

Appendix A – Changes proposed by the Council to make the local plan sound

These Changes are proposed by the Council in response to points raised and suggestions discussed during the Examination and the Council consider that they are required to make the plan sound.

The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the subsequent proposed deletion or addition of text.

Page	Ref No	Objection No	Policy / Para	Proposed Change
22	IntroC1	774	Para 4.26	<p><i>Add new para after 4.26...</i></p> <p><u>We will require developers to contribute towards Water Framework Directive (WFD) actions on sites adjacent to watercourses and improve the quality of water that enters groundwater aquifers across the Borough.</u></p>
22	IntroC2	488	Para 4.28	<p><u>We recognise that we cannot meet our homes target without investment in infrastructure.</u> We will work within the environmental and infrastructural limits to development. We recognise that we cannot meet our homes target without investment in infrastructure. <u>We will work to commit to protect and enhance the natural environment and landscape of the Borough by:</u></p> <p><u>a) protecting existing open space and areas designated for environmental purposes;</u></p> <p><u>b) requiring new developments to include open space to meet locally defined targets;</u></p> <p><u>c) requiring developments to make links to the surrounding countryside;</u></p> <p><u>d) seeking to create an ecological network; and</u></p> <p><u>e) protecting and enhancing our heritage assets.</u></p>

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29	SPC1	294	Policy SP3	<p>e. Work with Central Bedfordshire Council <u>and</u> North Hertfordshire District Council and Welwyn Hatfield Borough Council to ensure an appropriate level of employment provision within the wider A1(M) / A1 corridor over the plan period. The Borough Council will support, as required:</p> <p>i. A new, strategic employment allocation at Baldock to be delivered through North Hertfordshire's local plan; <u>and/or</u></p> <p>ii. The continued development of the Stratton Park Farm Business Park at Biggleswade through Central Bedfordshire's local plan; and/or</p> <p>iii. The retention of key employment areas within Welwyn Garden City through Welwyn Hatfield's local plan.</p> <p>f.</p>
32	SPC2	294	Para 5.26	<ul style="list-style-type: none"> • A new strategic allocation at Royston Road, Baldock in North Hertfordshire. This is a key opportunity to provide new employment land close to the Borough. This site falls within the Stevenage and Letchworth sub-area where it would be appropriate to make a full range of B-class provision to meet any unmet needs; <u>and</u> • The continued development of Stratton Farm Business FarmPark, Biggleswade. This lies beyond Stevenage's immediate sub-market but within the wider FEMA in both commercial property and labour market terms. This is considered suitable to assist in accommodating unmet industrial and distribution (B1(c), B2 and B8) requirements; and • The retention of appropriate areas and premises in Welwyn Garden City. Welwyn Hatfield's emerging plan and evidence base identifies a small surplus of employment land over the plan period, though also recognises the need to flexibly respond to 'real world' demand⁽²²⁾. Welwyn Garden City lies outside of our defined FEMA area. However, such boundaries are never concrete and our evidence recognises there are strong commuting flows between Stevenage and Welwyn Garden

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				City and also an element of property market overlap between the two towns, particularly for office space(23).
32	SC3	294	Para 5.25	Emerging plans and evidence show sufficient employment potential in this wider area to be capable of meeting demand. We will continue to support relevant proposals in the plans of Central Bedfordshire, <u>and</u> North Hertfordshire and Welwyn Hatfield councils while recognising that they will make the final decision on the amount and type of employment provision in their own areas.
36	SPC4	490 & 499	Policy SP5	<i>Additional wording to the end...</i> f. <u>Ensure new development does not have an adverse effect on the Lee Valley Special Protection Area (SPA). New development post 2026 will only be permitted if the required capacity is available at Rye Meads STW, including any associated sewer connections.</u>
56	ECC1	Amendment proposed by SBC officer	Policy EC2	<i>Split Policy EC2 into EC2a and EC2b, as follows:</i> Policy EC2a: Gunnels Wood Employment Area The spatial extent of the Gunnels Wood Employment Area is defined on the Proposals Map Policy EC2b: Gunnels Wood Edge-of-Centre Zone Within the Edge-of-Centre Zone, as shown on the proposals map, planning permission will be granted where or essential to the continued operation of an established B-class use.

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57	SPC5	491	Policy SP11	<p>We will work to limit, mitigate and adapt to the negative impacts of climate change, flood risk and all forms of pollution. We will:</p> <p>a. ensure new development minimises and mitigates its impact on the environment and climate change by considering matters relating (but not necessarily limited) to <u>the provision of greenspace</u>, renewable energy, energy efficiency, water consumption, drainage, waste, pollution, contamination and sustainable construction techniques;...</p>
59	SPC6	492	Policy SP12	<p>The green infrastructure, and natural environment <u>and landscape</u> of Stevenage will be protected, and enhanced <u>and managed</u>, <u>and we will positively acknowledge its influence on Knebworth SSSI and Lee Valley SPA</u>. We will:</p> <p>a. Identify, and ensure the ongoing protection of, <u>create, protect and enhance</u> key areas of open space and biodiversity value including:</p> <ul style="list-style-type: none"> i. parks, recreation grounds, amenity spaces and woodlands which are integral to the open space structure of Stevenage as Principal Open Spaces. This will include Fairlands Valley Park. ii. locally important wildlife sites; and iii. a series of ten green links around the town. These will be collections of spaces that are worthy of protection for their connectivity and their recreation, amenity or wildlife value. <p>b. Preserve, <u>create, protect</u> and enhance locally important linear features including:</p> <ul style="list-style-type: none"> i. the historic lanes and hedgerows which pre-date the New Town; and ii. structural green spaces along major routes within the town. <p>c. Provide <u>Create and protect</u> multi-functional green space and sports facilities as an integral part of new developments in accordance with the latest standards and permit the creation of other new open spaces where</p>

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				they will meet an identified deficit; and d. Only allow <u>Mitigate or, as a last resort, compensate, for the loss of green infrastructure or assets of biodiversity importance where they meet the detailed criteria set out in this plan resulting from development;</u> and e. <u>Only grant planning permission if an adequate assessment of priority habitats and species has been undertaken. Any identified impact on these habitats and/or species will need to be avoided, mitigated or compensated for.</u>
59	SPC7	493	Para 5.145	Identifying and preserving <u>conserving</u> a network of green spaces is a vital part of the planning process.
60	SPC8	493	Para 5.149	As well as sites specifically designed for public use, we will preserve important natural habitats. <u>The plan recognises 45 sites in Stevenage for their wildlife value and local importance.</u> Although There are no European or nationally designated sites in the Borough, <u>however, there are a significant number of locally important sites outside the Borough boundary including Knebworth Woods SSSI, Rye Meads SSSI, Chilterns AONB and the Lee Valley SPA.</u> This plan recognises 45 sites in Stevenage for their wildlife value.
76	TCC1	346	Policy TC2	TC2 (viii) Heritage assessment and design work to <u>preserve and enhance the significance of the Town Square conservation area and the contribution made by its setting.</u>
77	TCC2	282	Policy TC3	Within the Centre West Major Opportunity Area, as defined on the

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				<p>Proposals Map, planning permission will be granted for:</p> <ul style="list-style-type: none"> a. High-density Use Class C3 residential units; b. Replacement Use Class D1, D2 leisure and Use Class A3 and A4 bar, restaurant and cafe uses; c. New multi-storey or basement car parking; d. New Use Class B1 office premises; e. New de minimis (by volume) Use Class A1 shop units sufficient to serve the day-to-day convenience retail needs of the residents of Centre West; f. A new Use Class C1 hotel, with <u>ancillary</u> conference facilities, close to the train station; g. A replacement main train station taxi rank; and h. A series of interlinked public squares and open spaces; <p>Applications should address the following design and land use principles:</p> <ul style="list-style-type: none"> i. Redevelopment of the large surface-level car park and the creation in its place of a new urban street form; ii. Landmark <u>High quality place-defining</u> buildings should be located in appropriate, prominent locations; iii. The creation of an attractive new east-west pedestrian link from a significant new public square in the heart of the site through the train station precinct towards Town Square; iv. Commercial and leisure uses to be focused to the east of the site, close to the train station; v. Residential uses to be focused to the west and south <u>the east</u> of the site <u>will only be permitted above first floor level and will require appropriate noise mitigation due to its proximity to,</u> away from the

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				<p>East Coast Main Line;</p> <p>vi. Provision for the main train station a taxi rank in proximity to the train station;</p> <p>vii. Traffic calmed car/pedestrian shared surfaces; and</p> <p>viii. Reservation for additional pedestrian/cycle routes in the longer term to allow greater, and more direct, access through to Gunnels Wood Road and the wider Gunnels Wood Employment Area.</p>
78	TCC3	282	Para 7.33	<p>It is anticipated that the replacement commercial and leisure uses will be focused to the east of the site, close to the train station, along with the new hotel, conference and office buildings. The residential uses are best focused to the west and south of the site, away from the noise of the East Coast Main Line. <u>Any residential use to the east will require noise mitigation.</u></p>
78	TCC4	282	Para 7.34	<p>..... As a part of the intention to create a train station that genuinely has two faces, it is intended to provide a replacement station taxi rank on the Centre West site.</p>
80	TCC5	346	Policy TC5	<p>TC5 (xi) Heritage assessment and design work <u>to preserve and enhance the significance of the Town Square conservation area and the contribution made by its setting.</u></p>
83	TCC6	346	Policy TC7	<p>TC7 (vii) Heritage assessment and design work to <u>preserve and enhance the significance of the Town Square conservation area and the contribution</u></p>

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				<u>made by its setting.</u>
85	TCC7	Error noticed by SBC officers	Policy TC8	<p>.... Within the TSCA, the following premises and areas are identified as Primary Frontages at ground floor level:</p> <ul style="list-style-type: none"> a. 4-8 (even) Town Square b. 21-29 (odd) Town Square c. 40-98 (even) Queensway d. 39-103 (odd) Queensway e. The Westgate Centre <p><i>Replace criteria numbering above with bullet points.</i></p>
86	TCC8	346 & 351	Policy TC9	<p>...</p> <ul style="list-style-type: none"> b. Would not cause harm to the significance of any designated heritage asset(s) <u>including through harm to their setting;</u>
87	TCC9	346 & 351	Para 7.65	<p>... Consequently, development will be expected to protect<u>preserve</u> and enhance these heritage assets.</p>
87	TCC10	Error noticed by SBC officers	Policy TC10	<p>..... The following premises and areas are identified as Primary Frontages at ground-floor level:</p> <ul style="list-style-type: none"> a. 70-92a High Street b. 35-75 High Street

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				c. Middle row <i>Replace criteria numbering above with bullet points.</i>
98	ITC1	586	Policy IT6	6. New or improved <u>bus</u> services and facilities within 400 metres of major developments
105	HOC1	615	Table 3	<i>Delete row 2 relating to Bragbury End Sports Ground (This is covered by Policy HO4).</i>
106	HOC2	60	Table 3	<i>Site specific considerations relating to HO1/6: Former Pin Green School playing field...</i> <ul style="list-style-type: none"> No specific measures identified <u>The loss of sports facilities will need to be mitigated.</u>
106	HOC3	60	Table 3	<i>Site specific considerations relating to HO1/11: Land West of North Road (Rugby Club)...</i> <ul style="list-style-type: none"> Satisfactory relocation/reprovision of existing sports facilities. <u>Replacement sports facilities in a suitable location, and of equivalent, or better, quantity and quality will be required, prior to development.</u>
109	HOC4	61	Para 9.18	<i>Add to end...</i> <u>Specific requirements will need to be in accordance with the Borough Council's most up-to-date assessment of sports facilities at the time of application.</u>

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109	HOC5	403	Para 9.21	<p><i>Add to end...</i></p> <p><u>If self-build plots are not taken up by the public after being marketed for at least two years, we will allow these to revert to conventional build plots.</u></p>
111	HOC6	405	Para 9.29	<p><i>Add to end...</i></p> <p><u>If self-build plots are not taken up by the public after being marketed for at least two years, we will allow these to revert to conventional build plots.</u></p>
113	HOC7	615	Policy HO4	g. The loss of <u>the, now redundant,</u> sports facilities to the north of the A602 will need to be mitigated against ;
114	HOC8	406	Para 9.41	<p><i>Add to end...</i></p> <p><u>If self-build plots are not taken up by the public after being marketed for at least two years, we will allow these to revert to conventional build plots.</u></p>
116	HOC9	109 to 111, 622, 641, 645	Policy HO7	<p>Planning permission will be granted for residential developments that maximise affordable housing provision based on agreed values and viability at the time of application. The following target levels of affordable housing provision will apply:</p> <ul style="list-style-type: none"> • 25% of new homes on previously developed sites; and • 30% of new homes elsewhere.

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				<p>Planning permission will only be granted where these targets are not at least achieved if:</p> <ul style="list-style-type: none"> a. Developers robustly demonstrate that the target cannot be achieved due to site-specific constraints resulting in higher than normal costs, which affect its viability; or b. Meeting the requirements would demonstrably and significantly compromise other policy objectives. <p>Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole and the appropriate target will apply.</p> <p><u>Major residential or mixed use schemes, that are not policy compliant or fail to meet other Local Plan policies, must be accompanied by a financial appraisal, based on agreed costs and development values at the time of the application. Where an appraisal shows that affordable housing provision in excess of the relevant target level can be supported, a higher standard will be encouraged.</u></p>
116	HOC10	109 to 111, 622, 641, 645	Para 9.53	<p>All mMajor residential or mixed use schemes, that are not target compliant or fail to meet other Local Plan Polices, must be accompanied by a financial appraisal, based on current costs and development values at the time of the application. All appraisals will be subject to scrutiny and review by the Council's Housing team. It is our expectation that affordable housing provision will be maximised once reasonable costs and returns and other policy requirements have been taken into account. Where <u>an</u> appraisal shows that affordable housing provision in excess of the relevant target level can be supported, thisa higher standard will applybe <u>encouraged</u>.</p>

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125	HOC11	Inspectors Initial Questions (Q19)	Policy HO13	a. Satisfies a demonstrated local need for accommodation and follows a sequential approach to site selection; ...
135	HCC12	65	Policy HC7	c. <u>With the exception of sports facilities, a</u> sequential approach to site selection has been followed.....
137	HCC13	66	Para 11.43	<i>Add to end...</i> <u>As detailed in paragraph 5.42, we are looking to implement CIL in Stevenage. Once implemented, standard charges will, instead, be collected to fund projects across the Borough.</u>
115	HCC14	558	Policy HC9	The school will be required to provide a sports hall, at least 4 courts in size, which offers public access through a Community Use Agreement, <u>or a similar arrangement.</u>
143	FPC1	766	Policy FP2	Planning permission for <u>all major</u> development sites that are one hectare or more will be granted where:
145	FPC2	792	Policy FP3	An appropriate fluvial flood risk assessment is submitted which demonstrates; i. Whether a proposed development is likely to be affected by current or future flooding from any source; ii. <u>That the development will not</u> Whether it will increase flood risk elsewhere; iii. <u>That</u> Whether the measures proposed to deal with these effects and risks are appropriate; iv. The evidence for us, as the local planning authority, to apply (if

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				necessary) the Sequential Test; and v. That whether the development will be safe and pass the Exception Test, if applicable.
149	FPC3	796	Policy FP7	... All development proposals should minimise, and where possible, reduce air, <u>water</u> , light and noise pollution....
169-179	HCC1	560	Chapter 15	<i>To remove entire table at the end of chapter 15, which replicates the IDP schedule.</i>
168	HCC2	560	Para 15.4	The amount of new development being planned for is significant. It cannot occur without significant investment in infrastructure and supporting facilities. Key items and facilities are <u>set out summarised</u> in the <u>Infrastructure Delivery Plan table on the following page</u> . Key delivery bodies are identified and costs are provided where known. This is based on the requirements identified in the IDP (137). The delivery of these schemes will be monitored on an on-going basis in our Authority Monitoring Reports.
Proposals Map	PMC1	353 & 60	Proposals Map	<i>Amend boundary to include the tennis club, as per the landowner SLAA submission.</i>
Proposals Map	PMC2	Amendment suggested by SBC officers	Proposals Map	<i>Amend EC2 labelling and shading to reflect splitting of Policy EC2 into EC2a and EC2b (proposed change ECC1 above).</i>
Inset Map	IMC1	Error noticed by SBC officers	Inset Map	<i>Add Green Corridors (NH3) to the Town Centre Inset Map (this was omitted in error).</i>
Inset Map	IMC2	Error noticed by SBC officers	Inset Map	<i>Add EC1/5 to Town Centre Inset Map (this was omitted in error).</i>

