropriate. An arboricultural report will be required where development affects or is liable to affect trees. Where necessary trees will be protected by Tree Preservation Orders.

Where the loss of trees is considered unavoidable, development proposals should ensure that sufficient land is reserved for replacement planting and landscaping. Existing trees and replacement planting will be required to be sensitively incorporated into the development and protected during construction.

Replacement trees will be required to be of at least equivalent quality to the trees that are lost. Attention will be given to new planting proposals to ensure that where appropriate, locally native species are selected and tree maturity is not prejudiced.

POLICY EN15: ANCIENT LANES AND ASSOCIATED HEDGEROWS

Development proposals which would adversely affect an ancient lane or its associated hedgerows will not be permitted unless it can be satisfactorily demonstrated that it is essential for a development to cross or incorporate an ancient lane. In these circumstances, ancient lanes and associated hedgerows will be required to be retained, enhanced and integrated as far as possible into the new development.

Where appropriate, developers will be expected to plant new hedgerows to maintain and enhance the character of the landscape.

Ancient lanes and hedgerows are listed below:

1. Aston Lane
2. The Avenue
3. Botany Bay Lane
4. Bragbury Lane
5. Broadwater Lane
6. Chells Lane
7. Dene Lane
8. Fishers Green Lane
9. Lanterns Lane
10. Meadway
11. Narrowbox Lane
12. Old Walkern Road
13. Sheafgreen Lane
14. Shephall Lane
15. Shephall Green Lane
16. Shepherds Lane
17. Watton Lane
18. Weston Lane

Where hedgerow removal is unavoidable, replacement planting will be required where possible, preferably using locally native species.

⊗ Policy SW11

POLICY EN16: COUNTRYSIDE HERITAGE SITE

The Countryside Heritage Site of Monks Wood and Whomerley Wood, as shown on the Proposals Map, will be protected from any development proposal that would adversely affect the archaeological, wildlife or scenic features of the site.

POLICY EN17: WILDLIFE SITES AND REGIONALLY IMPORTANT GEOLOGICAL SITES (RIGS)

Development proposals within or adjacent to the wildlife sites and “RIGS” shown on the Proposals Map which would have an adverse affect on their nature conservation or geological value will not be permitted unless the following criteria can be met:

- (a) adverse affects could be prevented or satisfactorily minimised through mitigation measures; or
- (b) in exceptional circumstances it can be clearly demonstrated that there are reasons for the development that would outweigh the need to safeguard the substantive nature conservation or geological value of the site.

The following sites are defined as wildlife sites or RIGS:

Site	Hectares
1. Margaret’s Wood, Todds Green	3.84
2. Fishers Green Meadow	0.52
3. Symonds Green	1.12
4. Whitney Wood	3.90
5. St. Nicholas Churchyard	1.92
6. Martins Way Chalk Bank (Wildlife Site and RIGS)	1.39
7. Whitney Drive Wood	0.42
8. Almond Spring	0.71
9. Fishers Green Wood	1.08
10. Sishes Wood	1.47
11. Martin’s Wood	3.67
12. Wellfield Wood	4.76
13. Hanginghill Wood	0.97
14. Kitching Green Lane, Norton Green	0.19
15. Garston Meadow, Norton Green	0.21
16. Monk’s Wood West	1.19
17. Broadwater Marsh	0.78
18. Warren Springs	0.31
19. Monks/Whomerley Woods	25.29
20. Shackledell Grassland	1.43
21. Six Hills Common	0.73
22. Exeter Close	0.30
23. Triangular Grassland, Fairlands Valley	0.75

24.	Elder Way Flood Meadows	3.03
25.	Loves Wood	2.66
26.	Ridlins Wood	7.22
27.	Ridlins Mire (HMWT Nature Reserve)	3.07
28.	Stevenage Brook Marsh	5.87
29.	Poplars Meadow and Pond	1.95
30.	Ashtree Wood and Abbots Grove	7.75
31.	Marymead Spring	0.98
32.	Great Collens Wood	4.30
33.	Pestcotts Spring and Wood	3.12
34.	Blacknell's Spring	0.63
35.	Wiltshire's Spring	0.76
36.	Valley Way Wood	2.67
37.	Elm Green Pastures	3.61

N.B. This list is numbered for reference purposes only. The order and numbers do not imply greater or lesser value of individual sites.

If further sites which meet the criteria for Wildlife Site designation are identified over the period of this plan, they will be afforded the same protection as the sites identified above through an alteration to the plan.

POLICY EN18: NATURAL HABITATS IN ADJOINING LOCAL AUTHORITIES

Development proposals which would have an adverse affect on Sites of Special Scientific Interest (SSSI) in adjoining local authority areas will not be permitted unless the following criteria can be met:

- (a) adverse affects could be prevented or satisfactorily minimised through mitigation measures; or
- (b) in exceptional circumstances it can be clearly demonstrated that there are reasons for the development that would outweigh the nature conservation value of the site itself and the national policy to safeguard the national network of SSSIs.

Development proposals which would have an adverse effect on Local Nature Reserves and Wildlife Sites in adjoining local authority areas will not be permitted. Unless the criteria in Policy EN17 can be met.

POLICY EN21: OTHER SITES OF NATURE CONSERVATION IMPORTANCE

Outside those areas subject to Policies EN10, EN17, EN18, and EN19, the Borough Council will take into account the protection of wildlife habitats and the promotion of biodiversity in the determination of planning applications. Where development would have an adverse affect on a natural habitat, which could be prevented, or satisfactorily minimised through mitigation measures, conditions will be imposed or planning obligations will be sought.

POLICY EN27: NOISE POLLUTION

Noise generating development proposals will only be permitted if they are not liable to result in unacceptable noise exposure for the users of existing or proposed noise sensitive uses nearby. Where planning permission is

granted for development, conditions may be imposed to ensure that provision is made to control the level of noise emitted.

Development proposals for noise sensitive uses will only be permitted if they are located where they will not be subjected to unacceptably high levels of noise exposure from noise generating uses, either existing or uses for which planning permission has been granted.

Where planning permission is granted for development, conditions will be imposed to ensure that provision is made for an appropriate level of protection against noise.

POLICY EN28: AIRCRAFT NOISE

Development proposals for noise sensitive uses in areas that are defined as having the potential to be significantly affected by aircraft noise associated with London Luton Airport, will only be permitted if they will not be subjected to an unacceptable level of aircraft noise exposure. The 1984 day and night-time noise contours or any future replacement noise threshold will be used for defining areas that may be significantly affected by aircraft noise.

Where planning permission is granted for development, conditions may be imposed to ensure that provision is made for an adequate level of protection against aircraft noise.

POLICY EN29: LIGHT POLLUTION

Development proposals for external lighting schemes, including floodlighting, will not be permitted unless the following criteria are met:

- (a) the scheme provides the minimum amount of lighting needed to meet operational requirements; and
- (b) the potential pollution from glare and light spillage is minimised; and
- (c) there would not be an unacceptable impact on residential amenity, vehicle users or the local environment, including wildlife; and
- (d) there would not be an unacceptable visual impact on the character or openness of the countryside.

POLICY EN31: HAZARDOUS INSTALLATIONS

Development proposals involving the use, storage or movement of hazardous substances will not be permitted unless the following criteria are met:

- (a) there are no additional health and safety risks to the users of the site or the surrounding area; and
- (b) there are no additional threats to the local environment, particularly air quality, water and wildlife; and
- (c) the proposal would not be liable to cause long term land contamination.

Proposals for new hazardous installations will only be considered on suitable sites within the employment areas as shown on the proposals map.

Development proposals adjoining existing or proposed hazardous installations or sites where hazardous substances are present will not be permitted if there is a health and safety risk to the users of the site.

POLICY EN32: RIVER CORRIDORS AND WATER MEADOWS

Development proposals, including culverting of watercourses, will not be permitted unless satisfactory mitigation measures are implemented if they are liable to have an adverse impact on the town's river corridors and water meadows as identified below:

River corridors:

Stevenage Brook and its tributaries

Aston End Brook and its tributaries

Fairlands Valley and its tributaries

Water meadows:

Ridlins Wood, Aston Valley, Wychdell, Valley Park, Fairlands Valley, Industrial Area Pond, Meadway, Corey's Mill, Elder Way, Burymead, Bragbury End and Campshill.

Development proposals will also be encouraged to incorporate measures to maintain and enhance the quality of any river corridors or water meadows that they are liable to have an adverse impact on.

POLICY EN36: WATER CONSERVATION

Development proposals will be encouraged to reduce water consumption and run-off by using suitable water conservation and storage measures such as the use of rainwater, water efficient devices and by recycling water.

POLICY EN37: TELECOMMUNICATION EQUIPMENT DEVELOPMENTS

Development proposals for telecommunications equipment will be permitted where the following criteria are met:

- (a) there would not be an unacceptable adverse impact on natural or built environment assets such as Landscape Conservation Areas, Wildlife Sites and Conservation Areas; and
- (b) the siting and appearance of the equipment would not be unacceptably detrimental to the amenity of local residents; and
- (c) the equipment would not be out of scale with or unacceptably detrimental to the appearance of the building on which it is proposed to be erected; and
- (d) the equipment is sited and designed to minimise visual impact whilst retaining operational needs.

Development proposals, particularly for major telecommunications equipment, will be encouraged to locate in the employment areas shown on the proposals map.

Where technically and operationally possible, developers will be expected to demonstrate that opportunities for sharing existing telecommunications equipment have been explored before development proposals for new sites

are submitted. Developers will be encouraged to erect telecommunications equipment on existing buildings or structures.

POLICY EN38: ENERGY CONSERVATION AND SUPPLY

Development proposals will be expected to demonstrate that methods of maximising efficient energy use and supplying energy in the development have been considered by:

- (a) facilitating the efficient use of energy through the use of energy efficient and energy conservation technologies which do not have an unacceptable adverse impact on the local environment; and
- (b) incorporating, where viable, the most sustainable forms of energy supply including renewable sources both on an individual building basis and in large building developments; and
- (c) using local or recycled building materials wherever possible.

8. LEISURE AND RECREATION

POLICY L1: MAJOR LEISURE FACILITIES IN THE TOWN CENTRE INSET AREA

Proposals for major leisure facilities will be considered favourably in the Town Centre Inset Area as shown on the Town Centre Inset Map unless the land is designated for other uses.

POLICY L2: MAJOR LEISURE FACILITIES OUTSIDE THE TOWN CENTRE INSET AREA

Outside the Town Centre Inset Area proposals for major leisure facilities will not be permitted unless they meet the following criteria:

- (a) it can be demonstrated that there is a need for the proposed development; and
- (b) it can be demonstrated that a sequential approach to site selection has been taken whereby sites in the Town Centre Inset Area have been considered first, followed by edge-of-centre sites. Proposals in out-of-centre locations will only be acceptable if it can be demonstrated that no suitable sites exist in the Town Centre Inset Area or in edge-of-centre locations; and
- (c) it can be demonstrated that the individual or cumulative impact of a proposal will not harm the vitality and viability of the town centre; and
- (d) it is accessible by a choice of modes of transport; and
- (e) it will not have an unacceptable environmental impact; and
- (f) it does not take land designated for other uses.

↗ Policy SW17

POLICY L3: STEVENAGE LEISURE PARK

Stevenage Leisure Park as shown on the proposals map is designated for leisure uses within the use classes D2 and A3. Proposals for the redevelopment or conversion of buildings to other uses will only be permitted if it can be demonstrated that the buildings are no longer viable for leisure uses.

Proposals for intensifying leisure uses within the Stevenage Leisure Park will be encouraged where they accord with this plan's transport policies.

POLICY L4: LOSS OR REDUCTION OF EXISTING LEISURE FACILITIES

Development which would result in the loss of, or reduction in, leisure facilities will not be permitted unless the following criteria are met:

- (a) the existing facility can be satisfactorily relocated within the development proposal; or
- (b) the facility is replaced in an appropriate alternative location; or
- (c) it can be demonstrated that the facility is no longer needed for either the purpose provided or an appropriate and viable alternative leisure use.

POLICY L5: MODERNISATION, ENHANCEMENT OR REDEVELOPMENT OF LEISURE FACILITIES

Proposals for the modernisation, enhancement or redevelopment of leisure facilities for increased leisure activities will be considered favourably. The following sites have been specifically identified:

1. Ridlins End Athletics Track and Pavilion;
2. Fun Centre, Danestrete; and
3. Stevenage Swimming Pool.

POLICY L6: LEISURE FACILITIES IN NEIGHBOURHOOD CENTRES

In existing neighbourhood centres, proposals for additional leisure facilities to meet local needs or the use of existing buildings for leisure facilities will be considered favourably. Proposals will be permitted subject to there being no adverse effect on the residential amenities of the area and the local environment. The loss of existing leisure facilities in neighbourhood centres will be resisted.

POLICY L9: PLAY CENTRES

In major residential developments, the provision of facilities which can be used as play centres will be sought in new neighbourhood centres.

Proposals for play centre provision within existing and proposed neighbourhood centres should be integrated with other leisure and community uses wherever practicable. Any proposal which increases play centre provision will be permitted providing that there are no adverse impacts on residential amenity or the local environment.

POLICY L10: PRINCIPAL OPEN SPACES

The loss of any of the following district parks and principal open spaces as shown on the proposals map will be resisted.

District Park/Principal open space	Area (hectares)
1. Fairlands Valley District Park	64.2
2. Shephalbury District Park	13.4
3. St. Nicholas District Park	12.6
4. Hampson District Park	11.2
5. Ridlins Park	10.6
6. Peartree District Park	7.4
7. Chells District Park	6.8
8. King George V District Park	8.0
9. Canterbury Park	6.2
10. Town Centre Gardens	4.1
11. Meadway Park	2.6
12. Bandle Hill	2.3
13. Mobbsbury Park	2.1
14. Burymead	1.8
15. Campshill Park	1.6
16. Whitesmead Road	1.0
17. Bedwell Park	1.7

Proposals for leisure and recreation developments in district parks and principal open spaces will only be permitted if they do not have a significant adverse affect on the open character of the site.

↗Policy SW9

POLICY L11: FAIRLANDS VALLEY PARK

Within and adjacent to Fairlands Valley District Park particular attention will be paid to the visual impact of any development proposal. Any development which is detrimental to the open character and appearance of the valley will be refused.

POLICY L12: LOSS OF PLAYING FIELDS AND OTHER OUTDOOR SPORTS FACILITIES

Development proposals which would involve the loss of, or prejudice the use of, playing fields or other outdoor sports facilities (including ancillary facilities which support the main facility), will not be permitted unless the following criteria can be met:

- (a) the loss of a facility does not create or add to a quantitative or qualitative deficiency of outdoor sports provision; or
- (b) the development would be for a sports facility which would improve the range and quality of sports facilities available in Stevenage and would outweigh the detriment caused by the loss of the playing field or other outdoor sports facility; or
- (c) the playing field or other outdoor sports facility is replaced with a new facility of equivalent or greater size and quality in an appropriate location or in exceptional circumstances, it is considered that a financial contribution towards new or improved facilities would be acceptable; or
- (d) it can be demonstrated that the loss of existing facilities through the development of a small part of the site would be fully mitigated by enhancements to the remaining facilities which would secure their long term viability for community use.

POLICY L13: REDUNDANT SCHOOL PLAYING FIELDS

Where school sites become redundant, school playing fields will be required to be retained for open space use unless the criteria set out in Policy L12 can be met.

Where school sites become redundant ancillary facilities associated with the school playing field will be expected to be retained to ensure the viability of the playing fields for community use.

↗Policy SC9

POLICY L14: CHILDREN'S PLAY SPACE

Development proposals resulting in the loss of equipped play areas or informal play space within residential areas will not be permitted unless the following criteria can be met:

- (a) the loss of the play space would not create or add to a local deficiency of children's play space; or
- (b) the play space is replaced with a new facility of equivalent or greater quality in an appropriate location or it is considered that a financial contribution towards new or improved facilities would be acceptable.

In areas where there is a local deficiency of children's play space, proposals to increase provision will be considered favourably in appropriate locations.

POLICY L15: OUTDOOR SPORTS PROVISION IN RESIDENTIAL DEVELOPMENTS

In residential developments where it is not viable for usable playing fields or other outdoor sports facilities to be provided on site, commuted payments will be sought to contribute towards the provision or improvement of nearby outdoor sports facilities.

☒ Policy SW16

POLICY L16: CHILDREN'S PLAY SPACE PROVISION IN RESIDENTIAL DEVELOPMENTS

Residential development proposals will be required to provide children's play space in accordance with National Playing Fields Association standards at a minimum ratio of 0.8 hectares per 1,000 population. Proposals for children's play space will be required to meet the following criteria:

- (a) provide coherent, usable units of at least 400 square metres in size with play space provision designed to incorporate landscaping, play equipment and other features in accordance with NPFA standards; and
- (b) be accessible and well located within walking distance of the development they serve.

In developments of less than 15 dwellings, or in acceptable high density schemes, where it is not viable for adequate children's play space to be provided, commuted payments will be sought to contribute towards the provision or improvement of nearby children's play space.

If a development proposal would not add to, or create, a quantitative or qualitative deficiency of children's play space provision in a neighbourhood, an exception to the requirement for developments to make provision for children's play space will be permitted.

POLICY L17: INFORMAL OPEN SPACE PROVISION IN RESIDENTIAL DEVELOPMENTS

Residential development proposals will be required to provide informal open space at a minimum ratio of 0.4 hectares per 1,000 population.

On development sites of more than 200 dwellings, proposals for informal open space will need to meet the following criteria:

- (a) provide usable, coherent area(s) of open space of at least 0.2 hectares in size; and
- (b) be well located and so distributed throughout the development to meet the needs of the development, and to be accessible by a range of transport modes, including passenger transport, cycling and walking.

On development sites of between 15 and 200 dwellings, the Borough Council will require usable areas of informal open space to be incorporated within the development.

Where appropriate, informal open space within developments will be expected to extend existing green links or form new green links. Development proposals will be encouraged to incorporate measures to create and manage natural habitats and landscape features within informal open spaces.

⊗ Policy EN11

POLICY L18: OPEN SPACE MAINTENANCE

New formal and informal open spaces provided within developments will be required to be offered for adoption by the Borough Council. A commuted sum to cover maintenance will be sought or, where appropriate, required by the Borough Council. Alternatively, open space provided within developments will be subject to covenanted, long term, community management arrangements. The design and layout of open space provided within developments will be required to facilitate long-term, cost effective maintenance of the open space.

POLICY L19: LOSS OF ALLOTMENTS

The loss of allotment land for development will not be permitted unless the following criteria can be met:

- (a) there is not a quantitative deficiency of allotment land in the catchment area; and
- (b) the allotment land is suitable for disposal in qualitative terms; and
- (c) satisfactory arrangements are made for relocating existing plotters; and
- (d) the land is not required to meet formal open space deficiencies.

Where allotment land needs to be retained to meet formal open space needs, consideration will be given to proposals which would facilitate the provision and long term maintenance of formal open space facilities through the development of a small part of the site, leaving the remainder viable for outdoor sports facilities and/or children's play space.

POLICY L20: NEW ALLOTMENT PROVISION

In residential developments which would add to, or create, a deficiency in allotment provision within a neighbourhood, and/or would not be accessible to an existing allotment site, commuted payments will be sought to contribute

towards new provision or upgrading of existing allotment space within the locality.

A site for new allotment provision is shown on the proposals map at Edmonds Drive, Poplars.

ⓧ Policy SW17

POLICY L23: HORSE AND PONY ROUTE

Any reduction to the existing and proposed horse and pony route, as shown on the proposals map, will not be permitted. Where appropriate, in new developments planning obligations will be sought for the provision of horse and pony routes as bridleways. Any development which adversely affects the route will not be permitted unless a satisfactory alternative route is provided.

POLICY L26: GUEST HOUSES

The conversion of residential properties to guest houses or small hotels will be considered in relation to the following criteria:

- (a) location; and
- (b) traffic generation and access; and
- (c) relationship to surrounding properties; and
- (d) ability to meet the standards set out in the Environmental Safeguards.

In particular the following areas are considered suitable as shown on the proposals map:

1. Hitchin Road
2. London Road

9. SOCIAL AND COMMUNITY FACILITIES

POLICY SC1: RETENTION OF SOCIAL AND COMMUNITY FACILITIES

The retention of existing social and community facilities will be expected unless:

- (a) the existing facility can be satisfactorily relocated within the development proposal; or
- (b) it can be demonstrated that there is no demand or need for the facility or that the facility is not needed for any alternative social, community or leisure use; or
- (c) the facility has been or will be replaced in an appropriate alternative location.

POLICY SC4: SOCIAL, COMMUNITY AND LEISURE PROVISION SITES

The following sites, as shown on the Proposals Map, have been allocated for social, community and leisure uses. Other uses will not be permitted, except in exceptional circumstances.

1. Broadhall Centre
2. Scarborough Avenue
3. Sishes End

POLICY SC5: SOCIAL AND COMMUNITY PROVISION IN NEW DEVELOPMENTS

In major new residential developments the provision of social and community facilities commensurate with the scale of development will be sought. Account will be taken of the level of existing services and an assessment made of the level of new services required as a result of the proposed development.

POLICY SC6: CARE IN THE COMMUNITY

Favourable consideration will be given to care in the community initiatives for those with special needs in existing and new residential areas.

⊗ Policy H12

POLICY SC9: REDUNDANT SCHOOL BUILDINGS

In determining the future use of any redundant or surplus school buildings, where the existing school buildings are used for community activities or where there is a demonstrated need in the neighbourhood for the provision of indoor community facilities, it will be expected that either:

- (a) the buildings in use or needed are retained or replaced as part of any redevelopment scheme; or
- (b) the facilities will be replaced or accommodated within existing facilities in the neighbourhood.

⊗ Policy L13

POLICY SC10: TRAVELLERS SITE

The loss of the Travellers site at Norton Green will not be permitted unless alternative provision in an acceptable location is made.

POLICY SC11: CEMETERY EXTENSION AT WESTON ROAD

Land is allocated for additional cemetery provision at Weston Road to meet future burial requirements as shown on the Proposals Map.

↗Policy SW 23

POLICY SC13: PROVISION IN MAJOR NEW DEVELOPMENTS

In major new residential developments, where new neighbourhood centres are proposed, planning obligations will be sought to provide land and appropriate contributions towards the provision of purpose built accommodation for doctors and dental surgeries.

POLICY SC14: NURSING HOMES AND RESIDENTIAL HOMES

The conversion of large residential properties to, or the development of, nursing and residential homes will be considered on their merits and on the following criteria:

- (a) location; and
- (b) traffic generation and access; and
- (c) relationship to surrounding properties; and
- (d) ability to meet standards set out in the environmental safeguards; and
- (e) relationship to local social, community and shopping provision.

POLICY SC15: DEVELOPMENT AT THE LISTER HOSPITAL

As part of any further development, which would result in a significant increase in the demand for car parking on the Lister Hospital site, the hospital administration will be expected to demonstrate that a green commuter plan is being progressed and in appropriate circumstances will seek commuted sums for the enhancement of travel modes other than private motorised transport.

↗Policy T15

10. OLD TOWN

POLICY OT4: NEW DEVELOPMENTS IN THE HIGH STREET

New developments will be required to be in harmony with the surrounding area in terms of scale and materials and be subject to the following criteria:

- (a) buildings should normally be no more than two storeys in height; and
- (b) the buildings should be in keeping with the predominant size and scale of the existing buildings in the surrounding area; and
- (c) access to the high street properties must be maintained for servicing; and
- (d) the proposed buildings should be designed so that their appearance is in harmony and character with the existing buildings in the conservation area and use traditional materials.

POLICY OT5: PRIMARY SHOPPING FRONTAGE

The following properties are designated as the primary shopping frontage within which no further loss of shops will be permitted at ground level:

70 – 92a High Street
35 – 71 High Street
Middle Row.

POLICY OT6: SECONDARY SHOPPING FRONTAGES

For ground floor frontages in the High Street to which Policy OT5 does not apply, proposals for shops (class A1) and financial and professional services (class A2) will be considered favourably. Proposals for food and drink uses (class A3) will be permitted where they do not adversely affect the amenities enjoyed by adjoining residents.

POLICY OT9: ADVERTISEMENTS

Any application for an advertisement will be considered in the light of the following criteria:

- (a) no advertisement will be permitted above ground floor fascia level other than under (c) below; and
- (b) no projecting illuminated box signs will be permitted; and
- (c) any projecting signs should be in traditional hanging board style, such signs may be appropriate above ground floor level; and
- (d) no box perspex fascia signs will be permitted; and
- (e) signs made out of plastic or similar materials will be discouraged; and
- (f) illumination will not be permitted, except individual letters back lit or a sign illuminated by a spotlight; and
- (g) the size of the lettering must be in scale and harmony with the façade of the building.

These criteria will be applied to existing advertisements when the permission expires or on application for the renewal of their permission.

POLICY OT11: SERVICE ACCESSES ONTO PRIMETT ROAD AND CHURCH LANE

Proposals that result in the loss of existing service accesses onto Primett Road and Church Lane for premises fronting the High Street and Middle Row will not be permitted. Proposals which create new service accesses onto Primett Road and Church Lane for such premises will be considered favourably.

POLICY OT14: PRIMETT ROAD CAR PARKS

In the event of development proposals being considered on the Primett Road car parks, it must be demonstrated that the existing car parking spaces will be replaced within the development for public car parking as well as that required by the development. A lower provision of car parking may be acceptable where it can be demonstrated that access by alternative forms of transport can be provided. Where this is proposed, accessibility contributions will be required in line with Policy T15.

↗ *Policy T15*

11. NEIGHBOURHOOD CENTRES

POLICY NC1: LARGE NEIGHBOURHOOD CENTRES

In the neighbourhood centres listed below, shopping uses (class A1) will predominate. Favourable consideration will be given to proposals which increase the mix of uses such as financial and professional services (class A2), food and drink (class A3), residential, social and community, leisure or business uses where they:

- (a) provide a particular local service or additional housing; and
- (b) are not detrimental to the principal shopping function; and
- (c) do not have a detrimental effect on the surrounding environment.

Large neighbourhood centres

1. Bedwell Crescent
2. The Glebe
3. The Hyde
4. Marymead
5. Oaks Cross
6. The Oval
7. Poplars
8. Canterbury Way
9. Filey Close
10. Chells Manor

POLICY NC2: SMALL NEIGHBOURHOOD CENTRES

In the following small neighbourhood centres the provision of convenience shopping will be encouraged. However, where it can be demonstrated that such uses are no longer viable other uses will be considered where they:

- (a) provide a particular local service or additional housing; and
- (b) are not detrimental to the principal shopping function; and
- (c) do not have a detrimental effect on the surrounding environment or residential areas.

Small neighbourhood centres:

1. Archer Road
2. Austen Paths
3. Burwell Road
4. Fairview Road
5. Hydean Way
6. Kenilworth Close
7. Lonsdale Road
8. Mobbsbury Way
9. Popple Way
10. Rockingham Way
11. Roebuck
12. Whitesmead Road

POLICY NC6: REDEVELOPMENT OF THE NEIGHBOURHOOD CENTRES

Any proposal for the redevelopment of a neighbourhood centre should include provision for the retention of local shopping and other services and facilities appropriate to its catchment area.

12. STEVENAGE WEST

POLICY SW1: DEVELOPMENT AREA

The development area within Stevenage is identified on the proposals map for about 1,000 dwellings and associated development in accordance with the policies of the development plan.

⊗ Policy H2

POLICY SW2: MASTER PLAN

A master plan for 5,000 dwellings and associated land uses must be submitted as part of an outline planning application. The master plan must be approved prior to the submission of detailed development proposals for the site.

The master plan should:

- (a) demonstrate how it achieves the sustainable development and planning aims and objectives set out within the relevant development plan and supplementary planning guidance; and
- (b) indicate the area of land, layout and structure of development for both 3,600 dwellings and 5,000 dwellings and associated land uses; and
- (c) indicate how development could proceed beyond 5,000 dwellings; and
- (d) show the transport access points, road, cycleway, footpath and bridleway networks; and
- (e) show the main local centre and other local centres, and the relationships between housing areas and other land uses; and
- (f) identify how the development should be phased including the relationships between housing and community services, facilities and infrastructure; and
- (g) be based upon and accompanied by strategies for transport, nature conservation, water, energy use, waste, landscape, leisure, archaeology, and historic features; and
- (h) be based upon and accompanied by a development principles and design guide; and
- (i) take account of the masterplanning principles as set out in supplementary planning guidance.

POLICY SW3: PLANNING REQUIREMENTS

The sustainable development and planning aims and objectives of this plan should be achieved by proposals which meet the following planning requirements:

- (a) provide infrastructure, services and facilities, whether on or off site, which serve the development and ensure their future operation; and
- (b) provide access arrangements which optimise the locational advantages of the development in relation to Stevenage's town centre, leisure facilities, employment areas and railway station and encourage the use of sustainable transport modes; and

- (c) provide facilities for social, leisure, education, health and community in accordance with a programme to serve future residents and visitors within the development; and
- (d) protect, and provide management guidelines for areas and features of open space, landscape, archaeological and nature conservation interest, on or adjacent to the development or master plan areas materially affected by the development, where this is identified as part of the master plan; and
- (e) where necessary, provide land within the master plan area for existing uses to the east of the A1(M) which are displaced by the needs of the development; and
- (f) provide affordable housing in accordance with an up-to-date housing needs survey and a mix of housing in terms of density, size and tenure; and
- (g) provide, and where appropriate contribute to the cost of, infrastructure, services and facilities and their maintenance, which are necessary to the granting of planning permission, whether on or off site; and
- (h) identify a phased programme for providing the planning requirements set out in this policy to be agreed in advance with the planning authority and to be linked to specific milestones in the implementation of the master plan; and
- (i) other requirements arising from the master plan.

POLICY SW4: DESIGN GUIDANCE

Development proposals will be based on an approved development principles and design guide, to be submitted with a master plan. These will provide the design approach to be applied to detailed design briefs to be prepared for individual development phases of the site.

POLICY SW5: TRANSPORT PRINCIPLES

Development proposals will be guided by sustainable development aims and a transport strategy, submitted with the master plan, which will be based upon the following principles:

- (a) Points of access
 1. must be directed across the A1(M) into the Stevenage Borough road, cycleway and pedestrian networks;
 2. for safety reasons, consist of a minimum of two all-purpose access points; and
- (b) providing measures within the development, to and from the wider area, that are aimed at reducing reliance on use of the private car by making walking, cycling and public transport more attractive, including the principle of shared space; and
- (c) proposals within and beyond the potential development area must meet the transport needs of 5,000 dwellings without prejudicing those of a possible total of 10,000 dwellings; and
- (d) measures must provide for the needs of emergency vehicles; and
- (e) infrastructure and facilities must enable and encourage a sustainable transport system, including the possible provision of innovative passenger transport measures, easily accessible information, high quality services and environments; and

- (f) improvements to existing transport networks will be required to cater for the additional movement generated by future development without unacceptable detriment to existing users or nearby residents; and
- (g) expansion of the existing rail/bus interchange facilities will be needed to complement the additional measures for passenger transport trips arising from the new development; and
- (h) a transport modelling approach is essential to project passenger and traffic flows on the existing transport networks and so inform the necessary improvements to achieve the sustainable development aims of the development.

POLICY SW6: IMPROVEMENTS TO TRANSPORT INFRASTRUCTURE

Improvements will be required to the existing transport networks and facilities to cater for trips generated by the development. This may involve a range of transport infrastructure improvements and enhancing and giving priority to passenger transport, cycle and pedestrian routes.

POLICY SW7: POTENTIAL USE OF EXISTING A1(M) CROSSINGS

The existing crossings of the A1(M) to the west of Stevenage are shown on the proposals map as possible transport accesses. A minimum of two access points will be required for the first 5,000 dwellings. For each of these crossings, the potential use and improvements are as follows:

- (a) Six Hills Way - access corridor to Gunnels Wood Road may require improvements to the underpass, carriageway and junctions. The scale of highway improvements would depend upon whether it remains cycleway and pedestrian access only, developed to include access for passenger transport and emergency vehicles or required for both public and private transport;
- (b) Bessemer Drive - access corridor to Gunnels Wood Road may require improvements to the carriage way and junctions. Limited junction improvements would be needed if used solely for cycle, pedestrian, equestrian and emergency vehicle access. Highway and major junction improvements would be required for both passenger and private transport access. Some development and redevelopment opportunities for business uses along the access corridor may be appropriate;
- (c) Meadway - access corridor with the potential to accommodate modes of transport to Gunnels Wood Road. A new highway, underpass and junctions would be required. There may also be development opportunities along this access corridor; and
- (d) Symonds/Todds Green – access limited to passenger transport, emergency vehicles, cycle equestrian and pedestrians at Todds Green Lane near to Todds Green bridge over A1(M) to Stevenage.

POLICY SW8: DEVELOPMENT ALONG ACCESS CORRIDORS

Development proposals along the access corridors, through the Gunnels Wood employment area, will only be permitted if they enhance the quality of the environment and meet the following principles:

- (a) improve the visual appearance of the corridor by setting back buildings from the highway to enable structural landscaping; and

- (b) designed to enhance the visual approach; and
- (c) provide satisfactory links to the cycle and pedestrian networks to facilitate their use; and
- (d) locate car parking away from the access corridor frontage, beneath buildings or to the rear of properties.

POLICY SW10: LOSS OF EMPLOYMENT LAND

If employment land is lost due to improvements to the existing highway network, provision should be made within the master plan for an equivalent replacement amount.

POLICY SW11: NATURAL, SEMI-NATURAL AND HISTORIC ENVIRONMENT

Environmental features should be used to contribute towards achieving a sustainable development, which will require development proposals to accord with the following principles:

- (a) an overall landscape and management strategy shall be submitted with the master plan for both internal and peripheral landscape areas. Subsequent detailed landscape and management plans should take account of the agreed management strategy; and
- (b) loss of habitats or species should be prevented as far as possible and opportunities should be taken to increase the potential nature conservation value of the development site and the surrounding area, in accordance with a nature conservation strategy submitted with the master plan; and
- (c) existing trees, woodlands and hedgerows should be retained wherever possible. New planting should be undertaken in order to secure landscape, nature conservation, recreation, amenity and climatic benefits; and
- (d) existing landscape features and open spaces should be integrated into the development area and enhanced to create a sense of place and these should be linked with the surrounding countryside by the creation of green corridors; and
- (e) the master plan should demonstrate how the best and most versatile agricultural land will be kept in production as far as possible until the later phases of the development.

POLICY SW12: EMPLOYMENT LAND

As part of the master plan, between 10 and 12 hectares of employment land for B1 and B2 uses should be indicated; with between 7 and 9 hectares available for development before 2011.

A mixture of unit sizes are required within the overall development and also within individual employment areas.

POLICY SW13: MANAGED SMALL BUSINESS UNITS

A managed work space unit of about 3,000 square metres gross should be provided close to the main local centre.

POLICY SW14: RETAIL PROVISION

In the main centre, a food store will be provided of a size appropriate to, but no larger than is necessary to, meet the needs of the residents of the development. The actual sales area floor space will need to be assessed and agreed prior to the grant of planning permission. To achieve this, land for a food store of up to 3,000 square metres (sales area) will be allocated in the master plan.

In local centres, provision should be made for small convenience stores of between 100 and 250 square metres (sales area) with other small retail and service units.

POLICY SW15: OUTDOOR SPORTS FACILITY PROVISION

The development will be required to provide playing fields and other outdoor sports facilities in accordance with local standards at a minimum ratio of 1.5 hectares per 1,000 population of which 1.4 hectares should be for pitch sports. Proposals for playing fields and other outdoor sports facilities will be required to meet the following criteria:

- (a) be well located and distributed throughout the development to meet the needs of residents of the development, and to be accessible by a range of transport modes, including passenger transport, cycling and walking; and
- (b) be appropriately sited so as not to have an adverse impact on the local environment or residential amenities in terms of visual impact, noise or general disturbance; and
- (c) provide changing facilities and associated facilities of a suitable size and scale that is reasonably required for the operation of the sports facility.

POLICY SW16: MAJOR LEISURE FACILITIES

The development should provide leisure facilities, which are expected to include:

- (a) sports hall; and
- (b) health and fitness centre; and
- (c) artificial surface multi-use games area; and
- (d) artificial surface multi-use sports pitch

Within the development area, provision of facilities will be located so as to be easily accessible by the new community. The upgrading of existing leisure facilities in Stevenage will be considered in order to cater for the increased demand by residents of the development.

POLICY SW17: ALLOTMENT PROVISION

Provision is required to be made for allotment space in the development at a ratio of 0.09 hectares per 1,000 population. Proposals for new allotment sites within the development will be required to meet the following criteria:

- (a) be of at least 0.5 hectares in size; and
- (b) be accessible and well located within 1,200 metres of the local population they will serve; and

(c) provide adequate support facilities, security and physical access.

New allotment sites provided within the development will be required to be offered for adoption by the Borough Council. A commuted sum to cover maintenance will be sought. Alternatively, allotment space provided within the development will be subject to covenanted, long term, community management arrangements.

POLICY SW20: SURGERIES AND CLINICS

The provision of a primary health care centre of an appropriate scale to the community it will serve will be expected within the main local centre. The health centre should include accommodation for doctors and dental surgeries as well as the opportunity for facilities for opticians and other health professionals.

POLICY SW21: EMERGENCY SERVICES

A new community fire station will be provided close to the main local centre. In addition a stand-by point for ambulances should be linked to the health centre.

The police service will require a level of provision on site depending upon links with other emergency facilities at the 'main local centre', and possibly upgraded facilities at the existing police station in Stevenage.

POLICY SW22: CEMETERY PROVISION

A cemetery and associated facilities will be required to meet the needs of the future population of the development. It should also be capable of being extended to meet the needs of the possible total developed area. It should be easily accessible by a range of transport.

APPENDIX A

Glossary

AMQA	Air Quality Management Area
ASR	Areas of Special Restraint
BAP	Biodiversity Action Plan
BREEAM	Building Research Establishment Environmental Assessment Method
CHP	Combined Heat and Power
CPO	Compulsory Purchase Orders
DETR	Department of the Environment, Transport and the Regions
EIA	Environmental Impact Assessment
EIP	Examination in Public
FEC	Family Entertainment Centres
GTP	Green Transport Plan
Ha	Hectares
HMO	Houses in Multiple Occupation
HSE	Health and Safety Executive
LAP	Local Area for Play
LEAP	Local Equipped Areas for Play
LNR	Local Nature Reserve
MAFF	Ministry of Agriculture, Fisheries and Food
NEAP	Neighbourhood Equipped Areas for Play
NPFA	National Playing Fields Association
NEC	Noise Exposure Categories
NNR	National Nature Reserve
PPG	Planning Policy Guidance Note
RIGS	Regionally Important Geological Site
RPG	Regional Planning Guidance
RSL	Registered Social Landlord
SAGA	Stevenage Allotments and Gardens Association
SERPLAN	South East Regional Planning Conference
SAM	Scheduled Ancient Monument
SMR	Sites and Monuments Record
SSSI	Site of Special Scientific Interest
TA	Transport Assessment

APPENDIX B

List of Planning Policy Guidance Notes

- PPG1: General Policy and Principles (February 1997)
- PPG2: Green Belts (January 1995)
- PPG3: Housing (March 1992)
- PPG4: Industrial and Commercial Development and Small Firms (November 1992)
- PPG6: Town Centres and Retail Developments (June 1996)
- PPG7: The Countryside: Environmental Quality and Economic and Social Development (February 1997)
- PPG8: Telecommunications (December 1992)
- PPG9: Nature Conservation (October 1994)
- PPG12: Development Plans and Regional Planning Guidance (February 1992)
- PPG13: Transport (March 1994) & Draft PPG 13 (October 1999)
- PPG15: Planning and the Historic Environment (September 1994)
- PPG16: Archaeology and Planning (November 1990)
- PPG17: Sport and Recreation (September 1991)
- PPG21: Tourism (November 1992)
- PPG22: Renewable Energy (February 1993)
- PPG23: Planning and Pollution Control (July 1994)
- PPG24: Noise (September 1994)
- PPG25: Development and Flood Risk (July 2001)

APPENDIX C

Definition of the precautionary principle

The Rio Declaration on Environment and Development defines the precautionary principle thus:

'Where there are threats of serious or irreversible environmental damage, lack of full scientific certainty shall not be used as a reason for postponing cost effective measures to prevent environmental degradation'

Rio Declaration on Environment and Development, made at UNCED 1992

APPENDIX E

Comprehensive Settlement Appraisals

Comprehensive Settlement Appraisals (CSAs) are defined as a process through which the community is consulted in and involved in a technical audit of the land use and related transport implications of community needs and aspirations for their town. They do not include the provision of services or other issues beyond the scope of a local plan. The form and procedure for CSAs is optional. It can be either an individual comprehensive exercise or a running form of community audit.

The CSAs approach is different from past forms of consultation. Its objective is to enable different organisations and interests to engage in dialogue and thus come to a better understanding of each others needs, problems, resources and aspirations, so that there is a shared vision of what the local plan should achieve. The aim is to involve community groups at an earlier stage of the plan making process than in the past.

APPENDIX F

Sustainability Checklist

The checklist below gives an idea of many of the issues that should be considered when planning development. It also gives some ideas for how development might be adapted to make it more sustainable. It should not be treated as a complete list of sustainability issues and appropriate additions to the list by applicants will be welcomed. The revised environmental safeguards will provide further guidance on this checklist and may update the list. Not all of the questions apply to all developments and some indicative thresholds are identified below. Developments will, however, be encouraged to maximise opportunities in all areas where possible.

- If the development does not involve any buildings (if, for instance, it is a car park or landscaping), then consider only questions marked “n”;
- If the development is a conversion of an existing building, then consider only questions marked “c”;
- If the development is for 10 houses or less, or less than 300 square metres, then consider only questions marked “s”;
- If the development is for more than 10 houses, or more than 300 square metres, then consider only questions marked “l”.

In each case, an applicant should consider “does my proposal... ?”

1. Land use

- Ls provide local facilities or favour the central town over green field sites?
- Cl site high traffic-generating uses near good public transport?
- Nls avoid loss of open land or urban open space?
- Nls use derelict/under-used/vacant land or buildings? (including upper storeys)
- L avoid adding to housing pressure?
- Ncls encourage a long period of use? (e.g. durable construction, accommodating changing patterns of use)

2. Minerals and soils

- NI minimise the need for aggregates both in construction and operation, and safeguard long-term local resources of sand and gravel?
- NI avoid areas of high quality agricultural land?
- Nls include a proper site investigation to identify areas of soil contamination where necessary, and take correct measures for decontamination?

3. Waste

- Ncls reduce the size of the waste stream, including toxic and contaminated waste, and ensure that what waste is produced and used is safely handled? (e.g. reuse/recycling, composting, proper safety procedures)

- Ncls encourage the use and purchase of recycled, recyclable and durable products? (e.g. use recycled, reused, renewable and durable building materials, salvage material for reuse/recycling, use demolition materials for hardcore and aggregate)
- NI promote recycling and waste sorting as a normal activity? (e.g. provide recycling facilities)
- N reduce litter and dogs mess? (e.g. dog bins in parks, fencing to reduce windblown litter)

4. Energy

- L reduce the requirements for transport fuel? (e.g. ore attractive public transport, development layouts favouring non-motorised transport, self-contained settlements)
- CIs maximise energy efficiency in buildings? (e.g. orientation, spacing and grouping of buildings, size and orientation of windows, natural ventilation, earth sheltering, insulation, lobbies and conservatories as buffer zones, draught proofing, localised temperature controls, weather-breaking plantings)
- Ls avoid overshadowing other buildings?
- CIs generate energy sustainability? (e.g. combined heat and power, heat/methane recovery from waste, solar panels, other forms of renewable energy) or opt for supply generated from such sources when there is choice of energy companies.
- NIs consider the full energy costs of extraction, manufacture, transport, use, and disposal both in construction and operation? (e.g. minimise changes made to site levels during construction, avoid the use of aluminium, renew/repair/refurbish)

5. Air, water, noise, light

- NI reduce air pollution and dust both in construction and operation? (e.g. low NO_x boilers, reduction in traffic volumes, damping and wheel cleaning to avoid dust)
- NI reduce greenhouse gas emissions? (e.g. condensing boilers, combined heat and power systems)
- NI improve water quality and protect groundwater from contamination? (e.g. sewer renewal, waterway maintenance, dredging, reedbeds for wastewater treatment)
- CIs reduce the need for water? (e.g. water meters, storage and use of grey water)
- NIs protect the hydrology of the site and surrounding area and prevent flooding? (e.g. permeable surfaces for car parks/spaces/driveways, minimise road length, avoid water run-off into water courses, avoid building on floodplains)

- CIs reduce noise levels? (e.g. traffic reduction, meeting noise standards, noise insulation, use of quieter technology, hours of operation)
- NI reduce levels of pollutants which are not statutorily controlled? (e.g. provide litter bins, minimise night time lighting whilst maintaining safety, minimise odour)
- L provide information on pollution levels and sources to allow effective action to be taken? (e.g. pollutant monitoring schemes)

6. Nature

- Ncls protect designated sites and other sites/features of nature conservation importance? (SSSIs, green corridors, other sites of nature conservation importance, important trees, hedgerows and verges, drainage ditches)
- NIs conserve and make positive provision for nature conservation? (e.g. nature reserves, naturally shaped watercourses, green corridors between sites, plantings to encourage wildlife and biodiversity, gardens and allotments, use native Hertfordshire and British species)
- Ncls ensure that waste products do not harm wildlife?
- CIs avoid the use of tropical hardwoods?

7. Local needs

- Ncls meet local needs? (e.g. gardens and allotments)
- L make local facilities (shops, post office, chemist, youth club, bus service etc.) and centres more viable and reduce travel needs?
- L link local production with consumption, keep money in the local economy? (e.g. local supplier/labour agreements)
- L mainly benefit small and/or locally based businesses?

8. Basic needs

- Ncls work the eradication of poverty and decent quality of life for all? (e.g. start-up business units, gardens and allotments)
- CI reduce homelessness and unfit housing? (affordable housing, commuted payment for affordable/social housing)
- L target improvements to where fuel poverty or waste is greatest? (e.g. thermal efficiency of renewal housing)

9. Satisfying work

- CI increase employment opportunities for local people? (e.g. training courses, inward investment, small business units)
- L encourage creativity, diversity and innovation in the local economy?

- L support economic life without incurring hidden environmental costs? (e.g. life cycle costing, environmental impact assessments)
- CI promote socially and environmentally responsible business practice? (e.g. waste minimisation, office recycling, energy saving schemes, noise reduction)

10. Health

- CI avoid unsafe building materials? (e.g. asbestos, lead paints, organochlorides)
- L improve health provision in the local area?

11. Access

- L minimise distances to main employment centres, retail centres, recreation and community facilities, and schools?
- NI make walking safer and easier? (e.g. provision of controlled crossings, pedestrian preference zones, adequate lighting, traffic calming)
- NIs improve access to buildings for all? (wheelchair users, people with young children/prams, blind and disabled people)
- Ncl improve facilities and conditions for cycling, particularly safety aspects? (secure cycle storage, cycle paths, signals and lanes)
- L make public transport more attractive or a more viable alternative? (e.g. more frequent buses, bus preference measures, increased population density in transport corridors)
- L discourage the use of single occupant cars or large lorries? (e.g. car sharing, teleworking, pooled bicycles or cars, load splitting, home delivery, bulk breaking)
- NI improve facilities for those without a car? (e.g. local shopping, kerbside recycling, neighbourhood service delivery)
- NI make appropriate provisions for parking? (appropriate levels/standards of parking, car-free neighbourhoods, park-and-ride facilities, parking enforcement)
- L contribute to road construction/maintenance where appropriate?

12. Safety

- NI ensure safety for open space users? (e.g. lighting, play equipment checks)
- Ncls reduce crime and increase the public's perception of safety? (e.g. window locks, well-lit bus stops, increased community activity)

13. Education

- L improve educational facilities in the local area including training and adult education?

14. Perception

- Ncls benefit the community as a whole?
- Ncls involve building/development users and the local community at an early stage? (local meetings, regular local forums and user groups, publicity, consensus building)
- Ncls ensure that the needs of under-represented groups are fully considered? (consultation)
- Ncls allow disadvantaged people to take part on equal terms? (ramped access, Braille, plain language, training, mobility aids, childcare)
- L offer opportunities to heighten environmental awareness and interest by local people? (e.g. publicity, public participation schemes)
- L have an exit strategy which transfers ownership to the local community?

15. Leisure, cultural and social activities

- NI make positive provisions for open space? (e.g. provide parks and village greens, commuted sums for future maintenance)
- NI improve and maintain public access to open space?
- NI improve leisure and recreational facilities? (e.g. recreation grounds, children's play areas, playing fields)
- L improve community, cultural, and social facilities? (e.g. community centres, works of art)
- NI form strong diverse neighbourhoods which encourage vibrant local communities?
- Ncls protect and improve the settings and features of archaeological and historical interest? (e.g. conservation areas, listed buildings, features of archaeological significance)

16. Aesthetics

- Nls protect designated landscape sites?
- Ncls integrate well into its surroundings? (shape, size and materials complement those of existing buildings and surrounds)
- Nls include good standards of screening and landscaping? (e.g. 'soft' boundary treatment such as hedges and shrubs, use of native species, landscape management plans)
- Nls take opportunities to improve the street scene or appearance of the area?