

Partial Update of the Stevenage Borough Local Plan 2011–2031

Additional Modifications to the Local Plan Partial Update

The additional modifications table displays only minor changes to the Local Plan Partial Update.

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

AM Ref	Policy / Paragraph of the Adopted Plan	Additional Modifications (AM) to the changes proposed in CD3
AM1	Contents Page*	<p>1 Introduction..... 2</p> <p>What is planning and the local plan? 3</p> <p>Why have we prepared a new plan? 3</p> <p><u>Why have we carried out a review and partial update of the plan?</u>..... 4</p> <p>What is the National Planning Policy Framework and why is it important? 5</p> <p>What is neighbourhood planning? 5</p> <p>What is environmental assessment? 6</p> <p>5 Strategic Policies 29</p> <p>Climate Change..... 30</p> <p>Partial Update: New SP1 Policy on Climate Change</p> <p>Partial Update: Deletion of Policy SP1 Presumption in favour of sustainable development.</p> <p>Partial Update: Updates to Policies SP3, SP4, SP5, SP6, SP7 and SP11</p> <p>Sustainable development..... 31</p> <p>A strong, competitive economy..... 33</p> <p><u>Partial Update: Update to Use Class definitions</u></p> <p>• A vital Town Centre..... 37</p> <p><u>Partial Update: Update to Use Class definitions</u></p> <p>Infrastructure and transport 40</p> <p>High quality homes 47</p> <p>Good design..... 53</p>

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		<p>Healthy communities 54</p> <p>Green Belt 58</p> <p>Flooding, <u>Drainage</u> and pollution 61</p> <p>The natural and historic environments 63</p> <p>6A Climate change..... 68</p> <p><u>New Chapter - Partial Update: New detailed policies CC1 to CC6</u></p> <p><u>Efficiency</u> 69</p> <p><u>Sustainable infrastructure</u> 73</p> <p><u>A green economy</u>..... 76</p> <p>6 A strong, competitive economy..... 77</p> <p>New employment land..... 78</p> <p>Gunnels Wood 79</p> <p>Pin Green 84</p> <p>Employment development on unallocated sites..... 86</p> <p><u>Partial Update: Update to Use Class definitions and amendment to employment site EC1/2</u></p> <p>7 A vital Town Centre 87</p> <p>Stevenage Town Centre..... 88</p> <p><u>Partial Update: Update to Use Class definitions</u></p> <p>Old Town High Street 103</p> <ul style="list-style-type: none"> • <u>Partial Update: Update to Use Class definitions</u>

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		<p>Generic retail policies 104</p> <ul style="list-style-type: none"> • <u>Partial Update: Update to Use Class definitions within Policies TC2 to TC7</u> <u>Partial Update: Update to Policy TC4</u> <u>Partial Update: Update to Policy TC8</u> <u>Partial Update: Update to Policy TC9</u> <u>Partial Update: Deletion of Policy TC10</u> <p>8 Infrastructure and transport..... 108</p> <p>Infrastructure and developer requirements 109</p> <ul style="list-style-type: none"> • <u>Partial Update: Update to Policy IT1</u> <u>Partial Update: Update to Policy IT4</u> <p>Sustainable travel..... 112</p> <p>9 High quality homes 120</p> <p>Housing allocations 121</p> <p>Partial Update: Update to Policy HO1 to HO4</p> <p>Windfall sites 133</p> <p><u>Partial Update: Update to Policy HO7</u></p> <p>Homes for all 135</p> <p>Partial Update: Update to Policy HO10</p> <p>Partial Update: Update to Policy HO11</p> <p>Gypsies and Travellers 144</p> <p>Houses in multiple occupation 148</p> <p><u>Partial Update: New Policy HO14 House of Multiple Occupation (HMOs)</u></p>

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		<p>10 Good design..... 149</p> <p>Design.....150</p> <p><u>Partial Update: New Policy GD2</u></p> <p>13 Flooding, <u>drainage</u> and pollution..... 166</p> <p>Water management and flood risk167</p> <p><u>Partial Update: Update to Policy FP1</u></p> <p><u>Partial Update: Update to Policy FP2</u></p> <p><u>Partial Update: Deletion of Policy FP3</u></p> <p>Pollution.....171</p> <p>*This shows the changes and additions to the Contents page, relating to changes and MMs to the Local Plan proposed in the context of the relevant chapters of the Plan they sit within. Page numbers will be fully updated for the final version of the Plan for adoption.</p>
AM2	5.86	<p>5.86 The provision of affordable homes is a key priority for the Council. Over the plan period, at least 1 in 5 of the new homes provided should be affordable homes. The partial review and update of the local plan introduces an uplift to the proportion of affordable homes required on greenfield sites, from 30% to 40%, in line with aspirations when the plan was originally adopted in 2019¹. The provision of affordable units on private developments, in line with our policy requirements, will be supplemented by the Council's own housebuilding programme. This will deliver schemes containing up to 100% affordable housing on public land.</p>

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AM3	9.52A	9.52A The partial review and update of the local plan introduces an uplift to the proportion of affordable housing required on greenfield sites, from 30% to 40%. This revised target has been subject to further viability testing, which shows that it is broadly achievable in combination with the other policies in the revised plan and the CIL rates proposed in the concurrent CIL review.
AM4	Policy HC1	<p>Policy HC1: District, local and neighbourhood centres</p> <p>b. District and Local Centres would continue to provide a range of retail, light industrial (use class E(g)(ii)), health, social, community, leisure, cultural and / or residential uses and retain at least 50% of ground-floor units and floorspace in the main retail area as Class E(a) (<u>retail shops</u>) use;</p> <p>c. Neighbourhood centres would continue to provide a range of small-scale retail, health, social, community, leisure, cultural and / or residential uses and maintain at least one unit in Class E(a) (<u>retail shops</u>) use;</p> <p>11.11 Within the proposed local centres, at least 50% of floorspace and units in the main retail parade are currently in Class E(a) (<u>retail shops</u>) use². We will seek to maintain this share. Our baseline monitoring shows that only Marymead does not meet this figure³. In this local centre, we will allow applications where there would be no further fall in the percentage of units.</p> <p>11.12 Permissions will only be granted as an exception to this where E(a) <u>retail shop</u> units have been actively marketed as such but remained vacant for a period of at least six months.</p>

² Stevenage Retail Study (Applied Planning, 2014)

³ This is in terms of the number of units only: Five out of eleven (45%) units are in E(a) use. The proportion of floorspace in E(a) use exceeds the minimum threshold.

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		<p>11.13 There are also a number of smaller centres. These do not necessarily meet the criteria above, but they provide valuable facilities for local residents. Examples include Canterbury Way and Rockingham Way. These are "neighbourhood centres" and will typically provide:</p> <ul style="list-style-type: none"> • Between 250 and 1,000m² of Class E(a) (<u>retail</u> shops) - led floorspace in a parade containing between two and six units; • Unit sizes of between 50 and 500m²; • Residential accommodation in flats above the shops; and • May include a pub and / or community centre.
AM5		<p>Policy HC2: Local shops</p> <p>Freestanding shops and small parades will generally be retained. Planning permission for the redevelopment of existing sites to alternate uses or for the change of use of individual units from Class E(a) (<u>retail</u> shops) will be granted where:</p> <ol style="list-style-type: none"> a. Satisfactory on- or off-site provision is made to replace a loss of use(s); b. It can be demonstrated that there is no longer a need for a particular facility or that alternate facilities are available locally; c. The particular facility, or any reasonable replacement is not, and will not, be viable on that site; d. The proposals provide overriding benefits against other objectives or policies in the plan; or e. It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, for at least six months.