



LOCAL DEVELOPMENT FRAMEWORK

Core Strategy

Schedule of proposed minor changes

Submission to the Secretary of State - May 2010



Stevenage
BOROUGH COUNCIL

Schedule of proposed changes

This document sets out a proposed schedule of minor changes that the Borough Council wish to make to the submitted Core Strategy. It is considered that these changes do not materially affect the substance of the submitted DPD and do not require further consultation. They are set out in a schedule on the following pages, along with the reason(s) for the requested change.

In addition to these, the following alterations have been made to the Core Strategy prior to submission. It was not considered necessary to request or include these changes in the schedule:

- Deletion of pages i-iv (inclusive) from the pre-submission version. These pages provided information on the pre-submission consultation and are not relevant to the submission version of the plan*
- Minor corrections to references and spelling, formatting and grammatical errors (excludes policies).

Any further changes which would result in alterations to the text are requested in the attached schedule.

*The Sustainability Appraisal has also been amended to remove references to the pre-submission consultation and reflect the current status of the Core Strategy.

The table below sets out the schedule of proposed changes. Text to be deleted is shown ~~struck through~~. Text to be added is shown in **bold**.

#	Page	Reference	Proposed change(s)	Reason(s) for proposed change(s)
1	16	Housing (1st bullet point)	Almost 6,000 More than 6,300 people are on our housing waiting list.	To provide up-to-date data.
2	16	Footnote 1	NVQ Level 4 is equivalent to a Higher National Certificate (HNC) or Higher National Diploma (HND) qualification.	To provide a clearer definition.
3	18	Unemployment (3rd bullet)	Unemployment has doubled during the economic downturn and recession of 2008 and 2009 .	To reflect the fact that the recession officially ended in the last quarter of 2009.
4	22	4.4	...displayed in the Figure 3 'Core Strategy Key Diagram' at the end...	For clarity.
5	23	4.12	...new boundaries at the west, north-west and west south-east of the town. We will also carry out a local review of the Green Belt boundaries to the south-east of Stevenage.	To correct error and for consistency with Policy CS03.
6	25	4.35	...by upgrading existing routes as well as building a northward connection to the A602.	In response to representations for North Hertfordshire District Council (NHDC). Included in pre-submission version in error.
7	31	5.9	We will steer steer development away from areas of flood risk, ensure that all development is safe and where possible, will positively reduce flood risk. We will place development in areas-locations that do not increase flood risk or pollution and give people choices about the way they travel.	In response to representations from the Environment Agency (EA).
8	33	Table 2	Amend figures in the row "Old Town Area Action Plan" to read 1,000; 838 834 ; 462- 166 ; 200 respectively. Amend figures in the row "Site Specific Policies DPD" to read 2,400; 15051,493 ; 895907 ; 600 respectively.	To include the non-implementation allowance used to calculate the housing trajectory in Chapter 15.

#	Page	Reference	Proposed change(s)	Reason(s) for proposed change(s)
			Amend figures in the row "Total" to read 6,400; 2,678 2,662 ; 3,723,738 ; 1,900 respectively.	
9	38	5.47	...plus sites and land for at least 462 166 additional new homes.	To reflect requested change #8.
10	38	5.47	...preserve and enhance the High Street by designating a district centre and also identifying a primary frontage...	To more accurately reflect the content of Policy CS09.
11	39	5.57	...plus sites and land for at least 895 907 homes by 2021...	To reflect requested change #8.
12	40	5.60	...at Rye Meads in Hertfordshire Essex.	To correct error in response to representations from the EA.
13	41	5.64	...reduce the demand on local roads which, without intervention , are predicted to be...	For clarity.
14	41	After 5.67	New paragraph: The key projects, stakeholders, agencies and partnerships are identified in the Delivery chapter.	In response to representations from NHDC.
15	47	6.26	Our evidence shows that some areas...	For clarity.
16	48	6.30	...important contribution to B-class jobs in Stevenage...	For clarity.
17	59	7.36	To qualify as aspirational, homes houses should be:	For clarity in response to representations from NHDC.
18	66	8.14	...the continued use and maintenance of the Parks and Gardens and Recreation Grounds Principal Open Spaces .	For clarity and to more accurately reflect the content of Policy CS14
19	68	8.27	By applying Policies CS01, CS02 and CS12 CS15 will make sure...	To correct error and for clarity.
20	68	Policy CS16 (a) ii.	; and connecting between the town centre and the Old Town.	For clarity.

#	Page	Reference	Proposed change(s)	Reason(s) for proposed change(s)
21	72	9.7	Policy CS17 sets out our overarching design guidance for new development in the town.	To avoid repetition.
22	79	11.3, 11.4, 11.5	<p>Gunnels Wood is the largest employment area within Hertfordshire. It is identified as a key asset within the RES. Pin Green was developed as a second employment area in the late 1960s, to provide additional jobs for a growing population. Our approach to these areas is set in the Gunnels Wood Area Action Plan and the Site Specific Policies document, respectively.</p> <p>As well as these areas, we are proposing significant office development within, and adjacent to, the town centre. The Town Centre Area Action Plan provides policies and guidance on how this provision should be managed in the future.</p> <p>Further employment opportunities are identified for the area covered by the Stevenage and North Hertfordshire Area Action Plan (SNAP). An employment site is allocated close to junction 7 of the A1(M), in order to meet the employment needs of new and existing residents.</p>	This commentary is not required to support the policy. These issues are adequately covered elsewhere.
23	80	Policy DM06 (a)	A need for additional floorspace can be demonstrated The development will aid consumer choice;	To reflect the requirements of Planning Policy Statement 4 (PPS4).
24	80	Policy DM06 (b)	A sequential approach to site selection has been followed and it is evident that the need cannot be appropriately provided for within an existing centre in no suitable, available and viable sites exist in centres within the hierarchy;	To reflect the requirements of PPS4.

#	Page	Reference	Proposed change(s)	Reason(s) for proposed change(s)
25	80	Paragraph 11.9	Developers must should demonstrate that their proposals will is needed in floor space terms and to aid consumer choice and follow the sequential approach to site selection , as well as demonstrating that there will be no adverse impact upon existing centres	To reflect the requirements of PPS4.
26	88	Policy DM16	Residential developments of over 50 properties or more will only be permitted...	For consistency with approach to thresholds in other policies (for example DM01 and DM28).
27	90	12.43	...will be required for major larger residential schemes.	To avoid confusion with the statutory definition of 'major' used elsewhere.
28	92	2nd bullet point	" ... These sites will be permitted as an exception to national policy guidelines on density ..."	For clarity and in response to representations from CPRE Hertfordshire.
29	92	12.58	Both The urban extensions new neighbourhoods planned for West and North Stevenage...	For consistency with terminology used elsewhere.
30	99	13.30	...to prevent inappropriate development in areas of flood risk...	For consistency with PPS25.
31	99	13.30	...maximising the use of sustainable drainage systems...	In response to representations from the EA.
32	100	After 13.36	New paragraph: In accordance with national guidance, flood risk assessments should show how risk from all sources of flooding to the development itself and risk to others will be managed now and taking climate change into account. Footnote: As set out in Annex E of Planning Policy Statement 25: Development and Flood Risk.	In response to representations from the EA.

#	Page	Reference	Proposed change(s)	Reason(s) for proposed change(s)
33	104	13.56	...high rates of car ownership in the country, with approximately 0.5 cars per person more than 1.3 cars per household in 2001 . Although...	For clarity and to allow direct comparison with the previous sentence.
34	105	Policy DM30 (c)	v. Visually attractive as a result of good architecture and landscaping; vi. i n keeping with the scale and massing of the surrounding development;	Typographical error.
35	124	Development Plan	...must be considered when deciding planning applications. The law says that we must decide applications against using policies in the development plan...	For clarity.
36	129	Appendix 2	Replace Appendix 2 with the text and table in Annex A.	To provide an updated and 'DPD-specific' list of superceded policies.

Annex A: Proposed replacement for Appendix 2

Once adopted, the plans in the Local Development Framework will be used to determine applications for planning permission.

The schedule below shows which policies contained within the saved 2004 Stevenage District Plan Second Review (the District Plan) are replaced by the Core Strategy and Generic Development Management Policies DPD (the Core Strategy). Those District Plan policies which were not saved by the Secretary of State in December 2007 do not appear in the schedule.

The second schedule details the same information ordered by Core Strategy policy.

District Plan policies deleted on adoption of the Core Strategy (in District Plan order)

Deleted District Plan Policy	Replacement LDF Policy / Policies	Comment
Town-wide policies		
TW1: Sustainable development	CS01: Sustainable development	
	DM01: Sustainability and quality of life	
TW2: Structural open space	CS14: Green Infrastructure	
TW4: New Neighbourhood Centres	CS09: Retail hierarchy	
TW6: Green Belt	CS03: Green Belt	
TW8: Environmental Safeguards	CS04: Area Action Plans and the Site Specific Policies DPD	
TW9: Quality in design	CS17: Quality in design and construction	
TW10: Crime prevention	CS06: Developer requirements;	
	CS17: Quality in design and construction	
TW11: Planning requirements	CS06: Developer requirements	
Housing		
H6: Loss of residential accommodation	DM04: Redevelopment of existing homes	
H7: Assessment of windfall residential sites	DM02: Windfall sites	
	DM03: Conversions	
H8: Density of residential development	DM17: House types and sizes	
	DM30: High quality design	
H12: Special Needs Accommodation	DM16: Supported housing	
H14: Benefits of affordability	DM14: Affordable housing tenure, mix and design	
Employment		
E7: Employment uses outside employment areas and homeworking	DM05: Employment development on unallocated sites	
Transport		
T6: Design Standards	DM28: Transport assessments and travel plans	

Annex A: Proposed replacement for Appendix 2

Deleted District Plan Policy	Replacement LDF Policy / Policies	Comment
T12: Bus provision	CS16: Sustainable transport and car parking	
	DM29: Parking and Access	
T13: Cycleways	CS16: Sustainable transport and car parking	
	DM29: Parking and Access	
T14: Pedestrians	CS16: Sustainable transport and car parking	
	DM29: Parking and Access	
T15: Car Parking Strategy	CS16: Sustainable transport and car parking	
	DM29: Parking and Access	
T16: Loss of residential car parking	DM29: Parking and Access	
Town Centre and Retailing		
TR14: New Neighbourhood Centres	CS09: Retail hierarchy	Only the first sentence is deleted. Remainder of policy will be replaced through the Stevenage & North Herts Action Plan (SNAP).
TR15: New free standing shops	DM06: Retail development on unallocated sites.	
Environment		
EN12: Loss of woodland	DM22: Trees and woodland	
EN13: Trees in new developments	DM22: Trees and woodland	
EN21: Other sites of nature conservation importance	Deleted without replacement	
EN27: Noise pollution	CS15: Pollution and flood risk	
	DM23: Noise and light generating uses	
	DM24: Noise sensitive uses	
EN28: Aircraft noise	CS15: Pollution and flood risk	
	DM24: Noise sensitive uses	
EN29: Light pollution	CS15: Pollution and flood risk	
	DM23: Noise and light generating uses	
EN31: Hazardous installations	CS15: Pollution and flood risk	
	DM25: Hazardous installations	
EN32: River corridors and water meadows	CS15: Pollution and flood risk	Additional policies relating to flood storage reservoirs (water meadows) to be set through relevant area
	DM26: Flood risk	

Deleted District Plan Policy	Replacement LDF Policy / Policies	Comment
		action plans and the Site Specific Policies DPD.
EN36: Water conservation	DM27: Sustainable urban drainage systems	
EN37: Telecommunication equipment developments	Deleted without replacement	PPG8 provides adequate guidance.
EN38: Energy conservation and supply	DM31: Energy efficiency and renewable energy	
Leisure and Recreation		
L2: Leisure facilities outside the town centre	CS11: Leisure and cultural facilities	Allocations and criteria will also be set in relevant Area Action Plans and the Site Specific Policies DPD.
	DM12: New and refurbished leisure and cultural facilities	
L4: Loss or reduction of existing leisure facilities	DM11: Existing leisure and cultural facilities	
L5: Modernisation, etc... of leisure facilities	DM12: New and refurbished leisure and cultural facilities	
L6: Leisure facilities in Neighbourhood Centres	DM12: New and refurbished leisure and cultural facilities	
L12: Loss of playing fields etc...	CS14: Green Infrastructure	
	DM19: Development of existing open spaces and play areas	
L13: Redundant school playing fields	CS14: Green Infrastructure	
	DM10: Redundant school sites	
	DM19: Development of existing open spaces and play areas	
L14: Children's play space	DM19: Development of existing open spaces and play areas	
	DM20: New open spaces and play areas	
L15: Outdoor sports provision in residential	DM20: New open spaces and play areas	
L16: Children's play space provision in residential	CS14: Green Infrastructure	
	DM20: New open spaces and play areas	
	DM21: Requirements for new open spaces and play areas	
L17: Informal open space provision in residential	CS14: Green Infrastructure	
	DM20: New open spaces and play areas	
	DM21: Requirements for new open spaces and play areas	

Annex A: Proposed replacement for Appendix 2

Deleted District Plan Policy	Replacement LDF Policy / Policies	Comment
L18: Open space maintenance	CS06: Developer requirements	
	DM21: Requirements for new open spaces and play areas	
L20: New allotment provision	CS14: Green Infrastructure	Land for new allotment provision will also be allocated in the Site Specific Policies DPD.
	DM20: New open spaces and play areas	
	DM21: Requirements for new open spaces and play areas	
L26: Guest houses	DM12: New and refurbished leisure and cultural facilities	
Social and Community Facilities		
SC1: Retention of facilities	CS10: Health, social and community facilities	
SC5: Provision in new developments	CS06: Developer requirements	
	CS10: Health, social and community facilities	
SC6: Care in the Community	DM16: Supported housing	
SC9: Redundant school buildings	DM10: Redundant school sites	
SC13: Provision in major new developments	CS06: Developer requirements	Further policy will be set through SNAP.
	CS10: Health, social and community facilities	
SC14: Nursing homes and residential homes	DM04: Redevelopment of existing homes	
	DM16: Supported housing	
Neighbourhood Centres		
NC6: Redevelopment of the Neighbourhood Centres	CS09: Retail Hierarchy	Further policy will be set through the Site Specific Policies DPD.

Index of Core Strategy policies and District Plan policies they supercede

LDF policy	District Plan Policy / Policies being replaced	Comment
Core policies		
CS01: Sustainable development	TW1: Sustainable development	See also DM01
CS02: Housing development strategy		
CS03: Green Belt	TW6: Green Belt	
CS04: Area Action Plans and the Site Specific Policies DPD	TW8: Environmental safeguards	
CS05: Key infrastructure		
CS06: Developer requirements	TW10: Crime prevention	See also CS17, CS10 and DM21.
	TW11: Planning requirements	

LDF policy	District Plan Policy / Policies being replaced	Comment
	L18: Open space maintenance	
	SC5: Provision in new developments	
	SC13: Provision in major new developments	
CS07: Jobs, education & skills		
CS08: Employment land		
CS09: Retail hierarchy	TW4: New neighbourhood centres	Only first sentence of TR14 is deleted. Remainder of policy will be replaced through SNAP.
	TR14: New neighbourhood centres	
	NC6: Redevelopment of the Neighbourhood Centres	
CS10: Health, social and community facilities	SC1: Retention of facilities	See also CS06.
	SC5: Provision in new developments	
	SC13: Provision in major new developments	
CS11: Leisure and cultural facilities	L2: Leisure facilities outside the town centre	See also DM12.
CS12: Housing mix		
CS13: Gypsies & Travellers and Travelling Showpeople		
CS14: Green Infrastructure	TW2: Structural open space	See also DM10, DM19, DM20 and DM21.
	L12: Loss of playing fields etc.	
	L13: Redundant school playing fields	
	L16: Children's play space provision in residential developments	
	L17: Informal open space provision in residential developments	
	L20: New allotment provision	
CS15: Pollution and flood risk	EN27: Noise pollution	See also DM23, DM24, DM25 and DM26.
	EN28: Aircraft noise	
	EN29: Light pollution	
	EN31: Hazardous installations	
	EN32: River corridors and water meadows	
CS16: Sustainable transport and car parking	T12: Bus provision	See also DM29.
	T13: Cycleways	
	T14: Pedestrians	
	T15: Car parking strategy	
CS17: Quality in design and construction	TW9: Quality in design	See also CS06.
	TW10: Crime prevention	

Annex A: Proposed replacement for Appendix 2

LDF policy	District Plan Policy / Policies being replaced	Comment
Generic Development Management Policies		
DM01: Sustainability and quality of life	TW1: Sustainable Development	See also CS01.
DM02: Windfall sites	H7: Assessment of windfall residential sites	See also DM03.
DM03: Conversions	H7: Assessment of windfall residential sites	See also DM02.
DM04: Redevelopment of existing homes	H6: Loss of residential accommodation	See also DM16
	SC14: Nursing homes and residential homes	
DM05: Employment development on unallocated sites	E7: Employment uses outside employment areas and homeworking	
DM06: Retail development on unallocated sites	TR15: New free standing sites.	
DM07: Loss of retail floorspace		
DM08: Existing health, social and community facilities		
DM09: New health, social and community facilities		
DM10: Redundant school sites	L13: Redundant school playing fields	See also CS14 and DM19.
	SC9: Redundant school buildings	
DM11: Existing leisure and cultural Facilities	L4: Loss or reduction of existing leisure facilities	
DM12: New and refurbished leisure and cultural facilities	L2: Leisure facilities outside the town centre.	See also CS11.
	L5: Modernisation, etc...of leisure facilities	
	L6: leisure facilities in Neighbourhood Centres	
	L26: Guest houses	
DM13: Affordable housing thresholds		
DM14: Affordable housing tenure, mix and design	H14: Benefits of affordability	
DM15: Accessible housing		
DM16: Supported housing	H12: Special needs accommodation	See also DM04.
	SC6: Supported housing	
	SC14: Nursing homes and residential homes	
DM17: House types and sizes	H8: Density of residential development	See also DM30.
DM18: Gypsies and Travellers and Travelling Showpeople		
DM19: Development of existing open spaces and play areas	L12: Loss of playing fields etc...	See also CS14, DM10 and DM20
	L13: Redundant school playing fields	
	L14: Children's play space	

LDF policy	District Plan Policy / Policies being replaced	Comment
DM20: New open spaces and play areas	L14: Children's play space	See also CS14, DM19 and DM21
	L15: Outdoor sports provision in residential development	
	L16: Children's play space provision in residential development	
	L17: Informal open space provision in residential development	
	L20: New allotment provision	
DM21: Requirements for new open spaces and play areas	L16: Children's play space provision in residential development	See also CS06, CS14 and DM20
	L17: Informal open space provision in residential development	
	L18: Open space maintenance	
	L20: New allotment provision	
DM22: Trees and woodland	EN12: Loss of woodland	
	EN13: Trees in new development	
DM23: Noise and light generating uses	EN27: Noise pollution	See also CS15 and DM24.
	EN29: Noise and light generating uses	
DM24: Noise sensitive uses	EN27: Noise pollution	See also CS15 and DM23.
	EN28: Aircraft noise	
DM25: Hazardous installations	EN31: Hazardous installations	See also CS15.
DM26: Flood risk	EN32: River corridors and water meadows	See also CS15.
DM27: Sustainable Urban Drainage Systems	EN36: Water conservation	
DM28: Transport Assessments and Travel Plans	T6: Design standards	
DM29: Parking and access	T12: Bus provision	See also CS16.
	T13: Cycleways	
	T14: Pedestrians	
	T15: Car parking strategy	
	T16: Loss of residential car parking	
DM30: High quality design	H8: Density of residential development	See also DM17.
DM31: Energy efficiency and renewable energy	EN38: Energy conservation and supply	

