

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7 Inspector's Rpt Rec Ref.: R420 - Page 372	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		
7 Inspector's Rpt Rec Ref.: R419 - Page 372	That the Plan be amended to include a policy stating how the ecological interest of all development sites will be protected and/or enhanced during and subsequent to any development on that site. This need not be prescriptive, but should indicate a general statement of intent.	Recommendation accepted. Reason : To accord with the Inspector's report Modify the Plan to incorporate the Inspector's recommendations.	Modify the Plan in accordance with the Inspector's recommendations to incorporate an additional policy. The Policy will be inserted into the section on Nature Conservation, coming after Policy EN20, Development Affecting Natural Habitats and paragraph 7.3.26 should also be moved to precede this new policy. Reason : To accord with the Inspector's report. (See also Refs: 506/1909/E/7.3 and 506/1910/E/7.3.26)	506/1434/E/7
7.1 Inspector's Rpt Rec Ref.: R421 - Page 373	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.1.2 Inspector's Rpt Rec Ref.: R422 - Page 373	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		
7.2.1 Inspector's Rpt Rec Ref.: R424 - Page 374	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		
7.2.1 Inspector's Rpt Rec Ref.: R423 - Page 374	That Further Proposed Changes 6352 and 6353 be not accepted.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
EN2 Inspector's Rpt Rec Ref.: R425 - Page 375	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN4 Inspector's Rpt Rec Ref.: R426 - Page 375	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		
EN5 Inspector's Rpt Rec Ref.: R427 - Page 375	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		
EN6 Inspector's Rpt Rec Ref.: R428 - Page 376	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		
EN7 Inspector's Rpt Rec Ref.: R429 - Page 376	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.2.19 Inspector's Rpt Rec Ref.: R430 - Page 377	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		
7.2.20 Inspector's Rpt Rec Ref.: R431-Page 377	That Further Proposed Change 6394 be accepted and be subjected to the necessary statutory procedures	Recommendation accepted. Reason : To accord with the Inspector's Report. Modify the Plan to incorporate Further Proposed Change 6394.	Modify the plan in accordance with Further Proposed Change 6394 so that paragraph 7.2.20 forms part of the reasoned justification to Policy EN10, Archaeology and Development. Reason : To accord with the Inspector's Report (See also Ref : 506/1446/E/EN8)	506/1668/E/7.2.20

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN8</p> <p>Inspector's Rpt Rec Ref.: R434 - Page 380</p>	<p>That Further Proposed Changes 6393 and 6395 be accepted and be subjected to the necessary statutory requirements.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify the Plan to incorporate Further Proposed Changes 6393 and 6395.</p>	<p>Modify Policy EN8 (Nationally Important Archaeological Remains) in accordance with Further Proposed Changes 6393 as follows:</p> <p>1. Add "normally" between "will be" and "refused"</p> <p>2. Delete "THE FOLLOWING SITES ARE DEFINED ON THE PROPOSALS MAP AS AREAS OF ARCHAEOLOGICAL SIGNIFICANCE:</p> <ol style="list-style-type: none"> 1. THE BURY 2. THE OLD TOWN 3. WHOMERLY WOOD 4. THE SIX HILLS 5. SHEPHALL VILLAGE 6. HAMPSON PARK 7. SHEPHALBURY 8. MARTINS WOOD AND ALLOTMENTS 9. FISHERS GREEN 10. SYMONDS GREEN 11. BRICK KILN ROAD 12. BROOMIN GREEN 13. BROADWATER FARM 14. WYCHDELL 15. BRAGBURY END" <p>Policy EN8 now reads:</p> <p>POLICY EN8: NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS</p> <p>PLANNING PERMISSION WILL NORMALLY BE REFUSED FOR ANY DEVELOPMENT WHICH WOULD DAMAGE OR ADVERSELY</p>	<p>506/1810/E/EN8</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN8 Inspector's Rpt Rec Ref.: R432 - Page 378	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	AFFECT A SCHEDULED ANCIENT MONUMENT. THE SITE OR SETTING OF NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, WHETHER SCHEDULED OR UNSCHEDULED. Reason : To accord with the Inspector's Report (See also Ref : 506/1449/E/EN9)	
EN8 Inspector's Rpt Rec Ref.: R431 - Page 377	That Further Proposed Change 6394 be accepted and be subjected to the necessary statutory procedures.	Recommendation accepted. Reason: To accord with the Inspector's Report. Modify the Plan to incorporate Further Proposed Change 6394.	See proposed modification to paragraph 7.2.20 (See also Ref : 506/1668/E/7.2.20) Reason : To accord with the Inspector's Report	506/1446/E/EN8

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.2.21 Inspector's Rpt Rec Ref.: R433 - Page 379	<p>That paragraph 7.2.21 be amended as follows:</p> <p>Delete the first sentence, along with the word 'therefore' at the start of the second sentence.</p> <p>Add 'In the event of previously unknown archaeological remains being uncovered after works have commenced, the Council should be informed and English Heritage may be informed with a view to possible scheduling. Should the remains be deemed important enough to schedule, work will only be allowed to commence once scheduled monument consent has been given.' to the end of the supporting text.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to amend paragraph 7.2.21 in accordance with the Inspector's recommendations.</p>	<p>Modify paragraph 7.2.21 in accordance with the Inspector's recommendations as follows:</p> <p>Delete the 1st sentence, along with the word "therefore" at the start of the 2nd sentence.</p> <p>Add the following sentence to the end of the supporting text:</p> <p>" In the event of previously unknown archaeological remains being uncovered after works have commenced, the Council should be informed and English Heritage may be informed with a view to possible scheduling. Should the remains be deemed important enough to schedule, work will only be allowed to commence once scheduled monument consent has been given."</p> <p>Reason ; To accord with the Inspector's Report.(See also Ref : 506/1448/E/EN9)</p> <p>Paragraph 7.2.21 will now read:</p> <p>"It is important that developers take appropriate steps to establish the archaeological interest of a site before planning applications are submitted. Where information from the SMR indicates that a site is archaeologically sensitive or is in an Area of Archaeological Significance, developers should</p>	506/1809/E/7.2.21

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			commission an archaeological field evaluation of the site to accompany any planning application. This field evaluation should be undertaken in line with the recommendations set down in PPG16. In the event of previously unknown archaeological remains being uncovered after works have commenced, the Council should be informed and English Heritage may be informed with a view to possible scheduling. Should the remains be deemed important enough to schedule, work will only be allowed to commence once scheduled monument consent has been given."	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN9 Inspector's Rpt Rec Ref.: R433 - Page 379	<p>That paragraph 7.2.21 be amended as follows:</p> <p>Delete the first sentence, along with the word 'therefore' at the start of the second sentence.</p> <p>Add 'In the event of previously unknown archaeological remains being uncovered after works have commenced, the Council should be informed and English Heritage may be informed with a view to possible scheduling. Should the remains be deemed important enough to schedule, work will only be allowed to commence once scheduled monument consent has been given.' to the end of the supporting text.</p>	<p>Recommendation accepted.</p> <p>To accord with the Inspector's Report.</p> <p>Modify the Plan to amend paragraph 7.2.21</p>	<p>See proposed modification to paragraph 7.2.21 (Ref : 506/1809/E/7.2.21)</p> <p>Reason : To accord with the Inspector's Report</p>	506/1448/E/EN9
EN9 Inspector's Rpt Rec Ref.: R434 - Page 380	<p>That Further Proposed Changes 6393 and 6395 be accepted and be subjected to the necessary statutory requirements.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify the Plan to incorporate Further Proposed Changes 6393 and 6395.</p>		506/1449/E/EN9

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN9</p> <p>Inspector's Rpt Rec Ref.: R435 - Page 380</p>	<p>That the first sentence of the last paragraph of Policy EN9 be further amended as follows:</p> <p>'Where in situ preservation of important archaeological remains is not feasible, planning permission will be subject to conditions and/or planning obligations to ensure that appropriate and satisfactory...'</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's Report</p> <p>Modify the Plan to further amend Policy EN9.</p>	<p>Modify Policy EN9 in accordance with the Inspector's recommendation as follows:</p> <p>Amend the 1st sentence of the last paragraph:</p> <ol style="list-style-type: none"> 1. Delete "there is no overriding case for the" and 2. Add into the sentence "is not feasible" after "...archaeological remains" <p>The amended 1st sentence of the paragraph would therefore read: "Where in situ preservation of important archaeological remains is not feasible, planning permission will be subject to conditions and/or planning obligations to ensure that appropriate and satisfactory...."</p> <p>And Policy EN9 would read:</p> <p>POLICY EN9 : ARCHAEOLOGY AND DEVELOPMENT</p> <p>"THE FOLLOWING SITES ARE DEFINED ON THE PROPOSALS MAP AS AREAS OF ARCHAEOLOGICAL SIGNIFICANCE:</p> <ol style="list-style-type: none"> 1. THE BURY 2. THE OLD TOWN 3. WHOMERLY WOOD 4. THE SIX HILLS 5. SHEPHALL VILLAGE 6. HAMPSON PARK 7. SHEPHALBURY 	506/1450/E/EN9

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			8. MARTINS WOOD AND ALLOTMENTS 9. FISHERS GREEN 10. SYMONDS GREEN 11. BRICK KILN ROAD 12. BROOMIN GREEN 13. BROADWATER FARM 14. WYCHDELL 15. BRAGBURY END	
			WHERE A DEVELOPMENT PROPOSAL AFFECTS AN AREA OF ARCHAEOLOGICAL SIGNIFICANCE AS SHOWN ON THE PROPOSALS MAP, OR HAS POTENTIAL TO AFFECT IMPORTANT ARCHAEOLOGICAL REMAINS ON OTHER SITES, DEVELOPERS WILL BE REQUIRED TO SUBMIT THE RESULTS OF AN ARCHAEOLOGICAL FIELD EVALUATION BEFORE A PLANNING APPLICATION IS DETERMINED.	
			IF IN SITU PRESERVATION OF IMPORTANT ARCHAEOLOGICAL REMAINS IS CONSIDERED PREFERABLE ANY DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THOSE REMAINS WILL BE PRESERVED AND INCORPORATED INTO THE LAYOUT OF THAT DEVELOPMENT.	
			WHERE IN SITU PRESERVATION OF IMPORTANT ARCHAEOLOGICAL REMAINS IS NOT FEASIBLE, PLANNING PERMISSION WILL BE SUBJECT TO CONDITIONS AND/OR PLANNING OBLIGATIONS TO	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN9	That no changes be made to the Plan in response to these objections.	Recommendation accepted	ENSURE THAT APPROPRIATE AND SATISFACTORY PROVISION IS MADE FOR THE INVESTIGATION, AND RECORDING OF ARCHAEOLOGICAL REMAINS THAT WILL BE DAMAGED OR LOST BEFORE DEVELOPMENT COMMENCES AND FOR THE SUBSEQUENT ANALYSIS AND PUBLICATION OF RESULTS AND WHERE APPROPRIATE EXCAVATION. WHERE APPROPRIATE THE MANAGEMENT, ENHANCEMENT AND PUBLIC PRESENTATION OF ARCHAEOLOGICAL REMAINS AND THEIR SETTING WILL BE SOUGHT.	
Inspector's Rpt Rec Ref.: R436 - Page 380		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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN9</p> <p>Inspector's Rpt Rec Ref.: R434 - Page 380</p>	<p>That Further Proposed Changes 6393 and 6395 be accepted and be subjected to the necessary statutory requirements.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify the Plan to incorporate Further Proposed Changes 6393 and 6395.</p>	<p>Modify EN9 (Archaeology and Development) in accordance with Further Proposed Change 6395 as follows:</p> <p>1. Add to the beginning of the policy "THE FOLLOWING SITES ARE DEFINED ON THE PROPOSALS MAP AS AREAS OF ARCHAEOLOGICAL SIGNIFICANCE:</p> <ol style="list-style-type: none"> 1. THE BURY 2. THE OLD TOWN 3. WHOMERLY WOOD 4. THE SIX HILLS 5. SHEPHALL VILLAGE 6. HAMPSON PARK 7. SHEPHALBURY 8. MARTINS WOOD AND ALLOTMENTS 9. FISHERS GREEN 10. SYMONDS GREEN 11. BRICK KILN ROAD 12. BROOMIN GREEN 13. BROADWATER FARM 14. WYCHDELL 15. BRAGBURY END" <p>Policy EN9 now reads:</p> <p>POLICY EN9: ARCHAEOLOGY AND DEVELOPMENT</p> <p>THE FOLLOWING SITES ARE DEFINED ON THE PROPOSALS MAP AS AREAS OF ARCHAEOLOGICAL SIGNIFICANCE:</p> <ol style="list-style-type: none"> 1. THE BURY 2. THE OLD TOWN 	<p>506/1449/E/EN9</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<ol style="list-style-type: none"> 3. WHOMERLY WOOD 4. THE SIX HILLS 5. SHEPHALL VILLAGE 6. HAMPSON PARK 7. SHEPHALBURY 8. MARTINS WOOD AND ALLOTMENTS 9. FISHERS GREEN 10. SYMONDS GREEN 11. BRICK KILN ROAD 12. BROOMIN GREEN 13. BROADWATER FARM 14. WYCHDELL 15. BRAGBURY END. 	
			<p>WHERE A DEVELOPMENT PROPOSAL AFFECTS AN AREA OF ARCHAEOLOGICAL SIGNIFICANCE AS SHOWN ON THE PROPOSALS MAP, OR HAS POTENTIAL TO AFFECT IMPORTANT ARCHAEOLOGICAL REMAINS ON OTHER SITES, DEVELOPERS WILL BE REQUIRED TO SUBMIT THE RESULTS OF AN ARCHAEOLOGICAL FIELD EVALUATION BEFORE A PLANNING APPLICATION IS DETERMINED.</p>	
			<p>IF IN SITU PRESERVATION OF IMPORTANT ARCHAEOLOGICAL REMAINS IS CONSIDERED PREFERABLE ANY DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE HOW THOSE REMAINS WILL BE PRESERVED AND INCORPORATED INTO THE LAYOUT OF THAT DEVELOPMENT.</p>	

Stevenage District Plan Second Review (1991 - 2011)

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WHERE IN SITU PRESERVATION OF IMPORTANT ARCHAEOLOGICAL REMAINS IS NOT FEASIBLE, PLANNING PERMISSION WILL BE SUBJECT TO CONDITIONS AND/OR PLANNING OBLIGATIONS TO ENSURE THAT APPROPRIATE AND SATISFACTORY PROVISION IS MADE FOR THE INVESTIGATION, AND RECORDING OF ARCHAEOLOGICAL REMAINS THAT WILL BE DAMAGED OR LOST BEFORE DEVELOPMENT COMMENCES AND FOR THE SUBSEQUENT ANALYSIS AND PUBLICATION OF RESULTS AND WHERE APPROPRIATE EXCAVATION. WHERE APPROPRIATE THE MANAGEMENT, ENHANCEMENT AND PUBLIC PRESENTATION OF ARCHAEOLOGICAL REMAINS AND THEIR SETTING WILL BE SOUGHT.

See also proposed modification to Policy EN8 (Ref : 506/1810/E/EN8

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3 Inspector's Rpt Rec Ref.: R437 - Page 381	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3 Inspector's Rpt Rec Ref.: R419 - Page 372	That the Plan be amended to include a policy stating how the ecological interest of all development sites will be protected and/or enhanced during and subsequent to any development on that site. This need not be prescriptive, but should indicate a general statement of intent.	Recommendation accepted. Reason : To accord with the Inspector's report Modify the Plan to incorporate the Inspector's recommendations	Modify the Plan in accordance with the Inspector's recommendations to incorporate an additional policy. The Policy will be inserted into the section on Nature Conservation, coming after Policy EN20, Development Affecting Natural Habitats and paragraph 7.3.26 should also be moved to precede this new policy. Reason : To accord with the Inspector's report. (See also Refs: 506/1434/E/7.3 and 506/1910/E/7.3.26) The new policy will read as follows: NEW POLICY : OTHER SITES OF NATURE CONSERVATION IMPORTANCE OUTSIDE THOSE AREAS SUBJECT TO POLICIES EN10, EN18, EN19 AND EN20, THE BOROUGH COUNCIL WILL TAKE INTO ACCOUNT THE PROTECTION OF WILDLIFE HABITATS AND THE PROMOTION OF BIODIVERSITY IN THE DETERMINATION OF PLANNING APPLICATIONS. WHERE DEVELOPMENT WOULD HAVE AN ADVERSE AFFECT ON A NATURAL HABITAT, WHICH COULD BE PREVENTED, OR SATISFACTORILY MINIMISED THROUGH MITIGATION MEASURES, CONDITIONS WILL BE IMPOSED OR PLANNING OBLIGATIONS WILL BE SOUGHT.	506/1909/E/7.3

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.1 Inspector's Rpt Rec Ref.: R438 - Page 381	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		
7.3.3 Inspector's Rpt Rec Ref.: R439 - Page 381	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN10 Inspector's Rpt Rec Ref.: R442 - Page 387	That Pre Inquiry Change 5166 and Further Proposed Change 6357 be accepted and made the subject of the necessary statutory procedures.	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to incorporate Pre Inquiry Change 5166 and Further Proposed Change 6357.</p>	<p>Modify the Policy EN10 in accordance with Pre-inquiry Change 5166 and Further Proposed Change 6357 as follows:</p> <p>PIC 5166 Add ">Policy SW9" at the end of the policy to address representation 506/482/B</p> <p>and</p> <p>FPC 6357 1. Replace "have an unacceptable adverse impact on" with "would be harmful to" in the first paragraph. 2. Delete "A" from the first paragraph.</p> <p>Policy EN10 will now read:</p> <p>"POLICY EN10 : GREEN LINKS</p> <p>DEVELOPMENT PROPOSALS WHICH WOULD BE HARMFUL TO THE CHARACTER OF GREEN LINKS WILL NOT BE PERMITTED. THEY ARE AN ESSENTIAL PART OF THE URBAN STRUCTURE OF THE TOWN. WHEN ASSESSING THE IMPACT THAT A DEVELOPMENT PROPOSAL MAY HAVE ON A GREEN LINK THE FOLLOWING CRITERIA WILL BE USED:</p> <p>(A) THE SIZE, FORM, FUNCTION AND CHARACTER OF THE GREEN SPACE DIRECTLY AFFECTED BY THE DEVELOPMENT PROPOSAL; AND</p>	506/1457/E/EN10

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>(B) THE ROLE OF THE GREEN SPACE WITHIN THE GREEN LINK; AND (C) THE IMPACT OF THE DEVELOPMENT PROPOSAL ON THE GREEN SPACE AND GREEN LINK; AND (D) THE INTEGRITY OF THE GREEN LINK.</p>	
			<p>FOR THE PURPOSES OF THIS POLICY THE CHARACTER OF A GREEN LINK IS DEFINED AS VISUAL CONTINUITY OF GREEN SPACES, ACCESSIBLE GREEN ROUTES AND WILDLIFE CORRIDORS.</p>	
			<p>THE FOLLOWING AREAS ARE SHOWN ON THE PROPOSALS MAP AS GREEN LINKS:</p>	
			<ol style="list-style-type: none"> 1. FROM BROADHALL WAY THROUGH THE WATER MEADOWS ACROSS HERTFORD ROAD. 2. FROM THE OLD TOWN BOWLING GREEN ALONG THE AVENUE INCLUDING ADJOINING PLAYING FIELDS TO ST. NICHOLAS CHURCH. 3. FROM GRESLEY WAY THROUGH COLLENSWOOD SCHOOL AND ASHTREE WOOD NORTHWARDS THROUGH PESCOTTS SPRING TO CAMPSHILL JMI SCHOOL WITH A WESTERN SPUR TO FAIRLANDS VALLEY. 4. FROM GRESLEY WAY NORTH WEST TO NARROW BOX LANE WITH A WESTERN SPUR TO NOBEL SCHOOL. 5. FROM GRESLEY WAY THROUGH RIDLINS WOOD WESTWARDS THROUGH 	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>LOVES WOOD AND SHEPHALL PARK AND THEN SOUTHWARDS TO THE NOKE.</p> <p>6. FROM THE ROEBUCK NORTHWARDS THROUGH FAIRLANDS VALLEY TO HAMPSON PARK THEN SOUTHWARDS TO PIN GREEN SCHOOL. FROM FAIRLANDS AN EXTENSION RUNS SOUTH EAST THROUGH PEARTREE PARK TO SHEPHALL PARK.</p> <p>7. FROM MEADWAY PLAYING FIELDS NORTHWARD TO FISHERS GREEN WITH AN EASTERN SPUR TO SYMONDS GREEN.</p> <p>8. FROM GRESLEY WAY NORTHWARDS THROUGH RIDLINS AND BANDLEY HILL TO COLLENSWOOD SCHOOL.</p>	
			<p>> Policy SW9"</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN10 Inspector's Rpt Rec Ref.: R443 - Page 387	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN10 Inspector's Rpt Rec Ref.: R440 - Page 387	That Green Link EN10/3 be extended to connect westwards to EN10/6 in accordance with paragraph 7.43 above and the Proposals Map and Policy EN10 be modified to incorporate this additional length of Green Link.	Recommendation accepted. Reason : To accord with the Inspector's Report. Modify the Plan to amend Policy EN10 in accordance with the Inspector's recommendations.	Modify Policy EN10 in accordance with the Inspector's recommendations as follows: 1. Incorporate an additional length of green link by extending the green link EN10/3 westwards to connect with green link EN10/6 and amend the proposals map accordingly. 2. Modify Policy EN10/3 as follows: "FROM GRESLEY WAY THROUGH COLLENSWOOD SCHOOL AND ASHTREE WOOD NORTHWARDS THROUGH PESTCOTTS SPRING TO CAMPSHILL JMI SCHOOL WITH A WESTERN SPUR TO FAIRLANDS VALLEY." Reason : To accord with the Inspector's Report Policy EN10 will now read: "POLICY EN10 : GREEN LINKS DEVELOPMENT PROPOSALS WHICH WOULD BE HARMFUL TO THE CHARACTER OF GREEN LINKS WILL NOT BE PERMITTED. THEY ARE AN ESSENTIAL PART OF THE URBAN STRUCTURE OF THE TOWN. WHEN ASSESSING THE IMPACT THAT A DEVELOPMENT PROPOSAL MAY HAVE ON A GREEN LINK THE FOLLOWING CRITERIA WILL BE USED:	506/1455/E/EN10

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>(A) THE SIZE, FORM, FUNCTION AND CHARACTER OF THE GREEN SPACE DIRECTLY AFFECTED BY THE DEVELOPMENT PROPOSAL; AND (B) THE ROLE OF THE GREEN SPACE WITHIN THE GREEN LINK; AND (C) THE IMPACT OF THE DEVELOPMENT PROPOSAL ON THE GREEN SPACE AND GREEN LINK; AND (D) THE INTEGRITY OF THE GREEN LINK.</p>	
			<p>FOR THE PURPOSES OF THIS POLICY THE CHARACTER OF A GREEN LINK IS DEFINED AS VISUAL CONTINUITY OF GREEN SPACES, ACCESSIBLE GREEN ROUTES AND WILDLIFE CORRIDORS.</p>	
			<p>THE FOLLOWING AREAS ARE SHOWN ON THE PROPOSALS MAP AS GREEN LINKS:</p>	
			<ol style="list-style-type: none">1. FROM BROADHALL WAY THROUGH THE WATER MEADOWS ACROSS HERTFORD ROAD.2. FROM THE OLD TOWN BOWLING GREEN ALONG THE AVENUE INCLUDING ADJOINING PLAYING FIELDS TO ST. NICHOLAS CHURCH.3. FROM GRESLEY WAY THROUGH COLLENSWOOD SCHOOL AND ASHTREE WOOD NORTHWARDS THROUGH PESCOTTS SPRING TO CAMPSHILL JMI SCHOOL WITH A WESTERN SPUR TO FAIRLANDS VALLEY.	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>4. FROM GRESLEY WAY NORTH WEST TO NARROW BOX LANE WITH A WESTERN SPUR TO NOBEL SCHOOL.</p> <p>5. FROM GRESLEY WAY THROUGH RIDLINS WOOD WESTWARDS THROUGH LOVES WOOD AND SHEPHALL PARK AND THEN SOUTHWARDS TO THE NOKE.</p> <p>6. FROM THE ROEBUCK NORTHWARDS THROUGH FAIRLANDS VALLEY TO HAMPSON PARK THEN SOUTHWARDS TO PIN GREEN SCHOOL. FROM FAIRLANDS AN EXTENSION RUNS SOUTH EAST THROUGH PEARTREE PARK TO SHEPHALL PARK.</p> <p>7. FROM MEADWAY PLAYING FIELDS NORTHWARD TO FISHERS GREEN WITH AN EASTERN SPUR TO SYMONDS GREEN.</p> <p>8. FROM GRESLEY WAY NORTHWARDS THROUGH RIDLINS AND BANDLEY HILL TO COLLENSWOOD SCHOOL.</p>	
			<p>> Policy SW9"</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN10</p> <p>Inspector's Rpt Rec Ref.: R441 - Page 387</p>	<p>That criterion (E) be deleted from Policy EN10.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the plan to delete criterion (E) from Policy EN10</p>	<p>Modify Policy EN10 in accordance with the Inspector's recommendations as follows:</p> <p>Delete criterion (E) from the Policy.</p> <p>Policy EN10 will now read:</p> <p>"POLICY EN10 : GREEN LINKS</p> <p>DEVELOPMENT PROPOSALS WHICH WOULD BE HARMFUL TO THE CHARACTER OF GREEN LINKS WILL NOT BE PERMITTED. THEY ARE AN ESSENTIAL PART OF THE URBAN STRUCTURE OF THE TOWN. WHEN ASSESSING THE IMPACT THAT A DEVELOPMENT PROPOSAL MAY HAVE ON A GREEN LINK THE FOLLOWING CRITERIA WILL BE USED:</p> <p>(A) THE SIZE, FORM, FUNCTION AND CHARACTER OF THE GREEN SPACE DIRECTLY AFFECTED BY THE DEVELOPMENT PROPOSAL; AND</p> <p>(B) THE ROLE OF THE GREEN SPACE WITHIN THE GREEN LINK; AND</p> <p>(C) THE IMPACT OF THE DEVELOPMENT PROPOSAL ON THE GREEN SPACE AND GREEN LINK; AND</p> <p>(D) THE INTEGRITY OF THE GREEN LINK.</p> <p>FOR THE PURPOSES OF THIS POLICY THE CHARACTER OF A GREEN LINK IS DEFINED AS VISUAL CONTINUITY OF GREEN SPACES, ACCESSIBLE GREEN</p>	<p>506/1456/E/EN10</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>ROUTES AND WILDLIFE CORRIDORS.</p>	
			<p>THE FOLLOWING AREAS ARE SHOWN ON THE PROPOSALS MAP AS GREEN LINKS:</p>	
			<ol style="list-style-type: none"> 1. FROM BROADHALL WAY THROUGH THE WATER MEADOWS ACROSS HERTFORD ROAD. 2. FROM THE OLD TOWN BOWLING GREEN ALONG THE AVENUE INCLUDING ADJOINING PLAYING FIELDS TO ST. NICHOLAS CHURCH. 3. FROM GRESLEY WAY THROUGH COLLENSWOOD SCHOOL AND ASHTREE WOOD NORTHWARDS THROUGH PESCOTTS SPRING TO CAMPSHILL JMI SCHOOL WITH A WESTERN SPUR TO FAIRLANDS VALLEY. 4. FROM GRESLEY WAY NORTH WEST TO NARROW BOX LANE WITH A WESTERN SPUR TO NOBEL SCHOOL. 5. FROM GRESLEY WAY THROUGH RIDLINS WOOD WESTWARDS THROUGH LOVES WOOD AND SHEPHALL PARK AND THEN SOUTHWARDS TO THE NOKE. 6. FROM THE ROEBUCK NORTHWARDS THROUGH FAIRLANDS VALLEY TO HAMPSON PARK THEN SOUTHWARDS TO PIN GREEN SCHOOL. FROM FAIRLANDS AN EXTENSION RUNS SOUTH EAST THROUGH PEARTREE PARK TO SHEPHALL PARK. 7. FROM MEADWAY PLAYING FIELDS NORTHWARD TO FISHERS GREEN WITH 	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN11	That no changes be made to the Plan in response to these objections.	Recommendation accepted	AN EASTERN SPUR TO SYMONDS GREEN.	
Inspector's Rpt Rec Ref.: R444 - Page 388		Reason: To accord with the Inspector's report	8. FROM GRESLEY WAY NORTHWARDS THROUGH RIDLINS AND BANDLEY HILL TO COLLENSWOOD SCHOOL.	
		No modification proposed	> Policy SW9"	
EN12(deleted)	That no changes be made to the Plan in response to these objections.	See Inspector's Recommendation No 446 (Reference 506/1462 /E/EN12		
Inspector's Rpt Rec Ref.:				

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.8 Inspector's Rpt Rec Ref.: R445 - Page 390	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		
EN12 Inspector's Rpt Rec Ref.: R446 - Page 391	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		
7.3.10 Inspector's Rpt Rec Ref.: R447 - Page 392	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		
EN13 Inspector's Rpt Rec Ref.: R448 - Page 393	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.12 Inspector's Rpt Rec Ref.: R449 - Page 394	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		
EN14 Inspector's Rpt Rec Ref.: R450 - Page 394	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.13 Inspector's Rpt Rec Ref.: R451 - Page 395	That Pre Inquiry Change 5167 be accepted and be subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Pre Inquiry Change 5167.	Modify the Plan to incorporate Pre Inquiry Change 5167 as follows: 1. Add a new sentence to the end of the paragraph which states: "Whilst Policy EN15 protects most of the important hedgerows in Stevenage, other hedgerows which could be protected by the Hedgerows Regulations justify similar protection from development. Development proposals that would affect such hedgerows will therefore be assessed against Policy EN15 and treated in the same way as a hedgerow associated with an ancient lane." Reason : To accord with the Inspector's Report. Paragraph 7.3.13 reads as follows: "The value of hedgerows has been recognised by the Government through the introduction of the Hedgerow Regulations 1997. These Regulations allow a Hedgerow Retention Notice to be placed on those hedgerows considered to be important in terms of historical, wildlife and/or landscape value. However, the Regulations do not extend to hedges that form a curtilage to dwellings. The Borough Council will encourage developers to provide the results of a survey of any hedgerows that may be affected by development proposals to ascertain whether or not those hedgerows are	506/1467/E/7.3.13

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.13 Inspector's Rpt Rec Ref.: R452 - Page 395	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	important. There may be occasions where the removal of parts of hedgerows in order to facilitate development is considered by the Borough Council to be unavoidable. Where this is the case replacement planting will be required in appropriate locations, preferably using locally native species. Developers will also be encouraged to have due regard for the root systems of hedgerows during operations and to plant new hedgerows in appropriate locations. Whilst Policy EN15 protects most of the important hedgerows in Stevenage, other hedgerows which could be protected by the Hedgerows Regulations justify similar protection from development. Development proposals that would affect such hedgerows will therefore be assessed against Policy EN15 and treated in the same way as a hedgerow associated with an ancient lane."	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.14 Inspector's Rpt Rec Ref.: R458 - Page 399	That Policy EN15 be amended to require the planting of new hedgerows in new development where it is considered appropriate. The amended text should make it clear that the judgement on the appropriateness will be by virtue of the character of the surrounding area and the existence of ancient hedgerows.	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to amend paragraph 7.3.14 and Policy EN16 : Ancient Lanes and Associated Hedgerows.</p>	<p>Modify paragraph 7.3.14 in accordance with the Inspector's recommendations by adding the following sentence to the end of the paragraph:</p> <p>"In some circumstances, it may be appropriate for hedgerows to be extended into new developments. The Borough Council will require developers to extend those hedgerows which form an important feature of the landscape."</p> <p>Reason : To accord with the Inspector's Report. (See also Ref : 506/1475/E/EN15)</p> <p>The paragraph will now read:</p> <p>In the development of the New Town, ancient lanes and associated hedgerows were preserved as part of the Town's urban structure. Within Stevenage's predominantly urban environment they continue to be a valuable natural feature and contribute to Stevenage's landscape history. The ancient lanes and associated hedgerows need to be protected from future development as they cannot be replaced. Preservation of an ancient lane will not ensure its survival, its value to wildlife or its historical relevance unless the associated hedgerows and trees are maintained and enhanced. Where an ancient lane or its associated hedgerow is affected by development the Borough Council will expect the developer to ensure</p>	506/1815/E/7.3.14

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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that the lanes and associated hedgerows are preserved or enhanced and their character maintained. In some circumstances, it may be appropriate for hedgerows to be extended into new developments. The Borough Council will require developers to extend those hedgerows which form an important feature of the landscape.

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.14 Inspector's Rpt Rec Ref.: R453 - Page 396	That Further Proposed Change 6342 be accepted and be subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Further Proposed Change 6342.	Modify the Plan to incorporate Further Proposed Change 6342 as follows: Amend paragraph 7.3.14 to: 1. Replace " any existing lane" in the final sentence with "an ancient lane". Reason : To accord with the Inspector's Report Paragraph 7.3.14 now reads as follows: "In the development of the New Town, ancient lanes and associated hedgerows were preserved as part of the Town's urban structure. Within Stevenage's predominantly urban environment they continue to be a valuable natural feature and contribute to Stevenage's landscape history. The ancient lanes and associated hedgerows need to be protected from future development as they cannot be replaced. Preservation of an ancient lane will not ensure its survival, its value to wildlife or its historical relevance unless the associated hedgerows and trees are maintained and enhanced. Where an ancient lane or its associated hedgerow is affected by development the Borough Council will expect the developer to ensure that the lanes and associated hedgerows are preserved or enhanced and their character maintained."	506/1469/E/7.3.14

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.14 Inspector's Rpt Rec Ref.: R454 - Page 396	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		
7.3.15 Inspector's Rpt Rec Ref.: R455 - Page 397	That no change be made to the Plan in response to this objection.	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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.15 Inspector's Rpt Rec Ref.: R456 - Page 397	That Pre Inquiry Change 5167 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Pre Inquiry Change 5167.	Modify paragraph 7.3.15 to incorporate Pre Inquiry Change 5167 as follows: 1. Add a new sentence to the end of the paragraph which states: "Whilst Policy EN15 protects most of the important hedgerows in Stevenage, other hedgerows which could be protected by the Hedgerows Regulations justify similar protection from development. Development proposals that would affect such hedgerows will therefore be assessed against Policy EN15 and treated in the same way as a hedgerow associated with an ancient lane." Reason : To accord with the Inspector's Report Paragraph 7.3.13 now reads as follows: "The value of hedgerows has been recognised by the Government through the introduction of the Hedgerow Regulations 1997. These Regulations allow a Hedgerow Retention Notice to be placed on those hedgerows considered to be important in terms of historical, wildlife and/or landscape value. However, the Regulations do not extend to hedges that form a curtilage to dwellings. The Borough Council will encourage developers to provide the results of a survey of any hedgerows that may be affected by development proposals to ascertain whether or not those hedgerows are	506/1473/E/7.3.15

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.15 Inspector's Rpt Rec Ref.: R457 - Page 397	That no further changes be made to the Plan in response to this objection.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed	important. There may be occasions where the removal of parts of hedgerows in order to facilitate development is considered by the Borough Council to be unavoidable. Where this is the case replacement planting will be required in appropriate locations, preferably using locally native species. Developers will also be encouraged to have due regard for the root systems of hedgerows during operations and to plant new hedgerows in appropriate locations. Whilst Policy EN15 protects most of the important hedgerows in Stevenage, other hedgerows which could be protected by the Hedgerows Regulations justify similar protection from development. Development proposals that would affect such hedgerows will therefore be assessed against Policy EN15 and treated in the same way as a hedgerow associated with an ancient lane."	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN15 Inspector's Rpt Rec Ref.: R462 - Page 400	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		
EN15 Inspector's Rpt Rec Ref.: R460 - Page 400	That the Proposals Map identifies the relevant lengths of the eighteen ancient lanes listed in Policy EN15 that are within the Plan area.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Proposals Map to show the lengths of ancient lanes referred to in the policy.	Amend the Proposals Map to show the lengths of the ancient lanes.	506/1477/E/EN15

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN15</p> <p>Inspector's Rpt Rec Ref.: R458 - Page 399</p>	<p>That Policy EN15 be amended to require the planting of new hedgerows in new development where it is considered appropriate. The amended text should make it clear that the judgement on the appropriateness will be by virtue of the character of the surrounding area and the existence of ancient hedgerows.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to amend paragraph 7.3.14 and Policy EN16 : Ancient Lanes and Associated Hedgerows.</p>	<p>Modify Policy EN15 Ancient Lanes and Hedgerows in accordance with the Inspector's recommendations.</p> <p>Modify Policy EN15 : Ancient Lanes and Hedgerows by adding the following sentence to the end of the 1st paragraph:</p> <p>"WHERE APPROPRIATE, DEVELOPERS WILL BE EXPECTED TO PLANT NEW HEDGEROWS TO MAINTAIN AND ENHANCE THE CHARACTER OF THE LANDSCAPE."</p> <p>Reason : To accord with the Inspector's Report. (See also Ref : 506/1815/E/7.3.14</p> <p>Policy EN15 will read:</p> <p>POLICY EN15: ANCIENT LANES AND ASSOCIATED HEDGEROWS</p> <p>DEVELOPMENT PROPOSALS WHICH WOULD ADVERSELY AFFECT AN ANCIENT LANE OR ITS ASSOCIATED HEDGEROWS WILL NOT BE PERMITTED UNLESS IT CAN BE SATISFACTORILY DEMONSTRATED THAT IT IS ESSENTIAL FOR A DEVELOPMENT TO CROSS OR INCORPORATE AN ANCIENT LANE. IN THESE CIRCUMSTANCES, ANCIENT LANES AND ASSOCIATED HEDGEROWS WILL BE REQUIRED TO BE RETAINED, ENHANCED AND INTEGRATED AS FAR AS POSSIBLE</p>	<p>506/1475/E/EN15</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>INTO THE NEW DEVELOPMENT.</p>	
			<p>WHERE APPROPRIATE, DEVELOPERS WILL BE EXPECTED TO PLANT NEW HEDGEROWS TO MAINTAIN AND ENHANCE THE CHARACTER OF THE LANDSCAPE.</p>	
			<p>PRINCIPAL ANCIENT LANES AND HEDGEROWS ARE LISTED BELOW:</p>	
			<ol style="list-style-type: none"> 1. ASTON LANE 2. THE AVENUE 3. BOTANY BAY LANE 4. BRAGBURY LANE 5. BROADWATER LANE 6. CHELLS LANE 7. DENE LANE 8. FISHERS GREEN LANE 9. LANTERNS LANE 10. MEADWAY 11. NARROWBOX LANE 12. OLD WALKERN ROAD 13. SHEAFGREEN LANE 14. SHEPHALL LANE 15. SHEPHALL GREEN LANE 16. SHEPHERDS LANE 17. WATTON LANE 18. WESTON LANE 	
			<p>WHERE HEDGEROW REMOVAL IS UNAVOIDABLE, REPLACEMENT PLANTING WILL BE REQUIRED WHERE POSSIBLE, PREFERABLY USING LOCALLY NATIVE SPECIES.</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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>Policy SW11

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN15</p> <p>Inspector's Rpt Rec Ref.: R459 - Page 399</p>	<p>That Further Proposed Change 6341 be accepted and be subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate Further Proposed Change 6341.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6341 as follows:</p> <p>Delete "Principal" from "Principal Ancient Lanes and Hedgerows are listed below" in the 2nd paragraph to address representation 203/43/A/EN16.</p> <p>The policy will read as follows:</p> <p>POLICY EN15: ANCIENT LANES AND ASSOCIATED HEDGEROWS</p> <p>DEVELOPMENT PROPOSALS WHICH WOULD ADVERSELY AFFECT AN ANCIENT LANE OR ITS ASSOCIATED HEDGEROWS WILL NOT BE PERMITTED UNLESS IT CAN BE SATISFACTORILY DEMONSTRATED THAT IT IS ESSENTIAL FOR A DEVELOPMENT TO CROSS OR INCORPORATE AN ANCIENT LANE. IN THESE CIRCUMSTANCES, ANCIENT LANES AND ASSOCIATED HEDGEROWS WILL BE REQUIRED TO BE RETAINED, ENHANCED AND INTEGRATED AS FAR AS POSSIBLE INTO THE NEW DEVELOPMENT.</p> <p>WHERE APPROPRIATE, DEVELOPERS WILL BE EXPECTED TO PLANT NEW HEDGEROWS TO MAINTAIN AND ENHANCE THE CHARACTER OF THE LANDSCAPE.</p> <p>PRINCIPAL ANCIENT LANES AND HEDGEROWS ARE LISTED BELOW:</p>	<p>506/1476/E/EN15</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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1. ASTON LANE
2. THE AVENUE
3. BOTANY BAY LANE
4. BRAGBURY LANE
5. BROADWATER LANE
6. CHELLS LANE
7. DENE LANE
8. FISHERS GREEN LANE
9. LANTERNS LANE
10. MEADWAY
11. NARROWBOX LANE
12. OLD WALKERN ROAD
13. SHEAFGREEN LANE
14. SHEPHALL LANE
15. SHEPHALL GREEN LANE
16. SHEPHERDS LANE
17. WATTON LANE
18. WESTON LANE

WHERE HEDGEROW REMOVAL IS UNAVOIDABLE, REPLACEMENT PLANTING WILL BE REQUIRED WHERE POSSIBLE, PREFERABLY USING LOCALLY NATIVE SPECIES.

>Policy SW11

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN16 Inspector's Rpt Rec Ref.: R462 - Page 400	That no change be made to the Plan in response to these objections.	Recommendation accepted. Reason : To accord with the Inspector's Report	No modification proposed.	
7.3.18 Inspector's Rpt Rec Ref.: R463 - Page 401	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	
7.3.21 Inspector's Rpt Rec Ref.: R464 - Page 401	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	
7.3.22 Inspector's Rpt Rec Ref.: R465 - Page 402	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	

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.23 Inspector's Rpt Rec Ref.: R466 - Page 402	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		
EN17 Inspector's Rpt Rec Ref.: R467 - Page 404	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		
7.3.24 Inspector's Rpt Rec Ref.: R468 - Page 405	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		
EN18 Inspector's Rpt Rec Ref.: R470 - Page 406	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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN18 Inspector's Rpt Rec Ref.: R469 - Page 406	That Pre Inquiry Change 5171 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Pre Inquiry Change 5171	See proposed modification to paragraph 7.3.27 (Ref : 506/1811/E/7.3.27 Reason : To accord with the Inspector's Report.	506/1486/E/EN18

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.25 Inspector's Rpt Rec Ref.: R471 - Page 408	That Pre Inquiry Changes 5168, 5169 and 5170 be accepted and be subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Pre Inquiry Changes 5168, 5169 and 5170	Modify the Plan to incorporate Pre Inquiry Changes 5168, 5169 and 5170 as follows : In accordance with PIC 5168, modify paragraph 7.3.25 to: 1. Delete "the habitats of" from the final sentence to address representation reference 506/469/B. 2. Add "and their habitats" to the final sentence to address representation reference 506/469/B. Reason : To accord with the Inspector's Report (See also Ref : 506/1488/E/EN19) Paragraph 7.3.25 reads as follows: "Some of the Wildlife Sites identified in Policy EN17 contain rare or endangered species which are protected by the Wildlife and Countryside Act 1981. However, many protected species, such as pipistrelle bats which are found in Stevenage, have their habitats elsewhere e.g. lofts and barns. It is therefore important that the habitats of protected species are given appropriate protection wherever they are identified. In addition to species protected by legislation, the Hertfordshire Biodiversity Action Plan has identified other species that are scarce in the County which require conservation. These species are locally important and the Borough Council will attempt to secure the protection of their habitats where there	506/1812/E/7.3.25

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN19	That no further changes be made to the Plan in response to these objections	Recommendation accepted	is a risk of damage by advising developers of the existence of habitats and seeking appropriate protection in advance of planning applications being determined. Where development is acceptable, conditions may be imposed or obligations may be sought on planning permissions to ensure that protected and locally important species and their habitats are adequately protected."	
Inspector's Rpt Rec Ref.: R472 - Page 408		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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN19 Inspector's Rpt Rec Ref.: R471 - Page 408	That Pre Inquiry Changes 5168, 5169 and 5170 be accepted and be subjected to the necessary statutory procedures.	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate Pre Inquiry Changes 5168, 5169 and 5170</p>	<p>Modify the Plan to incorporate Pre Inquiry Changes 5168, 5169 and 5170 as follows :</p> <p>In accordance with PIC 5169, modify Policy EN19 to: 1. Add "SPECIES AND THEIR" to the first paragraph to address representation reference 279/23/B.</p> <p>In accordance with PIC 5170, modify Policy EN19 to: 2. Add "SPECIES AND THEIR" to the second paragraph to address representation reference 506/468/B.</p> <p>Reason : To accord with the Inspector's Report. (See also Ref : 506/1812/E/7.3.25)</p> <p>Policy EN19 reads as follows:</p> <p>"POLICY EN19 : PROTECTED SPECIES</p> <p>DEVELOPMENT PROPOSALS WHICH WOULD HAVE AN ADVERSE AFFECT ON THE HABITATS OF SPECIES PROTECTED BY LEGISLATION WILL NOT BE PERMITTED UNLESS APPROPRIATE MEASURES ARE IMPLEMENTED TO SECURE THE PROTECTION OF THE SPECIES AND THEIR HABITATS.</p> <p>DEVELOPMENT PROPOSALS WHICH WOULD HAVE AN ADVERSE AFFECT ON THE HABITATS OF ENDANGERED SPECIES</p>	506/1488/E/EN19

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.26 Inspector's Rpt Rec Ref.: R419 - Page 372	That the Plan be amended to include a policy stating how the ecological interest of all development sites will be protected and/or enhanced during and subsequent to any development on that site. This need not be prescriptive, but should indicate a general statement of intent.	Recommendation accepted Reason : To accord with the Inspector's report Modify the Plan to incorporate the Inspector's recommendations	IDENTIFIED IN THE HERTFORDSHIRE BIODIVERSITY ACTION PLAN, WHICH ARE NOT PROTECTED BY LEGISLATION, WILL BE ENCOURAGED TO INCORPORATE APPROPRIATE MEASURES TO SECURE THE PROTECTION OF THE SPECIES AND THEIR HABITATS." Move paragraph 7.3.26 to precede the new policy, "Other Sites of Nature Conservation Importance". There are no proposed modifications to the paragraph. Reason : To accord with the Inspector's report. (See also Refs : 506/1434/E/7 and 506/1909/E/7.3)	506/1910/E/7.3.26

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.27 Inspector's Rpt Rec Ref.: R469 - Page 406	That Pre Inquiry Change 5171 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Pre Inquiry Change 5171	Modify paragraph 7.3.27 in accordance with PIC 5171 as follows: 1. Add a new sentence to the end of the paragraph "Where a development proposal would adversely affect a natural habitat in an adjoining authority, the Borough Council will consult the adjoining authority about the proposal and take their comments into consideration when preparing any conditions or obligations relating to mitigation measures". Reason : To accord with the Inspector's Report. (See also Ref : 506/1486/E/EN18) Paragraph 7.3.27 will now read: "When considering the affect of a development proposal on a natural habitat, attention will be given to the direct impact on the natural habitat as well as any implications associated with changes in drainage and the potential impact of certain forms of pollution e.g. air quality, light and noise. Where a development proposal is liable to have an adverse affect on a natural habitat identified in Policy EN17, EN18 or EN19 which could be prevented or minimised to an acceptable level, the Borough Council will expect the appropriate mitigation measures to be undertaken to compensate for any adverse affects e.g. provision of replacement habitats in a development. Mitigation measures may be addressed by	506/1811/E/7.3.27

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.27	That no change be made to the Plan in response to these objections.	Recommendation accepted	<p>conditions on a planning permission, but where the impact of a development proposal on a natural habitat could be overcome by management of the habitat, the Borough Council will seek a planning obligation or a management agreement under Section 39 of the Wildlife and Countryside Act 1981 prior to planning permission being granted. Circular 1/97 'Planning Obligations' confirms that this approach is acceptable in order to offset the loss of or impact on any resource present on a site prior to development. Where a development proposal would adversely affect a natural habitat in an adjoining authority, the Borough Council will consult the adjoining authority about the proposal and take their comments into consideration when preparing any conditions or obligations relating to mitigation measures.</p>	
Inspector's Rpt Rec Ref.: R473 - Page 408		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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.28 Inspector's Rpt Rec Ref.: R474 - Page 409	That no change be made to the Plan in response to this objection.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
EN20 Inspector's Rpt Rec Ref.: R475 - Page 410	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.32 Inspector's Rpt Rec Ref.: R476 - Page 410	That Further Proposed Change 6321 be accepted and be subjected to the necessary statutory procedures.	Receommendation accepted. Reason : To accord with the Inspector's Report. Modify the Plan to incorporate Further Proposed Change 6321.	Modify the Plan to incorporate Further Proposed Change 6321. Amend paragraph 7.3.32 as follows: 1. Replace "intends to work" with "will work" in the first sentence; 2. Add "and other partners" after "County Council" in the first sentence. Reason : To accord with the Inspector's Report. Paragraph 7.3.32 now reads as follows: " The Borough Council will work with the County Council and other partners to undertake a Landscape Character Assessment that will incorporate the areas of countryside within the Borough. The results of this assessment will be used as a basis for future landscape policy in Stevenage. In advance of this, the Borough Council will continue to protect Landscape Conservation areas which are considered to be the most attractive areas of countryside within the Borough."	506/1493/E/7.3.32

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.32 Inspector's Rpt Rec Ref.: R477 - Page 411	In the absence of details of this objection, that no further changes be made to the Plan.	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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN22</p> <p>Inspector's Rpt Rec Ref.: R479 - Page 413</p>	<p>That Policy EN22 be amended as follows:</p> <p>"...will be expected to maintain or enhance landscape features within Landscape Conservation Areas. Where this is not possible and the proposal has been given permission, measures to minimise the detrimental impact to the character of the landscape will be required"</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to incorporate the Inspector's proposed amendments.</p>	<p>Modify Policy EN22 as follows:</p> <p>".....will be expected to maintain or enhance landscape features within Landscape Conservation Areas. Where this is not possible and the proposal has been given permission, measures to minimise the detrimental impact to the character of the landscape will be required."</p> <p>Policy EN22 will therefore read as follows:</p> <p>POLICY EN22 : LANDSCAPE CONSERVATION AREAS</p> <p>DEVELOPMENT PROPOSALS WHICH HAVE A DETRIMENTAL AFFECT ON THE LANDSCAPE CHARACTERISTICS OF LANDSCAPE CONSERVATION AREAS SHOWN ON THE PROPOSALS MAP WILL NOT BE PERMITTED. WHEN CONSIDERING DEVELOPMENT PROPOSALS, ATTENTION WILL BE GIVEN TO THE CHARACTERISTICS AND CONSERVATION ADVICE RELATING TO THE RELEVANT LANDSCAPE REGIONS IDENTIFIED IN THE HERTFORDSHIRE LANDSCAPE STRATEGY AND ANY SUBSEQUENT LANDSCAPE CHARACTER STATEMENTS RESULTING FROM THE COMPLETION OF THE LANDSCAPE CHARACTER ASSESSMENT. PARTICULAR ATTENTION WILL BE PAID TO THE SETTING, SITING, DESIGN AND</p>	<p>506/1496/E/EN22</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN22	That no further changes be made to the Plan in response to these objections.	Recommendation accepted	EXTERNAL APPEARANCE OF THE PROPOSED DEVELOPMENT.	
Inspector's Rpt Rec Ref.: R482 - Page 413		Reason: To accord with the Inspector's report	DEVELOPMENT PROPOSALS WILL BE EXPECTED TO MAINTAIN AND ENHANCE LANDSCAPE FEATURES WITHIN LANDSCAPE CONSERVATION AREAS. WHERE THIS IS NOT POSSIBLE AND THE PROPOSALS HAS BEEN GIVEN PERMISSION, MEASURES TO MINIMISE THE DETRIMENTAL IMPACT TO THE CHARACTER OF THE LANDSCAPE WILL BE REQUIRED.	
		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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN22 Inspector's Rpt Rec Ref.: R480 - Page 413	That the designation of land to the west of the Langley junction on the A1(M) as a Landscape Conservation Area be deleted from the Plan	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Proposals Map to delete the designation of land to the west of the Langley junction on the A1(M) as a Landscape Conservation Area.	Modify the Proposals Map to delete the designation of land to the west of the Langley junction on the A1(M) as a Landscape Conservation Area.	506/1497/E/EN22

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN22</p> <p>Inspector's Rpt Rec Ref.: R478 - Page 413</p>	<p>That Further Proposed Change 6323 be accepted and be subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to incorporate Further Proposed Change 6323.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6323. Amend Policy EN22 as follows:</p> <ol style="list-style-type: none"> 1. Delete 'in Landscape Conservation Areas" in the 2nd sentence of the first paragraph 2. Add 'and any subsequent landscape character statements resulting from the completion of the Landscape Character Assessment.' to the second sentence of the first paragraph 3. Delete "within Landscape Conservation Areas" in the first sentence of the final paragraph. <p>Reason : To accord with the Inspector's Report.</p> <p>Policy EN22 now reads as follows: "Development proposals which have a detrimental affect on the landscape characteristics of Landscape Conservation Areas shown on the Proposals Map will not be permitted. When considering development proposals attention will be given to the characteristics and conservation advice relating to the relevant landscape regions identified in the Hertfordshire Landscape Strategy and any subsequent landscape character statements resulting from the completion of the Landscape Character Assessment. Particular attention will be paid to the setting, siting, design and</p>	<p>506/1495/E/EN22</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN23</p> <p>Inspector's Rpt Rec Ref.: R482 - Page 414</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 recommendations.</p> <p>No modification proposed.</p>	<p>external appearance of the proposed development.</p> <p>Development proposals will be expected to maintain and enhance landscape features as far as possible. The removal or measures to minimise the impact of features which are detrimental to the character of the landscape will be encouraged."</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>7.3.35</p> <p>Inspector's Rpt Rec Ref.: R484 - Page 415</p>	<p>That Further Proposed Changes 6339, 6379 and 6340 be accepted and be subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to incorporate Further Proposed Changes 6339, 6379 and 6340.</p>	<p>Modify the Plan to incorporate Further Proposed Changes 6379 and 6340.</p> <p>In accordance with Further Proposed Change 6379, modify paragraph 7.3.35 to:</p> <ol style="list-style-type: none"> 1. Replace "the Farming and Rural Conservation Agency (an agency of the Ministry of Agriculture, Fisheries and Food (MAFF))" in the third sentence with "DEFRA". <p>Reason : To accord with the Inspector's Report.</p> <p>In accordance with Further Proposed Change 6340, modify paragraph 7.3.35 by:</p> <ol style="list-style-type: none"> 1. Deleting the final sentence. 2. Add the following to the end of the paragraph "except where other sustainability criteria suggest otherwise. These might include, its importance for biodiversity, the quality and character of the landscape, its amenity value or heritage interest, accessibility to infrastructure, workforce and markets and the protection of natural resources, including soil quality" <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 7.3.35 now reads as follows: "Agricultural land is a critical resource</p>	<p>506/1814/E/7.3.35</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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because of its contribution to food production. Stevenage is surrounded by high quality agricultural land, although very little of it falls with the Borough's administrative boundaries. There is need to protect the best and most versatile agricultural land from development i.e. land which is defined by DEFRA as being grades 1,2,3a. PPG 7 provides advice on the circumstances in which the best and most versatile agricultural land may be developed. In summary, development should only be permitted where there is an overriding need for it; there is a lack of development opportunities in already developed areas and where no alternative agricultural land of lower quality can be used. Where development is necessary on agricultural land defined as being the best and most versatile, it should be directed to the lowest grade i.e. grade 3a first, except where other sustainability criteria suggest otherwise. These might include, its importance for biodiversity, the quality and character of the landscape, its amenity value or heritage interest, accessibility to infrastructure, workforce and markets and the protection of natural resources, including soil quality"

See also Ref : 506/1501/E/EN24

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.3.35 Inspector's Rpt Rec Ref.: R483 - Page 414	That no change 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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>EN24</p> <p>Inspector's Rpt Rec Ref.: R484 - Page 415</p>	<p>That Further Proposed Changes 6339, 6379 and 6340 be accepted and be subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to incorporate Further Proposed Changes 6339, 6379 and 6340.</p>	<p>Modify the Plan to incorporate Further Proposed Changes 6339.</p> <p>In accordance with FPC 6339, modify Policy EN24 to:</p> <p>1. "Replace "there is a reliable prospect that the land will be restored to at least its original quality, or there is a strong case for its development which overrides the need to protect such land. Where development is permitted on the best and most versatile (grades 1,2,3a) land it should as far as possible use the lowest grade of land suitable for development" with</p> <p>"opportunities have been assessed for accommodating development on previously developed sites and on land within the urban area. Where development of agricultural land is unavoidable, areas of poorer quality land should be used in preference to that of a higher quality (grades 1,2,3a), except where sustainability considerations suggest otherwise"</p> <p>Reason : To accord with the Inspector's Report. (See also Ref : 506/1814/E/7.3.35)</p> <p>Policy EN24 now reads a follows:</p> <p>"The use of the best and most versatile agricultural land for any form of development not associated with agriculture or forestry will not be permitted</p>	<p>506/1501/E/EN24</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN24 Inspector's Rpt Rec Ref.: R485 - Page 415	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	unless opportunities have been assessed for accommodating development on previously developed sites and on land within the urban area. Where development of agricultural land is unavoidable, areas of poorer quality land should be used in preference to that of a higher quality (grades 1,2,3a), except where sustainability	
7.4.1 Inspector's Rpt Rec Ref.: R486 - Page 416	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.2 Inspector's Rpt Rec Ref.: R487 - Page 417	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		
EN25 Inspector's Rpt Rec Ref.: R488 - Page 418	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		
7.4.3 Inspector's Rpt Rec Ref.: R489 - Page 419	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		
7.4.4 Inspector's Rpt Rec Ref.: R491 - Page 420	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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.4 Inspector's Rpt Rec Ref.: R490 - Page 419	That Pre Inquiry Change 5172 be accepted and be subjected to the necessary statutory procedures.	Recommendation accepted. Reason : To accord with the Inspector's Report Modify the Plan to incorporate Pre Inquiry Change 5172	Modify the Plan to incorporate Pre Inquiry Change 5172. Modify paragraph 7.4.4 as follows: 1. Replace "Policy EN26" with "Policy EN25" in the penultimate sentence to address representation reference 506/483/B. Paragraph 7.4.4 reads as follows: Further research has been undertaken at pollution sensitive sites which have been identified close to the A1(M) motorway and large industrial sources. As the current and predicted (to 2005) levels of pollutants meet the national air quality objectives, the designation of an Air Quality Management Area (AQMA) is unnecessary. If an AQMA had been identified, an action plan would need to have been prepared to set out how the Borough Council intended to address air pollution problems. The Department of the Environment, Transport and the Regions (DETR) published guidance in 2000 on 'Air Quality and Land Use Planning' which advises local plans to have regard to AQMAs. If an AQMA had been identified, constraints on certain types of development would have been necessary to achieve the objectives of the action plan. The research indicated that if pollution sensitive development takes place within 50 metres of the edge of the existing A1(M) motorway, there is the risk of exceeding the national air quality	506/1507/E/7.4.4

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.6 Inspector's Rpt Rec Ref.: R492 - Page 420	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	objectives. To help ensure that the objectives are not exceeded in Stevenage, development proposals which may have potential to cause significant levels of air pollution or which may be effected by existing sources of air pollution will be considered against Policy EN25. An Alteration to the Plan to include an area specific policy on air pollution will be considered in the event of an AQMA being designated in Stevenage during the period of the Plan.	
7.4.7 Inspector's Rpt Rec Ref.: R493 - Page 421	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN26 Inspector's Rpt Rec Ref.: R494 - Page 423	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		
7.4.8 Inspector's Rpt Rec Ref.: R495 - Page 424	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		
7.4.9 Inspector's Rpt Rec Ref.: R496 - Page 425	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		
7.4.10 Inspector's Rpt Rec Ref.: R497 - Page 425	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.11 Inspector's Rpt Rec Ref.: R498 - Page 426	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		
EN27 Inspector's Rpt Rec Ref.: R499 - Page 428	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		
7.4.12 Inspector's Rpt Rec Ref.: R500 - Page 429	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		
EN28 Inspector's Rpt Rec Ref.: R501 - Page 430	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.14 Inspector's Rpt Rec Ref.: R502 - Page 430	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		
7.4.15 Inspector's Rpt Rec Ref.: R503 - Page 431	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		
7.4.16 Inspector's Rpt Rec Ref.: R504 - Page 432	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		
EN29 Inspector's Rpt Rec Ref.: R505 - Page 432	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.17 Inspector's Rpt Rec Ref.: R506 - Page 433	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		
EN30 Inspector's Rpt Rec Ref.: R507 - Page 433	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		
7.4.22 Inspector's Rpt Rec Ref.: R508 - Page 434	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		
7.4.23 Inspector's Rpt Rec Ref.: R509 - Page 434	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN31 Inspector's Rpt Rec Ref.: R510 - Page 435	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		
7.4.24 Inspector's Rpt Rec Ref.: R511 - Page 436	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		
7.4.25 Inspector's Rpt Rec Ref.: R512 - Page 436	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		
7.4.26 Inspector's Rpt Rec Ref.: R513 - Page 437	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN32 Inspector's Rpt Rec Ref.: R514 - Page 438	<p>That the fourth paragraph of Policy EN32 be amended in line with the suggested wording in paragraph 4.1 of FWR44/203 as follows:-</p> <p>"Developments will be required to incorporate appropriate surface water management techniques which will seek to maintain existing hydrological conditions and which will not have material adverse effects upon the aquifer and the existing natural water cycle".</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to amend Policy EN32 in accordance with the Inspector's recommendations.</p>	<p>Modify Policy EN32 in accordance with the Inspector's recommendations as follows:</p> <p>The 4th paragraph of Policy EN32 should be amended as follows:</p> <p>"Developments will be required to incorporate appropriate surface water management techniques which will seek to maintain existing hydrological conditions and which will not have material adverse effects upon the aquifer and the existing natural water cycle."</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy EN32, Flood Risk and Drainage reads as follows:</p> <p>POLICY EN32: FLOOD RISK AND DRAINAGE</p> <p>DEVELOPERS WILL BE REQUIRED TO PROVIDE A FLOOD RISK ASSESSMENT WHERE A PROPOSED DEVELOPMENT IS LIKELY TO: -</p> <p>(A) BE AT RISK FROM FLOODING; OR</p> <p>(B) INCREASE THE RISK OF FLOODING ELSEWHERE; OR</p> <p>(C) PREJUDICE THE EFFECTIVENESS OF THE DRAINAGE SYSTEM OR FLOOD DEFENCES.</p> <p>WHERE THE FLOOD RISK ASSESSMENT</p>	506/1549/E/EN32

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>SHOWS AN INCREASE IN THE RISK OF FLOODING OR A REDUCTION IN THE EFFECTIVENESS OF THE DRAINAGE SYSTEM OR FLOOD DEFENCES, DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED UNLESS APPROPRIATE FLOOD PROTECTION AND MITIGATION MEASURES ARE IMPLEMENTED.</p>	
			<p>DEVELOPMENTS WILL BE REQUIRED TO INCORPORATE APPROPRIATE SURFACE WATER MANAGEMENT TECHNIQUES WHICH WILL MINIMISE SURFACE WATER RUN-OFF AND NOT HAVE AN ADVERSE EFFECT UPON THE RECHARGING OF THE AQUIFER AND THE EXISTING NATURAL WATER CYCLE.</p>	
			<p>DEVELOPMENTS WILL BE REQUIRED TO INCORPORATE APPROPRIATE SURFACE WATER MANAGEMENT TECHNIQUES WHICH WILL SEEK TO MAINTAIN EXISTING HYDROLOGICAL CONDITIONS AND WHICH WILL NOT HAVE MATERIAL ADVERSE EFFECTS UPON THE AQUIFER AND THE EXISTING NATURAL WATER CYCLE.</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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
EN32 Inspector's Rpt Rec Ref.: R516 - Page 439	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		
EN32 Inspector's Rpt Rec Ref.: R515 - Page 439	That Further Proposed Change 6338 be not accepted.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.4.27 Inspector's Rpt Rec Ref.: R517 - Page 439	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		
EN33 Inspector's Rpt Rec Ref.: R518 - Page 440	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.29 Inspector's Rpt Rec Ref.: R519 - Page 440	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		
EN34 Inspector's Rpt Rec Ref.: R520 - Page 442	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.30 Inspector's Rpt Rec Ref.: R521 - Page 442	That the final sentence of paragraph 7.4.30 be deleted and the word "all" be inserted between "encouraging" and "new" in the preceding sentence.	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify paragraph 7.4.30 to incorporate the Inspector's recommendations.</p>	<p>Modify paragraph 7.4.30 in accordance with the Inspector's recommendations as follows:</p> <ol style="list-style-type: none"> 1. Delete the final sentence of paragraph 7.4.30. 2. Insert the word "all" between "encouraging" and "new" in the preceding sentence. <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 7.4.30 now reads as follows:</p> <p>To contribute towards meeting sustainability objectives relating to the efficient use of natural resources, developments can incorporate a range of measures which can minimise the use of, or recycle water. For example, residential developments can incorporate low volume flush WCs, water efficient showers, water butts, and spray taps. Whilst it is not possible for the local plans to require the provision of water efficient measures in new developments, the Plan can complement measures being undertaken by the water companies and the Environment Agency to conserve water by encouraging all new developments to make provision for appropriate water conservation measures.</p>	506/1556/E/7.4.30

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.4.30 Inspector's Rpt Rec Ref.: R522 - Page 442	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		
EN35 Inspector's Rpt Rec Ref.: R523 - Page 443	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.5 Inspector's Rpt Rec Ref.: R524 - Page 444	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
EN36 Inspector's Rpt Rec Ref.: R525 - Page 446	That no change 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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.6.1 Inspector's Rpt Rec Ref.: R526 - Page 447	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.6.2 Inspector's Rpt Rec Ref.: R527 - Page 447	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.6.3 Inspector's Rpt Rec Ref.: R528 - Page 448	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.6.4 Inspector's Rpt Rec Ref.: R529 - Page 448	That no change 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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.6.5 Inspector's Rpt Rec Ref.: R530 - Page 448	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
EN37 Inspector's Rpt Rec Ref.: R531 - Page 449	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.6.6 Inspector's Rpt Rec Ref.: R532 - Page 450	That no change be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
7.6.7 Inspector's Rpt Rec Ref.: R533 - Page 451	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.6.8 Inspector's Rpt Rec Ref.: R534 - Page 451	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		
EN38 Inspector's Rpt Rec Ref.: R535 - Page 453	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		
7.7 Inspector's Rpt Rec Ref.: R536 - Page 454	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		
7.7.1 Inspector's Rpt Rec Ref.: R537 - Page 454	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.7.2 Inspector's Rpt Rec Ref.: R538 - Page 454	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		
7.7.3 Inspector's Rpt Rec Ref.: R539 - Page 455	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		
7.7.4 Inspector's Rpt Rec Ref.: R540 - Page 455	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		
7.7.5 Inspector's Rpt Rec Ref.: R541 - Page 456	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		

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): Environment Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
7.7.6 Inspector's Rpt Rec Ref.: R542 - Page 456	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		
7.7.7 Inspector's Rpt Rec Ref.: R543 - Page 456	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		
EN39 Inspector's Rpt Rec Ref.: R544 - Page 458	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		
7.8 Inspector's Rpt Rec Ref.: R545 - Page 458	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		

