

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12 Inspector's Rpt Rec Ref.: R659 - Page 635	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		
12.1 Inspector's Rpt Rec Ref.: R660 - Page 536	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		
12.1.1 Inspector's Rpt Rec Ref.: R661 - Page 537	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		
12.1.2 Inspector's Rpt Rec Ref.: R662 - Page 538	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.1.6 Inspector's Rpt Rec Ref.: R663 - Page 538	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		
12.1.8 Inspector's Rpt Rec Ref.: R664 - Page 539	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		
12.2.1 Inspector's Rpt Rec Ref.: R665 - Page 539	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		
12.3.1 Inspector's Rpt Rec Ref.: R667 - Page 541	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.3.1 Inspector's Rpt Rec Ref.: R666 - Page 541	That Pre Inquiry Changes 5119, 5120 and the part of Pre Inquiry Change 5124 that refers to the proposed relocation of the Bus Station (new Policy TR2(ii)) be accepted and made the subject of the necessary statutory procedures.	Recommendation accepted.  Reason : To accord with the Inspector's Report  Modify the Plan to incorporate Pre Inquiry Changes 5119, 5120 and the part of Pre Inquiry Change 5124	See proposed modifications to paragraphs 6.3.3, 6.3.4 and Policy TR4 (See also Refs: 506/1843/E/6.3.3, 506/1844/E/6.3.4 and 506/1377/E/TR4)  Reason : To accord with the Inspector's Report	506/1710/E/12.3.1

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.4.1  Inspector's Rpt Rec Ref.: R91 - Page 91	<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>Modification proposed to incorporate the Inspector's recommendations.</p>	<p>Modify the last sentence of paragraph 12.4.1 as follows:</p> <p>Delete "allocated" and replace with "identifies land for approximately".</p> <p>Reason : To accord with the Inspector's Report (See also Refs : 506/1902/E/SW1 and 506/1090/E/H2)</p> <p>This recommendation is superseded by Inspector's recommendation No 669 (Ref : 506/1877/E/12.4.1) and the modified paragraph reads as follows:</p> <p>Paragraph 12.4.1 now reads:</p> <p>"12.1.1 Many of the general policies of the rest of this Plan apply to the development. Specifically, the extent of the Green Belt roll back is referred to in the Town Wide Chapter and is shown on the Proposals Map. Policy H2 and the Proposals Map identify and allocate land for approximately 1,000 of the 3,600 dwellings that Policy 8 of the Structure Plan states are to be built by 2011."</p>	506/1901/E/12.4.1

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.4.1</p> <p>Inspector's Rpt Rec Ref.: R669 - Page 543</p>	<p>That the first sentence of paragraph 12.4.2 be deleted and the final sentence in paragraph 12.4.1 be replaced by the wording in paragraph 12.22 of the Inspector's report.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to delete the first sentence of paragraph 12.4.2 and the final sentence of paragraph 12.4.1 and replace it with the Inspector's recommended wording from paragraph 12.22 in his report.</p>	<p>Modify the Plan to delete the final sentence of paragraph 12.4.1 and replace it with the following wording from paragraph 12.22 of the Inspector's Report:</p> <p>"Policy H2 and the Proposals Map identify and allocate land for approximately 1,000 of the 3,600 dwellings that Policy 8 of the Structure Plan states are to be built by 2011."</p> <p>Reason : To accord with the Inspector's Report (See also Ref : 506/1713/E/12.4.2)</p> <p>Paragraph 12.4.1 now reads:</p> <p>"Many of the general policies of the rest of this Plan apply to the development. Specifically, the extent of the Green Belt roll back is referred to in the Town Wide Chapter and is shown on the Proposals Map. Policy H2 and the Proposals Map identify and allocate land for approximately 1,000 of the 3,600 dwellings that Policy 8 of the Structure Plan states are to be built by 2011."</p>	<p>506/1877/E/12.4.1</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.4.2 Inspector's Rpt Rec Ref.: R668 - Page 543	That Further Proposed Change 6380 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason : To accord with the Inspector's Report.  Modify the Plan to incorporate Further Proposed Change 6380.	Modify the Plan to incorporate Further Proposed Change 6380 as follows:  Delete the 2nd sentence paragraph 12.4.2.  As a consequence of the Inspector's recommendation R669, (Ref 506/1713/E/12.4.2) paragraph 12.4.2 has effectively been deleted.	506/1712/E/12.4.2
12.4.2 Inspector's Rpt Rec Ref.: R669 - Page 543	That the first sentence of paragraph 12.4.2 be deleted and the final sentence in paragraph 12.4.1 be replaced by the wording in paragraph 12.22 above.	Recommendation accepted.  Reason : To accord with the Inspector's Report  Modify the Plan to delete the 1st sentence of paragraph 12.4.2 and amend the final sentence of paragraph 12.4.1 to incorporate the Inspector's recommended wording from paragraph 12.22 of his report.	Modify the Plan by deleting the first sentence of paragraph 12.4.2.  As a consequence of Inspector's recommendation R668 (See ref 506/1712/E/12.4.2), paragraph 12.4.2 has effectively been deleted from the Plan.	506/1713/E/12.4.2
12.4.2 Inspector's Rpt Rec Ref.: R670 - Page 543	That no further changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		



# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW1  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  Modify the Plan to incorporate the Inspector's recommendations.	Modify Policy SW1 in accordance with the Inspector's recommendations as follows:  In the 1st sentence: 1. Delete "shown" and replace with "identified"; and 2. Delete "as an allocation".  Reason : In accordance with the Inspector's recommendations. (See also Refs : 506/1090/E/H2 and 506/1901/E/12.4.1  Policy SW1 now reads as follows:  POLICY SW1 : DEVELOPMENT AREA  THE DEVELOPMENT AREA WITHIN STEVENAGE IS IDENTIFIED ON THE PROPOSALS MAP FOR ABOUT 1,000 DWELLINGS AND ASSOCIATED DEVELOPMENT IN ACCORDANCE WITH THE POLICIES OF THE DEVELOPMENT PLAN.	506/1902/E/SW1
SW1  Inspector's Rpt Rec Ref.: R672 - Page 546	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW1 Inspector's Rpt Rec Ref.: R671 - Page 546	That Further Proposed Change 6381 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 Further Proposed Change 6381</p>	<p>Modify the Plan to incorporate Further Proposed Change 6381 as follows:</p> <p>Delete the second sentence of Policy SW1</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW1 now reads:</p> <p>POLICY SW1 : DEVELOPMENT AREA</p> <p>THE DEVELOPMENT AREA WITHIN STEVENAGE IS IDENTIFIED ON THE PROPOSALS MAP FOR ABOUT 1,000 DWELLINGS AND ASSOCIATED DEVELOPMENT IN ACCORDANCE WITH THE POLICIES OF THE DEVELOPMENT PLAN.</p>	506/1715/E/SW1
12.5 Inspector's Rpt Rec Ref.: R673 - Page 547	That no changes be made to the Plan in response to this objection.	<p>Recommendation accepted</p> <p>Reason: To accord with the Inspector's report</p> <p>No modification proposed</p>		



# 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): Stevenage West Chapter

<b>District Plan Policy/Para No</b>	<b>Inspector's Recommendation</b>	<b>SBC Decision and Reasons</b>	<b>Proposed Modification</b>	<b>Modification Number:</b>
12.5.1 Inspector's Rpt Rec Ref.: R674 - Page 547	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.5.2</p> <p>Inspector's Rpt Rec Ref.: R675 - Page 548</p>	<p>That Pre-Inquiry Change 5184 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 Pre Inquiry Change 5184.</p>	<p>Modify the Plan to incorporate Pre Inquiry Change 5184 as follows:</p> <p>Paragraph 12.5.2 has been amended to:</p> <ol style="list-style-type: none"> <li>1. Delete the last sentence of the paragraph and</li> <li>2. Replace with "The Masterplanning Principles, which have been adopted by the Borough Council as Supplementary Planning Guidance, provide further advice and guidance of the Borough Council's expectations for the development and any Master Plans submitted should take these into account."</li> </ol> <p>Reason : To accord with the Inspector's Report</p> <p>Paragraph 12.5.2 now reads:</p> <p>The Borough Council has prepared, jointly with North Hertfordshire District Council and Hertfordshire County Council, a Masterplanning Principles document for the Stevenage West development. This provides a blueprint for the development and sets out what it should aspire to and what the overall philosophy should be in respect of layout, design, balance and mix of uses, etc. The Masterplanning Principles, which have been adopted by the Borough Council as Supplementary Planning Guidance, provide further advice and guidance of the Borough Council's</p>	<p>506/1719/E/12.5.2</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.5.2 Inspector's Rpt Rec Ref.: R676 - Page 548	That no further changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed	expectations for the development and any Master Plans submitted should take these into account.	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW2  Inspector's Rpt Rec Ref.: R677 - Page 552	That Pre-Inquiry Change 5185, together with changes 1, 2, 3 and 4 in Further Proposed Changes 6305, 6306 and 6347 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason : To accord with the Inspector's Report  Modify the Plan to incorporate Pre Inquiry Change 5185 and Further Proposed Changes 6305, 6306 and 6347.	Modify Policy SW2 in the Plan by incorporating Pre Inquiry Change 5185 and Further Proposed Changes 6305, 6306 and 6347 as follows:  Pre Inquiry Change 5185: 1. Move criterion A to the end of the Policy.  Further Proposed Changes 6305, 6306 and 6347: 1. Replace "include" in criterion G with "be based upon and accompanied by"; 2. Replace "include" in criterion H with "be based upon and accompanied by"; 3. Replace "apply" in criterion I with "take account of"; and 4. Delete "and" from the end of criterion I.  Reason : To accord with the Inspector's Report.  Policy SW2 now reads as follows:  POLICY SW2 : MASTER PLAN  A MASTER PLAN FOR 5,000 DWELLINGS AND ASSOCIATED LAND USES MUST BE SUBMITTED AS PART OF AN OUTLINE PLANNING APPLICATION. THE MASTER PLAN MUST BE APPROVED PRIOR TO THE SUBMISSION OF DETAILED DEVELOPMENT PROPOSALS FOR THE SITE.  THE MASTER PLAN SHOULD:	506/1721/E/SW2



# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>(A) DEMONSTRATE HOW IT ACHIEVES THE SUSTAINABLE DEVELOPMENT AND PLANNING AIMS AND OBJECTIVES SET OUT WITHIN THE RELEVANT DEVELOPMENT PLAN AND SUPPLEMENTARY PLANNING GUIDANCE; AND</p> <p>(B) INDICATE THE AREA OF LAND, LAYOUT AND STRUCTURE OF DEVELOPMENT FOR BOTH 3,600 DWELLINGS AND 5,000 DWELLINGS AND ASSOCIATED LAND USES; AND</p> <p>(C) INDICATE HOW DEVELOPMENT COULD PROCEED BEYOND 5,000 DWELLINGS; AND</p> <p>(D) SHOW THE TRANSPORT ACCESS POINTS, ROAD, CYCLEWAY, FOOTPATH AND BRIDLEWAY NETWORKS; AND</p> <p>(E) SHOW THE MAIN LOCAL CENTRE AND OTHER LOCAL CENTRES, AND THE RELATIONSHIPS BETWEEN HOUSING AREAS AND OTHER LAND USES; AND</p> <p>(F) IDENTIFY HOW THE DEVELOPMENT SHOULD BE PHASED INCLUDING THE RELATIONSHIPS BETWEEN HOUSING AND COMMUNITY SERVICES, FACILITIES AND INFRASTRUCTURE; AND</p> <p>(G) BE BASED UPON AND ACCOMPANIED BY STRATEGIES FOR TRANSPORT, NATURE CONSERVATION, WATER, ENERGY USE, WASTE, LANDSCAPE, LEISURE, ARCHAEOLOGY, AND HISTORIC FEATURES ; AND</p> <p>(H) BE BASED UPON AND ACCOMPANIED</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW2 Inspector's Rpt Rec Ref.: R678 - Page 552	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	BY A DEVELOPMENT PRINCIPLES AND DESIGN GUIDE; AND (I) TAKE ACCOUNT OF THE MASTERPLANNING PRINCIPLES AS SET OUT IN SUPPLEMENTARY PLANNING GUIDANCE.	
12.6 Inspector's Rpt Rec Ref.: R679 - Page 553	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.6.1 Inspector's Rpt Rec Ref.: R680 - Page 553	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		
12.6.2 Inspector's Rpt Rec Ref.: R681 - Page 554	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		
12.6.3 Inspector's Rpt Rec Ref.: R682 - Page 554	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		
SW3 Inspector's Rpt Rec Ref.: R684 - Page 558	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW3 Inspector's Rpt Rec Ref.: R683 - Page 558	That Pre-Inquiry Change 5186 be not accepted.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed		
12.7 Inspector's Rpt Rec Ref.: R685 - Page 559	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		
12.7.1 Inspector's Rpt Rec Ref.: R686 - Page 559	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		
12.7.2 Inspector's Rpt Rec Ref.: R688 - Page 560	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.7.2</p> <p>Inspector's Rpt Rec Ref.: R687 - Page 560</p>	<p>That Pre Inquiry Change 5187 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 Pre Inquiry Change 5187</p>	<p>Modify paragraph 12.7.2 in accordance with Pre Inquiry Change as follows :</p> <ol style="list-style-type: none"> <li>1) Replace "has prepared" with "is working" from the first sentence.</li> <li>2) Add "to prepare" to the first sentence.</li> <li>3) Change "Design Development Principles" to lower case.</li> <li>4) Add "When this document is formally adopted as supplementary planning guidance then" to middle of the first sentence and create a new sentence.</li> <li>5) Add "Until the design development principles are adopted then" to the start of the third sentence.</li> <li>6) Add "to reflect government design guidance and the Masterplanning Principles" to end of third sentence.</li> <li>7) Delete "and" from the second sentence.</li> </ol> <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 12.7.2 will read as follows:</p> <p>The Borough Council is working, jointly with North Hertfordshire District Council and Hertfordshire County Council, to prepare a design development principles document to provide design guidance for the Stevenage West development. When this document is formally adopted as supplementary planning guidance then any development proposals should reflect both</p>	<p>506/1731/E/12.7.2</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>the design development principles and the Masterplanning Principles. Until the design development principles are adopted, then to achieve a high quality environment for the development, the Borough Council requires a Development Principles and Design Guide to be prepared and submitted with any Master Plan to reflect government design guidance and the Masterplanning Principles to be . This should indicate the development principles and design approaches appropriate to different areas of the Master Plan, and include functional and servicing expectations. The Development Principles and Design Guide will be expected to address urban form and layout and landscape aspects, within the future built area, related semi-natural areas and the relationship with the countryside. The Guide, once agreed, will be the basis for identifying the requirement for design briefs for specific areas of the Master Plan. Included in this will be issues dealing with security (including CCTV), access for disabled people, and energy efficiency.</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.7.3 Inspector's Rpt Rec Ref.: R689 - Page 560	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		
SW4 Inspector's Rpt Rec Ref.: R690 - Page 561	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		
12.8 Inspector's Rpt Rec Ref.: R691 - Page 563	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.8.1</p> <p>Inspector's Rpt Rec Ref.: R692 - Page 565</p>	<p>That Further Proposed Change 6308 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 6308.</p>	<p>Modify paragraph 12.8.1 in accordance with Further Proposed Change 6308 as follows:</p> <p>1. Replace "with roads other than those to the east of the A1(M)" at the end of the 2nd sentence with "in the Council's opinion to the B656, although this is outside the Borough's administrative area."</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 12.8.1 now reads as follows:            "The Structure Plan identifies that access to the strategic development would be by crossings of the A1(M), from the existing Stevenage transport networks. Access should not be by direct links to the A1(M) or in the Council's opinion to the B656, although this is outside the Borough's administrative area. The transport chapter of this plan sets out the requirements for new development in terms of provision for transport and its implications. The transport aspects of the new development will need to integrate with the existing rail, road, cycle and pedestrian networks and facilities. As part of any proposals, necessary modifications to the existing transport networks and services will be expected to be undertaken, funded or contributed to by the developer."</p>	<p>506/1736/E/12.8.1</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.8.1 Inspector's Rpt Rec Ref.: R693 - Page 565	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		
12.8.2 Inspector's Rpt Rec Ref.: R694 - Page 566	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		
12.8.3 Inspector's Rpt Rec Ref.: R695 - Page 567	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.8.3  Inspector's Rpt Rec Ref.: R696 - Page 575	That Further Proposed Changes 6311, 6304, 6307, and 6309 dealing with paragraph 12.8.3 together with Policies SW5, SW5(A(i)) and SW5(E) respectively be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason : To accord with the Inspector's Report.  Modify the Plan to incorporate Further Proposed Changes 6311, 6304, 6307 and 6309	Modify paragraph 12.8.3 in accordance with Further Proposed Change 6311 as follows :  1. Add "Examples of innovation could be: the setting up of a web site for the new community so that real-time time-tabling can be accessed; provision of solar powered bus shelters; provision of real-time information displays at bus shelters; the use of rising bollards at crossings or providing different ticket options such as smart cards or combined bus/rail tickets." at the end of the paragraph.  Reason : To accord with the Inspector's Report (See also Ref : 506/1740/E/SW5, 506/1741/E/SW5, 506/1742/E/SW5, 506/1743/E/SW5 and 506/1744/E/SW5)  Paragraph 12.8.3 now reads as follows: "The Borough Council will expect proposals to contain many different means of reducing the use of private motorised transport, particularly at peak periods. The proposals should generally reduce the need to travel and also encourage ways of increasing walking, cycling and use of passenger transport. Measures should not only provide for an attractive passenger transport system within the proposed development area, having regard to the possible future size of the development but also enable future	506/1878/E/12.8.3



## 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			residents and workers to utilise existing bus and rail services in Stevenage. The transport strategy should demonstrate how this could be achieved, including the possibility of innovative measures for passenger transport and for enhancing existing links with the bus and railway services and facilities. Examples of innovation could be: the setting up of a web site for the new community so that real-time time-tabling can be accessed; provision of solar powered bus shelters; provision of real-time information displays at bus shelters; the use of rising bollards at crossings or providing different ticket options such as smart cards or combined bus/rail tickets."	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW5</p> <p>Inspector's Rpt Rec Ref.: R699 - Page 575</p>	<p>That the words "--- or nearby residents" be added to the end of Principle (F) in Policy SW5.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate the Inspector's recommendations.</p>	<p>Modify the Plan to incorporate the Inspector's recommendations on Policy SW5 as follows:</p> <p>That the words "--- or nearby residents" be added to the end of Principle (F) in Policy SW5.</p> <p>Reason : To accord with the Inspector's Report. (See also Refs : 506/1878/E/12.8.3, 506/1740/E/SW5, 506/1741/E/SW5, 506/1742/E/SW5 and 506/1744/E/SW5)</p> <p>Policy SW5 now reads as follows :</p> <p>POLICY SW5 : TRANSPORT PRINCIPLES</p> <p>DEVELOPMENT PROPOSALS WILL BE GUIDED BY SUSTAINABLE DEVELOPMENT AIMS AND A TRANSPORT STRATEGY, SUBMITTED WITH THE MASTER PLAN, WHICH WILL BE BASED UPON THE FOLLOWING PRINCIPLES:</p> <p>(A) POINTS OF ACCESS (i) MUST BE DIRECTED ACROSS THE A1(M) INTO THE STEVENAGE BOROUGH ROADS, CYCLEWAY AND PEDESTRIAN NETWORKS; (ii) FOR SAFETY REASONS, CONSIST OF A MINIMUM OF TWO ALL PURPOSE ACCESS POINTS; AND (B) PROVIDING MEASURES WITHIN THE DEVELOPMENT, TO AND FROM THE WIDER</p>	<p>506/1743/E/SW5</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>AREA, THAT ARE AIMED AT REDUCING RELIANCE ON USE OF THE PRIVATE CAR BY MAKING WALKING, CYCLING AND PUBLIC TRANSPORT MORE ATTRACTIVE, INCLUDING THE PRINCIPLE OF SHARED SPACE; AND</p> <p>(C) PROPOSALS WITHIN AND BEYOND THE POTENTIAL DEVELOPMENT AREA MUST MEET THE TRANSPORT NEEDS OF 5,000 DWELLINGS WITHOUT PREJUDICING THOSE OF A POSSIBLE TOTAL OF 10,000 DWELLINGS; AND</p> <p>(D) MEASURES MUST PROVIDE FOR THE NEEDS OF EMERGENCY VEHICLES; AND</p> <p>(E) INFRASTRUCTURE AND FACILITIES MUST ENABLE AND ENCOURAGE A SUSTAINABLE TRANSPORT SYSTEM INCLUDING THE POSSIBLE PROVISION OF INNOVATIVE PASSENGER TRANSPORT MEASURES, EASILY ACCESSIBLE INFORMATION, HIGH QUALITY SERVICES AND ENVIRONMENTS; AND</p> <p>(F) IMPROVEMENTS TO EXISTING TRANSPORT NETWORKS WILL BE REQUIRED TO CATER FOR THE ADDITIONAL MOVEMENT GENERATED BY FUTURE DEVELOPMENT WITHOUT UNACCEPTABLE DETRIMENT TO EXISTING USERS OR NEARBY RESIDENTS; AND</p> <p>(G) EXPANSION OF THE EXISTING RAIL/BUS INTERCHANGE FACILITIES WILL BE NEEDED TO COMPLEMENT THE ADDITIONAL MEASURES FOR PASSENGER TRANSPORT TRIPS ARISING FROM THE NEW DEVELOPMENT; AND</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			(H) A TRANSPORT MODELLING APPROACH IS ESSENTIAL TO PROJECT PASSENGER AND TRAFFIC FLOWS ON THE EXISTING TRANSPORT NETWORKS AND SO INFORM THE NECESSARY IMPROVEMENTS TO ACHIEVE THE SUSTAINABLE DEVELOPMENT AIMS OF THE DEVELOPMENT.	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW5</p> <p>Inspector's Rpt Rec Ref.: R696 - Page 575</p>	<p>That Further Proposed Changes 6311, 6304, 6307, and 6309 dealing with paragraph 12.8.3 together with Policies SW5, SW5(A(i)) and SW5(E) 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 the Plan to incorporate Further Proposed Changes 6304, 6307 and 6309.</p>	<p>Modify Policy SW5 in accordance with Further Proposed Changes 6304, 6307 and 6309 as follows:</p> <p>Further Proposed Change 6304: Replace "the most" in criterion E with "a"</p> <p>Further Proposed Change 6307: 1. Replace "from existing Stevenage roads, cycling" in criterion A(i) with "directed across the A1(M) into the Stevenage Borough road, cycleway" 2. Delete "east of the A1(M)" from the end of criterion A(i) 3. Delete criterion A (ii)</p> <p>Further Proposed Change 6309: Replace "AS PART OF" in the first paragraph of the policy with "SUBMITTED WITH".</p> <p>Reason : To accord with the Inspector's Report (See also Refs : 506/1878/E/12.8.3, 506/1741/E/SW5 and 506/1742/E/SW5, 506/1743/E/SW5 and 506/1744/E/SW5)</p> <p>Policy SW5 now reads as follows:</p> <p>POLICY SW5 : TRANSPORT PRINCIPLES</p> <p>DEVELOPMENT PROPOSALS WILL BE GUIDED BY SUSTAINABLE DEVELOPMENT AIMS AND A TRANSPORT STRATEGY, SUBMITTED WITH THE MASTER PLAN,</p>	<p>506/1740/E/SW5</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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WHICH WILL BE BASED UPON THE FOLLOWING PRINCIPLES:

- (A) POINTS OF ACCESS
  - (i) MUST BE DIRECTED ACROSS THE A1(M) INTO THE STEVENAGE BOROUGH ROADS, CYCLEWAY AND PEDESTRIAN NETWORKS;
  - (ii) FOR SAFETY REASONS, CONSIST OF A MINIMUM OF TWO ALL PURPOSE ACCESS POINTS; AND
- (B) PROVIDING MEASURES WITHIN THE DEVELOPMENT, TO AND FROM THE WIDER AREA, THAT ARE AIMED AT REDUCING RELIANCE ON USE OF THE PRIVATE CAR BY MAKING WALKING, CYCLING AND PUBLIC TRANSPORT MORE ATTRACTIVE, INCLUDING THE PRINCIPLE OF SHARED SPACE; AND
- (C) PROPOSALS WITHIN AND BEYOND THE POTENTIAL DEVELOPMENT AREA MUST MEET THE TRANSPORT NEEDS OF 5,000 DWELLINGS WITHOUT PREJUDICING THOSE OF A POSSIBLE TOTAL OF 10,000 DWELLINGS; AND
- (D) MEASURES MUST PROVIDE FOR THE NEEDS OF EMERGENCY VEHICLES; AND
- (E) INFRASTRUCTURE AND FACILITIES MUST ENABLE AND ENCOURAGE A SUSTAINABLE TRANSPORT SYSTEM INCLUDING THE POSSIBLE PROVISION OF INNOVATIVE PASSENGER TRANSPORT MEASURES, EASILY ACCESSIBLE INFORMATION, HIGH QUALITY SERVICES AND ENVIRONMENTS; AND

## 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>(F) IMPROVEMENTS TO EXISTING TRANSPORT NETWORKS WILL BE REQUIRED TO CATER FOR THE ADDITIONAL MOVEMENT GENERATED BY FUTURE DEVELOPMENT WITHOUT UNACCEPTABLE DETRIMENT TO EXISTING USERS OR NEARBY RESIDENTS; AND (G) EXPANSION OF THE EXISTING RAIL/BUS INTERCHANGE FACILITIES WILL BE NEEDED TO COMPLEMENT THE ADDITIONAL MEASURES FOR PASSENGER TRANSPORT TRIPS ARISING FROM THE NEW DEVELOPMENT; AND (H) A TRANSPORT MODELLING APPROACH IS ESSENTIAL TO PROJECT PASSENGER AND TRAFFIC FLOWS ON THE EXISTING TRANSPORT NETWORKS AND SO INFORM THE NECESSARY IMPROVEMENTS TO ACHIEVE THE SUSTAINABLE DEVELOPMENT AIMS OF THE DEVELOPMENT.</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): Stevenage West Chapter**

<b>District Plan Policy/Para No</b>	<b>Inspector's Recommendation</b>	<b>SBC Decision and Reasons</b>	<b>Proposed Modification</b>	<b>Modification Number:</b>
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# Stevenage District Plan Second Review (1991 - 2011)

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

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW5</p> <p>Inspector's Rpt Rec Ref.: R697 - Page 575</p>	<p>That Policy SW5(B) be reworded as:-</p> <p>"(B) Providing measures within the development, to and from the wider area, that are aimed at reducing reliance on use of the private car by making walking, cycling and public transport more attractive, including the principle of shared space."</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to amend Policy SW5(B) in accordance with the Inspector's recommendations.</p>	<p>Modify Policy SW5(B) in accordance with the Inspector's recommendations as follows:</p> <p>"(B) Providing measures within the development, to and from the wider area, that are aimed at reducing reliance on use of the private car by making walking, cycling and public transport more attractive, including the principle of shared space."</p> <p>Reason : To accord with the Inspector's Report (See also Refs : 506/1878/E/12.8.3, 506/1740/E/SW5, 506/1742/E/SW5, 506/1743/E/SW5 and 506/1744/E/SW5)</p> <p>Policy SW5 now reads as follows :</p> <p>POLICY SW5 : TRANSPORT PRINCIPLES</p> <p>DEVELOPMENT PROPOSALS WILL BE GUIDED BY SUSTAINABLE DEVELOPMENT AIMS AND A TRANSPORT STRATEGY, SUBMITTED WITH THE MASTER PLAN, WHICH WILL BE BASED UPON THE FOLLOWING PRINCIPLES:</p> <p>(A) POINTS OF ACCESS (i) MUST BE DIRECTED ACROSS THE A1(M) INTO THE STEVENAGE BOROUGH ROADS, CYCLEWAY AND PEDESTRIAN NETWORKS; (ii) FOR SAFETY REASONS, CONSIST OF</p>	<p>506/1741/E/SW5</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>A MINIMUM OF TWO ALL PURPOSE ACCESS POINTS; AND            (B) PROVIDING MEASURES WITHIN THE DEVELOPMENT, TO AND FROM THE WIDER AREA, THAT ARE AIMED AT REDUCING RELIANCE ON USE OF THE PRIVATE CAR BY MAKING WALKING, CYCLING AND PUBLIC TRANSPORT MORE ATTRACTIVE, INCLUDING THE PRINCIPLE OF SHARED SPACE; AND            (C) PROPOSALS WITHIN AND BEYOND THE POTENTIAL DEVELOPMENT AREA MUST MEET THE TRANSPORT NEEDS OF 5,000 DWELLINGS WITHOUT PREJUDICING THOSE OF A POSSIBLE TOTAL OF 10,000 DWELLINGS; AND            (D) MEASURES MUST PROVIDE FOR THE NEEDS OF EMERGENCY VEHICLES; AND            (E) INFRASTRUCTURE AND FACILITIES MUST ENABLE AND ENCOURAGE A SUSTAINABLE TRANSPORT SYSTEM INCLUDING THE POSSIBLE PROVISION OF INNOVATIVE PASSENGER TRANSPORT MEASURES, EASILY ACCESSIBLE INFORMATION, HIGH QUALITY SERVICES AND ENVIRONMENTS; AND            (F) IMPROVEMENTS TO EXISTING TRANSPORT NETWORKS WILL BE REQUIRED TO CATER FOR THE ADDITIONAL MOVEMENT GENERATED BY FUTURE DEVELOPMENT WITHOUT UNACCEPTABLE DETRIMENT TO EXISTING USERS OR NEARBY RESIDENTS; AND            (G) EXPANSION OF THE EXISTING RAIL/BUS INTERCHANGE FACILITIES WILL</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			BE NEEDED TO COMPLEMENT THE ADDITIONAL MEASURES FOR PASSENGER TRANSPORT TRIPS ARISING FROM THE NEW DEVELOPMENT; AND (H) A TRANSPORT MODELLING APPROACH IS ESSENTIAL TO PROJECT PASSENGER AND TRAFFIC FLOWS ON THE EXISTING TRANSPORT NETWORKS AND SO INFORM THE NECESSARY IMPROVEMENTS TO ACHIEVE THE SUSTAINABLE DEVELOPMENT AIMS OF THE DEVELOPMENT.	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW5</p> <p>Inspector's Rpt Rec Ref.: R698 - Page 575</p>	<p>That the wording of Principle (E) in Policy SW5 be reworded as follows:-</p> <p>"Infrastructure and facilities must enable and encourage a sustainable transport system, including the possible provision of innovative passenger transport measures, easily accessible information, high quality services and environments; and"</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate the Inspector's recommendations.</p>	<p>Modify Policy SW5(E) in accordance with the Inspector's recommendations as follows:</p> <p>"Infrastructure and facilities must enable and encourage a sustainable transport system, including the possible provision of innovative passenger transport measures, easily accessible information, high quality services and environments; and"</p> <p>Reason : To accord with the Inspector's Report (See also Refs : 506/1878/E/12.8.2, 506/1740/E/SW5, 506/1741/E/SW5, 506/1743/E/SW5 and 506/1744/E/SW5</p> <p>Policy SW5 now reads as follows:</p> <p>POLICY SW5 : TRANSPORT PRINCIPLES</p> <p>DEVELOPMENT PROPOSALS WILL BE GUIDED BY SUSTAINABLE DEVELOPMENT AIMS AND A TRANSPORT STRATEGY, SUBMITTED WITH THE MASTER PLAN, WHICH WILL BE BASED UPON THE FOLLOWING PRINCIPLES:</p> <p>(A) POINTS OF ACCESS</p> <p>(i) MUST BE DIRECTED ACROSS THE A1(M) INTO THE STEVENAGE BOROUGH ROADS, CYCLEWAY AND PEDESTRIAN NETWORKS;</p> <p>(ii) FOR SAFETY REASONS, CONSIST OF A MINIMUM OF TWO ALL PURPOSE ACCESS POINTS; AND</p>	<p>506/1742/E/SW5</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>(B) PROVIDING MEASURES WITHIN THE DEVELOPMENT, TO AND FROM THE WIDER AREA, THAT ARE AIMED AT REDUCING RELIANCE ON USE OF THE PRIVATE CAR BY MAKING WALKING, CYCLING AND PUBLIC TRANSPORT MORE ATTRACTIVE, INCLUDING THE PRINCIPLE OF SHARED SPACE; AND</p> <p>(C) PROPOSALS WITHIN AND BEYOND THE POTENTIAL DEVELOPMENT AREA MUST MEET THE TRANSPORT NEEDS OF 5,000 DWELLINGS WITHOUT PREJUDICING THOSE OF A POSSIBLE TOTAL OF 10,000 DWELLINGS; AND</p> <p>(D) MEASURES MUST PROVIDE FOR THE NEEDS OF EMERGENCY VEHICLES; AND</p> <p>(E) INFRASTRUCTURE AND FACILITIES MUST ENABLE AND ENCOURAGE A SUSTAINABLE TRANSPORT SYSTEM INCLUDING THE POSSIBLE PROVISION OF INNOVATIVE PASSENGER TRANSPORT MEASURES, EASILY ACCESSIBLE INFORMATION, HIGH QUALITY SERVICES AND ENVIRONMENTS; AND</p> <p>(F) IMPROVEMENTS TO EXISTING TRANSPORT NETWORKS WILL BE REQUIRED TO CATER FOR THE ADDITIONAL MOVEMENT GENERATED BY FUTURE DEVELOPMENT WITHOUT UNACCEPTABLE DETRIMENT TO EXISTING USERS OR NEARBY RESIDENTS; AND</p> <p>(G) EXPANSION OF THE EXISTING RAIL/BUS INTERCHANGE FACILITIES WILL BE NEEDED TO COMPLEMENT THE ADDITIONAL MEASURES 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
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PASSENGER TRANSPORT TRIPS ARISING FROM THE NEW DEVELOPMENT; AND (H) A TRANSPORT MODELLING APPROACH IS ESSENTIAL TO PROJECT PASSENGER AND TRAFFIC FLOWS ON THE EXISTING TRANSPORT NETWORKS AND SO INFORM THE NECESSARY IMPROVEMENTS TO ACHIEVE THE SUSTAINABLE DEVELOPMENT AIMS OF THE DEVELOPMENT.

SW5

Inspector's Rpt Rec Ref.:  
R700 - Page 575

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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.8.4 Inspector's Rpt Rec Ref.: R701 - Page 576	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		
SW6 Inspector's Rpt Rec Ref.: R702 - Page 577	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		
12.8.5 Inspector's Rpt Rec Ref.: R703 - Page 578	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.8.5</p> <p>Inspector's Rpt Rec Ref.: R704 - Page 585</p>	<p>That paragraph 12.8.5 and Policy SW7(C) be amended as follows:-</p> <p>i) Delete the penultimate sentence in paragraph 12.8.5 - "Meadway currently appears to represent the only viable alternative that meets these two requirements."</p> <p>ii) Delete the words - "Will form the principal ---" from Policy SW7(C).</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate the Inspector's recommendations.</p>	<p>Modify paragraph 12.8.5 in accordance with the Inspector's recommendations as follows:</p> <p>Delete the penultimate sentence in paragraph 12.8.5 - "Meadway currently appears to represent the only viable alternative that meets these two requirements."</p> <p>Reason : To accord with the Inspector's Report. (See also Ref : 506/1748/E/SW7)</p> <p>Paragraph 12.8.5 now reads as follows:</p> <p>A number of locations for crossing the A1(M) are being considered. Existing corridors already provide access from Gunnels Wood Road up to, or across, the A1(M) at Six Hills Way; Bessemer Drive; Meadway; and Symonds/Todds Green. Some of the existing accesses are currently only used by pedestrians, cyclists and horse riders with limited potential for vehicles. Such accesses will therefore require upgrading or replacing depending upon the type and scale of the access required. The number of access points and the preferred combination will be determined as a result of the transport modelling process and decisions about how to achieve a 'sustainable' transport system. However, it is considered necessary that two access points should be spread to service the north, centre and</p>	<p>506/1879/E/12.8.5</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>south of this large site. This major urban extension will provide a townscape of the highest quality and it is desirable that the new accesses should provide equally high visual quality approaches, particularly the principal access point. Also the principal access point should be closely related to the main new neighbourhood centre. One or more points may be used exclusively for passenger transport and emergency vehicles.</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW7</p> <p>Inspector's Rpt Rec Ref.: R704 - Page 585</p>	<p>That paragraph 12.8.5 and Policy SW7(C) be amended as follows:-</p> <p>i) Delete the penultimate sentence in paragraph 12.8.5 - "Meadway currently appears to represent the only viable alternative that meets these two requirements."</p> <p>ii) Delete the words - "Will form the principal ---" from Policy SW7(C).</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate the Inspector's recommendations.</p>	<p>Modify Policy SW7(C) in accordance with the Inspector's recommendations as follows:</p> <p>Delete the words - "Will form the principal ---" from Policy SW7(C)</p> <p>Reason : To accord with the Inspector's recommendations (See also Ref : 506/1879/E/12.8.5)</p> <p>Policy SW7 will now read as follows:</p> <p>POLICY SW7: POTENTIAL USE OF EXISTING A1(M) CROSSINGS</p> <p>THE EXISTING CROSSINGS OF THE A1(M) TO THE WEST OF STEVENAGE ARE SHOWN ON THE PROPOSALS MAP AS POSSIBLE TRANSPORT ACCESSES. A MINIMUM OF TWO ACCESS POINTS WILL BE REQUIRED FOR THE FIRST 5,000 DWELLINGS. FOR EACH OF THESE CROSSINGS, THE POTENTIAL USE AND IMPROVEMENTS ARE AS FOLLOWS:</p> <p>(A) SIX HILLS WAY - ACCESS CORRIDOR TO GUNNELS WOOD ROAD MAY REQUIRE IMPROVEMENTS TO THE UNDERPASS, CARRIAGEWAY AND JUNCTIONS. THE SCALE OF HIGHWAY IMPROVEMENTS WOULD DEPEND UPON WHETHER IT REMAINS CYCLEWAY AND PEDESTRIAN ACCESS ONLY, DEVELOPED TO INCLUDE ACCESS FOR PASSENGER TRANSPORT</p>	506/1748/E/SW7



## 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>AND EMERGENCY VECHICLES OR REQUIRED FOR BOTH PUBLIC AND PRIVATE TRANSPORT;            (B) BESSEMER DRIVE - ACCESS CORRIDOR TO GUNNELS WOOD ROAD MAY REQUIRE IMPROVEMENTS TO THE CARRIAGE WAY AND JUNCTIONS. LIMITED JUNCTION IMPROVEMENTS WOULD BE NEEDED IF USED SOLELY FOR CYCLE, PEDESTRIAN, EQUESTRIAN AND EMERGENCY VEHICLE ACCESS. HIGHWAY AND MAJOR JUNCTION IMPROVEMENTS WOULD BE REQUIRED FOR BOTH PASSENGER AND PRIVATE TRANSPORT ACCESS. SOME DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES FOR BUSINESS USES ALONG THE ACCESS CORRIDOR MAY BE APPROPRIATE;            (C) MEADWAY- ACCESS CORRIDOR WITH THE POTENTIAL TO ACCOMMODATE MODES OF TRANSPORT TO GUNNELS WOOD ROAD. A NEW HIGHWAY, UNDERPASS AND JUNCTIONS WOULD BE REQUIRED. THERE MAY ALSO BE DEVELOPMENT OPPORTUNITIES ALONG THIS ACCESS CORRIDOR; AND            (D) SYMONDS/TODDS GREEN – ACCESS LIMITED TO PASSENGER TRANSPORT, EMERGENCY VECHICLES, CYCLE EQUESTRIAN AND PEDESTRIANS AT TODDS GREEN LANE NEAR TO TODDS GREEN BRIDGE OVER A1(M) TO STEVENAGE.</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW7 Inspector's Rpt Rec Ref.: R705 - Page 586	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		
12.8.6 Inspector's Rpt Rec Ref.: R707 - Page 587	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		
12.8.6 Inspector's Rpt Rec Ref.: R706 - Page 587	That paragraph 12.8.6 be deleted.	Recommendation accepted.  Reason : To accord with the Inspectors's recommendations.  Modify the Plan to delete paragraph 12.8.6	Delete paragraph 12.8.6.  Reason : To accord with the Inspector's Report.	506/1750/E/12.8.6



# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.8.7 Inspector's Rpt Rec Ref.: R709 - Page 588	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		
12.8.7 Inspector's Rpt Rec Ref.: R708 - Page 588	That paragraph 12.8.7 be deleted.	Recommendation accepted.  Reason : To accord with the Inspector's Report.  Modify the Plan to delete paragraph 12.8.7	Delete paragraph 12.8.7  Reason : To accord with the Inspector's Report.	506/1752/E/12.8.7
SW8 Inspector's Rpt Rec Ref.: R710 - Page 589	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		
12.8.8 Inspector's Rpt Rec Ref.: R712 - Page 590	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.8.8</p> <p>Inspector's Rpt Rec Ref.: R711 - Page 590</p>	<p>That the following words be added at the end of the last sentence of paragraph 12.8.8:-</p> <p>"---and in a location which is easily accessible to existing users".</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to incorporate the Inspector's recommendations.</p>	<p>Modify paragraph 12.8.8 by adding the following words to the end of the last sentence:</p> <p>"---and in a location which is easily accessible to existing users".</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 12.8.8 now reads as follows:</p> <p>Land may be lost within the existing built area of Stevenage to make way for essential improvements to the existing highway network. If important facilities for existing residents are lost, they will need to be replaced within the new development but close to the A1(M) and in a location which is easily accessible to existing users.</p>	<p>506/1755/E/12.8.8</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.8.9 Inspector's Rpt Rec Ref.: R713 - Page 590	That the word "would" in the first sentence of paragraph 12.8.9 be replaced by "may".	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan in accordance with the Inspector's recommendations.</p>	<p>Modify paragraph 12.8.9 by deleting "would" in the first sentence of paragraph 12.8.9 and replacing it with "may".</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 12.8.9 now reads as follows:</p> <p>If the potential crossing point at Meadway is implemented the access road may run through Meadway Park. As the construction of new transport links is essential for providing access to the proposed development, an overriding need may exist for justifying an exception to Policy L10 and permitting the loss of part of Meadway Park. It is unlikely that the remaining land would be adequate for formal recreation in terms of size, shape and supporting facilities.</p>	506/1757/E/12.8.9
12.8.9 Inspector's Rpt Rec Ref.: R714 - Page 590	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>		



## 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): Stevenage West Chapter

<b>District Plan Policy/Para No</b>	<b>Inspector's Recommendation</b>	<b>SBC Decision and Reasons</b>	<b>Proposed Modification</b>	<b>Modification Number:</b>
12.8.10 Inspector's Rpt Rec Ref.: R569 - Page 474	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW9</p> <p>Inspector's Rpt Rec Ref.: R570 - Page 476</p>	<p>That Policy SW9 be deleted and replaced with the following:</p> <p>"IF THE LOSS OR PARTIAL LOSS OF MEADWAY PARK IS NECESSARY IN ORDER TO PROVIDE ACCESS TO THE STRATEGIC DEVELOPMENT AT STEVENAGE WEST, THERE WILL BE A REQUIREMENT FOR MEADWAY PARK TO BE REPLACED WITHIN THE NEW DEVELOPMENT.</p> <p>THIS WILL INVOLVE:</p> <p>THE REPLACEMENT FACILITIES TO BE AT LEAST EQUIVALENT IN TERMS OF SIZE AND QUALITY TO THE FACILITIES LOST;</p> <p>THE REPLACEMENT FACILITIES TO BE EASILY ACCESSIBLE TO THE COMMUNITY THAT MEADWAY PARK CURRENTLY SERVES;</p> <p>THE SENSITIVE DESIGN OF ANY ACCESS INFRASTRUCTURE TO AMELIORATE THE IMPACT OF THE DEVELOPMENT;</p> <p>A COMPREHENSIVE LANDSCAPE TREATMENT OF THE APPROPRIATE RESIDUAL AREAS.</p>	<p>Recommendation accepted.</p> <p>Reason: To accord with the Inspector's report.</p> <p>Modify plan to delete policy SW9 and replace it as recommended.</p>	<p>Modify policy SW9 to delete and replace it as follows:</p> <p>"IF THE LOSS OR PARTIAL LOSS OF MEADWAY PARK IS NECESSARY IN ORDER TO PROVIDE ACCESS TO THE STRATEGIC DEVELOPMENT AT STEVENAGE WEST, THERE WILL BE A REQUIREMENT FOR MEADWAY PARK TO BE REPLACED WITHIN THE NEW DEVELOPMENT.</p> <p>THIS WILL INVOLVE:</p> <p>THE REPLACEMENT FACILITIES TO BE AT LEAST EQUIVALENT IN TERMS OF SIZE AND QUALITY TO THE FACILITIES LOST;</p> <p>THE REPLACEMENT FACILITIES TO BE EASILY ACCESSIBLE TO THE COMMUNITY THAT MEADWAY PARK CURRENTLY SERVES;</p> <p>THE SENSITIVE DESIGN OF ANY ACCESS INFRASTRUCTURE TO AMELIORATE THE IMPACT OF THE DEVELOPMENT;</p> <p>A COMPREHENSIVE LANDSCAPE TREATMENT OF THE APPROPRIATE RESIDUAL AREAS."</p> <p>Reason: To accord with the Inspector's report.</p>	<p>506/1605/E/SW9</p>

## Stevenage District Plan Second Review (1991 - 2011)

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

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW9 Inspector's Rpt Rec Ref.: R571 - Page 476	That no further changes be made 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.8.11 Inspector's Rpt Rec Ref.: R715 - Page 592	That Further Proposed Changes 6374 and 6315 to paragraph 12.8.11 and Policy SW10 respectively 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 Further Proposed Changes 6315 and 6374</p>	<p>Modify paragraph 12.8.11 to incorporate Further Proposed Change 6374.</p> <p>Amend paragraph 12.8.11 as follows:</p> <ol style="list-style-type: none"> <li>1. Replace "and to non B1 and B2 uses in the mixed use access corridors are" with "is" in the first sentence; and</li> <li>2. Relace "two hectares of employment land should be provided" in the third sentence with "employment land, equivalent to the amount lost through improvements to the existing highway network, should be replaced within the new development. This provision would be..."</li> </ol> <p>Reason : To accord with the Inspector's Report (See also Ref : 506/1759/E/SW10)</p> <p>Paragraph 12.8.11 will now read as follows:</p> <p>The loss of employment land is more difficult to quantify. This is because the loss of land arising from improvements to the existing highway network is currently unknown. A Master Plan cannot normally provide for unknown increases of employment land. The Borough Council therefore proposes that employment land, equivalent to the amount lost through improvements to the existing highway network, should be replaced within the</p>	506/1887/E/12.8.11



# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW10 Inspector's Rpt Rec Ref.: R716 - Page 592	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	new development. This provision would be in addition to the employment land allocated to meet the needs of the development, to help meet the potential employment land loss.	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW10 Inspector's Rpt Rec Ref.: R715 - Page 592	That Further Proposed Changes 6374 and 6315 to paragraph 12.8.11 and Policy SW10 respectively be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason : To accord with the Inspector's Report.  Modify the Plan to incorporate Further Proposed Changes 6374 and 6315.	Modify Policy SW10 in accordance with Further Proposed Change 6315 as follows:  Delete existing policy SW10 and replace it as follows:  "IF EMPLOYMENT LAND IS LOST DUE TO IMPROVEMENTS TO THE EXISTING HIGHWAY NETWORK, PROVISION SHOULD BE MADE WITHIN THE MASTER PLAN FOR AN EQUIVALENT REPLACEMENT AMOUNT."  Reason : To accord with the Inspector's Report  See also Ref : 506/1887/E/12.8.11	506/1759/E/SW10
12.9 Inspector's Rpt Rec Ref.: R717 - Page 593	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.9.1 Inspector's Rpt Rec Ref.: R718 - Page 594	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW11</p> <p>Inspector's Rpt Rec Ref.: R720 - Page 599</p>	<p>That Further Proposed Change Ref 6310 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 6310.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6310 as follows:</p> <p>Delete "as part of" from criterion (A) and replace with "with".</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW11 will read as follows:</p> <p>POLICY SW11: NATURAL, SEMI-NATURAL AND HISTORIC ENVIRONMENT</p> <p>ENVIRONMENTAL FEATURES SHOULD BE USED TO CONTRIBUTE TOWARDS ACHIEVING A SUSTAINABLE DEVELOPMENT, WHICH WILL REQUIRE DEVELOPMENT PROPOSALS TO ACCORD WITH THE FOLLOWING PRINCIPLES:</p> <p>(A) AN OVERALL LANDSCAPE AND MANAGEMENT STRATEGY SHALL BE SUBMITTED WITH THE MASTER PLAN FOR BOTH INTERNAL AND PERIPHERAL LANDSCAPE AREAS. SUBSEQUENT DETAILED LANDSCAPE AND MANAGEMENT PLANS SHOULD TAKE ACCOUNT OF THE AGREED MANAGEMENT STRATEGY; AND</p> <p>(B) LOSS OF HABITATS OR SPECIES SHOULD BE PREVENTED AS FAR AS POSSIBLE AND OPPORTUNITIES SHOULD BE TAKEN TO INCREASE THE POTENTIAL</p>	<p>506/1764/E/SW11</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>NATURE CONSERVATION VALUE OF THE DEVELOPMENT SITE AND THE SURROUNDING AREA, IN ACCORDANCE WITH A NATURE CONSERVATION STRATEGY SUBMITTED WITH THE MASTER PLAN; AND            (C) EXISTING TREES, WOODLANDS AND HEDGEROWS SHOULD BE RETAINED WHEREVER POSSIBLE. NEW PLANTING SHOULD BE UNDERTAKEN IN ORDER TO SECURE LANDSCAPE, NATURE CONSERVATION, RECREATION, AMENITY AND CLIMATIC BENEFITS; AND            (D) EXISTING LANDSCAPE FEATURES AND OPEN SPACES SHOULD BE INTEGRATED INTO THE DEVELOPMENT AREA AND ENHANCED TO CREATE A SENSE OF PLACE AND THESE SHOULD BE LINKED WITH THE SURROUNDING COUNTRYSIDE BY THE CREATION OF GREEN CORRIDORS; AND            (E) THE MASTER PLAN SHOULD DEMONSTRATE HOW THE BEST AND MOST VERSATILE AGRICULTURAL LAND WILL BE KEPT IN PRODUCTION AS FAR AS POSSIBLE UNTIL THE LATER PHASES OF THE DEVELOPMENT.</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW11  Inspector's Rpt Rec Ref.: R721 - Page 599	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW11</p> <p>Inspector's Rpt Rec Ref.: R719 - Page 599</p>	<p>That Policy SW11(E) be deleted.</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan by deleting criterion (E) of Policy SW11.</p>	<p>Modify the Plan to delete criterion (E) from Policy SW11.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW11 will now read as follows:</p> <p>POLICY SW11: NATURAL, SEMI-NATURAL AND HISTORIC ENVIRONMENT</p> <p>ENVIRONMENTAL FEATURES SHOULD BE USED TO CONTRIBUTE TOWARDS ACHIEVING A SUSTAINABLE DEVELOPMENT, WHICH WILL REQUIRE DEVELOPMENT PROPOSALS TO ACCORD WITH THE FOLLOWING PRINCIPLES:</p> <p>(A) AN OVERALL LANDSCAPE AND MANAGEMENT STRATEGY SHALL BE SUBMITTED WITH THE MASTER PLAN FOR BOTH INTERNAL AND PERIPHERAL LANDSCAPE AREAS. SUBSEQUENT DETAILED LANDSCAPE AND MANAGEMENT PLANS SHOULD TAKE ACCOUNT OF THE AGREED MANAGEMENT STRATEGY; AND</p> <p>(B) LOSS OF HABITATS OR SPECIES SHOULD BE PREVENTED AS FAR AS POSSIBLE AND OPPORTUNITIES SHOULD BE TAKEN TO INCREASE THE POTENTIAL NATURE CONSERVATION VALUE OF THE DEVELOPMENT SITE AND THE SURROUNDING AREA, IN ACCORDANCE</p>	<p>506/1763/E/SW11</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>WITH A NATURE CONSERVATION STRATEGY SUBMITTED WITH THE MASTER PLAN; AND            (C) EXISTING TREES, WOODLANDS AND HEDGEROWS SHOULD BE RETAINED WHEREVER POSSIBLE. NEW PLANTING SHOULD BE UNDERTAKEN IN ORDER TO SECURE LANDSCAPE, NATURE CONSERVATION, RECREATION, AMENITY AND CLIMATIC BENEFITS; AND            (D) EXISTING LANDSCAPE FEATURES AND OPEN SPACES SHOULD BE INTEGRATED INTO THE DEVELOPMENT AREA AND ENHANCED TO CREATE A SENSE OF PLACE AND THESE SHOULD BE LINKED WITH THE SURROUNDING COUNTRYSIDE BY THE CREATION OF GREEN CORRIDORS; AND            (E) THE MASTER PLAN SHOULD DEMONSTRATE HOW THE BEST AND MOST VERSATILE AGRICULTURAL LAND WILL BE KEPT IN PRODUCTION AS FAR AS POSSIBLE UNTIL THE LATER PHASES OF THE DEVELOPMENT.</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): Stevenage West Chapter

<b>District Plan Policy/Para No</b>	<b>Inspector's Recommendation</b>	<b>SBC Decision and Reasons</b>	<b>Proposed Modification</b>	<b>Modification Number:</b>
12.9.2 Inspector's Rpt Rec Ref.: R723 - Page 601	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.9.2</p> <p>Inspector's Rpt Rec Ref.: R722 - Page 601</p>	<p>That the introduction to paragraph 12.9.2 be reworded as follows:-</p> <p>"An overall Landscape Strategy will provide the basis for detailed landscape plans. These will need to show those parts of the existing landscape, within the development area and the surrounding countryside that forms part of the setting for that area, to be retained. They will also establish the extent of landscape enhancement within these areas and other locations that will be required by the development and how the landscaping within these areas will be maintained.</p> <p>Specific aims include:".</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Modify the Plan to amend paragraph 12.9.2.</p>	<p>Modify paragraph 12.9.2 by rewording the introduction to the paragraph as follows:</p> <p>"An overall Landscape Strategy will provide the basis for detailed landscape plans. These will need to show those parts of the existing landscape, within the development area and the surrounding countryside that forms part of the setting for that area, to be retained. They will also establish the extent of landscape enhancement within these areas and other locations that will be required by the development and how the landscaping within these areas will be maintained.</p> <p>Specific aims include:".</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 12.9.2 will now read as follows:</p> <p>An overall Landscape Strategy will provide the basis for detailed landscape plans. These will need to show those parts of the existing landscape, within the development area and the surrounding countryside that forms part of the setting for that area, to be retained. They will also establish the extent of landscape enhancement within these areas and other locations that will be required by the development and how the landscaping</p>	<p>506/1766/E/12.9.2</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			<p>within these areas will be maintained. Specific aims include:</p> <ul style="list-style-type: none"> <li>(a) to enhance and provide a varied and attractive overall landscape for the development site and the wider area, including major 'structural' planting using appropriate 'native' species;</li> <li>(b) to retain and provide additional planting of trees, woodlands and hedgerows</li> <li>(i) to strengthen the physical boundaries of the Green Belt and of the proposed development areas</li> <li>(ii) to maximise their role as carbon-sinks i.e. to reduce greenhouse gas emissions from the development.</li> </ul> <p>(The expected contribution to this aim should be demonstrated in the Master Plan and subsequent planning applications);</p> <ul style="list-style-type: none"> <li>(c) to relate to and respect existing features and the area's history;</li> <li>(d) to protect and enhance natural habitats and wildlife species, as set out in the Nature Conservation strategy;</li> <li>(e) to provide opportunities for informal recreation;</li> <li>(f) to create links and corridors for different purposes (e.g. transport networks, wildlife, appropriate sport and recreation, healthy living, amenity and views), within the development and into the surrounding countryside;</li> <li>(g) to set down long-term management requirements and how they will be achieved;</li> </ul>	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.9.3 Inspector's Rpt Rec Ref.: R724 - Page 602	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	(h) to mitigate against adverse landscape and environmental impacts; (i) to provide the physical frameworks for each phase of development, indicating where planting will be in advance of development.	
12.9.5 Inspector's Rpt Rec Ref.: R725 - Page 604	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		
12.10 Inspector's Rpt Rec Ref.: R726 - Page 605	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.10.1 Inspector's Rpt Rec Ref.: R176 - Page 182	The end of paragraph 12.10.1 be reworded to read:- "---in terms of size, type, density and affordability."	Recommendation accepted.  Reason : To accord with the Inspector's Report.  Modify the Plan in accordance with the Inspector's recommendations.	Reword the end of paragraph 12.10.1 to read:  "...in terms of size, type, density and affordability."  Reason : To accord with the Inspector's Report. See also Ref 506/1174/E/H15  Paragraph 12.10.1 will now read as follows:  This development provides a significant opportunity to encourage sustainable lifestyles and a high quality living environment. The development needs to provide a mix of housing in terms of size, type, density and affordability. The Housing Chapter of this Plan sets out the requirements for an appropriate range of dwellings in terms of size, type, density and affordability.	506/1891/E/12.10.1
12.10.2 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.  Modify the Plan in accordance with the Inspector's recommendations.	Delete paragraph 12.10.2  Reason : To accord with the Inspector's Report  See also Refs : 506/1900/E/H15, 506/1888/E/SW12 and 506/1890/E/12.10.3	506/1889/E/12.10.2



# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.10.2 Inspector's Rpt Rec Ref.: R727 - Page 606	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		
12.10.3 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.  Modify the Plan in accordance with the Inspector's recommendations.	Delete paragraph 12.10.3  Reason : To accord with the Inspector's Report  See also Refs : 506/1900/E/H15, 506/1888/E/SW12 and 506/1889/E/12.10.2	506/1890/E/12.10.3
SW12 Inspector's Rpt Rec Ref.: R728 - Page 608	See recommendations following consideration of objections to Policy H15.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed - but see also the following references: 506/1178/E/H15, 506/1177/E/H15, 506/1173/E/H15, 506/1172/E/H15 and 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW12 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.  Modify the Plan in accordance with the Inspector's recommendations.	Delete Policy SW12  Reason : To accord with the Inspector's Report  See also Refs : 506/1900/E/SW12, 506/1889/E/12.10.2 and 506/1890/E/12.10.3	506/1888/E/SW12
12.10.4 Inspector's Rpt Rec Ref.: R729 - Page 609	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		
12.11 Inspector's Rpt Rec Ref.: R730 - Page 609	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		
12.11.1 Inspector's Rpt Rec Ref.: R731 - Page 611	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.11.2 Inspector's Rpt Rec Ref.: R732 - Page 611	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		
12.11.3 Inspector's Rpt Rec Ref.: R733 - Page 612	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		
SW13 Inspector's Rpt Rec Ref.: R734 - Page 614	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		
SW14 Inspector's Rpt Rec Ref.: R735 - Page 615	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.12.1  Inspector's Rpt Rec Ref.: R736 - Page 618	That Further Proposed Changes 6375 be accepted and subjected to the necessary statutory procedures.	Recommendation accepted.  Reason : To accord with the Inspector's Report  Modify the Plan to incorporate Further Proposed Change 6375.	Modify paragraph 12.12.1 in accordance with Further Proposed Change 6375, adding the following sentence to the end of the paragraph:  "Any proposed retail development outside the main centre or local centres at Stevenage West will have to satisfy all the criteria in policy TR8."  Reason : To accord with the Inspector's Report.  Paragraph 12.12.1 will now read as follows:  "Sustainable development involves meeting the everyday needs of residents close to where they live. At the same time, new retail provision should not adversely affect the vitality and viability of nearby town centres. Non food retail warehousing or outlet shopping is not considered appropriate. Neighbourhood centres with a range of shops and services should be provided to meet residents needs. Current retail assessment indicates that a food store of 3,000 square metres (sales area) floor space could be supported by a development of 10,000 dwellings. It is proposed that this should be the maximum amount of land allocated in the master plan for a store. The actual sales area floor space will need to be assessed prior to detailed approval. This is to ensure that the	506/1780/E/12.12.1



# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.12.1 Inspector's Rpt Rec Ref.: R737 - Page 618	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	retail store is of appropriate scale but no larger than is necessary to meet the needs of the residents of an approved scale of development. Any proposed retail development outside the main centre or local centres at Stevenage West will have to satisfy all the criteria in policy TR5 (formerly TR8)."	
SW15 Inspector's Rpt Rec Ref.: R740 - Page 620	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW15</p> <p>Inspector's Rpt Rec Ref.: R738 - Page 620</p>	<p>That Further Proposed Change Ref 6362 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 6362.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6362 as follows:</p> <p>Add an additional paragraph in Policy SW15 which states:</p> <p>ANY RETAIL PROPOSALS ABOVE THIS THRESHOLD WITHIN THE MAIN CENTRE WILL HAVE TO ADHERE TO THE CRITERIA IN POLICY TR5, WITH THE EXCEPTION OF CRITERION (A). MOREOVER, ANY DEVELOPMENT PROPOSAL OUTSIDE THE MAIN CENTRE OR LOCAL CENTRES AT STEVENAGE WEST WILL HAVE TO ADHERE TO ALL THE CRITERIA IN POLICY TR5.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW15 now reads as follows:</p> <p>POLICY SW15: RETAIL PROVISION</p> <p>IN THE MAIN CENTRE, A FOOD STORE WILL BE PROVIDED OF A SIZE APPROPRIATE TO, BUT NO LARGER THAN IS NECESSARY TO, MEET THE NEEDS OF THE RESIDENTS OF THE DEVELOPMENT. THE ACTUAL SALES AREA FLOOR SPACE WILL NEED TO BE ASSESSED AND AGREED PRIOR TO THE GRANT OF PLANNING PERMISSION. TO ACHIEVE THIS LAND FOR A FOOD STORE OF UP TO 3,000 SQUARE METRES (SALES AREA)</p>	<p>506/1782/E/SW15</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
			WILL BE ALLOCATED IN THE MASTER PLAN.	
			ANY RETAIL PROPOSALS ABOVE THIS THRESHOLD WITHIN THE MAIN CENTRE WILL HAVE TO ADHERE TO THE CRITERIA IN POLICY TR5, WITH THE EXCEPTION OF CRITERION (A). MOREOVER, ANY DEVELOPMENT PROPOSAL OUTSIDE THE MAIN CENTRE OR LOCAL CENTRES AT STEVENAGE WEST WILL HAVE TO ADHERE TO ALL THE CRITERIA IN POLICY TR5.	
			IN LOCAL CENTRES, PROVISION SHOULD BE MADE FOR SMALL CONVENIENCE STORES OF BETWEEN 100 AND 250 SQUARE METRES (SALES AREA) WITH OTHER SMALL RETAIL AND SERVICE UNITS.	

# 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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW15</p> <p>Inspector's Rpt Rec Ref.: R739 - Page 620</p>	<p>That the following wording be added after the first sentence in Policy SW15:-</p> <p>"The actual sales area floor space will need to be assessed and agreed prior to the grant of planning permission."</p>	<p>Recommendation accepted.</p> <p>Reason : To accord with the Inspector's Report</p> <p>Modify the Plan to incorporate the Inspector's recommendations in Policy SW15.</p>	<p>Modify Policy SW15 by adding the following wording after the 1st sentence:</p> <p>"The actual sales area floor space will need to be assessed and agreed prior to the grant of planning permission."</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW15 will now read as follows:</p> <p>POLICY SW15: RETAIL PROVISION</p> <p>IN THE MAIN CENTRE, A FOOD STORE WILL BE PROVIDED OF A SIZE APPROPRIATE TO, BUT NO LARGER THAN IS NECESSARY TO, MEET THE NEEDS OF THE RESIDENTS OF THE DEVELOPMENT. THE ACTUAL SALES AREA FLOOR SPACE WILL NEED TO BE ASSESSED AND AGREED PRIOR TO THE GRANT OF PLANNING PERMISSION. TO ACHIEVE THIS LAND FOR A FOOD STORE OF UP TO 3,000 SQUARE METRES (SALES AREA) WILL BE ALLOCATED IN THE MASTER PLAN.</p> <p>ANY RETAIL PROPOSALS ABOVE THIS THRESHOLD WITHIN THE MAIN CENTRE WILL HAVE TO ADHERE TO THE CRITERIA IN POLICY TR5, WITH THE EXCEPTION OF CRITERION (A). MOREOVER, ANY DEVELOPMENT PROPOSAL OUTSIDE THE MAIN CENTRE OR LOCAL CENTRES AT</p>	<p>506/1783/E/SW15</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.13.1 Inspector's Rpt Rec Ref.: R741 - Page 621	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 WEST WILL HAVE TO ADHERE TO ALL THE CRITERIA IN POLICY TR5.  IN LOCAL CENTRES, PROVISION SHOULD BE MADE FOR SMALL CONVENIENCE STORES OF BETWEEN 100 AND 250 SQUARE METRES (SALES AREA) WITH OTHER SMALL RETAIL AND SERVICE UNITS.	
12.13.4 Inspector's Rpt Rec Ref.: R742 - Page 621	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW16  Inspector's Rpt Rec Ref.: R743 - Page 622	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		
12.13.5  Inspector's Rpt Rec Ref.: R744 - Page 622	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		
SW17  Inspector's Rpt Rec Ref.: R745 - Page 624	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW18</p> <p>Inspector's Rpt Rec Ref.: R746 - Page 624</p>	<p>That Further Proposed Change 6312 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 6312.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6312 as follows:</p> <p>Replace "with an agreed commuted sum to cover maintenance" in the final paragraph with "a commuted sum to cover maintenance will be sought."</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW18 now reads as follows:</p> <p>POLICY SW18: ALLOTMENT PROVISION</p> <p>PROVISION IS REQUIRED TO BE MADE FOR ALLOTMENT SPACE IN THE DEVELOPMENT AT A RATIO OF 0.09 HECTARES PER 1,000 POPULATION. PROPOSALS FOR NEW ALLOTMENT SITES WITHIN THE DEVELOPMENT WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:</p> <p>(A) BE OF AT LEAST 0.5 HECTARES IN SIZE; AND            (B) BE ACCESSIBLE AND WELL LOCATED WITHIN 1,200 METRES OF THE LOCAL POPULATION THEY WILL SERVE; AND            (C) PROVIDE ADEQUATE SUPPORT FACILITIES, SECURITY AND PHYSICAL ACCESS.</p> <p>NEW ALLOTMENT SITES PROVIDED WITHIN THE DEVELOPMENT WILL BE</p>	<p>506/1790/E/SW18</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW18  Inspector's Rpt Rec Ref.: R747 - Page 624	That no further changes be made to the Plan in response to this objection.	Recommendation accepted  Reason: To accord with the Inspector's report  No modification proposed	REQUIRED TO BE OFFERED FOR ADOPTION BY THE BOROUGH COUNCIL A COMMUTED SUM TO COVER MAINTENANCE WILL BE SOUGHT. ALTERNATIVELY, ALLOTMENT SPACE PROVIDED WITHIN THE DEVELOPMENT WILL BE SUBJECT TO COVENANTED, LONG TERM, COMMUNITY MANAGEMENT ARRANGEMENTS.	
12.14  Inspector's Rpt Rec Ref.: R748 - Page 625	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.14.1 Inspector's Rpt Rec Ref.: R749 - Page 626	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		
SW19 Inspector's Rpt Rec Ref.: R750 - Page 626	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		
12.14.4 Inspector's Rpt Rec Ref.: R751 - Page 627	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		
SW20 Inspector's Rpt Rec Ref.: R752 - Page 629	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>12.14.5</p> <p>Inspector's Rpt Rec Ref.: R753 - Page 629</p>	<p>That Further Proposed Change 6314 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 6314.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6314 as follows:</p> <ol style="list-style-type: none"> <li>1. Replace "purpose built accommodation" with "a primary health care centre"; and</li> <li>2. Delete "for a health centre at an appropriate scale to the community it serves."</li> </ol> <p>Reason : To accord with the Inspector's Report.</p> <p>Paragraph 12.14.5 now reads as follows:</p> <p>12.1.1 In addition to the healthy living promotion provided in the community centres, a primary health care centre is required at the 'main local centre'. Facilities for doctors, dentists and similar health professionals are expected to be provided to enable provision of primary health care services. In addition opportunities for facilities should be provided for services such as opticians for the well being of the community.</p>	<p>506/1797/E/12.14.5</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.14.5 Inspector's Rpt Rec Ref.: R754 - Page 629	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
<p>SW21</p> <p>Inspector's Rpt Rec Ref.: R755 - Page 630</p>	<p>That Further Proposed Change 6313 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 6313.</p>	<p>Modify the Plan to incorporate Further Proposed Change 6313 as follows:</p> <p>Delete the policy as written:</p> <p>AT THE MAIN LOCAL CENTRE THE PROVISION OF PURPOSE-BUILT ACCOMMODATION FOR DOCTORS AND DENTAL SURGERIES WITH THE OPPORTUNITY PROVIDED FOR FACILITIES FOR OPTICIANS AND SIMILAR HEALTH PROFESSIONS WILL BE EXPECTED.</p> <p>and replace with:</p> <p>THE PROVISION OF A PRIMARY HEALTH CARE CENTRE OF AN APPROPRIATE SCALE TO THE COMMUNITY IT WILL SERVE WILL BE EXPECTED WITHIN THE MAIN LOCAL CENTRE. THE HEALTH CENTRE SHOULD INCLUDE ACCOMMODATION FOR DOCTORS AND DENTAL SURGERIES AS WELL AS THE OPPORTUNITY FOR FACILITIES FOR OPTICIANS AND OTHER HEALTH PROFESSIONALS.</p> <p>Reason : To accord with the Inspector's Report.</p> <p>Policy SW21 now reads as follows:</p> <p>THE PROVISION OF A PRIMARY HEALTH CARE CENTRE OF AN APPROPRIATE SCALE TO THE COMMUNITY IT WILL</p>	<p>506/1799/E/SW21</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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
SW21 Inspector's Rpt Rec Ref.: R756 - Page 630	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	SERVE WILL BE EXPECTED WITHIN THE MAIN LOCAL CENTRE. THE HEALTH CENTRE SHOULD INCLUDE ACCOMMODATION FOR DOCTORS AND DENTAL SURGERIES AS WELL AS THE OPPORTUNITY FOR FACILITIES FOR OPTICIANS AND OTHER HEALTH PROFESSIONALS.	
SW22 Inspector's Rpt Rec Ref.: R757 - Page 631	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): Stevenage West Chapter

District Plan Policy/Para No	Inspector's Recommendation	SBC Decision and Reasons	Proposed Modification	Modification Number:
12.14.7 Inspector's Rpt Rec Ref.: R758 - Page 632	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		
SW23 Inspector's Rpt Rec Ref.: R759 - Page 633	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		



