

# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4 Inspector's Rpt Rec Ref.: R201 - Page 194	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.1 Inspector's Rpt Rec Ref.: R202 - Page 194	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.1.6 Inspector's Rpt Rec Ref.: R203 - Page 195	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.1.7 Inspector's Rpt Rec Ref.: R204 - Page 196	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.2</p> <p>Inspector's Rpt Rec Ref.: R205 - Page 196</p>	<p>That Pre Inquiry Changes 5062 and 5063 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Changes 5062 and 5063.</p>	<p>See proposed modifications to paragraphs 4.2.2 and 4.23 (Refs: 506/1221/E/4.2.2 and 506/1471/E/4.2.3)</p>	<p>506/1819/E/4.2</p>
<p>4.2</p> <p>Inspector's Rpt Rec Ref.: R206 - Page 196</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.2.2</p> <p>Inspector's Rpt Rec Ref.: R205 - Page 196</p>	<p>That Pre Inquiry Changes 5062 and 5063 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Changes 5062 and 5063.</p>	<p>Modify paragraph 4.2.2 in accordance with Pre-inquiry change 5062 as follows:</p> <p>Replace "2000" with "2001" three times in the second and third sentences to address representation 506/466/B.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.2.2 now reads as follows:            "Since the research was concluded in 1996, the Borough Council has monitored changes in employment floorspace to ensure that there is sufficient provision to meet needs over the period of the District Plan. The results of the 2001 employment floorspace monitoring research are summarised in Table E1 (Source: Employment Land Monitoring Statement 2001). This shows that in overall terms the supply of employment floorspace at April 2001 is broadly in balance with the level of estimated demand for additional floorspace over the period up to 2011."</p>	<p>506/1221/E/4.2.2</p>

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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.2.3 Inspector's Rpt Rec Ref.: R205 - Page 196	That Pre Inquiry Changes 5062 and 5063 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason: To accord with the Inspector's report.  Modify plan to incorporate Pre-inquiry Changes 5062 and 5063.	Modify Table E1 in accordance with Pre-inquiry Change 5063 as follows: Change all figures in columns D-H of the table.  Reason: To accord with the Inspector's report.  Table E1, as revised, is set out in the annex to this schedule.	506/1471/E/4.2.3
4.2.4 Inspector's Rpt Rec Ref.: R208 - Page 197	That no further changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.2.4</p> <p>Inspector's Rpt Rec Ref.: R207 - Page 197</p>	<p>That Further Proposed Change 6318 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Further Proposed Change 6318.</p>	<p>Modify paragraph 4.2.4 in accordance with Further Proposed Change 6318 as follows:</p> <p>Add "with the exception of uses that the policies of the plan consider to be appropriate in an Employment Area" to the end of the third sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.2.4 now reads as follows:            "On the basis of this research the Borough Council has decided that there is an adequate supply of floorspace available in Stevenage to meet future needs in quantitative terms. It is not proposed to identify additional employment land in this plan apart from provision to meet the needs of the strategic housing development at Stevenage West. Conversely, it does not justify the release of employment land for other uses with the exception of uses that the policies of the plan consider to be appropriate in an Employment Area. The Structure Plan endorses this approach and does not require any local authority to identify additional employment land. Instead, Policy 14 of the Structure Plan sets out a criteria based approach for considering employment development proposals."</p>	<p>506/1223/E/4.2.4</p>





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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.2.7 Inspector's Rpt Rec Ref.: R209 - Page 198	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.2.8 Inspector's Rpt Rec Ref.: R210 - Page 199	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.3 Inspector's Rpt Rec Ref.: R211 - Page 200	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.3.2 Inspector's Rpt Rec Ref.: R212 - Page 201	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E1 Inspector's Rpt Rec Ref.: R213 - Page 202	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		

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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.5</p> <p>Inspector's Rpt Rec Ref.: R219 - Page 206</p>	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ----"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site----" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Modify the sub-heading 'Local Employment Sites' (before paragraph 4.5.12) to delete the word 'Local'.</p> <p>Reason: To accord with the Inspector's report.</p> <p>The sub-heading now reads as 'Employment Sites'.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/4.5.4/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1527/E/E3, 506/1528/E/E4)</p>	<p>506/1537/E/4.5</p>



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
<p>4.5.1 Inspector's Rpt Rec Ref.: R215 - Page 203</p>	<p>That no further changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>4.5.1 Inspector's Rpt Rec Ref.: R214 - Page 203</p>	<p>That Pre-Inquiry Change Ref 5071 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Change 5071</p>	<p>See proposed modification to paragraph 4.6.6 (Ref: 506/1230//E/4.6.6)</p>	<p>506/1820/E/4.5.1</p>





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4.5.2 Inspector's Rpt Rec Ref.: R216 - Page 203	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.5.3 Inspector's Rpt Rec Ref.: R218 - Page 206	That Pre-Inquiry Changes Ref 5065, 5066, 5067 and 5068 be not accepted.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.5.3 Inspector's Rpt Rec Ref.: R220 - Page 207	That no further changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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4.5.3  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is---" and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.3 and add it as a new paragraph (4.5.17) in the reasoned justification to policy E4. Modify the new paragraph as follows:</p> <ol style="list-style-type: none"> <li>1. Delete the first two sentences;</li> <li>2. Add "west of Gunnels Wood Road which used to be known as the British Aerospace site" between "site" and is principally" in the third sentence.</li> </ol> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.5.3 (now 4.5.17), as amended by Pre-inquiry Change 5064, now reads as follows:</p> <p>" The northern part of the site west of Gunnels Wood Road is principally occupied by Matra BAe Dynamics and following a review of the company's business requirements, a major redevelopment scheme is currently being implemented, with the focus on accommodating the future needs of the company. The remaining part of the site to the south, which extends to 10 hectares, is in separate ownership and this area has potential for a speculative redevelopment scheme."</p> <p>See proposed modifications to paragraphs 4.5.4-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1529/4.5.4/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8,</p>	506/1235/E/4.5.3

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	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>		<p>506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	

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<p>4.5.3</p> <p>Inspector's Rpt Rec Ref.: R217 - Page 206</p>	<p>That Pre-Inquiry Change Ref 5064 (amended as suggested in paragraph 4.29 of the Inspector's report) be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Change 5064 (incorporating amendments suggested in paragraph 4.29 of the Inspector's report.)</p>	<p>Modify paragraph 4.5.3 (now 4.5.17) in accordance with Pre-inquiry Change 5064 (incorporating amendments suggested in paragraph 4.29 of the Inspector's report) as follows:</p> <p>Replace "proposed for this area" with "currently being implemented" in the third (now first) sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.5.3 (now 4.5.17) now reads as follows:</p> <p>"The northern part of the site west of Gunnels Wood Road is principally occupied by Matra BAe Dynamics and following a review of the company's business requirements, a major redevelopment scheme is currently being implemented, with the focus on accommodating the future needs of the company. The remaining part of the site to the south, which extends to 10 hectares, is in separate ownership and this area has potential for a speculative redevelopment scheme."</p>	<p>506/1233/E/4.5.3</p>

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4.5.4  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.4 and add it as a new paragraph (4.5.18) in the reasoned justification to policy E4. Modify the new paragraph as follows:</p> <ol style="list-style-type: none"> <li>1. Delete "The second major opportunity is" from the first sentence;</li> <li>2. Delete "The site" from the second sentence.</li> </ol> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.5.4 (now 4.5.18) now reads as follows: " The vacant land owned by GlaxoSmithKline south of Broadhall Way that forms part of the Medicines Research Centre complex is expected to meet the long term expansion needs of GlaxoSmithKline. At present it is not expected that the site will become available for other types of development. However, as the District Plan covers the period up to 2011, it is necessary to consider the most appropriate use for the site in the event of the land being disposed of by GlaxoSmithKline and made available for alternative development."</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11,</p>	506/1529/E/4.5.4

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	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>		<p>506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	
4.5.4	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p>		
<p>Inspector's Rpt Rec Ref.: R221 - Page 208</p>		<p>Reason: To accord with the Inspector's report</p>		
		<p>No modification proposed</p>		

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4.5.5  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.5.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1530/E/4.5.5





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	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
4.5.6	That no changes be made to the Plan in response to these objections.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R222 - Page 209		Reason: To accord with the Inspector's report		
		No modification proposed		

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4.5.6  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.6.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1531/E/4.5.6



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	junction 7" - delete "on the strategic employment sites" on the second and thirteenth lines - delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.			

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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.7  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.7.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1532/E/4.5.7



# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
4.5.7	That no changes be made to the Plan in response to these objections.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R225 - Page 210		Reason: To accord with the Inspector's report		
		No modification proposed		
4.5.7	In the light of the recommendations following paragraph 4.36 of the Inspectors Report, Further Proposed Changes 6319, 6320 and 6346 be not accepted.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R224 - Page 210		Reason: To accord with the Inspector's report		
		No modification proposed		





# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.7 Inspector's Rpt Rec Ref.: R218 - Page 206	That Pre-Inquiry Changes Ref 5065, 5066, 5067 and 5068 be not accepted.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		

# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.8  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.8.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1533/E/4.5.8



# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
4.5.8	That no other changes be made to the Plan in response to these objections.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
Inspector's Rpt Rec Ref.: R227 - Page 213				
4.5.8	That references to office development within Employment Areas being restricted to no more than 75% of the net floorspace be deleted from the Plan.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify paragraphs 4.5.8 and 4.6.3 and policies E3 and E5 to delete reference to office developments within Employment Areas being restricted to no more than 75% of the net floorspace as recommended.</p>	<p>Delete paragraph 4.5.8 - see proposed modification reference 506/1533/E/4.5.8.</p> <p>See proposed modifications to paragraph 4.6.3 and policies E3 and E5 (Refs: 506/1540/E/4.6.3, 506/1539/E/E3 and 506/1541/E/E5)</p>	506/1242/E/4.5.8
Inspector's Rpt Rec Ref.: R226 - Page 213				



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.9  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.9.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1534/E/4.5.9





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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
4.5.9	That no changes be made to the Plan in response to this objection.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R228 - Page 214		Reason: To accord with the Inspector's report		
		No modification proposed		

# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.10  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.10.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1535/E/4.5.10



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
<p>4.5.10 Inspector's Rpt Rec Ref.: R229 - Page 214</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>4.5.11 Inspector's Rpt Rec Ref.: R230 - Page 215</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.11  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is---" and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete paragraph 4.5.11 and add it as a new paragraph (4.5.19) in the reasoned justification to policy E4. Modify the new paragraph as follows:</p> <ol style="list-style-type: none"> <li>1. Add "on the two sites adjoining junction 7" after "essential" on the first line</li> <li>2. Delete "on the strategic employment sites" on the second and thirteenth lines;</li> <li>3. Delete "that will attract and retain companies seeking a prestigious location," from the second and third lines.</li> </ol> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.5.11 (now 4.5.19) now reads as follows:</p> <p>"High standards of design and landscaping will be essential on the two sites adjoining junction 7 to create an attractive environment and to ensure that an attractive gateway to Stevenage from Junction 7 of the A1(M) is provided. Due to the out of centre location and the potential for the development of the sites to generate significant levels of traffic, developments will be required to demonstrate how they will minimise the use of private motorised transport to travel to and from the site. This is essential if employment development is to take place in accordance with sustainable development principles. The Transport Chapter provides guidance on how the Borough Council expects developments to deliver</p>	506/1536/E/4.5.11

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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>		<p>this. In addition, the Highways Agency have identified a need for developments to make provision for mitigating against any adverse traffic impact on the adjacent Junction 7 of the A1(M)."</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	
<p>4.5.9 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R231 - Page 216</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E3 Inspector's Rpt Rec Ref.: R232 - Page 220	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E3  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ---"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site---" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Delete policy E3.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policy E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1528/E/E4)</p>	506/1527/E/E3



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
E3 Inspector's Rpt Rec Ref.: R218 - Page 206	That Pre-Inquiry Changes Ref 5065, 5066, 5067 and 5068 be not accepted.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
E3 Inspector's Rpt Rec Ref.: R226 - Page 213	That references to office development within Employment Areas being restricted to no more than 75% of the net floorspace be deleted from the Plan.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify paragraphs 4.5.8 and 4.6.3 and policies E3 and E5 to delete reference to office developments within Employment Areas being restricted to no more than 75% of the net floorspace as recommended.</p>	<p>Delete policy E3 - see proposed modification reference 506/1527/E/E3.</p> <p>See proposed modifications to paragraphs 4.5.8 and 4.6.3 and policy E5 (Refs: 506/1242/E/4.5.8, 506/1540/E/4.6.3, and 506/1541/E/E5)</p>	506/1539/E/E3



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E3 Inspector's Rpt Rec Ref.: R224 - Page 210	In the light of the recommendations following paragraph 4.36 of the Inspectors Report, Further Proposed Changes 6319, 6320 and 6346 be not accepted.	Recommendation accepted Reason: To accord with the Inspector's report  No modification proposed		

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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.12  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ----"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site----" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Modify paragraph 4.5.12 to delete the words "In addition to the Strategic Employment Sites" and "smaller" from the first sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.5.12 now reads as follows: "There are sites in the Gunnels Wood Employment Area which have the potential to make a significant contribution towards meeting Stevenage's qualitative employment floorspace needs. These sites have therefore been identified for particular types of employment development to reflect these needs."</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.11, section 4.5 and policies E3-E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1537/E/4.5, 506/1527/E/E3, 506/1528/E/E4)</p>	506/1538/E/4.5.12



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
<p>4.5.12 Inspector's Rpt Rec Ref.: R233 - Page 221</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>4.5.13 Inspector's Rpt Rec Ref.: R234 - Page 222</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		





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### Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.5.15 Inspector's Rpt Rec Ref.: R235 - Page 223	That Pre Inquiry Change 5069 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason: To accord with the Inspector's report.  Modify plan to incorporate Pre-inquiry Change 5069.	Modify paragraph 4.5.12 in accordance with Pre-inquiry Change 5069 as follows: Replace "due to their potential" with "where they would have an unacceptable adverse" in the final sentence.  Paragraph 4.5.12 now reads as follows: "The site north of Maxwell Road, formerly occupied by ABB Automation Ltd, is situated in a prominent and attractive location within the Gunnels Wood Employment Area which benefits from a frontage onto Gunnels Wood Road. The site offers the potential for a high quality business development which could incorporate offices, research and development activities and light industrial uses. As the site is located in close proximity to housing, proposals within the B2 and B8 Use Classes will not be favoured where they would have an unacceptable adverse impact on residential amenity in terms of noise and general disturbance."	506/1251/E/4.5.15
4.5.15 Inspector's Rpt Rec Ref.: R236 - Page 223	That no further changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E4  Inspector's Rpt Rec Ref.: R223 - Page 210	"In amending Policy E4 in accordance with recommendation c(i) (of recommendation R219 - Page 206) above, the two sites of west of Gunnels Wood Road and south of Broadhall Way be indicated as suitable for B1 and B2 use".	Recommendation accepted.  Reason: To accord with the Inspector's report.  Modify plan to amend policy E4 as recommended.	Modify the table in policy E4 to add "B1/B2" in the 'Use Classes Proposed' column against the sites west of Gunnels Wood Road and south of Broadhall Way.  Reason: To accord with the Inspector's report.  Policy E4 now reads as set out in the annex to this schedule.	506/1239/E/E4
			See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policies E3 and E4 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5, 506/1527/E/E3 and 506/1528/E/E4)	

# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E4  Inspector's Rpt Rec Ref.: R219 - Page 206	<p>That the following changes be made to Policies E3, E4 and the relevant supporting text:-</p> <p>i) Policy E3 be deleted and the two sites therein included in Policy E4.</p> <p>ii) Paragraphs 4.5.3 - 4.5.11 be deleted.</p> <p>iii) The word "Local" in the sub-heading to the supporting text to Policy E4, the words "In addition to the Strategic Employment Sites" and "smaller" on the first line to paragraph 4.5.12 be deleted.</p> <p>iv) Additional paragraphs based on the provisions of the second part of paragraph 4.5.3 (as amended by Pre Inquiry Change 5064) and the whole of paragraphs 4.5.4 and 4.5.11 be added to the supporting text to modified Policy E4.</p> <p>In re-writing these paragraphs, the following significant changes be taken into account:-</p> <p>Paragraph 4.5.3 - Delete first two sentences. The beginning of the new paragraph then to read " The northern part of the site west of Gunnels Wood Road which use to be known as the British Aerospace site is principally ----"</p> <p>Paragraph 4.5.4 - Delete "The second major opportunity is--- " and "The site----" from the first and second sentences respectively.</p> <p>Paragraph 4.5.11 - Add after "essential on the first line "on the two sites adjoining</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policies E3, E4 and the relevant supporting text as recommended.</p>	<p>Modify policy E4 to include the following sites in the table:</p> <p>"5. West of Gunnels Wood Road 6. South of Broadhall Way"</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy E4 now reads as set out in the annex to this schedule.</p> <p>See proposed modifications to paragraphs 4.5.3-4.5.12, section 4.5 and policy E3 (Refs 506/1235/E/4.5.3, 506/1529/E/4.5.4, 506/1530/E/4.5.5, 506/1531/E/4.5.6, 506/1532/E/4.5.7, 506/1533/E/4.5.8, 506/1534/E/4.5.9, 506/1535/E/4.5.10, 506/1536/E/4.5.11, 506/1538/E/4.5.12, 506/1537/E/4.5 and 506/1527/E/E3)</p>	506/1528/E/E4



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>junction 7"</p> <ul style="list-style-type: none"> <li>- delete "on the strategic employment sites" on the second and thirteenth lines</li> <li>- delete "that will attract and retain companies seeking a prestigious location," on the second and third lines.</li> </ul>			
E4	That no changes be made to the Plan in response to these objections.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
Inspector's Rpt Rec Ref.: R237 - Page 224				
4.6.3	That references to office development within Employment Areas being restricted to no more than 75% of the net floorspace be deleted from the Plan.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify paragraphs 4.5.8 and 4.6.3 and policies E3 and E5 to delete reference to office developments within Employment Areas being restricted to no more than 75% of the net floorspace as recommended.</p>	<p>Delete the final sentence of paragraph 4.6.3 - see proposed modification reference 506/1254/E/4.6.3.</p> <p>See proposed modifications to paragraph 4.5.8 and policies E3 and E5 (Refs: 506/1242/E/4.5.8, 506/1539/E/E3 and 506/1541/E/E5)</p>	506/1540/E/4.6.3
Inspector's Rpt Rec Ref.: R226 - Page 213				





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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.6.3</p> <p>Inspector's Rpt Rec Ref.: R238 - Page 225</p>	<p>That the final sentence to paragraph 4.6.3 be deleted.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to delete the final paragraph of paragraph 4.6.3.</p>	<p>Modify paragraph 4.6.3 to delete the final sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.6.3 now reads as follows:            "Whilst a mix of employment uses within the Employment Areas is encouraged, the Borough Council would prefer office development to be focused in the Town Centre. However, it is acknowledged that new office development is unlikely to be built on a significant scale in the Town Centre until after wider regeneration schemes have been implemented which address the problems which currently result in the Town Centre being perceived as an unattractive location for new office development. Office development is therefore permitted in the Employment Areas to ensure that there is sufficient land available in Stevenage which is readily capable of being developed for offices during the period of the plan."</p>	<p>506/1254/E/4.6.3</p>

# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.6.3</p> <p>Inspector's Rpt Rec Ref.: R239 - Page 225</p>	<p>That the remainder of paragraph 4.6.3 be reworded in line with paragraph 4.92 of the Inspector's Report.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to reword paragraph 4.6.3 in line with paragraph 4.92 of the Inspector's Report.</p>	<p>Modify paragraph 4.6.3 as follows:</p> <ol style="list-style-type: none"> <li>1. Delete the second and third sentences.</li> <li>2. Add two new sentences to read as follows                      "However, it is acknowledged that new office development is unlikely to be built on a significant scale in the Town Centre until after wider regeneration schemes have been implemented which address the problems which currently result in the Town Centre being perceived as an unattractive location for new offices. Office development is therefore permitted in the Employment Areas to ensure that there is sufficient land available in Stevenage which is readily capable of being developed for offices during the period of the plan."</li> </ol> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.6.3 now reads as follows:</p> <p>"Whilst a mix of employment uses within the Employment Areas is encouraged, the Borough Council would prefer office development to be focused in the Town Centre. However, it is acknowledged that new office development is unlikely to be built on a significant scale in the Town Centre until after wider regeneration schemes have been implemented which address the problems which currently</p>	<p>506/1255/E/4.6.3</p>



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.6.3	That no further changes be made to the Plan in response to these objections.	Recommendation accepted	result in the Town Centre being perceived as an unattractive location for new office development. Office development is therefore permitted in the Employment Areas to ensure that there is sufficient land available in Stevenage which is readily capable of being developed for offices during the period of the plan.	
Inspector's Rpt Rec Ref.: R240 - Page 225		Reason: To accord with the Inspector's report		
		No modification proposed		

# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.6.4</p> <p>Inspector's Rpt Rec Ref.: R245 - Page 229</p>	<p>That the additional wording proposed to the third paragraph of Policy E5 by Pre Inquiry Change Ref 5072 be accepted and subjected to the necessary statutory procedures and that paragraph 4.6.4 be amended in line with that part of Pre Inquiry Change 5070 that refers to restrictions on B8 uses.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate the additional wording proposed to the third paragraph of policy E5 by Pre-inquiry Change 5072 and to amend paragraph 4.6.4 in line with part of Pre-inquiry Change 5070 as recommended.</p>	<p>Modify paragraph 4.6.4 to add two new sentences to the end of the paragraph as follows:</p> <p>"The restriction on B8 uses in Employment Areas would not be applied where a development proposal is needed for meeting the operational requirements of an existing occupier in the Employment Area. This is because the Borough Council would not wish to prejudice the future business expansion requirements of these occupiers by applying policy criteria that would be more appropriate to other types of development such as speculative development."</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.6.4 now reads as follows:</p> <p>"4.6.4 As there is a limited supply of employment generating land in Stevenage, the job creation potential of employment sites must be maximised. This relates not just to the total number of jobs made available but also to the type and quality of the jobs created. Therefore, the Borough Council will resist uses on major development sites in Employment Areas which have a high land take with a low level of job creation. This particularly applies to traditional warehousing activities within the B8 Use Class which generally have lower employment densities. The restriction on B8 uses in Employment</p>	<p>506/1542/E/4.6.4</p>



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.6.4</p> <p>Inspector's Rpt Rec Ref.: R242 - Page 226</p>	<p>That no further changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>	<p>Areas would not be applied where a development proposal is needed for meeting the operational requirements of an existing occupier in the Employment Area. This is because the Borough Council would not wish to prejudice the future business expansion requirements of these occupiers by applying policy criteria that would be more appropriate to other types of development such as speculative development."</p> <p>See proposed modification to policy E5 (Ref: 506/1261/E/E5).</p>	
<p>4.6.4</p> <p>Inspector's Rpt Rec Ref.: R241 - Page 226</p>	<p>That Pre Inquiry Change Ref 5070 be not accepted.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		





# Stevenage District Plan Second Review (1991 - 2011)

## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.6.6 Inspector's Rpt Rec Ref.: R214 - Page 203	That Pre-Inquiry Change Ref 5071 be accepted and subjected to the necessary statutory procedures.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Change 5071.</p>	<p>Modify paragraph 4.6.6 in accordance with Pre-inquiry Change 5071 as follows: Add "public transport depots" in the first sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.6.6 now reads as follows: "Other employment generating uses that do not fall within the Use Classes Order i.e sui generis uses (e.g. vehicle and plant hire centres, car showrooms and public transport depots) but which may be suitable in employment areas will be considered on their merits. Considerations will include employment densities, impact on Town Centre viability, and traffic/environmental impact."</p>	506/1230/E/4.6.6
4.6.6 Inspector's Rpt Rec Ref.: R243 - Page 227	That no changes be made to the Plan in response to this objection.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E5  Inspector's Rpt Rec Ref.: R244 - Page 229	That the second paragraph in Policy E5 be deleted, including the additional wording suggested be added to that paragraph by Pre Inquiry Change 5072.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to delete the second paragraph of policy E5.</p>	<p>Modify policy E5 to delete the second paragraph, including the additional wording suggested in Pre-inquiry Change 5072.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy E5 now reads as follows:            "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.</p> <p>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 (55/12/B/E5).</p> <p>PROPOSALS FOR EMPLOYMENT GENERATING USES THAT DO NOT FALL WITHIN THE USE CLASSES ORDER WILL BE CONSIDERED ON THEIR MERITS.</p> <p>References to class B1, B2 and B8 are as defined in the Use Classes Order 1987."</p>	506/1260/E/E5



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E5 Inspector's Rpt Rec Ref.: R246 - Page 229	That no further changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		

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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>E5</p> <p>Inspector's Rpt Rec Ref.: R245 - Page 229</p>	<p>That the additional wording proposed to the third paragraph of Policy E5 by Pre Inquiry Change Ref 5072 be accepted and subjected to the necessary statutory procedures and that paragraph 4.6.4 be amended in line with that part of Pre Inquiry Change 5070 that refers to restrictions on B8 uses.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate the additional wording proposed to the third paragraph of policy E5 by Pre-inquiry Change 5072 and to amend paragraph 4.6.4 in line with part of Pre-inquiry Change 5070 as recommended.</p>	<p>Policy E5 has been amended to accept the part of Pre-inquiry change 5072 that applies to the third paragraph as follows: Add "OR THE DEVELOPMENT PROPOSAL IS FOR MEETING THE OPERATIONAL REQUIREMENTS OF AN EXISTING OCCUPIER OF THE EMPLOYMENT AREA." to the end of the third paragraph.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy E5 now reads ad follows:            "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.</p> <p>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 (55/12/B/E5).</p> <p>PROPOSALS FOR EMPLOYMENT GENERATING USES THAT DO NOT FALL</p>	<p>506/1261/E/E5</p>



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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E5 Inspector's Rpt Rec Ref.: R226 - Page 213	That references to office development within Employment Areas being restricted to no more than 75% of the net floorspace be deleted from the Plan.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify paragraphs 4.5.8 and 4.6.3 and policies E3 and E5 to delete reference to office developments within Employment Areas being restricted to no more than 75% of the net floorspace as recommended.</p>	<p>WITHIN THE USE CLASSES ORDER WILL BE CONSIDERED ON THEIR MERITS.</p> <p>References to class B1, B2 and B8 are as defined in the Use Classes Order 1987."</p> <p>See proposed modification to paragraph 4.6.4 (Ref: 506/1542/E/4.6.4).</p>	506/1541/E/E5



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.6.7 Inspector's Rpt Rec Ref.: R247 - Page 230	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.6.8 Inspector's Rpt Rec Ref.: R248 - Page 231	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
E6 Inspector's Rpt Rec Ref.: R249 - Page 233	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.7.2 Inspector's Rpt Rec Ref.: R250 - Page 235	That no changes be made to paragraph 4.7.2 of the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.7.2  Inspector's Rpt Rec Ref.: R251 - Page 235	That the reference in Policy E7 to 10% be changed to 5%.	Recommendation accepted.  Reason: To accord with the Inspector's report.  Modify plan to amend policy E7 as recommended..	See proposed modification to policy E7 (Ref: 506/1267/E/E7)	506/1823/E/4.7.2

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## Statement of Decisions and Reasons in response to the Inspector's Recommendations and Schedule of Proposed Modifications (February 2004): Employment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>E7</p> <p>Inspector's Rpt Rec Ref.: R251 - Page 235</p>	<p>That the reference in Policy E7 to 10% be changed to 5%.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy E7 as recommended..</p>	<p>Modify policy E7 to replace "10%" with "5%" in the second paragraph.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy E7 now reads as follows:            "IN THE EMPLOYMENT AREAS SHOWN ON THE PROPOSALS MAP A MIX OF SIZE OF UNITS WITHIN A SITE WILL BE ENCOURAGED.</p> <p>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.</p> <p>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"</p>	<p>506/1267/E/E7</p>



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
E7 Inspector's Rpt Rec Ref.: R252 - Page 236	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.8.1 Inspector's Rpt Rec Ref.: R254 - Page 237	That no further changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>4.8.1</p> <p>Inspector's Rpt Rec Ref.: R253 - Page 237</p>	<p>That Pre Inquiry Change Ref 5073 be accepted and subjected to the required statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Change 5073.</p>	<p>Modify paragraph 4.8.1 in accordance with Pre-inquiry change 5073 as follows:</p> <p>Replace "many" with "some" in the third sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 4.8.1 now reads as follows:            "In addition to the Employment Areas, certain types of employment use are encouraged in the Town Centre, Old Town and Neighbourhood Centres. Policies in these chapters provide further guidance on what uses are acceptable. In the residential areas, some employment uses will not be appropriate because of the environmental and residential amenity problems associated with locating employment development near potentially conflicting uses such as housing and schools, and because of the need to preserve development land for other uses. However, it is recognised that certain types of employment use, especially small scale developments, can co-exist with housing and other sensitive uses. For example, the small business units that exist in some of Stevenage's neighbourhood centres and in Old Stevenage. Employment uses located close to residential areas also provide a source of employment for local residents that reduces their need to travel which is consistent with the sustainability</p>	<p>506/1269/E/4.8.1</p>





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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.8.2 Inspector's Rpt Rec Ref.: R255 - Page 237	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed	objectives of this Plan."	
4.8.3 Inspector's Rpt Rec Ref.: R256 - Page 238	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
E8 Inspector's Rpt Rec Ref.: R257 - Page 239	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
4.10 Inspector's Rpt Rec Ref.: R258 - Page 240	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
4.10.2 Inspector's Rpt Rec Ref.: R259 - Page 240	That no changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
E10(deleted) Inspector's Rpt Rec Ref.: R260 - Page 241	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
E11(deleted) Inspector's Rpt Rec Ref.: R261 - Page 241	That no changes be made to the Plan in response to these objections.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		

