

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3 Inspector's Rpt Rec Ref.: R64 - Page 65	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		
3.1 Inspector's Rpt Rec Ref.: R65 - Page 66	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		
3.1.1 Inspector's Rpt Rec Ref.: R66 - Page 67	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		
3.1.2 Inspector's Rpt Rec Ref.: R67 - Page 67	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): Housing Chapter

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<p>3.1.5</p> <p>Inspector's Rpt Rec Ref.: R69 - Page 69</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>3.1.5</p> <p>Inspector's Rpt Rec Ref.: R68 - Page 68</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>3.1.6</p> <p>Inspector's Rpt Rec Ref.: R70 - Page 70</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2 Inspector's Rpt Rec Ref.: R90 - Page 90	<p>That Policy H2 of the Plan and supporting text be amended as follows to:-</p> <p>i) identify land for the development of about 1,000 dwellings to the west of the A1(M) at Stevenage in accordance with Policy 8 of the Structure Plan and</p> <p>ii) make it clear that the strategic justification for the development west of the A1(M) at Stevenage will need to be reconsidered and accepted as part of the emerging Structure Plan or within some other framework before the principle of that development can be formalised as a planning permission(s).</p> <p>Recommended wording for Policy H2:-</p> <p>"POLICY H2: STRATEGIC HOUSING DEVELOPMENT - STEVENAGE WEST</p> <p>IN ORDER TO MEET THE PROVISIONS OF POLICY 8 IN THE ADOPTED STRUCTURE PLAN, LAND AT STEVENAGE WEST IS IDENTIFIED FOR THE DEVELOPMENT OF APPROXIMATELY 1,000 DWELLINGS. THE ALLOCATED LAND IS SAFEGUARDED FROM DEVELOPMENT PENDING RECONSIDERATION AND ACCEPTANCE OF ITS STRATEGIC JUSTIFICATION.</p> <p>Recommended wording for supporting text to Policy H2:-</p> <p>"3.2.10 Table H1 shows that, in order to meet the housing requirement of the</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's Report</p>	<p>Insert new Paragraph 3.2.12 in section 3.2</p> <p>New Paragraph 3.2.12 now reads as follows:</p> <p>3.2.12 "The Structure Plan is currently being reviewed in the light of material changes that have occurred since it was adopted in 1998, including the need to take into account the provisions of PPG3. That exercise will reassess the justification for the strategic development west of the A1(M) at Stevenage. Only if that review of the Structure Plan or an alternative form of reconsideration of the strategic need for the development determines that Stevenage West is required to meet the County's development needs up to 2011 can the site be considered as allocated and available to be released for development. If the Review Structure Plan or alternative form of reconsideration does not justify development of the land up to 2011, it will be necessary to review this Local Plan to take account of the revised strategic policy context."</p> <p>Reason: To accord with the Inspector's report.</p> <p>SEE 506/1089/E/H2</p>	506/1882/E/3.2

Stevenage District Plan Second Review (1991 - 2011)

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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>adopted Structure Plan (April 1998), additional housing sites must be found. In response, the Borough Council has therefore identified land at Stevenage West in Policy H2 and allocated the sites in Policy H3 for housing development.</p> <p>3.2.11 Structure Plan Policy 8 identifies land for 3,600 dwellings at Stevenage West, of which approximately 1,000 and 2,600 dwellings are to be within the administrative areas of Stevenage Borough and North Hertfordshire District Councils respectively. The exact number is to be determined by the Master Plan and forms part of an initial phase of 5,000, of which 1,400 dwellings are to be completed after 2011. Policy H2 of this Plan identifies land at Stevenage West for approximately 1,000 dwellings in accordance with Policy 8 of the Structure Plan.</p> <p>3.2.12 The Structure Plan is currently being reviewed in the light of material changes that have occurred since it was adopted in 1998, including the need to take into account the provisions of PPG3. That exercise will reassess the justification for the strategic development west of the A1(M) at Stevenage. Only if that review of the Structure Plan or an alternative form of reconsideration of the strategic need for the development determines that Stevenage West is required to meet the County's development needs up to 2011 can the site be considered as allocated and available to be released for</p>			

Stevenage District Plan Second Review (1991 - 2011)

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	development. If the Review Structure Plan or alternative form of reconsideration does not justify development of the land up to 2011, it will be necessary to review this Local Plan to take account of the revised strategic policy context."			
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Stevenage District Plan Second Review (1991 - 2011)

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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2 Inspector's Rpt Rec Ref.: R71 - Page 71	That the insertion of a new paragraph before paragraph 3.2.8 as suggested in Pre-Inquiry Change Ref 5014 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify Plan to incorporate Pre- inquiry change 5014	Modify section 3.2 in accordance with Pre- inquiry change 5014 as follows: New paragraph to be inserted before paragraph 3.2.8 to read: " There is an assumption that a proportion of the already identified housing sites will not be developed. A non- implementation allowance takes this factor into account. Stevenage's past non- implementation rate, compared to completions, has been very low at below 3% over the last 10 years. A non-implementation rate of 3% has therefore been allowed which gives a reduction of 30 dwellings over the plan period." Reason: To accord with the Inspector's report.	506/1070/E/3.2
3.2 Inspector's Rpt Rec Ref.: R72 - Page 71	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2.1 Inspector's Rpt Rec Ref.: R73 - Page 72	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		
3.2.2 Inspector's Rpt Rec Ref.: R75 - Page 73	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2.2 Inspector's Rpt Rec Ref.: R74 - Page 73	That Further Proposed Change 6298 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify Plan to incorporate Further Proposed change 6298	Modify paragraph 3.2.2 in accordance with Further Proposed Change 6298 as follows: 1) Change the amount of dwellings built to 3,845 2) Change the number of commitments to 1,221 3) Change the number of total dwellings that need to be found to meet the Structure Plan requirement to 531 dwellings 4) Change the year from 2001 to 2002 Reason: To accord with the Inspector's report. Paragraph 3.2.2 now reads as follows: "Policy 9 in the Structure Plan sets out that 5,700 additional dwellings need to be provided for in Stevenage between 1991-2011. Monitoring of housing development in the town is carried out on an annual basis in order to assess housing development in relation to the Structure Plan housing requirement . The Residential Land Availability Statement at 1st April 2002 was used as the basis for the Housing Chapter in this Plan. It shows that between 1991 and 2002, 3,845 dwellings have been built and land for a further 1,221 dwellings has been identified for development through planning permissions, allocations in the District Plan 1990 Review and the strategic allocation at	506/1073/E/3.2.2

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2.4 Inspector's Rpt Rec Ref.: R76 - Page 74	That no changes be made to paragraph 3.2.4 in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed	Stevenage West (see table H1). This means that land for a further 531 dwellings needs to be identified to meet the Structure Plan housing requirement. However, there are a number of adjustments which need to be made. These are outlined in the following paragraphs."	

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.2.5</p> <p>Inspector's Rpt Rec Ref.: R196 - Page 192</p>	<p>That Pre Inquiry Changes 5021 and 5022 suggested to paragraphs 3.2.5 and 3.2.6 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify Plan to incorporate Pre- inquiry change 5021.</p>	<p>Modify paragraph 3.2.5 in accordance with Pre- inquiry change 5021 as follows:</p> <ol style="list-style-type: none"> 1) Adding "and Gladstone Court" to the first line 2) Deleting "an" from the first line 3) Replacing "allocation" by "allocations" from the first line 4) Replacing "the site" by "Ashburnham Walk" from the second line 5) Adding "and the land adjacent to Gladstone Court has been sold to the adjoining garage and therefore is no longer available for housing development" to the end of the sentence. <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.2.5 now reads as follows:</p> <p>"Ashburnham Walk and Gladstone Court have been removed as allocations from the 1990 District Plan Review because the physical features of Ashburnham Walk mean that it is unlikely to come forward for development and the land adjacent to Gladstone Court has been sold to the adjoining garage and therefore is no longer available for housing development".</p>	<p>506/1194/E/3.2.5</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.2.6</p> <p>Inspector's Rpt Rec Ref.: R196 - Page 192</p>	<p>That Pre Inquiry Changes 5021 and 5022 suggested to paragraphs 3.2.5 and 3.2.6 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify Plan to incorporate Pre- inquiry change 5022.</p>	<p>Modify paragraph 3.2.6 in accordance with Pre- inquiry change 5022 as follows:</p> <p>1) Deleting "Additions to the commitments have come forward through a new planning consent at Corey's Mount for 47 dwellings (net) and " also " from the beginning of the sentence</p> <p>2) Deleting "which" from the fourth line</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.2.6 now reads as follows:</p> <p>"A more comprehensive redevelopment scheme for an existing allocation at Ross Court has increased the numbers of dwellings likely to come forward on this site."</p>	<p>506/1195/E/3.2.6</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.2.7</p> <p>Inspector's Rpt Rec Ref.: R77 - Page 75</p>	<p>That Further Proposed Change 6357 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the Plan to incorporate Further Proposed change 6357</p>	<p>Modify paragraph 3.2.7 in accordance with Further Proposed change 6357 as follows:</p> <p>1) The allowance for the first three years of 20 dwellings has reduced to two years</p> <p>2) The windfall allowance has reduced from 270 to 250 dwellings over the remainder of the plan period</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.2.7 now reads as follows:</p> <p>" An allowance also needs to be made for windfall development. This is the likely amount of housing coming forward for development from as yet unknown sites within the plan period. The windfall allowance is based on past trends and informed by the Urban Capacity Study on the numbers of dwellings which could come forward from unidentified previously- developed sites during the plan period. The allowance is made up of 20 dwellings per year for the next two years and 30 dwellings per year for the remaining seven. A total of 250 over the remaining plan period."</p>	<p>506/1076/E/3.2.7</p>

Stevenage District Plan Second Review (1991 - 2011)

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District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2.7 Inspector's Rpt Rec Ref.: R78 - Page 75	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		
3.2.8 Inspector's Rpt Rec Ref.: R80 - Page 76	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2.8 Inspector's Rpt Rec Ref.: R79 - Page 76	That Further Proposed Change 6300 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify Plan to incorporate Further Proposed Change 6300	Modify paragraph 3.2.8 in accordance with Further Proposed change 6300 as follows: Replacing 543 with 531, as a variance from the Structure Plan Requirement has changed. Reason: To accord with the Inspector's report. Paragraph 3.2.8 (now 3.2.9) now reads as follows: "Taking account of these adjustments means that land for a further 531 dwellings needs to be identified to meet the Structure Plan requirement."	506/1078/E/3.2.8

Stevenage District Plan Second Review (1991 - 2011)

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

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
TABLE H1 Inspector's Rpt Rec Ref.: R83 - Page 80	Paragraph 3.2.8 in CD/SDP/100, explaining the derivation of the 3% non-implementation rate, be changed to be consistent with the final version of Table H1 and added to the Plan.	Recommendation accepted Reason: To accord with the Inspector's Report	That Paragraph 3.2.8 be modified to be consistent with the final version of Table H1 regarding the number of dwellings to be discounted in the non-implementation allowance. Reason: To accord with the Inspector's report. Paragraph 3.2.8 now reads as follows: There is an assumption that a proportion of the already identified housing sites will not be developed. A non-implementation allowance takes this factor into account. Stevenage's past non-implementation rate, compared to completions, has been very low at below 3% over the last 10 years. A non-implemented rate of 3% has therefore been allowed which gives a reduction of 37 dwellings over the plan period.	506/1082/E/TABLE H1
TABLE H1 Inspector's Rpt Rec Ref.: R84 - Page 80	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
TABLE H1 Inspector's Rpt Rec Ref.: R82 - Page 79	Subject to the revised figures resulting from recommendation (a) (on page 79 of the Inspector's Report), Table H1 be changed to comply with current monitoring information as set out in Pre Inquiry Change 5025 and Further Proposed Changes 6295 and 6363. (See also Table 11 in version 4 of Topic Paper 1 and in document CD/SDP/100).	Recommendation accepted Reason: To accord with the Inspector's Report	Amend all the figures in Table H1 to reflect the most up to date monitoring information as set out by Pre-Inquiry Change 5025 and Further Proposed Changes 6295 and 6363. Reason: To accord with the Inspector's report. Table H1 now reads as set out in the annex to the schedule	506/1081/E/TABLE H1
TABLE H1 Inspector's Rpt Rec Ref.: R81 - Page 79	That a non-implementation allowance be based on 3% of the full 'commitments' figure and therefore changed to about 37 in Table H1. The subsequent two figures at 'F' and 'G' in Table H1 should be changed as appropriate.	Recommendation accepted Reason: To accord with the Inspectors report	Modify Table H1 in accordance with the Inspector's recommendation so that the non-implementation allowance of 3% as shown in row 'E' applies to the full 'commitments' figure as shown in row 'B'. Reason: To accord with the Inspector's report. Table H1 now reads as set out in the annex to the schedule	506/1080/E/TABLE H1
3.2.9 Inspector's Rpt Rec Ref.: R85 - Page 80	That no changes be made to paragraph 3.2.9 in 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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.2.9 Inspector's Rpt Rec Ref.: R93 - Page 92	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H1 Inspector's Rpt Rec Ref.: R86 - Page 82	That Policy H1 be amended to accord with the composite changes suggested in Pre Inquiry Change 5031 and Further Proposed Change 6301 and subjected to the necessary statutory procedures.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify Plan to incorporate Pre- inquiry change 5031 and Further Proposed change 6301.</p>	<p>Modify policy H1 in accordance with Pre-inquiry change 5031 and Further Proposed change 6301 as follows:</p> <p>Policy H1 has been amended to incorporate and reflect the publication of the 2002 Residential Land Availability Statement, which sets out completions and commitments up until the 31st March 2002.</p> <p>Pre- Inquiry change 5031:</p> <ol style="list-style-type: none"> 1) Replacing North East Stevenage estimated number of dwellings of 186 by 119 (remaining) 2) Replacing Great Ashby estimated number of dwellings of 115 by 112 3) Adding "5. Oxleys Road 0.6 21" to the table <p>Further Proposed change 6301:</p> <ol style="list-style-type: none"> 1) Replace North East Stevenage estimated number of dwellings of 119(remaining) to 23 (remaining) 2) Replace Great Ashby estimated number of dwellings of 112 to 101; and 3) Replace 47 at Coreys Mount to 26 (remaining) <p>Reason: To accord with the Inspector's report.</p> <p>The amended Policy H1 is attached in the</p>	506/1085/E/H1

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): Housing Chapter

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annex to this schedule.

<p>H1</p> <p>Inspector's Rpt Rec Ref.: R87 - Page 82</p>	<p>That no further changes be made to Policy H1 in the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
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<p>3.2.10</p> <p>Inspector's Rpt Rec Ref.: R94 - Page 92</p>	<p>That no changes be made to paragraph 3.2.10 of the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
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<p>3.2.10</p> <p>Inspector's Rpt Rec Ref.: R90 - Page 90</p>	<p>That Policy H2 of the Plan and supporting text be amended as follows to:-</p> <p>i) identify land for the development of about 1,000 dwellings to the west of the A1(M) at Stevenage in accordance with Policy 8 of the Structure Plan and</p> <p>ii) make it clear that the strategic justification for the development west of the A1(M) at Stevenage will need to be reconsidered and accepted as part of the emerging Structure Plan or within some other framework before the principle of that development can be formalised as a planning permission(s).</p> <p>Recommended wording for Policy H2:-</p> <p>"POLICY H2: STRATEGIC HOUSING DEVELOPMENT - STEVENAGE WEST</p> <p>IN ORDER TO MEET THE PROVISIONS OF POLICY 8 IN THE ADOPTED STRUCTURE PLAN, LAND AT STEVENAGE WEST IS IDENTIFIED FOR THE DEVELOPMENT OF APPROXIMATELY 1,000 DWELLINGS. THE ALLOCATED LAND IS SAFEGUARDED FROM DEVELOPMENT PENDING RECONSIDERATION AND ACCEPTANCE OF ITS STRATEGIC JUSTIFICATION.</p> <p>Recommended wording for supporting text to Policy H2:-</p> <p>"3.2.10 Table H1 shows that, in order to meet the housing requirement of the</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's Report</p>	<p>That Paragraph 3.2.10 be amended as suggested in order to provide clarity on the status of Stevenage West.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.2.10 now reads as follows:</p> <p>"Table H1 shows that, in order to meet the housing requirement of the adopted Structure Plan (April 1998), additional housing sites must be found. In response, the Borough Council has therefore identified land at Stevenage West in Policy H2 and allocated the sites in Policy H3 for housing development."</p> <p>SEE 506/1089/E/H2</p>	<p>506/1880/E/3.2.10</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): Housing Chapter

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	<p>adopted Structure Plan (April 1998), additional housing sites must be found. In response, the Borough Council has therefore identified land at Stevenage West in Policy H2 and allocated the sites in Policy H3 for housing development.</p> <p>3.2.11 Structure Plan Policy 8 identifies land for 3,600 dwellings at Stevenage West, of which approximately 1,000 and 2,600 dwellings are to be within the administrative areas of Stevenage Borough and North Hertfordshire District Councils respectively. The exact number is to be determined by the Master Plan and forms part of an initial phase of 5,000, of which 1,400 dwellings are to be completed after 2011. Policy H2 of this Plan identifies land at Stevenage West for approximately 1,000 dwellings in accordance with Policy 8 of the Structure Plan.</p> <p>3.2.12 The Structure Plan is currently being reviewed in the light of material changes that have occurred since it was adopted in 1998, including the need to take into account the provisions of PPG3. That exercise will reassess the justification for the strategic development west of the A1(M) at Stevenage. Only if that review of the Structure Plan or an alternative form of reconsideration of the strategic need for the development determines that Stevenage West is required to meet the County's development needs up to 2011 can the site be considered as allocated and available to be released for</p>			

Stevenage District Plan Second Review (1991 - 2011)

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	development. If the Review Structure Plan or alternative form of reconsideration does not justify development of the land up to 2011, it will be necessary to review this Local Plan to take account of the revised strategic policy context."			
3.2.10	That no changes be made to paragraph 3.2.10 in the Plan in response to this objection.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R88 - Page 83		Reason: To accord with the Inspector's report		
		No modification proposed		

Stevenage District Plan Second Review (1991 - 2011)

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<p>3.2.11</p> <p>Inspector's Rpt Rec Ref.: R90 - Page 90</p>	<p>That Policy H2 of the Plan and supporting text be amended as follows to:-</p> <p>i) identify land for the development of about 1,000 dwellings to the west of the A1(M) at Stevenage in accordance with Policy 8 of the Structure Plan and</p> <p>ii) make it clear that the strategic justification for the development west of the A1(M) at Stevenage will need to be reconsidered and accepted as part of the emerging Structure Plan or within some other framework before the principle of that development can be formalised as a planning permission(s).</p> <p>Recommended wording for Policy H2:-</p> <p>"POLICY H2: STRATEGIC HOUSING DEVELOPMENT - STEVENAGE WEST</p> <p>IN ORDER TO MEET THE PROVISIONS OF POLICY 8 IN THE ADOPTED STRUCTURE PLAN, LAND AT STEVENAGE WEST IS IDENTIFIED FOR THE DEVELOPMENT OF APPROXIMATELY 1,000 DWELLINGS. THE ALLOCATED LAND IS SAFEGUARDED FROM DEVELOPMENT PENDING RECONSIDERATION AND ACCEPTANCE OF ITS STRATEGIC JUSTIFICATION.</p> <p>Recommended wording for supporting text to Policy H2:-</p> <p>"3.2.10 Table H1 shows that, in order to meet the housing requirement of the</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's Report</p>	<p>That Paragraph 3.2.11 be amended as recommended in order to provide clarity on the status of Stevenage West.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.2.11 now reads as follows:</p> <p>3.2.11 "Structure Plan Policy 8 identifies land for 3,600 dwellings at Stevenage West, of which approximately 1,000 and 2,600 dwellings are to be within the administrative areas of Stevenage Borough and North Hertfordshire District Councils respectively. The exact number is to be determined by the Master Plan and forms part of an initial phase of 5,000, of which 1,400 dwellings are to be completed after 2011. Policy H2 of this Plan identifies land at Stevenage West for approximately 1,000 dwellings in accordance with Policy 8 of the Structure Plan".</p> <p>SEE 506/1089/E/H2</p>	<p>506/1881/E/3.2.11</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>adopted Structure Plan (April 1998), additional housing sites must be found. In response, the Borough Council has therefore identified land at Stevenage West in Policy H2 and allocated the sites in Policy H3 for housing development.</p> <p>3.2.11 Structure Plan Policy 8 identifies land for 3,600 dwellings at Stevenage West, of which approximately 1,000 and 2,600 dwellings are to be within the administrative areas of Stevenage Borough and North Hertfordshire District Councils respectively. The exact number is to be determined by the Master Plan and forms part of an initial phase of 5,000, of which 1,400 dwellings are to be completed after 2011. Policy H2 of this Plan identifies land at Stevenage West for approximately 1,000 dwellings in accordance with Policy 8 of the Structure Plan.</p> <p>3.2.12 The Structure Plan is currently being reviewed in the light of material changes that have occurred since it was adopted in 1998, including the need to take into account the provisions of PPG3. That exercise will reassess the justification for the strategic development west of the A1(M) at Stevenage. Only if that review of the Structure Plan or an alternative form of reconsideration of the strategic need for the development determines that Stevenage West is required to meet the County's development needs up to 2011 can the site be considered as allocated and available to be released for</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	development. If the Review Structure Plan or alternative form of reconsideration does not justify development of the land up to 2011, it will be necessary to review this Local Plan to take account of the revised strategic policy context."			
3.2.11	That no changes be made to the Plan in response to these objections.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R137 - Page 142		Reason: To accord with the Inspector's report		
		No modification proposed		
3.2.11	That no changes be made to paragraph 3.2.11 in the Plan in response to this objection.	Recommendation accepted		
Inspector's Rpt Rec Ref.: R89 - Page 83		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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H2 Inspector's Rpt Rec Ref.: R91 - Page 91	That associated changes be made to those parts of the Plan that refer to the development west of the A1(M) at Stevenage to reflect the above recommended changes to Policy H2. In particular, that phases 2 and 3 of Policy H4 of the Plan be amended to reflect the above changed status to the development west of the A1(M) at Stevenage, these changes to indicate that 400 and 600 dwellings are to be completed up to 2008 and between 2008 and 2011 respectively. Also that Chapter 12 of the Plan be amended to ensure its policies and textual provisions are consistent with the above recommended changes. By way of examples, the word "allocates" in the last sentence to paragraph 12.4.1 should be replaced by "identifies land for approximately". In addition, the words "shown" and "as an allocation" should be deleted from Policy SW1, with the former replaced by "identified".	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed	Modifications made to Policy H4, and Chapter 12. Reason: To accord with the Inspector's report. See also refs 506/1883/E/H4, 506/1901/E/12.4.1 and 506/1902/E/SW1	506/1090/E/H2
H2 Inspector's Rpt Rec Ref.: R92 - Page 91	That no other 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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H2</p> <p>Inspector's Rpt Rec Ref.: R90 - Page 90</p>	<p>That Policy H2 of the Plan and supporting text be amended as follows to:-</p> <p>i) identify land for the development of about 1,000 dwellings to the west of the A1(M) at Stevenage in accordance with Policy 8 of the Structure Plan and</p> <p>ii) make it clear that the strategic justification for the development west of the A1(M) at Stevenage will need to be reconsidered and accepted as part of the emerging Structure Plan or within some other framework before the principle of that development can be formalised as a planning permission(s).</p> <p>Recommended wording for Policy H2:-</p> <p>"POLICY H2: STRATEGIC HOUSING DEVELOPMENT - STEVENAGE WEST</p> <p>IN ORDER TO MEET THE PROVISIONS OF POLICY 8 IN THE ADOPTED STRUCTURE PLAN, LAND AT STEVENAGE WEST IS IDENTIFIED FOR THE DEVELOPMENT OF APPROXIMATELY 1,000 DWELLINGS. THE ALLOCATED LAND IS SAFEGUARDED FROM DEVELOPMENT PENDING RECONSIDERATION AND ACCEPTANCE OF ITS STRATEGIC JUSTIFICATION.</p> <p>Recommended wording for supporting text to Policy H2:-</p> <p>"3.2.10 Table H1 shows that, in order to meet the housing requirement of the</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's Report</p>	<p>That Policy H2 of the Plan, and the proposed new reasoned justification in new Paragraphs 3.2.10, 3.2.11, 3.2.12 be amended and inserted as summarised above.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H2 now reads as follows:</p> <p>"POLICY H2: STRATEGIC HOUSING DEVELOPMENT - STEVENAGE WEST</p> <p>IN ORDER TO MEET THE PROVISIONS OF POLICY 8 IN THE ADOPTED STRUCTURE PLAN, LAND AT STEVENAGE WEST IS IDENTIFIED FOR THE DEVELOPMENT OF APPROXIMATELY 1,000 DWELLINGS. THE ALLOCATED LAND IS SAFEGUARDED FROM DEVELOPMENT PENDING RECONSIDERATION AND ACCEPTANCE OF ITS STRATEGIC JUSTIFICATION."</p>	<p>506/1089/E/H2</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	<p>adopted Structure Plan (April 1998), additional housing sites must be found. In response, the Borough Council has therefore identified land at Stevenage West in Policy H2 and allocated the sites in Policy H3 for housing development.</p> <p>3.2.11 Structure Plan Policy 8 identifies land for 3,600 dwellings at Stevenage West, of which approximately 1,000 and 2,600 dwellings are to be within the administrative areas of Stevenage Borough and North Hertfordshire District Councils respectively. The exact number is to be determined by the Master Plan and forms part of an initial phase of 5,000, of which 1,400 dwellings are to be completed after 2011. Policy H2 of this Plan identifies land at Stevenage West for approximately 1,000 dwellings in accordance with Policy 8 of the Structure Plan.</p> <p>3.2.12 The Structure Plan is currently being reviewed in the light of material changes that have occurred since it was adopted in 1998, including the need to take into account the provisions of PPG3. That exercise will reassess the justification for the strategic development west of the A1(M) at Stevenage. Only if that review of the Structure Plan or an alternative form of reconsideration of the strategic need for the development determines that Stevenage West is required to meet the County's development needs up to 2011 can the site be considered as allocated and available to be released for</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
	development. If the Review Structure Plan or alternative form of reconsideration does not justify development of the land up to 2011, it will be necessary to review this Local Plan to take account of the revised strategic policy context."			
3.3.1	That the sixth 'bullet point' in paragraph 3.3.1 of the Plan be amended to read:- "review existing allocations of housing land in plans and planning permissions when they come up for renewal".	Recommendation accepted Reason: To accord with the Inspector's Report	Paragraph 3.3.1 be amended to delete the words "in line with PPG3" from the 6th bullet point. Reason: To accord with the Inspector's report. The 6th bullet point of paragraph 3.3.1 now reads as follows: "review existing allocations of housing land in plans and planning permissions when they come up for renewal".	506/1094/E/3.3.1

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.1 Inspector's Rpt Rec Ref.: R96 - Page 94	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		
3.3.2 Inspector's Rpt Rec Ref.: R97 - Page 94	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		
3.3.3 Inspector's Rpt Rec Ref.: R98 - Page 95	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		
3.3.5 Inspector's Rpt Rec Ref.: R101 - Page 96	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.3.5</p> <p>Inspector's Rpt Rec Ref.: R100 - Page 96</p>	<p>That the sixth and seventh sentences of paragraph 3.3.5 beginning "However, these sites ---" and ending "--- would be required" be deleted from the Plan.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate the Inspector's recommendation to delete the sixth and seventh sentences beginning:</p> <p>"However, these sites..." and ending "...would be required".</p>	<p>Modify paragraph 3.3.5 to delete the sixth and seventh sentences beginning:</p> <p>"However, these sites..." and ending "...would be required"</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.3.5 now reads as follows:</p> <p>"The opportunities identified in the Urban Capacity Study and the additional sites have been allocated for housing development in Policy H3. This policy identifies enough land for 614 dwellings which meets the Structure Plan housing requirement for Stevenage up to 2011. In light of this study the Borough Council has reviewed the housing sites allocated in the 1st deposit draft of the District Plan Second Review. The opportunities for re-using previously- developed and underused urban sites mean that allocations made for land in the Green Belt at Forster Country and Bragbury End have been deleted. Also the allocations of Fairview Road and Ridgmond Park have been withdrawn. The paragraphs below provide a brief explanation of the sites allocated and any considerations specific to individual sites."</p>	<p>506/1099/E/3.3.5</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.3.5</p> <p>Inspector's Rpt Rec Ref.: R99 - Page 96</p>	<p>That Further Proposed Change 6302 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify paragraph 3.3.5 to incorporate Further Proposed change 6302</p>	<p>Modify paragraph 3.3.5 in accordance with Further Proposed change 6302 as follows:</p> <p>Paragraph 3.3.5 has been amended for consistency with changes to H1 and H3.</p> <p>Paragraph 3.3.5 has been amended by replacing 545 by 614 in the second sentence</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.3.5 now reads as follows:</p> <p>" The opportunities identified in the Urban Capacity Study and the additional sites have been allocated housing development in Policy H3. This policy identifies enough land for 614 dwellings which meets the Structure Plan requirement for Stevenage up until 2011. In light of this study the Borough Council has reviewed the housing sites allocated in the 1st deposit draft of teh District Plan Second Review. The opportunities for re- using previously-developed and underused urban sites mean that allocations made for land in the Green Belt at Forster Country and Bragbury End have been deleted. Also the allocations of Fairview Road and Ridgemonnd Park have been withdrawn. However, these sites within the urban area may be needed if monitoring shows</p>	<p>506/1098/E/3.3.5</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			that insufficient land for development to meet the phasing in policy H4 is coming forward. In this instance an alteration to the plan would be required. The paragraphs below provide a brief explanation of the sites allocated and any considerations specific to individual sites."	

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.6			Delete "and land to the rear of Fieldcroft, Letchmore Road" from the final sentence.	506/1903/E/3.3.6
Inspector's Rpt Rec Ref.: SBC Change			Change "are" to "is" on the penultimate line and "they are" to "it is" on the same line.	
			<p>Reason:</p> <p>It is clear from representations received by the owners of the site at Fieldcroft, Letchmore Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target.</p>	
			<p>Paragraph 3.3.6 now reads as follows: "A number of sites currently in employment use have been allocated for housing. Vincent Court in Fishers Green Road has been allocated for housing as unlike other employment uses that exist in Stevenage's residential areas, the Vincent Court site contains large industrial units which generate HGV movements through a residential area which was not designed to accommodate such traffic. Due to their impact, these units would be more appropriate in an Employment Area. Pond Close in the Old Town is considered suitable for mixed use development to maintain the provision of some employment floorspace. Cuttys Lane garage is not considered appropriate for mixed use</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.6	That no further changes be made to the Plan in response to these objections.	Recommendation accepted	because it is smaller in size."	
Inspector's Rpt Rec Ref.: R103 - Page 98		Reason: To accord with the Inspector's report	SEE ALSO REFS: 506/1905/E/H3-3, 506/1911/E/H4-3 and 506/1913/E/MAP.	
		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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.6 Inspector's Rpt Rec Ref.: R102 - Page 97	That Pre Inquiry Changes 5033 and 5038 relating to the allocation of the Vincent Court site in Fishers Green Road be accepted and subjected to the necessary statutory procedures.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify paragraph 3.3.6 to incorporate Pre-inquiry changes 5033 and 5038</p>	<p>Modify paragraph 3.3.6 in accordance with Pre- inquiry changes 5033 and 5038 as follows:</p> <p>Pre- inquiry change 5033:</p> <p>1) Adding a new second sentence after " Vincent Court in Fishers Green Road and"</p> <p>2) Deleting "and"</p> <p>3) Replacing "are" by "is" from the second sentence</p> <p>Pre- Inquiry change 5038</p> <p>Replacing estimated number of dwellings of 16 by 40</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.3.6 now reads as follows:</p> <p>" A number of sites currently in employment use have been allocated for housing. Vincent Court in Fishers Green Road has been allocated for housing as unlike other employment uses that exist in Stevenage's residential areas, the Vincent Court site contains large industrial units which generate HGV movements through a residential area which was not designed to accommodate such traffic. Due to their impact, these units would be more appropriate in an Employment Area. Pond</p>	506/1101/E/3.3.6

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.7	That no further changes be made to the Plan in response to these objections.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>	<p>Close in the Old Town is considered suitable for mixed use development to maintain the provision of some employment floorspace. Cuttys Lane garage and land to the rear of Fieldcroft, Letchmore Road are not considered appropriate for mixed use because they are smaller in size."</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.3.7</p> <p>Inspector's Rpt Rec Ref.: R130 - Page 136</p>	<p>That Pre Inquiry Change 5034 relating to the allocation of the Nokeside Garage site be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify plan to incorporate Pre- inquiry change 5034.</p>	<p>Modify paragraph 3.3.7 in accordance with Pre- inquiry change 5034 as follows:</p> <p>Adding "Nokeside garages have particular environmental problems therefore the allocation of this site provides the opportunity to address this situation. However, consideration will be given to the replacement of some of the garages that are currently used by occupiers of the adjoining properties" after the 7th sentence.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.3.7 now reads as follows: "A number of sites currently in community and leisure use have also been allocated for housing. The snooker club in Letchmore Road is identified as a suitable site particularly as it is close to the High Street and the facilities of the Old Town. However, the snooker club provides an important leisure facility, the loss of which would be contrary to the leisure policies of this Plan. Redevelopment proposals for this site will therefore require the snooker club to be relocated within the site. Similarly, redevelopment of the garages, community buildings, car park and associated land at Shephall View provides the opportunity to reorganise the buildings on site, replacing those that are in poor repair and enabling a more efficient use of</p>	<p>506/1129/E/3.3.7</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>space. The Scout's hut and Sea Scout's hut are considered important community assets and they will be required to be replaced within the site. The site also has a frontage onto Fairlands Valley Park therefore the design of the redevelopment will need to minimise impact on this area. Nokeside garages have particular environmental problems therefore the allocation of this site provides the opportunity to address this situation. However, consideration will need to be given to the replacement of some of the garages which are currently used by occupiers of the adjoining properties. Ferrier Road is a site to the south of Chells Park, the surface of which is partly concreted and is currently used for basketball and informal recreation. Development of this site will require the relocation and enhancement of this facility within the existing park. Planning obligations will be sought by the Borough Council from developers of these sites to ensure that the leisure and community facilities will either be replaced within the site or relocated close by."</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.8 Inspector's Rpt Rec Ref.: R105 - Page 99	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		
3.3.9 Inspector's Rpt Rec Ref.: R106 - Page 100	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		
3.3.10 Inspector's Rpt Rec Ref.: R107 - Page 101	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.10 Inspector's Rpt Rec Ref.: SBC Change			Delete Paragraph 3.3.10 Reason: It is clear from representations received by the owners of the site at 32 Essex Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target. SEE ALSO REFS:506/1911/E/H3-4, 506/1912/E/H4-4 and 506/1914/E/MAP.	506/1904/E/3.3.10
3.3.11 Inspector's Rpt Rec Ref.: R108 - Page 102	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		
3.3.12 Inspector's Rpt Rec Ref.: R109 - Page 103	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H3</p> <p>Inspector's Rpt Rec Ref.: R111 - Page 116</p>	<p>That Pre Inquiry Changes 5035, 5036 and 5038 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify policy H3 to incorporate Pre- inquiry changes 5035, 5036 and 5038</p>	<p>Modify policy H3 in accordance with Pre- inquiry changes 5035, 5036 and 5038 as follows:</p> <ol style="list-style-type: none"> 1) Replace area of "14.1" by "15.0" and estimated number of dwellings of "491" by "545". 2) Replacing Round Diamond School's site area of 0.9 and the estimated number of dwellings of 50 by 1.42 hectares and 80 dwellings 3) Replacing estimate number of dwellings of 16 by 40. <p>Reason: To accord with the Inspector's report.</p> <p>Policy H3 now reads as set out in the annex to this schedule.</p>	<p>506/1110/E/H3</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H3</p> <p>Inspector's Rpt Rec Ref.: R112 - Page 116</p>	<p>That Further Proposed Changes 6288, 6293, 6303 and 6371 (which impact on the land area and dwelling figure changes in (b) above) be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify policy H3 to incorporate Further Proposed changes 6288, 6293, 6303 and 6371.</p>	<p>Modify policy H3 in accordance with Further Proposed changes 6288, 6293, 6303 and 6371 as follows:</p> <p>A new allocation has been added to policy H3. Policy H3 has also been changed to amend the number of dwellings allocated on the Walkern Road allotments site from 80 to 50 to ensure adequate provision made for the retention and replacement of existing allotments, to account for access considerations and the relocation of existing garages on the site.</p> <p>Policy H3 has been amended to:</p> <ol style="list-style-type: none"> 1) Add Fairview Road Playing Fields for approximately 100 homes on an area of 2.5 hectares. 2) Replace 80 dwellings with 50 dwellings in the "Estimated Number of Dwellings" column in relation to the Walkern Road Allotments site. 3) Change the total area of all the allocated sites from 15.0 hectares to 17.62 hectares 4) Amend the total number of dwellings from 545 to 614. <p>Reason: To accord with the Inspector's report.</p> <p>Policy H3 now reads as set out in the annex to this schedule.</p>	<p>506/1111/E/H3</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H3</p> <p>Inspector's Rpt Rec Ref.: R113 - Page 116</p>	<p>That no other changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>	<p>See proposed modification to the Proposals Map (Ref: 506/1876/E/MAP)</p>	
<p>H3</p> <p>Inspector's Rpt Rec Ref.: R110 - Page 116</p>	<p>That Table H1 and the paragraph suggested in Pre-Inquiry Change Ref 5014 to be inserted before paragraph 3.2.8, refer to a non-implementation rate of 33 dwellings.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's Report</p>	<p>That Table H1 be modified in line with Pre-Inquiry Change Ref 5014, subject to the recommendation made under Inspector's recommendation Ref R81 on page 79 of the Inspectors Report to further update the Table H1.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Table H1 now reads as set out in the annex</p> <p>SEE 506/1080/E/Table H1</p>	<p>506/1109/E/H3</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H2/1 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R114 - Page 117</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H2/2 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R115 - Page 118</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H2/3 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R116 - Page 122</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H2/4 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R 117 - Page 125</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H2/5 (deleted) Inspector's Rpt Rec Ref.: R118 Page 125	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		
H3/1 Inspector's Rpt Rec Ref.: R119 - Page 126	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		
H3/2 Inspector's Rpt Rec Ref.: R120 - Page 127	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		
H3/3 Inspector's Rpt Rec Ref.: R121 - Page 128	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H3/3			Delete site H3/3 from the table.	506/1905/E/H3/3
Inspector's Rpt Rec Ref.: SBC Change			<p>Reason: It is clear from representations received by the owners of the site at Fieldcroft, Letchmore Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target.</p>	
			Policy H3 now reads as set out in the Annex to this report.	
			SEE ALSO REFS:506/1903/E/3.3.6, 506/1906/E/H4/3 and 506/1913/E/MAP.	

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H3/4	Inspector's Rpt Rec Ref.: SBC Change		Delete site H3/4 from the table. Reason: It is clear from representations received by the owner of the site at 32 Essex Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target. Policy H3 now reads as set out in the Annex to this report. SEE ALSO REFS:506/1904/E/3.3.10, 506/1912/E/H4-4 and 506/1914/E/MAP.	506/1911/E/H3/4
H3/4	Inspector's Rpt Rec Ref.: R122 - Page 129	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H3/5 Inspector's Rpt Rec Ref.: R123 - Page 129	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		
H3/6 Inspector's Rpt Rec Ref.: R124 - Page 130	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		
H3/7 Inspector's Rpt Rec Ref.: R125 - Page 131	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		
H3/8 Inspector's Rpt Rec Ref.: R126 - Page 132	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H3/9</p> <p>Inspector's Rpt Rec Ref.: R127 - Page 133</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H3/10</p> <p>Inspector's Rpt Rec Ref.: R128 - Page 134</p>	<p>That no changes be made to the Plan in response to these objections other than as set out in the recommendation under paragraph 3.3.6 of the Plan (para 3.87 above) that refers to Pre-Inquiry Changes 5033 and 5038.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H3/11</p> <p>Inspector's Rpt Rec Ref.: R129 - Page 135</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H3/12</p> <p>Inspector's Rpt Rec Ref.: R131 - Page 136</p>	<p>That no other changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H3/13 Inspector's Rpt Rec Ref.: R132 - Page 137	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		
H3/14 Inspector's Rpt Rec Ref.: R133 - Page 139	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		
H3/15 Inspector's Rpt Rec Ref.: R135 - Page 141	That Further Proposed Change 6345 relating to a preferred access point for housing development on the Walkern Road site be not accepted.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
H3/15 Inspector's Rpt Rec Ref.: R136 - Page 141	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H3/15</p> <p>Inspector's Rpt Rec Ref.: R134 - Page 141</p>	<p>That Pre-Inquiry Change 5039 and Further Proposed Change 6293 relating to the area and likely development capacity of the Walkern Road allotments site respectively be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify Policy H3/15 to incorporate Pre-Inquiry Change 5039 and Further Proposed Change 6293</p>	<p>Policy H3/15 be amended to incorporate Pre-Inquiry Change 5039, which amends the site area of Walkern Road Allotments from 2.1 to 2.5 ha, and to incorporate Further Proposed Change 6293 to change the number of dwellings on the site from 80 to 50.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H3/15 now reads as set out in the annex to this schedule.</p> <p>See proposed modification 506/1111/E/H3.</p>	<p>506/1133/E/H3/15</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.3.14</p> <p>Inspector's Rpt Rec Ref.: R200 - Page 192</p>	<p>That Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378.</p>	<p>Modify paragraph 3.3.14 in accordance with Further Proposed Change 6297 as follows:</p> <p>1) To change the remaining plan period from 1.4.01 - 31.3.11 to 1.4.02- 31.3.11</p> <p>2) To change the phasing from 3,4 and 3 years to 2,4 and 3 years</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.3.14 now reads as follows: "The remaining plan period (1.4.02 - 31.3.11) has been split into three phases of 2,4 and 3 years. This enables development land to be released at a steady rate over the whole Plan period. House building activity will be monitored and measured against the phasing in Policy H4. As monitoring is carried out it may be necessary to move sites between phases e.g if insufficient sites from phase 1 are being developed, sites from phase 2 can be moved forward to maintain supply. If more housing development is occurring through windfall development than was anticipated greenfield sites can be moved into later phases. Stevenage West, as a strategic allocation, falls outside this process. Because of the nature of the development a long lead in time is necessary and therefore although planning permission for this site will need to be secured in advance of the phasing</p>	<p>506/1210/E/3.3.14</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.14 Inspector's Rpt Rec Ref.: R199 - Page 192	That Pre Inquiry Changes 5042, 5043 and 5044 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify paragraph 3.3.14 to incorporate Pre- inquiry changes 5042, 5043 and 5044.	indicated in Policy H4, it is unlikely that house building will start until the second phase as in Policy H4. There may also be occasions where sites in later phases, where a longer lead in time can be justified, would be considered for release in advance of the phase in which they are identified to come forward". See proposed modifications to table H2 and policies H4, H13 and H17 (Refs: 506/1211/E/TABLE H2, 506/1213/E/H4, 506/1215/E/H13 and 506/1216/E/H17) Modify paragraph 3.3.14 in accordance with Pre- inquiry changes 5042, 5043 and 5044. Reason: To accord with the Inspector's report. THIS CHANGE HAS NOW BEEN SUPERSEDED BY FURTHER PROPOSED CHANGE 6297 - SEE PROPOSED MODIFICATION 506/1210/E/3.3.14.	506/1207/E/3.3.14

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.15 Inspector's Rpt Rec Ref.: R199 - Page 192	That Pre Inquiry Changes 5042, 5043 and 5044 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify paragraph 3.3.15 to incorporate Pre- inquiry change 5043.	Modify paragraph 3.3.15 in accordance with Pre- inquiry change 5043 to replace "five" by "one" . Reason: To accord with the Inspector's report. Paragraph 3.3.15 now reads as follows: "Table H2 provides a guide to the release of allocations in the Plan. Policy H4 sets out the anticipated phasing of allocated sites in the Plan, taking into account the figures in Table H2 as well as the speed at which the sites may come forward, therefore the totals for each phase may not match those in the table. The first phase has more potential for dwellings as it is anticipated that some of these sites may not come forward as quickly as others. However, the overall total only exceeds the Structure Plan housing requirement by one dwelling. As indicated in phases 2 and 3, the allocation at Stevenage West makes up the bulk of housing land supply during these phases. However, the windfall allowance enables other sites which meet the criteria to come forward for development giving a range of opportunities for developers."	506/1208/E/3.3.15

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>Table H2</p> <p>Inspector's Rpt Rec Ref.: R199 - Page 192</p>	<p>That Pre Inquiry Changes 5042, 5043 and 5044 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify Table H2 to incorporate Pre- inquiry change 5044</p>	<p>Modify Table H2 in accordance with Pre-inquiry change 5044.</p> <p>Reason: To accord with the Inspector's report.</p> <p>THIS CHANGE HAS NOW BEEN SUPERSEDED BY FURTHER PROPOSED CHANGE 6294 - SEE PROPOSED MODIFICATION 506/1211/E/TABLE H2.</p>	<p>506/1209/E/Table H2</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>Table H2</p> <p>Inspector's Rpt Rec Ref.: R200 - Page 192</p>	<p>That Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378.</p>	<p>Modify Table H2 in accordance with Further Proposed Change 6294 as follows:</p> <p>Reason: To accord with the Inspector's report.</p> <p>Table H2 has been changed to identify the reduction in deliverable dwellings:</p> <ol style="list-style-type: none"> 1) In phase 1 from 606 to 412.2 2) An increase in phase 2 from 808 to 824.4; and 3) An increase in phase 3 from 606 to 618.3; 4) Amend the year in phase 1 from 1.4.01 to 1.4.02; and 5) To amend the total from (5,700- 3,682 = 2,018) to (5,700- 3,845 = 1,855); and 6) To amend "2,018/10 - 202" in the note at the base of the table to ; "1,855/9 = 206"; and 7) To amend the figure of "202" in the last paragraph under the section "Note" to "209" <p>The amended Table H2 is attached in the annex to this schedule.</p> <p>See proposed modifications to paragraph 3.3.14 and policies H4, H13 and H17 (Refs: 506/1210/E/3.3.14, 506/1213/E/H4, 506/1215/E/H13 and 506/1216/E/H17)</p>	<p>506/1211/E/Table H2</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H4 Inspector's Rpt Rec Ref.: R138 - Page 143	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		
H4 Inspector's Rpt Rec Ref.: R197 - Page 192	That Pre Inquiry Changes 5045, 5046, 5047, 5049, 5048, 5050, 5051 5052 5054 and 5053 suggested to Policy H4 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 changes 5045, 5046, 5047, 5049, 5048, 5050, 5051, 5052, 5054 and 5053.	Modify policy H4 in accordance with Pre -inquiry changes 5045, 5046, 5047, 5049, 5048, 5050 and 5051 as follows: 1) Adding a non implementation allowance 2) Replacing commitments, windfalls and totals figures (THESE CHANGES HAVE BEEN SUPERSEDED BY FURTHER PROPOSED CHANGES 6289, 6296 and 6364 - SEE PROPOSED MODIFICATION 506/1213/E/H4). Reason: To accord with the Inspector's report. Policy H4 now reads as set out in the annex to this schedule. See proposed modifications to policies H4/5 and H4/10 (Refs: 506/1203/E/H4-5 and 506/1204/E/H4-10)	506/1199/E/H4

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H4</p> <p>Inspector's Rpt Rec Ref.: R200 - Page 192</p>	<p>That Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378.</p>	<p>Modify policy H4 in accordance with Further Proposed Changes 6289, 6296 and 6364 as follows:</p> <ol style="list-style-type: none"> 1) Add Fairview Road Playing Fields into phase 1 for 30 dwellings 2) Reduce the number of dwellings at Round Diamond school from 80 to 30 dwellings as a result fo the reduced time period in phase 1 and to add the remaining 50 dwellings into phase 2. 3) Reflect a reduction in dwellings at Six Hills Way from 80 to 30 dwellings as a result of the reduced time period in phase 1 from 3 years to 2 years and to add the remaining 50 dwellings into phase 2 4) Reflect a reduction in dwellings at Hertford Road within phase 1 from 30 to 15 units and to add the remaining 15 dwellings into phase 2 5) Reflect the reduction in the number of dwellings at Ferrier Road from 40 dwellings to 30 dwellings as a result of a reduction of 1 year within phase 1 and to add the remaining 10 units into phase 2 6) Reflect a reduction of 1 dwelling in phase 1 for London Road/ Old Knebworth Lane as a result of a revised planning application for 24 dwellings instead of the allocated 25 7) Reflect a change to the existing commitments from 235 to 99 as a result of the publication of the 2002 Residential Land Availability Statement 8) Reflect a reduction in the windfall 	<p>506/1213/E/H4</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>allowance from 60 to 40 dwellings as a result of the reduced timescale.</p> <p>9) Amend the non implementation allowance in phase 1 from 18 dwellings to 10, and in phase 3 from 2 to -4 dwellings</p> <p>10) Add Fairview Road Playing Fields within phase 2 for 70 dwellings</p> <p>11) Reflect a reduction in the amount of dwellings at Walkern Road from 80 to 50 dwellings</p> <p>12) Amend the total estimated number of dwellings in phase 1 to provide 353 dwellings instead of 616</p> <p>13) Amend the total estimated number of dwellings in phase 2 to provide 1,000 dwellings instead of 835</p> <p>14) Amend the total estimated number of dwellings in phase 3 to provide 586 dwellings instead of 588</p> <p>15) Reduce the total amount of dwellings for all three phases from 2,019 to 1,939."</p>	
			<p>Reason: To accord with the Inspector's report.</p>	
			<p>Policy H4 now reads as set out in the annex to this schedule.</p>	
			<p>See proposed modifications to paragraph 3.3.14, table H2 and policies H13 and H17 (Refs: 506/1210/E/3.3.14, 506/1211/E/TABLEH2, 506/1215/E/H13 and 506/1216/E/H17)</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H4</p> <p>Inspector's Rpt Rec Ref.: R91 - Page 91</p>	<p>That associated changes be made to those parts of the Plan that refer to the development west of the A1(M) at Stevenage to reflect the above recommended changes to Policy H2. In particular, that phases 2 and 3 of Policy H4 of the Plan be amended to reflect the above changed status to the development west of the A1(M) at Stevenage, these changes to indicate that 400 and 600 dwellings are to be completed up to 2008 and between 2008 and 2011 respectively. Also that Chapter 12 of the Plan be amended to ensure its policies and textual provisions are consistent with the above recommended changes. By way of examples, the word "allocates" in the last sentence to paragraph 12.4.1 should be replaced by "identifies land for approximately". In addition, the words "shown" and "as an allocation" should be deleted from Policy SW1, with the former replaced by "identified".</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify policies H4, SW1 and paragraph 12.4.1 as recommended.</p>	<p>Modify policy H4 as follows: Stevenage West Phase 2 - replace 500 with 400 dwellings Stevenage West Phase 3 - replace 500 with 600 dwellings.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H4 now reads as set out in the annex to this document.</p> <p>See proposed modifications to policy SW1 and paragraph 12.4.1 (Refs: 506/? and 506/?)</p>	<p>506/1883/E/H4</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H4/3			Delete site 3 from Phase 1 of the table.	506/1906/E/H4/3
Inspector's Rpt Rec Ref.: SBC Change			<p>Reason: It is clear from representations received by the owner of the site at Fieldcroft, Letchmore Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target.</p>	
			Policy H4 now reads as set out in the Annex to this report.	
			SEE ALSO REFS:506/1903/E/3.3.6, 506/1905/E/H3-3 and 506/1913/E/MAP	

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H4/4			Delete site 4 from Phase 1 of the table.	506/1912/E/H4/4
Inspector's Rpt Rec Ref.: SBC Change			<p>Reason: It is clear from representations received by the owner of the site at 32 Essex Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target.</p>	
			Policy H4 now reads as set out in the Annex to this report.	
			SEE ALSO REFS: 506/1904/E/3.3.10, 506/1911/E/H3-4, 506/1914/E/MAP.	

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H4/5 Inspector's Rpt Rec Ref.: R197 - Page 192	That Pre Inquiry Changes 5045, 5046, 5047, 5049, 5048, 5050, 5051 5052 5054 and 5053 suggested to Policy H4 be accepted and subjected to the necessary statutory procedures.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate Pre- inquiry changes 5045, 5046, 5047, 5049, 5048, 5050, 5051, 5052, 5054 and 5053.</p>	<p>Modify policy H4/5 in accordance with Pre- inquiry Change 5052.</p> <p>Reason: To accord with the Inspector's report.</p> <p>THIS CHANGE HAS NOW BEEN SUPERSEDED BY FURTHER PROPOSED CHANGES 6289, 6296 and 6364 - SEE PROPOSED MODIFICATION 506/1213/E/H4.</p> <p>Policy H4 now reads as set out in the annex to this schedule.</p>	506/1203/E/H4/5
H4/10 Inspector's Rpt Rec Ref.: R197 - Page 192	That Pre Inquiry Changes 5045, 5046, 5047, 5049, 5048, 5050, 5051 5052 5054 and 5053 suggested to Policy H4 be accepted and subjected to the necessary statutory procedures.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate Pre- inquiry changes 5045, 5046, 5047, 5049, 5048, 5050, 5051, 5052, 5054 and 5053.</p>	<p>Modify policy H4 in accordance with Pre- Inquiry Changes 5053 and 5054 as follows: Vincent Court - change estimated number of dwellings from 16 to 40.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H4 now reads as set out in the annex to this schedule.</p>	506/1205/E/H4/10

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H5 Inspector's Rpt Rec Ref.: R139 - Page 143	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		
H6 Inspector's Rpt Rec Ref.: R140 - Page 144	That Pre Inquiry Change 5055 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify policy H6 to incorporate Pre- inquiry change 5055	Modify criterion E of policy H6 in accordance with Pre- inquiry Change 5055 to delete "NOT". Reason: To accord with the Inspector's report. Policy H6, criteria E now reads as follows: "THE PROPOSAL IS FOR RENEWAL OF PLANNING PERMISSION AND THE SITE DOES MEET THE CRITERIA IN POLICY 7."	506/1139/E/H6
H6 Inspector's Rpt Rec Ref.: R141 - Page 144	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.19 Inspector's Rpt Rec Ref.: R143 - Page 144	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.3.19 Inspector's Rpt Rec Ref.: R142 - Page 144	That Pre Inquiry Change 5056, 5057 and 5058 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify paragraph 3.3.19 to incorporate Pre- inquiry changes 5056, 5057 and 5058.	Modify paragraph 3.3.19 in accordance with Pre- inquiry changes 5056, 5057 and 5058 as follows: 1) Replacing "which" with "where residential development" 2) Replacing "which may be acceptable for residential development" with "nor have a detrimental effect on the environment and, in particular its planned open character". Reason: To accord with the Inspector's report. Paragraph 3.3.19 now reads as follows: " Land not identified for housing in this Plan may come forward for residential development as "windfall sites". In line with Government guidance the Borough Council will expect the majority of these sites to be previously- developed. However, there may be some small underused urban sites where residential development would not compromise the urban structure of the Town, nor have a detrimental effect on the environment and, in particular its planned open character. The criteria for assessing proposed housing sites are set out in policy H7. Proposals will also be expected to meet other relevant policies in the Plan, such as the provision of affordable housing."	506/1141/E/3.3.19

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H7</p> <p>Inspector's Rpt Rec Ref.: R145 - Page 146</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H8</p> <p>Inspector's Rpt Rec Ref.: R146 - Page 147</p>	<p>That Pre Inquiry Change 5059 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>To modify policy H8 to incorporate Pre-inquiry change 5059</p>	<p>Modify policy H8 in accordance with Pre-inquiry change 5059 as follows:</p> <p>Policy H8 has been amended by the deletion of the last paragraph:</p> <p>"FOR THE SITES PERIPHERAL TO THE BUILT UP AREA DENSITIES WILL REFLECT CONSIDERATION OF THE EFFECT ON OPEN COUNTRYSIDE, VIEWS, NECESSARY LANDSCAPING AND THE RETENTION OF EXISTING TREES AND HEDGES. PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN THESE AREAS AT NET DENSITIES LESS THAN 25 DWELLINGS PER HECTARE WILL GENERALLY NOT BE PERMITTED."</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H8 now reads as follows:</p> <p>"THE DENSITY OF ALL RESIDENTIAL DEVELOPMENT WILL RESPECT THE CHARACTERISTICS OF THE SITE AND THE CHARACTER AND AMENITY OF THE SURROUNDING AREA. IN GENERAL, THE NET DENSITY OF NEW HOUSING SHOULD BE WITHIN THE RANGE OF 30-50 DWELLINGS PER HECTARE. HIGHER DENSITIES (50-65+ DWELLINGS PER HECTARE) WILL BE ENCOURAGED IN DEVELOPMENTS IN THE TOWN CENTRE AND AT NEIGHBOURHOOD CENTRES AND</p>	<p>506/1144/E/H8</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H8 Inspector's Rpt Rec Ref.: R147 - Page 147</p>	<p>That no further changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted Reason: To accord with the Inspector's report No modification proposed</p>	<p>OTHER LOCATIONS WELL SERVED BY PASSENGER TRANSPORT."</p>	
<p>3.4 Inspector's Rpt Rec Ref.: R148 - Page 149</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted Reason: To accord with the Inspector's report No modification proposed</p>		
<p>3.4.1 Inspector's Rpt Rec Ref.: R149 - Page 150</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted Reason: To accord with the Inspector's report No modification proposed</p>		

Stevenage District Plan Second Review (1991 - 2011)

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

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.4.3 Inspector's Rpt Rec Ref.: R150 - Page 151	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		
3.4.4 Inspector's Rpt Rec Ref.: R151 - Page 151	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		
H11 Inspector's Rpt Rec Ref.: R152 - Page 154	Modify Policy H11 to read as follows: "In all residential developments an appropriate mix of dwellings in terms of size and type will be sought to meet the identified range of housing needs. The mix of housing on each particular site will be based on an up to date assessment of the need for different types and sizes of dwellings and an understanding of the locational context of the site."	Recommendation accepted Reason: To accord with Inspectors report. Modify policy H11 as recommended.	Modify policy H11 as recommended. Reason: To accord with the Inspector's report. Policy H11 now reads as follows: "In all residential developments an appropriate mix of dwellings in terms of size and type will be sought to meet the identified range of housing needs. The mix of housing on each particular site will be based on an up to date assessment of the need for different types and sizes of dwellings and an understanding of the locational context of the site."	506/1150/E/H11

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H11</p> <p>Inspector's Rpt Rec Ref.: R153 - Page 154</p>	<p>That no further changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.5.1 Inspector's Rpt Rec Ref.: R155 - Page 157	<p>Amend the supporting text as follows:</p> <p>Include the following after the word "that" on the second line of paragraph 3.5.1: ", where a need for special needs housing has been identified,".</p> <p>Delete paragraph 3.5.3 and replace with: "Housing for some categories of special needs, in particular the elderly and disabled, is best provided at locations with good links to facilities and services, such as neighbourhood centres. However, because of its planned nature, there is limited scope for small infill sites in the Town, especially close to neighbourhood centres. It is therefore essential that where sites are available which do meet these requirements, they should provide special needs housing for those groups with the greatest need to be housed in such locations. On other sites, which are not as well located to neighbourhood centres, special needs housing will be encouraged which is not locationally specific"</p> <p>Change the reference in the second line of paragraph 3.5.4 from Policy H13 to Policy H12.</p> <p>Delete paragraphs 3.5.5 and 3.5.6.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspectors Report.</p> <p>Modify paragraph 3.5.1 as recommended.</p>	<p>Modify paragraph 3.5.1 as recommended.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.5.1 now reads as follows: "The requirements of special groups are only partially satisfied through the private housing market. It is important that, where a need for special needs housing has been identified, these needs are met on sites identified in the Plan, large sites that come forward for development and other sites that are considered appropriate".</p> <p>See proposed modifications to paragraphs 3.5.3, 3.5.4, 3.5.5 and 3.5.6 (Refs: 506/1892/E/3.5.3, 506/1894/E/3.5.4, 506/1895/E/3.5.5 and 506/1896/E/3.5.6)</p>	506/1153/E/3.5.1

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.5.3 Inspector's Rpt Rec Ref.: R155 - Page 157	<p>Amend the supporting text as follows:</p> <p>Include the following after the word "that" on the second line of paragraph 3.5.1: ", where a need for special needs housing has been identified,".</p> <p>Delete paragraph 3.5.3 and replace with: "Housing for some categories of special needs, in particular the elderly and disabled, is best provided at locations with good links to facilities and services, such as neighbourhood centres. However, because of its planned nature, there is limited scope for small infill sites in the Town, especially close to neighbourhood centres. It is therefore essential that where sites are available which do meet these requirements, they should provide special needs housing for those groups with the greatest need to be housed in such locations. On other sites, which are not as well located to neighbourhood centres, special needs housing will be encouraged which is not locationally specific"</p> <p>Change the reference in the second line of paragraph 3.5.4 from Policy H13 to Policy H12.</p> <p>Delete paragraphs 3.5.5 and 3.5.6.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspectors Report.</p> <p>Modify paragraph 3.5.3 as recommended.</p>	<p>Delete paragraph 3.5.3 and replace with the following wording, such that it now reads:</p> <p>"Housing for some categories of special needs, in particular the elderly and disabled, is best provided at locations with good links to facilities and services, such as neighbourhood centres. However, because of its planned nature, there is limited scope for small infill sites in the Town, especially close to neighbourhood centres. It is therefore essential that where sites are available which do meet these requirements, they should provide special needs housing for those groups with the greatest need to be housed in such locations. On other sites, which are not as well located to neighbourhood centres, special needs housing will be encouraged which is not locationally specific"</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 3.5.1, 3.5.4, 3.5.5 and 3.5.6 (Refs: 506/1153/E/3.5.1, 506/1894/E/3.5.4, 506/1895/E/3.5.5 and 506/1896/E/3.5.6)</p>	506/1892/E/3.5.3

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.5.4 Inspector's Rpt Rec Ref.: R155 - Page 157	<p>Amend the supporting text as follows:</p> <p>Include the following after the word "that" on the second line of paragraph 3.5.1: ", where a need for special needs housing has been identified,".</p> <p>Delete paragraph 3.5.3 and replace with: "Housing for some categories of special needs, in particular the elderly and disabled, is best provided at locations with good links to facilities and services, such as neighbourhood centres. However, because of its planned nature, there is limited scope for small infill sites in the Town, especially close to neighbourhood centres. It is therefore essential that where sites are available which do meet these requirements, they should provide special needs housing for those groups with the greatest need to be housed in such locations. On other sites, which are not as well located to neighbourhood centres, special needs housing will be encouraged which is not locationally specific"</p> <p>Change the reference in the second line of paragraph 3.5.4 from Policy H13 to Policy H12.</p> <p>Delete paragraphs 3.5.5 and 3.5.6.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspectors Report.</p> <p>Modify paragraph 3.5.4 as recommended.</p>	<p>Modify paragraph 3.5.4 to replace the reference to Policy H13 with reference to Policy H12.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Paragraph 3.5.4 now reads as follows: "On larger sites these types of developments can be planned as part of the proposal. Policy H12 identifies sites that have been allocated for special needs accommodation. On such sites provision for special needs will be expected on a scale which is appropriate to the size of development and locality, but which does not seek to recreate institution style accommodation".</p> <p>See proposed modifications to paragraphs 3.5.1, 3.5.3, 3.5.5 and 3.5.6 (Refs: 506/1153/E/3.5.1, 506/1892/E/3.5.3, 506/1895/E/3.5.5 and 506/1896/E/3.5.6)</p>	506/1894/E/3.5.4

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H12</p> <p>Inspector's Rpt Rec Ref.: R156 - Page 158</p>	<p>That no further changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H12 Inspector's Rpt Rec Ref.: R154 - Page 157	<p>Delete Policies H13 and H14, and modify Policy H12 to read as follows:</p> <p>"Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 3.124 Letchmore Road 4.Stevenage West 5.R/O Fieldcroft, Letchmore Road 6.Round Diamond School 7.Six Hills Way / Brittain Way 8.Larkinson and Fairview Road Allotments (Part) 9.Walkern Road Allotments (Part) 10. Fairview Road Playing Fields" 	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H12 as recommended.</p>	<p>Modify policy H12 to read as follows: "Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 3.124 Letchmore Road 4.Stevenage West 5.R/O Fieldcroft, Letchmore Road 6.Round Diamond School 7.Six Hills Way / Brittain Way 8.Larkinson and Fairview Road Allotments (Part) 9.Walkern Road Allotments (Part) 10. Fairview Road Playing Fields (Part) <p>Site 1 is included as an existing commitment in Policy H1. Sites 2-4 are included in the commitments in Table H1. Sites 5-10 are allocated for development in Policy H3"</p>	506/1152/E/H12

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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Reason: To accord with the Inspector's report.

See proposed modifications to policies H13 and H14 (Refs: 506/1898/E/H13 and 506/1899/E/H14)

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.5.5 Inspector's Rpt Rec Ref.: R155 - Page 157	<p>Amend the supporting text as follows:</p> <p>Include the following after the word "that" on the second line of paragraph 3.5.1: ", where a need for special needs housing has been identified,".</p> <p>Delete paragraph 3.5.3 and replace with: "Housing for some categories of special needs, in particular the elderly and disabled, is best provided at locations with good links to facilities and services, such as neighbourhood centres. However, because of its planned nature, there is limited scope for small infill sites in the Town, especially close to neighbourhood centres. It is therefore essential that where sites are available which do meet these requirements, they should provide special needs housing for those groups with the greatest need to be housed in such locations. On other sites, which are not as well located to neighbourhood centres, special needs housing will be encouraged which is not locationally specific"</p> <p>Change the reference in the second line of paragraph 3.5.4 from Policy H13 to Policy H12.</p> <p>Delete paragraphs 3.5.5 and 3.5.6.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspectors Report.</p> <p>Modify paragraph 3.5.5 as recommended.</p>	<p>Delete paragraph 3.5.5.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 3.5.1, 3.5.3, 3.5.4 and 3.5.6 (Refs: 506/1153/E/3.5.1, 506/1892/E/3.5.3, 506/1894/E/3.5.4 and 506/1896/E/3.5.6)</p>	506/1895/E/3.5.5

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H13</p> <p>Inspector's Rpt Rec Ref.: R198 - Page 192</p>	<p>That Pre Inquiry Change 5060 suggested to Policy H13 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to incorporate Pre-inquiry Change 5060.</p>	<p>Modify the footnote to policy H12 (which replaces policy H13) in accordance with Pre-inquiry Change 5060 as follows:</p> <ol style="list-style-type: none"> 1. Add "Site 1 is included as an existing commitment in Policy H1" 2. Replace "Sites 1-4" with "Sites 2-4" <p>Reason: To accord with the Inspector's report.</p> <p>Policy H12 now reads as follows: "Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 3.124 Letchmore Road 4.Stevenage West 5.R/O Fieldcroft, Letchmore Road 6.Round Diamond School 7.Six Hills Way / Brittain Way 	<p>506/1206/E/H13</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H13	The recommended changes in response to these objections are included under Policy H12.	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H12 and paragraphs 3.5.1-3.5.6 of the reasoned justification as set out in recommendations R154 and R155 (Page 157 of the Inspector's report)</p>	<p>8.Larkinson and Fairview Road Allotments (Part) 9.Walkern Road Allotments (Part) 10. Fairview Road Playing Fields (Part) Site 1 is included as an existing commitment in Policy H1. Sites 2-4 are included in the commitments in Table H1. Sites 5-10 are allocated for development in Policy H3"</p> <p>Modify policies H12, H13 and H14 and paragraphs 3.5.1, 3.5.3, 3.5.4, 3.5.5 and 3.5.6 as recommended in recommendations R154 and R155 (Page 157 of the Inspector's report)</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to policies H12, H13 and H14 and paragraphs 3.5.1, 3.5.3, 3.5.4, 3.5.5 and 3.5.6 (Refs: 506/1152/E/H12, 506/1898/E/H13, 506/1899/E/H14, 506/1153/E/3.5.1, 506/1892/E/3.5.3, 506/1894/E/3.5.4 and 506/1896/E/3.5.6)</p>	506/1155/E/H13

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H13</p> <p>Inspector's Rpt Rec Ref.: R154 - Page 157</p>	<p>Delete Policies H13 and H14, and modify Policy H12 to read as follows:</p> <p>"Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 3.124 Letchmore Road 4.Stevenage West 5.R/O Fieldcroft, Letchmore Road 6.Round Diamond School 7.Six Hills Way / Brittain Way 8.Larkinson and Fairview Road Allotments (Part) 9.Walkern Road Allotments (Part) 10. Fairview Road Playing Fields" 	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to delete policy H13 as recommended.</p>	<p>Delete policy H13.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to policies H12 and H14 (Refs: 506/1152/E/H12 and 506/1899/E/H14)</p>	<p>506/1898/E/H13</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H13</p> <p>Inspector's Rpt Rec Ref.: R200 - Page 192</p>	<p>That Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378 be accepted and subjected to the necessary statutory procedures.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>Modify the plan to incorporate Further Proposed changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378.</p>	<p>Modify policy H12 (which replaces policy H13) in accordance with Further Proposed Change 6377 to add Fairview Road Playing Fields (Part) to the list of sites.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H12 now reads as follows: "Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 3.124 Letchmore Road 4.Stevenage West 5.R/O Fieldcroft, Letchmore Road 6.Round Diamond School 7.Six Hills Way / Brittain Way 8.Larkinson and Fairview Road Allotments (Part) 	<p>506/1215/E/H13</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>9.Walkern Road Allotments (Part) 10. Fairview Road Playing Fields (Part) Site 1 is included as an existing commitment in Policy H1. Sites 2-4 are included in the commitments in Table H1. Sites 5-10 are allocated for development in Policy H3"</p>	
			<p>Reason: To accord with the Inspector's report.</p>	
			<p>See proposed modifications to paragraph 3.3.14, table H2 and policies H4, H12 and H17 (Refs: 506/1210/E/3.3.14, 506/1211/E/TABLEH2, 506/1213/E/H4, 506/1152/E/H12 and 506/1216/E/H17)</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H13			<p>Delete Site 5, R/O Fieldcroft, Letchmore Road from the table.</p> <p>Reason: It is clear from representations received by the owners of the site at Fieldcroft, Letchmore Road that this site will not come forward for development during the Plan period to 2011. As a result, it is inappropriate to retain it in the Plan. There are still enough dwellings allocated in the Plan in order to meet the Structure Plan target.</p> <p>The table will be part of new Policy H12 and reads as follows: "Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 	506/1907/E/H13
Inspector's Rpt Rec Ref.: SBC Change				

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H13/4	That no changes be made to the Plan in response to these objections.	Recommendation accepted	3.124 Letchmore Road 4.Stevenage West 5.Round Diamond School 6.Six Hills Way / Brittain Way 7.Larkinson and Fairview Road Allotments (Part) 8.Walkern Road Allotments (Part) 9. Fairview Road Playing Fields (Part) Site 1 is included as an existing commitment in Policy H1. Sites 2-4 are included in the commitments in Table H1. Sites 5-9 are allocated for development in Policy H3" SEE ALSO REF 506/1903/E/3.3.6 and 506/1152/E/H12	
Inspector's Rpt Rec Ref.: R158 - Page 159		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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H9/7 (deleted) Inspector's Rpt Rec Ref.: R159 - Page 160	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		
H9/8 (deleted) Inspector's Rpt Rec Ref.: R160 - Page 161	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		
H9/9 (deleted) Inspector's Rpt Rec Ref.: R161 - Page 161	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		
H13/6 Inspector's Rpt Rec Ref.: R162 - Page 162	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H13/8 Inspector's Rpt Rec Ref.: R163 - Page 163	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.5.6 Inspector's Rpt Rec Ref.: R155 - Page 157	<p>Amend the supporting text as follows:</p> <p>Include the following after the word "that" on the second line of paragraph 3.5.1: ", where a need for special needs housing has been identified,".</p> <p>Delete paragraph 3.5.3 and replace with: "Housing for some categories of special needs, in particular the elderly and disabled, is best provided at locations with good links to facilities and services, such as neighbourhood centres. However, because of its planned nature, there is limited scope for small infill sites in the Town, especially close to neighbourhood centres. It is therefore essential that where sites are available which do meet these requirements, they should provide special needs housing for those groups with the greatest need to be housed in such locations. On other sites, which are not as well located to neighbourhood centres, special needs housing will be encouraged which is not locationally specific"</p> <p>Change the reference in the second line of paragraph 3.5.4 from Policy H13 to Policy H12.</p> <p>Delete paragraphs 3.5.5 and 3.5.6.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspectors report.</p> <p>Modify paragraph 3.5.6 as recommended.</p>	<p>Delete paragraph 3.5.6.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to paragraphs 3.5.1, 3.5.3, 3.5.4 and 3.5.5 (Refs: 506/1153/E/3.5.1, 506/1892/E/3.5.3, 506/1894/E/3.5.4 and 506/1895/E/3.5.5)</p>	506/1896/E/3.5.6

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H14</p> <p>Inspector's Rpt Rec Ref.: R154 - Page 157</p>	<p>Delete Policies H13 and H14, and modify Policy H12 to read as follows:</p> <p>"Where a need has been identified, the local planning authority will negotiate with developers to secure a proportion of housing specifically designed to meet the needs of certain groups with special needs. All housing developments of an appropriate scale will be encouraged to make a contribution towards meeting this need. The type and mix of special needs housing sought on each site will depend on the location.</p> <p>The following allocated sites in particular have been identified as being suitable for making a contribution towards special housing needs:</p> <ol style="list-style-type: none"> 1.Oxleys Road 2.Ross Court 3.124 Letchmore Road 4.Stevenage West 5.R/O Fieldcroft, Letchmore Road 6.Round Diamond School 7.Six Hills Way / Brittain Way 8.Larkinson and Fairview Road Allotments (Part) 9.Walkern Road Allotments (Part) 10. Fairview Road Playing Fields" 	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to delete policy H14 as recommended.</p>	<p>Delete policy H14.</p> <p>Reason: To accord with the Inspector's report.</p> <p>See proposed modifications to policies H12 and H13 (Refs: 506/1152/E/H12 and 506/1898/E/H13)</p>	<p>506/1899/E/H14</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H14 Inspector's Rpt Rec Ref.: R164 - Page 166	The recommended changes in response to these objections are included under Policy H12.	Recommendation accepted. Reason: To accord with the Inspector's report. Modify plan to amend policy H12 and paragraphs 3.5.1-3.5.6 of the reasoned justification as set out in recommendations R154 and R155 (Page 157 of the Inspector's report)	Modify policies H12, H13 and H14 and paragraphs 3.5.1, 3.5.3, 3.5.4, 3.5.5 and 3.5.6 as recommended in recommendations R154 and R155 (Page 157 of the Inspector's report) Reason: To accord with the Inspector's report. See proposed modifications to policies H12, H13 and H14 and paragraphs 3.5.1, 3.5.3, 3.5.4, 3.5.5 and 3.5.6 (Refs: 506/1152/E/H12, 506/1898/E/H13, 506/1899/E/H14, 506/1153/E/3.5.1, 506/1892/E/3.5.3, 506/1894/E/3.5.4 and 506/1896/E/3.5.6)	506/1162/E/H14
3.6.1 Inspector's Rpt Rec Ref.: R165 - Page 167	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		
3.8 Inspector's Rpt Rec Ref.: R166 - Page 169	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.8.1 Inspector's Rpt Rec Ref.: R167 - Page 170	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		
3.8.4 Inspector's Rpt Rec Ref.: R177 - Page 182	The sentence "The level of affordable housing provision for this development is set out in the Stevenage West Chapter" be deleted from paragraph 3.8.4.	Recommendation accepted. Reason: To accord with the Inspector's report. Modify plan to amend paragraph 3.8.4 as recommended.	Modify paragraph 3.8.4 to delete the following sentence "The level of affordable housing provision for this development is set out in the Stevenage West Chapter" Reason: To accord with the Inspector's report. Paragraph 3.8.4 now reads as follows: "The 1997 Housing Needs Study has been updated in part in a Joint Housing Needs Study with North Hertfordshire District Council to establish the level of provision of affordable housing for Stevenage West. This reflects housing need in both areas and the strategic status of the development. The Joint Housing Needs study identified that Stevenage requires 1,075 affordable homes, a significant proportion of future housing provision in Stevenage."	506/1175/E/3.8.4

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.8.6 Inspector's Rpt Rec Ref.: R168 - Page 171	That no changes be made to the Plan in response to these objections. (See recommended change to paragraph 3.8.6 at recommendation (f) to section of report dealing with Policy H15).	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
3.8.6 Inspector's Rpt Rec Ref.: R178 - Page 182	The first sentence of paragraph 3.8.6 be reworded to read:- "In the light of these issues the Borough Council concludes that at least 20% of the proposed dwellings on all housing sites within the proposed development west of the A1(M) at Stevenage and on suitable sites elsewhere in the Plan area can be ---"	Recommendation accepted. Reason: To accord with the Inspector's report. Modify plan to amend paragraph 3.8.6 as recommended.	Modify paragraph 3.8.6 to reword it as follows: "In the light of these issues the Borough Council concludes that at least 20% of the proposed dwellings on all housing sites within the proposed development west of the A1(M) at Stevenage and on suitable sites elsewhere in the Plan area can be justified for subsidised social rent and between 2-5% for other types of affordable tenure. The exact percentage within this range will depend upon local market conditions." Reason: To accord with the Inspector's report.	506/1176/E/3.8.6
3.7.2 (deleted) Inspector's Rpt Rec Ref.: R169 - Page 172	That no changes be made to this section of 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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>3.8.7</p> <p>Inspector's Rpt Rec Ref.: R170 - Page 173</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>3.7.4 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R171 - Page 174</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>3.8.8</p> <p>Inspector's Rpt Rec Ref.: R172 - Page 175</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H15</p> <p>Inspector's Rpt Rec Ref.: R175 - Page 182</p>	<p>The beginning of the second paragraph of Policy H15 be reworded to read:- "On sites outside the proposed development west of the A1(M) at Stevenage the Borough Council will seek ---".</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H15 as recommended.</p>	<p>Modify policy H15 to reword the third (previously second) paragraph as follows:</p> <p>"On sites outside the proposed development west of the A1(M) at Stevenage the Borough Council will seek the provision of affordable housing on smaller sites where these sites form part, or reasonably could form part, of a larger development."</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H15 now reads as follows: "On all housing sites within the Plan area that form part of the proposed development west of the A1(M) at Stevenage, and on suitable sites elsewhere which come forward for residential development where the proposal is for 25 or more dwellings or the site area is one hectare or more, irrespective of the number of dwellings, developers will be expected to provide a proportion of affordable housing. At least 20% of the total number of dwellings on the site will be negotiated for subsidised social rented housing and an additional 2-5% will be for other types of affordable tenure.</p> <p>As part of this provision, the Borough Council will seek suitable affordable housing for special needs on those sites</p>	<p>506/1173/E/H15</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>referred to in Policy H13.</p> <p>On sites outside the proposed development west of the A1(M) at Stevenage the Borough Council will seek the provision of affordable housing on smaller sites where these sites form part, or reasonably could form part, of a larger development.</p> <p>Relaxation of this policy will only be considered where it can be proved that:</p> <p>(a) there will be particular costs associated with the development of the site e.g. infrastructure or contamination; and</p> <p>(b) the provision of affordable housing on the site would prejudice the realisation of other planning objectives for the site.</p> <p>Affordable housing will be expected to be provided on site to ensure an appropriate mix and balance. A financial contribution towards affordable housing on another site will only be considered where:</p> <p>(A) It can be proved preferable for planning reasons; and</p> <p>(B) It would relate to a suitable alternative site; and</p> <p>(C) It can be brought forward for development within a similar timescale."</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H15 Inspector's Rpt Rec Ref.: R180 - Page 182	That no other changes be made to the Plan in response to these objections.	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
H15 Inspector's Rpt Rec Ref.: R173 - Page 182	That Policy SW12 and paragraphs 12.10.2 and 12.10.3 be deleted from the Plan.	Recommendation accepted. Reason : To accord with the Inspector's Report Modification proposed to incorporate the Inspector's recommendations.	Modifications made to Policy SW12 and paragraphs 12.10.2 and 12.10.3. Reason: To accord with the Inspector's report. See also Refs : 506/1888/E/SW12, 506/1889/E/12.10.2 and 506/1890/E/12.10.3	506/1900/E/H15

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H15</p> <p>Inspector's Rpt Rec Ref.: R174 - Page 182</p>	<p>The beginning of Policy H15 be reworded to read:- "On all housing sites within the Plan area that form part of the proposed development west of the A1(M) at Stevenage, and on suitable sites elsewhere which come forward for residential development where the proposal is for 25 or more dwellings or the site area is one hectare or more, irrespective of the number of dwellings, developers will be expected---".</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H15 as recommended.</p>	<p>Modify policy H15 to reword the first paragraph as follows:</p> <p>"On all housing sites within the Plan area that form part of the proposed development west of the A1(M) at Stevenage, and on suitable sites elsewhere which come forward for residential development where the proposal is for 25 or more dwellings or the site area is one hectare or more, irrespective of the number of dwellings, developers will be expected to provide a proportion of affordable housing. At least 20% of the total number of dwellings on the site will be negotiated for subsidised social rented housing and an additional 2-5% will be for other types of affordable tenure."</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H15 now reads as follows:</p> <p>"On all housing sites within the Plan area that form part of the proposed development west of the A1(M) at Stevenage, and on suitable sites elsewhere which come forward for residential development where the proposal is for 25 or more dwellings or the site area is one hectare or more, irrespective of the number of dwellings, developers will be expected to provide a proportion of affordable housing. At least 20% of the total number of dwellings on</p>	<p>506/1172/E/H15</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>the site will be negotiated for subsidised social rented housing and an additional 2-5% will be for other types of affordable tenure.</p> <p>As part of this provision, the Borough Council will seek suitable affordable housing for special needs on those sites referred to in Policy H13.</p> <p>On sites outside the proposed development west of the A1(M) at Stevenage the Borough Council will seek the provision of affordable housing on smaller sites where these sites form part, or reasonably could form part, of a larger development.</p> <p>Relaxation of this policy will only be considered where it can be proved that:</p> <p>(a) there will be particular costs associated with the development of the site e.g. infrastructure or contamination; and</p> <p>(b) the provision of affordable housing on the site would prejudice the realisation of other planning objectives for the site.</p> <p>Affordable housing will be expected to be provided on site to ensure an appropriate mix and balance. A financial contribution towards affordable housing on another site will only be considered where:</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			(A) It can be proved preferable for planning reasons; and (B) It would relate to a suitable alternative site; and (C) It can be brought forward for development within a similar timescale."	

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H15</p> <p>Inspector's Rpt Rec Ref.: R179 - Page 182</p>	<p>The following wording be added to Policy H15 after the first paragraph:- "As part of this provision, the Borough Council will seek suitable affordable housing for special needs on those sites referred to in Policy H13". (Note - the reference to Policy H13 may need to be altered to reflect my recommendations that affect Policies H12, H13 and H14).</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H15 as recommended.</p>	<p>Modify policy H15 to add the following new paragraph after the first paragraph:</p> <p>"As part of this provision, the Borough Council will seek suitable affordable housing for special needs on those sites referred to in Policy H13."</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H15 now reads as follows:</p> <p>"On all housing sites within the Plan area that form part of the proposed development west of the A1(M) at Stevenage, and on suitable sites elsewhere which come forward for residential development where the proposal is for 25 or more dwellings or the site area is one hectare or more, irrespective of the number of dwellings, developers will be expected to provide a proportion of affordable housing. At least 20% of the total number of dwellings on the site will be negotiated for subsidised social rented housing and an additional 2-5% will be for other types of affordable tenure.</p> <p>As part of this provision, the Borough Council will seek suitable affordable housing for special needs on those sites referred to in Policy H13.</p> <p>On sites outside the proposed development west of the A1(M) at</p>	<p>506/1177/E/H15</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>Stevenage the Borough Council will seek the provision of affordable housing on smaller sites where these sites form part, or reasonably could form part, of a larger development.</p> <p>Relaxation of this policy will only be considered where it can be proved that:</p> <p>(a) there will be particular costs associated with the development of the site e.g. infrastructure or contamination; and</p> <p>(b) the provision of affordable housing on the site would prejudice the realisation of other planning objectives for the site.</p> <p>Affordable housing will be expected to be provided on site to ensure an appropriate mix and balance. A financial contribution towards affordable housing on another site will only be considered where:</p> <p>(A) It can be proved preferable for planning reasons; and</p> <p>(B) It would relate to a suitable alternative site; and</p> <p>(C) It can be brought forward for development within a similar timescale."</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H16 Inspector's Rpt Rec Ref.: R183 - Page 184	That no other 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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H16</p> <p>Inspector's Rpt Rec Ref.: R182 - Page 184</p>	<p>Sub Policy H16(C) be reworded to include a cascade approach to the selection of acceptable occupants of affordable housing in line with the principles set out in paragraph 19 of Circular 06/98. In effect, the amended policy should continue to give priority to persons on or eligible to be on the Council's housing register. If however a suitable occupant is not found within 6 weeks in the case of a rented property, or 3 months in the case of an owner occupied or shared ownership property, persons on or eligible to be on the housing registers of adjoining authorities would be accepted.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H16 as recommended.</p>	<p>Modify criterion (C) of policy H16 to reword it as follows:</p> <p>"(C) Priority is given to people on or eligible to be on the Council's housing register. If, after 6 weeks (in the case of a rented property) or 3 months (in the case of an owner occupied or shared ownership property) a suitable occupant is not found, then people on, or eligible to be on the housing registers of adjoining authorities will be accepted".</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H16 now reads as follows:</p> <p>POLICY H16: BENEFITS OF AFFORDABILITY</p> <p>"IN ORDER TO SECURE AFFORDABLE HOUSING THE FOLLOWING PLANNING CONDITIONS WILL BE APPLIED OR PLANNING OBLIGATIONS WILL BE SOUGHT THAT:</p> <p>(A) THE AFFORDABLE HOUSING UNITS WILL BE TRANSFERRED TO A REGISTERED SOCIAL LANDLORD: OR</p> <p>(B) THE LEVELS OF RENT, MORTGAGE REPAYMENT OR OTHER EQUIVALENT PAYMENTS FOR AFFORDABLE PROPERTIES ARE RESTRICTED TO BEING NO HIGHER THAN THE HOUSING</p>	<p>506/1180/E/H16</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>CORPORATION RENT CAP; AND</p> <p>(C)PRIORITY IS GIVEN TO PEOPLE ON OR ELIGIBLE TO BE ON THE COUNCIL'S HOUSING REGISTER. IF, AFTER 6 WEEKS (IN THE CASE OF A RENTED PROPERTY) OR 3 MONTHS (IN THE CASE OF AN OWNER OCCUPIED OR SHARED OWNERSHIP PROPERTY) A SUITABLE OCCUPANT IS NOT FOUND, THEN PEOPLE ON, OR ELIGIBLE TO BE ON THE HOUSING REGISTERS OF ADJOINING AUTHORITIES WILL BE ACCEPTED</p> <p>ADDITIONALLY THE AFFORDABLE HOUSING ELEMENT IS BUILT FOR OCCUPATION IN ACCORDANCE WITH AN AGREED PHASED DEVELOPMENT OF THE WHOLE SITE".</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H16</p> <p>Inspector's Rpt Rec Ref.: R181 - Page 14</p>	<p>That Policy H16(B) be reworded to read:- "The levels of rent, mortgage repayment or other equivalent payments for affordable properties are restricted ---".</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to amend policy H16 as recommended.</p>	<p>Modify criterion (B) of policy H16 to reword it as follows:</p> <p>"The levels of rent, mortgage repayment or other equivalent payments for affordable properties are restricted to being no higher than the housing corporation rent cap; and"</p> <p>Reason: To accord with the Inspector's report.</p> <p>Policy H16 now reads as follows:</p> <p>POLICY H16: BENEFITS OF AFFORDABILITY</p> <p>"IN ORDER TO SECURE AFFORDABLE HOUSING THE FOLLOWING PLANNING CONDITIONS WILL BE APPLIED OR PLANNING OBLIGATIONS WILL BE SOUGHT THAT:</p> <p>(A) THE AFFORDABLE HOUSING UNITS WILL BE TRANSFERRED TO A REGISTERED SOCIAL LANDLORD: OR</p> <p>(B) THE LEVELS OF RENT, MORTGAGE REPAYMENT OR OTHER EQUIVALENT PAYMENTS FOR AFFORDABLE PROPERTIES ARE RESTRICTED TO BEING NO HIGHER THAN THE HOUSING CORPORATION RENT CAP; AND</p> <p>(C) PRIORITY IS GIVEN TO PEOPLE ON OR ELIGIBLE TO BE ON THE COUNCIL'S</p>	<p>506/1179/E/H16</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H13 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R184 - Page 185</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>	<p>HOUSING REGISTER. IF, AFTER 6 WEEKS (IN THE CASE OF A RENTED PROPERTY) OR 3 MONTHS (IN THE CASE OF AN OWNER OCCUPIED OR SHARED OWNERSHIP PROPERTY) A SUITABLE OCCUPANT IS NOT FOUND, THEN PEOPLE ON, OR ELIGIBLE TO BE ON THE HOUSING REGISTERS OF ADJOINING AUTHORITIES WILL BE ACCEPTED</p> <p>ADDITIONALLY THE AFFORDABLE HOUSING ELEMENT IS BUILT FOR OCCUPATION IN ACCORDANCE WITH AN AGREED PHASED DEVELOPMENT OF THE WHOLE SITE".</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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
3.8.10 Inspector's Rpt Rec Ref.: R185 - Page 186	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		
H17 Inspector's Rpt Rec Ref.: R186 - Page 186	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		
H17 Inspector's Rpt Rec Ref.: R200 - Page 192	That Further Proposed Changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted Reason: To accord with the Inspector's report Modify policy H4 to incorporate Further Proposed changes 6297, 6294, 6289, 6296, 6364, 6377 and 6378.	Modify policy H17 in accordance with Further Proposed Change 6378 to add Fairview Road Playing Fields (Part) as site 12. Reason: To accord with the Inspector's report. Policy H17 now reads as set out in the annex to this schedule.	506/1216/E/H17

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H17</p> <p>Inspector's Rpt Rec Ref.: SBC Change</p>			<p>To add into the table the site of Nokeside, and the area of 0.3 hectares.</p> <p>Reason: The site is suitable for affordable housing provision in line with the Council objective of bringing forward affordable housing on its' own sites. It's omission from Policy H17 therefore needs to be corrected.</p> <p>The policy now reads as set out in the annex to this schedule.</p>	506/1908/E/H17
<p>H17/2</p> <p>Inspector's Rpt Rec Ref.: R187 - Page 187</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H14/3 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R188 - Page 187</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
H14/4 (deleted) Inspector's Rpt Rec Ref.: R189 - Page 188	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		
H14/5 (deleted) Inspector's Rpt Rec Ref.: R190 - Page 189	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		
H14/6 (deleted) Inspector's Rpt Rec Ref.: R191 - Page 189	That no changes be made to the Plan in response to this objection (See recommendations following paragraph 3.100 of the Inspector's report)	Recommendation accepted Reason: To accord with the Inspector's report No modification proposed		
3.8.11 Inspector's Rpt Rec Ref.: R192 - Page 190	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): Housing Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>H15 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R193 - Page 191</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>H16 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R194 - Page 191</p>	<p>That no changes be made to the Plan in response to these objections.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		
<p>3.9.1 (deleted)</p> <p>Inspector's Rpt Rec Ref.: R195 - Page 192</p>	<p>That no changes be made to the Plan in response to this objection.</p>	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		

