

**Local Plan Review – Partial Review and Update
Justification of Proposed Changes to Policies**

ID	Page	Subject	Policy / Subtext?	Proposed Change	Justification for Proposed Change
01	25	Climate Change	Policy	<p><u>Policy SP1: Climate Change</u></p> <p><u>We will require development to contribute to both mitigating and adapting to climate change. The extent to which developments reduce greenhouse gas emissions, sequester carbon, prevent overheating, use water and other resources efficiently, generate clean energy, and contribute to a green local economy will be considered in the assessment of each planning application. Developments which demonstrate positive consideration of these issues will be supported.</u></p> <p><u>We will:</u></p> <ul style="list-style-type: none"> <u>a. apply emission reduction targets to developments according to their scale, supporting developments that achieve these targets by reducing overall energy demand, supplying energy efficiently, and generating ultra-low and zero carbon energy;</u> <u>b. ensure that any on-site shortfall against emission reduction targets is offset by an alternative off-site proposal or through the operation of the Council's Carbon Offset Fund;</u> <u>c. apply water usage targets to developments and encourage rainwater harvesting, grey water recycling, and water neutrality;</u> <u>d. encourage the sustainable use of all other resources throughout the development life-cycle;</u> <u>e. support the use of decentralised energy networks, district heat networks, and intelligent energy systems in developments;</u> <u>f. support the use of ultra-low and zero carbon combined heat and power systems in developments;</u> <u>g. strongly support development proposals whose primary purpose is to generate a surplus of ultra-low and zero carbon energy to the national grid;</u> <u>h. protect the Borough's existing carbon sinks, support the creation of new carbon sinks, and encourage developments to deliver net gains in carbon sequestration;</u> <u>i. encourage urban greening, particularly through the use of green roofs and walls;</u> <u>j. reduce the need to travel by ensuring that developments provide for the installation of high-speed network infrastructure;</u> <u>k. promote a green economy through the provision of local green jobs, local food production, and supporting the principles of a circular economy; and</u> <u>l. ensure site waste is disposed of as sustainably as possible.</u> <p><u>Policy SP1: Presumption in favour of sustainable development</u></p> <p><u>When considering development proposals, we will take a positive approach that reflects a presumption in favour of sustainable development.</u></p> <p><u>We will work proactively with applicants to find solutions that will allow proposals to be approved where possible. We will secure development that improves social, environmental and economic conditions in the area.</u></p> <p><u>We will permit planning applications that accord with the policies in this Local Plan and, where relevant, any Neighbourhood Plans unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, we will grant permission unless material considerations indicate otherwise. In these cases we will take into account whether:</u></p> <ul style="list-style-type: none"> <u>a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or any other relevant planning guidance issued by the Government, taken as a whole; or</u> <u>b. Specific policies in that guidance indicate that permission should be refused or development should be restricted.</u> 	<p>Existing Policy SP1 is deleted to reflect legal advice and updated guidance from the Planning Inspectorate.</p> <p>The new Policy SP1 will be the Council's Strategic climate change planning policy. It's prominence within the Local Plan as the first policy reflects the importance of mitigating and adapting to climate change in achieving sustainable development within the Borough.</p>

002	25	Sustainable Development	Policy	<p>Policy SP2: Sustainable development in Stevenage</p> <p>We will work within the principles of sustainable development and reduce the impact of development on climate change. We will support the New Town ideal of a balanced community.</p> <p>Planning permission will be granted where proposals demonstrate (as applicable), how they will:</p> <ul style="list-style-type: none"> a. Deliver homes or jobs that make a positive contribution towards the targets in this plan. <u>In particular, developments that can demonstrate the promotion or provision of local green jobs during its construction or operation will be particularly supported;</u> b. Supply a mix of uses, make good use of land and maximise opportunities for brownfield redevelopment within the town; c. Regenerate areas of the town that are under-performing; d. Reduce deprivation, improve quality of life and make sure that residents share in the benefits of regeneration and growth; e. Raise the aspirations, earnings, education level or life expectancy of residents; f. Provide a mix of homes and jobs for all sectors of the community; g. Promote journeys by bus, train, bike and foot and reduce the need to travel; h. Work within the limits of infrastructure and increase capacity where this is necessary to support development; i. Make high-quality buildings and spaces that respect and improve their surroundings, reduce crime and the fear of crime; j. Support facilities and services that encourage people to live, work and spend leisure time in Stevenage; k. Produce places and spaces that enable people to live a healthy lifestyle; l. Take a proactive approach towards energy use, including renewable energy and energy efficiency measures where practicable and appropriate; m. Avoid or prevent harm from flood risk, contamination and pollution; n. Protect and improve important open spaces, wildlife sites and habitats; o. Preserve or enhance areas and buildings of historical and archaeological interest; and p. Increase community awareness and involvement so that residents are involved in, and proud of, their town. 	To state the Council's strategic objective of facilitating the creation of local green jobs.
003	27	A strong, competitive economy	Policy	<p>Policy SP3: A strong, competitive economy</p> <p>This Plan provides sites and land that will allow employment growth and contribute to a balanced planning strategy across the market area. We will:</p> <ul style="list-style-type: none"> a. Provide at least 140,000 m² of new B-class employment floorspace over the plan period from Allocated Sites for Employment Development; b. Permit high intensity B-class employment uses in the most accessible locations. This includes high-density offices to the west of the railway station as part of a comprehensive and co-ordinated mixed-use development. c. Continue to remodel Gunnels Wood to meet modern requirements and provide a high-quality and attractive business destination. This will include the continued development of the Stevenage GSK and Bioscience Catalyst Campus at the south of the employment area. d. Protect an employment area at Pin Green and retain a range of B-class employment accommodation premises in suitable locations elsewhere in the town. e. Work with Central Bedfordshire Council and North Hertfordshire District Council to ensure an appropriate level of employment provision within the wider A1(M) / A1 corridor over the plan period. The Borough Council will support, as required: <ul style="list-style-type: none"> i. A new, strategic employment allocation at Baldock to be delivered through North Hertfordshire's local plan; and/or ii. The continued development of the Stratton Business Park at Biggleswade through Central Bedfordshire's local plan. f. Recognise the important role played by the town's retail, health and other non-B-Class land uses in providing employment. 	To reflect the updated Use Classes Order and for clarity.

004	32	A vital town centre	Policy	<p>Policy SP4: A vital Town Centre</p> <p>We will make provision for the type and range of retail facilities that are required to support Stevenage's role, following the sequential test and the Borough's retail hierarchy. We will:</p> <ul style="list-style-type: none"> a. Maintain the current retail hierarchy: <ul style="list-style-type: none"> i. Stevenage Town Centre; ii. High Street, Major Centre; iii. Poplars, District Centre; iv. Seven Local Centres; and v. Seven Neighbourhood Centres b. Promote the comprehensive and co-ordinated regeneration of Stevenage Central (Town Centre plus adjoining sites). This will provide for in the order of 4,700m² of additional comparison retail floorspace, 3,000 new homes and an improved range of shopping, bars, restaurants, leisure, community, civic and cultural facilities. An extended and regenerated train station will be the focus of an enlarged Stevenage Central area, within which six Major Opportunity Areas will be designated to promote distinct mixed-use redevelopment schemes. c. Retain the primary retail frontages in both the Town Centre Shopping Area and the High Street Shopping Area as the focus of major comparison shopping. d. Support the provision of up to 7,600 m² net of additional convenience floorspace within the Borough boundary by 2031 to meet the needs of the expanded town. This will include: <ul style="list-style-type: none"> i. 1,500m² for extensions to existing centres in the retail hierarchy, then other stores in accordance with the sequential test; ii. A Local Centre in the west of Stevenage development in the order of 500m² to meet the day-to-day needs of the residents of the new neighbourhood; iii. A Local Centre in the north of Stevenage development in the order of 500m² to meet the day-to-day needs of the residents of the new neighbourhood; iv. A Neighbourhood Centre in the south-east of Stevenage development of no more than 500m² with a convenience store and other related small-scale Use Class A1 shops sufficient to meet the day-to-day needs of the residents of the new neighbourhood; v. A new allocation for a large new store, in the order of 4,600m² net convenience goods floorspace and 920m² net comparison goods floorspace, at Graveley Road to meet identified needs post-2023. e. Tightly regulate<u>Regulate</u> new out-of-centre comparison goods floorspace and refuse the relaxation or removal of conditions on the type of goods that can be sold from existing out-of-centre comparison retail units. 	To better reflect national policy and guidance.
005	35	Infrastructure and transport	Policy	<p>Policy SP5: Infrastructure</p> <p>This plan will ensure the infrastructure required to support its targets and proposals is provided. New development will be required to contribute fairly towards the demands it creates. We will:</p> <ul style="list-style-type: none"> a. Permit<u>Grant</u> permission where new development <ul style="list-style-type: none"> i. Makes reasonable on-site provision, off-site provision or contributions towards (but not limited to) the following where relevant: <p>affordable housing; biodiversity; childcare and youth facilities; community facilities; community safety and crime prevention; cultural facilities; cycling and walking; education; flood prevention measures; Gypsy and Traveller accommodation; health care facilities; leisure facilities; open spaces; passenger transport; play areas; policing; public realm enhancement; road and rail transport; sheltered housing; skills and lifelong learning; sports; supported housing; travel plans; utilities and waste and recycling.</p> ii. Includes measures to mitigate against any adverse impact on amenity or the local environment where this is appropriate and necessary; or 	For clarity and to correct typographical errors.

				<ul style="list-style-type: none"> iii. Meets any specific requirements relating to individual sites or schemes set out elsewhere in this plan; b. Use developer contributions, legal agreements, levies or other relevant mechanisms to make sure that the criteria in (a) are met; c. Deliver a major reconfiguration of the road network in and around the Town Centre to catalyse regeneration; d. Work with Hertfordshire County Council, Highways England, the NHS, the Local Enterprise Partnership and other relevant service providers and agencies to deliver additional highway, education and health capacity as well as new and enhanced open spaces and community and leisure facilities; and e. Co-operate with other utilities and service providers to ensure that appropriate capacity is available to serve new development.; and f. Ensure new development does not have an adverse effect on the Lee Valley Special Protection Area (SPA). New development post 2026 will only be permitted if the required capacity is available at Rye Meads STW, including any associated sewer connections. 	
006	39	Infrastructure and transport	Policy	<p>Policy SP6: Sustainable transport</p> <p>We will create the conditions for a significant increase in passenger transport, walking and cycling. We will require new development to provide an appropriate level of car parking. We will:</p> <ul style="list-style-type: none"> a. Support the provision of new town centre sustainable transport facilities, including: <ul style="list-style-type: none"> i. New bus termini and waiting facilities; ii. New pedestrian and cycle links, with particular emphasis on connections between the Town Centre and the Gunnels Wood employment area and Old Town; and iii. A remodelled railway station that reflects Stevenage's position on the network and wider regeneration ambitions; b. Direct high density residential and commercial uses, and other developments that generate significant demand for travel, to the most accessible locations; c. Support the provision of sustainable transport schemes as identified in local transport plans and other relevant plans and strategies; d. Refuse permission where development proposals fail to provide any relevant plans or assessments relating to transport; e. Assess proposals against the car and cycle parking standards set out in the Supplementary Planning Documents; and f. Require new development to make reasonable on-site, off-site or financial contributions in accordance with Policy SP5 including (but not limited to): <ul style="list-style-type: none"> i. The creation or improvement of routes to, from or in the vicinity of the site; ii. The provision of crossings, underpasses, bridges or other appropriate means of traversing significant barriers for pedestrians and cyclists; iii. The implementation of parking control measures within or in the vicinity of the development site; and / or iv. The implementation of other transport schemes identified in our delivery plans. 	No change.
007	42	High-quality homes	Policy	<p>Policy SP7: High-quality homes</p> <p>This Local Plan supports significant growth in and around Stevenage to help meet needs across the market area. We will:</p> <ul style="list-style-type: none"> a. Provide at least 7,600 new homes within Stevenage Borough between 2011 and 2031. b. Deliver these through the sites and broad locations identified in this plan that allow for at least: <ul style="list-style-type: none"> i. 2,950 new homes in and around the Town Centre; ii. 1,350 new homes in a new neighbourhood on undeveloped land to the west of the town within the Borough boundary; 	No change.

				<ul style="list-style-type: none"> iii. 1,350 new homes to the north and south-east of the town on land removed from the Green Belt; iv. 1,950 new homes elsewhere in the Borough; and v. 11 new, permanent Gypsy and Traveller pitches on a new site close to Junction 8 of the A1(M). <ul style="list-style-type: none"> c. Ensure at least 60% of new homes completed within the Borough boundary between 2011 and 2031 are on previously developed land. d. Make sure there is always enough land to build homes for the next five years. e. Support applications for housing development on unallocated sites where they are in suitable locations and will not exceed our environmental capacity. f. Build a full range of homes in terms of tenure, type and size. This plan positively addresses housing needs and existing imbalances in the housing stock by setting targets for: <ul style="list-style-type: none"> i. At least 20% of all new homes over the plan period to be Affordable Housing with an aspiration to deliver up to 40% affordable housing where viability permits; ii. An appropriate mix of housing sizes, in line with the most up-to-date evidence of need; and iii. At least 3% of new homes over the plan period to be 'aspirational' to deliver a more balanced housing stock; and iv. At least 1% of new homes on the urban extensions to be self-build. g. Supplement these homes through the provision of up to 200 bed spaces in supported accommodation subject to up-to-date evidence of need h. Work with North Hertfordshire District Council and, if necessary, East Hertfordshire District Council to ensure any homes provided on the edge of Stevenage but outside the Borough boundary are successfully integrated into the urban fabric of the town. 	
008	49	Good design	Policy	<p>Policy SP8: Good design</p> <p>We will require new development to achieve the highest standards of design and sustainability. We will:</p> <ul style="list-style-type: none"> a. Preserve and enhance the most important areas and characteristics of Stevenage whilst delivering substantial improvement to the image and quality of the town's built fabric; b. Require significant developments to be masterplanned to ensure the delivery of high-quality schemes; c. Set out detailed design criteria and require applicants to have regard to Supplementary Planning Documents and other relevant guidance; and d. Implement the Government's nationally described space standard and Building Regulations optional Technical Standards requirements to ensure schemes deliver the space, accessibility and water efficiency expected of modern developments; and e. Support developments that are designed to achieve high levels of certification against nationally and internationally recognised sustainability standards. 	For clarity and to support the new detailed policy regarding BREEAM design certification.
009	51	Healthy communities	Policy	<p>Policy SP9: Healthy communities</p> <p>We will provide community facilities that meet the needs of local residents and those living in the area around Stevenage. We will:</p> <ul style="list-style-type: none"> a. Identify a hierarchy of district, local and neighbourhood centres; b. Permit applications within identified centres where they support its role and function, deliver the proposed distribution of retail floorspace and preserve the vitality and viability of the hierarchy as a whole; c. Require centres to be provided in significant new developments. Where development is planned to cross administrative boundaries, these will be masterplanned to form a part of the larger scheme, working with neighbouring authorities where necessary. d. Protect and enhance healthcare provision by: <ul style="list-style-type: none"> i. Working with the NHS Trust to support the roles of the Lister Hospital as the main provider of acute healthcare in north and east Hertfordshire and as a major employer of local people. The future of the site is safeguarded through a specific site allocation. 	No change.

				<p>ii. Helping to deliver new facilities that provide a wide range of public health services in the following locations:</p> <ul style="list-style-type: none"> • North of Stevenage • Stevenage West • The town centre. <p>e. Work with Hertfordshire County Council and other education providers to raise educational achievement and aspirations. We will support the provision of new education or training facilities where they meet a demonstrated need and are in an accessible location.</p> <p>f. Support the provision of leisure and cultural facilities to reflect the distribution of the existing and future population, by protecting and enhancing existing facilities and helping to deliver new facilities, particularly:</p> <ul style="list-style-type: none"> i. A new wet and dry leisure facility to replace the Arts and Leisure Centre and Stevenage Swimming Centre within the town centre ii. Additional skate parks/youth facilities within the urban extensions to the north, west and south-east iii. A new cricket ground within Stevenage West iv. New sports hall provision at The Barclay School and the new secondary school (former Barnwell East site) <p>g. Consolidate existing social and community facilities in Stevenage to provide a network that is sustainable in the long term.</p> <p>h. Require new development to make appropriate contributions towards community facilities.</p> <p>i. Support the provision of other, appropriate new facilities and only allow the redevelopment of existing facilities where it can be proven that they are no longer required or viable for community uses.</p>	
010	55	Green Belt	Policy	<p>Policy SP10: Green Belt</p> <p>We will support the principles of the Green Belt and provide long-term certainty over the limits of development. We:</p> <ul style="list-style-type: none"> a. Have carried out a Green Belt Review. This plan establishes defensible long-term Green Belt boundaries within the Borough which allow scope for the continued growth of Stevenage to at least 2031. This includes new boundaries around the Borough to accommodate: <ul style="list-style-type: none"> i. Land released for development within the plan period; and ii. Land added back into the Green Belt. b. Will continue to work with North Hertfordshire and East Hertfordshire District Councils to create a coherent and connected Green Belt boundary around the town, including the safeguarding of land in North Hertfordshire to meet our needs beyond the plan period. c. Will decide applications for development in the Green Belt in accordance with national guidance and any other relevant policies. 	No change.
011	58	Flooding and pollution	Policy	<p>Policy SP11: Climate change, floodingFlooding and pollution</p> <p>We will work to limit, mitigate and adapt to the negative impacts of climate change, minimise flood risk and all forms of pollution. We will:</p> <ul style="list-style-type: none"> a. ensure new development minimises and mitigates its impact on the environment and climate change by considering matters relating (but not necessarily limited) to the provision of green space, renewable energy, energy efficiency, water consumption, drainage, waste, pollution, contamination and sustainable construction techniques; b. ensure new development reduces or mitigates against flood risk and pollution; c. take a sequential approach to development in all areas of flood risk; and <p>-</p> <ul style="list-style-type: none"> <u>a. direct development to areas at the lowest risk of flooding through the application of a sequential approach;</u> 	To reflect the new structure of the Plan and to support the new detailed policies regarding flood risk and drainage.

				<p><u>b. determine planning applications in accordance with national flood risk planning policies;</u> <u>c. ensure development utilises sustainable drainage systems wherever possible, with a preference for the most sustainable, surface SuDS features;</u> <u>d. recognise the multifunctional benefits of SuDS;</u> <u>a-e. protect existing flood storage reservoirs and require new flood storage reservoirs to be provided where appropriate-;</u> <u>f. protect existing watercourses, including requiring their re-naturalisation, where appropriate; and</u> <u>g. ensure that development does not result in unacceptable harm to human health or the natural environment as a result of pollution.</u></p>	
012	60	The natural and historic environments	Policy	<p>Policy SP12: Green infrastructure and the natural environment</p> <p>The green infrastructure, natural environment and landscape of Stevenage will be protected, enhanced and managed, and we will positively acknowledge its influence on Knebworth Woods SSSI and Lea Valley SPA. We will:</p> <p>a. Create, protect and enhance key areas of open space and biodiversity value including:</p> <p>i. parks, recreation grounds, amenity spaces and woodlands which are integral to the open space structure of Stevenage as Principal Open Spaces. This will include Fairlands Valley Park;</p> <p>ii. locally important wildlife sites; and</p> <p>iii. a series of ten green links around the town. These will be collections of spaces that are worthy of protection for their connectivity and their recreation, amenity or wildlife value.</p> <p>b. Preserve, create, protect and enhance locally important linear features including:</p> <p>i. the historic lanes and hedgerows which pre-date the New Town; and</p> <p>ii. structural green spaces along major routes within the town.</p> <p>c. Create and protect multi-functional green space and sports facilities as an integral part of new developments in accordance with the latest standards and permit the creation of other new open spaces where they will meet an identified deficit;</p> <p>d. Mitigate or, as a last resort, compensate for the loss of green infrastructure or assets of biodiversity importance resulting from development; and</p> <p>e. Only grant planning permission if an adequate assessment of priority habitats and species has been undertaken. Any identified impact on these habitats and/or species will need to be avoided, mitigated or compensated.</p>	No change.
013	63	The natural and historic environments	Policy	<p>Policy SP13: The historic environment</p> <p>We will preserve and enhance the most important areas and characteristics of Stevenage. We:</p> <p>a. Have carried out Heritage Impact Assessments for development sites within, or adjacent to, conservation areas. Site specific mitigation measures have been incorporated to minimise the impacts of development.</p> <p>b. Will use national guidance and legislation to review, designate and determine planning applications affecting heritage assets.</p> <p>c. Will protect areas of archaeological importance and other relevant heritage assets by applying the detailed policies set in this plan.</p>	No change.
014	65	Efficiency	Policy	<p><u>Policy CC1: Energy efficiency</u></p> <p><u>Development proposals must demonstrate how they will maximise reductions in greenhouse gas emissions, with consideration for the following:</u></p> <p><u>a. The provision of demand-side energy efficiency measures, which aim to reduce the overall energy consumption required for the development;</u></p>	<p>Policy CC1 will be the new detailed planning policy regarding energy efficiency.</p> <p>The aim is to mitigate the effects of climate change by making buildings more energy efficient.</p> <p>The policy supports the new strategic climate change policy SP1.</p>

				<p><u>b. The provision of supply-side energy efficiency measures, which aim to generate, distribute and recover energy as efficiently as possible; and</u></p> <p><u>c. The adoption of ultra-low and zero carbon energy generation.</u></p> <p><u>Minor development</u></p> <p><u>Minor development proposals must achieve a 35% improvement upon the relevant emissions rate required by Part L of the Building Regulations.</u></p> <p><u>At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet this target.</u></p> <p><u>Post-permission, conditions will be used to ensure that the target is met in practice.</u></p> <p><u>Major development</u></p> <p><u>Major development proposals must achieve net zero regulated operational emissions.</u></p> <p><u>At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet the net zero target.</u></p> <p><u>Post-permission, planning conditions or a legal agreement will be used to:</u></p> <p><u>a. Ensure that the net zero target is met in practice; and</u></p> <p><u>b. Ensure that building fabric performance has been optimised.</u></p> <p><u>Large scale major development</u></p> <p><u>Large scale major development proposals must be whole-life carbon net zero.</u></p> <p><u>At the application stage, a whole life-cycle carbon (WLC) assessment must be submitted to demonstrate how the target will be met.</u></p> <p><u>Post-permission, planning conditions or a legal agreement will be used to:</u></p> <p><u>a. Secure an updated WLC assessment, using actual emissions figures; and</u></p> <p><u>b. Ensure that building fabric performance has been optimised.</u></p> <p><u>Carbon offsetting</u></p> <p><u>Where it is clearly demonstrated that a development proposal cannot fully meet the relevant target on-site, any shortfall must be offset by either:</u></p> <p><u>a. A cash in lieu contribution to the Council's Carbon Offset Fund (COF); or</u></p> <p><u>b. An alternative off-site proposal, where this has already been identified and delivery is certain.</u></p> <p><u>The acceptability of option (b) will be subject to agreement with the Council and will be considered on a case-by-case basis.</u></p>	
015	66	Efficiency	Policy	<p><u>Policy CC2: Heating and cooling</u></p> <p><u>Development proposals should optimise solar gain to limit overheating and minimise demand for energy dependent cooling systems, through the application of the following cooling hierarchy:</u></p> <p><u>a. Reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure</u></p> <p><u>b. Minimise internal heat generation through energy efficient design</u></p> <p><u>c. Manage the heat within the building through exposed internal thermal mass and high ceilings</u></p> <p><u>d. Provide passive ventilation</u></p> <p><u>e. Provide mechanical ventilation</u></p>	<p>Policy CC2 will be the new detailed planning policy regarding heating and cooling.</p> <p>The aim is to mitigate the effects of climate change by reducing greenhouse gas emissions from cooling systems and adapt to climate change by making buildings less susceptible to overheating.</p> <p>The policy supports the new strategic climate change policy SP1.</p>

				<p><u>f. Provide active cooling systems</u></p> <p><u>Major development proposals must demonstrate how this will be achieved through an energy statement. Permission will be refused for proposals which rely on energy dependent cooling systems unless it is demonstrated that their use is essential.</u></p>	
016	67	Efficiency	Policy	<p><u>Policy CC3: Water efficiency</u></p> <p><u>Development proposals involving the creation of new dwellings must ensure that water consumption does not exceed 110 litres per person per day, including external water use. Development proposals which exceed this standard will be strongly supported.</u></p> <p><u>Development proposals involving the creation of new dwellings must additionally incorporate rainwater harvesting schemes unless there are clear and convincing reasons for not doing so.</u></p> <p><u>All non-residential development must provide for the recycling of grey water unless there are clear and convincing reasons for not doing so.</u></p> <p><u>Development proposals which demonstrate water neutrality will be strongly supported.</u></p>	<p>Policy CC3 will be the new detailed planning policy regarding water efficiency.</p> <p>The aim is to adapt to climate change by making buildings less susceptible to overheating.</p> <p>The policy supports the new strategic climate change policy SP1.</p>
017	68	Sustainable infrastructure	Policy	<p><u>Policy CC4: Energy infrastructure</u></p> <p><u>Development proposals which create, utilise, or facilitate connection to decentralised energy networks (DENs) or district heat networks (DHNs) will be strongly supported.</u></p> <p><u>The use of ultra-low and zero carbon combined heat and power (CHP) systems will also be strongly supported.</u></p> <p><u>Developments that produce local ultra-low and zero carbon renewable energy with surplus injected into the grid will be strongly supported.</u></p> <p><u>The implementation of Intelligent Energy Systems (IES), which are combinations of technologies designed to enhance energy efficiency, monitoring, and management, will be strongly encouraged.</u></p>	<p>Policy CC4 will be the new detailed planning policy regarding energy infrastructure.</p> <p>The aim is to encourage the creation and use of ultra-low and zero carbon energy infrastructure, thereby reducing greenhouse gas emissions and mitigating the effects of climate change.</p> <p>The policy supports the new strategic climate change policy SP1.</p>
018	68	Sustainable infrastructure	Policy	<p><u>Policy CC5: Carbon sinks</u></p> <p><u>Development proposals should not result in the loss or deterioration of existing carbon sinks. Development proposals which deliver net gains in carbon sequestration through the enhancement of existing carbon sinks or the provision of new carbon sinks will be strongly supported.</u></p>	<p>Policy CC5 will be the new detailed planning policy regarding carbon sinks.</p> <p>The aim is to protect the Borough's existing carbon sinks (e.g. woodlands and grasslands) and encourage the creation of new carbon sinks, thereby increasing carbon sequestration and mitigating the effects of climate change.</p> <p>The policy supports the new strategic climate change policy SP1.</p>
019	68	Sustainable infrastructure	Policy	<p><u>Policy CC6: Green roofs and walls</u></p> <p><u>Development proposals should incorporate green roofs and green walls unless there are clear and convincing reasons for not doing so. Where appropriate, development proposals which incorporate biosolar roofs will be strongly supported.</u></p>	<p>Policy CC6 will be the new detailed planning policy regarding green roofs and walls.</p> <p>The aim is to encourage the use of green roofs and walls in new development, which have a variety of benefits e.g. improving the thermal efficiency of buildings, increasing biodiversity, and reducing surface water runoff. The policy therefore aims to both mitigate and adapt to climate change.</p> <p>The policy supports the new strategic climate change policy SP1.</p>
020	68	Sustainable infrastructure	Policy	<p><u>Policy CC7: Digital connectivity</u></p> <p><u>Development proposals should ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users unless an affordable alternative 1Gb/s capable connection is made available.</u></p>	<p>Policy CC7 will be the new detailed planning policy regarding digital infrastructure.</p> <p>The aim is to reduce the need to travel by providing the digital infrastructure necessary for people to work from home should they wish to do so. Ultimately this will reduce greenhouse gas emissions and help to mitigate the effects of climate change.</p>

					The policy supports the new strategic climate change policy SP1.																																
021	69	A green economy	Policy	<p><u>Policy CC8: The green economy</u></p> <p><u>Development proposals which demonstrate consistency with the principles of a circular economy will be strongly supported.</u></p> <p><u>Development proposals involving the provision of new local green jobs during the construction or operational phases will be strongly supported.</u></p> <p><u>Development proposals involving the loss of existing allotments, orchards, gardens and food markets will be refused unless there is clear and convincing justification. Where appropriate, development proposals involving their provision or enhancement will be strongly supported.</u></p>	<p>The policy supports the new strategic climate change policy SP1.</p> <p>Policy CC8 will be the new detailed planning policy concerning the interaction between climate change and the economy.</p> <p>It aims to encourage the re-use and recycling of materials, local food production, and the creation of local green jobs.</p> <p>The policy supports the new strategic climate change policy SP1.</p>																																
022	70	New employment land	Policy	<p>Policy EC1: Allocated sites for employment development</p> <p>The following sites and areas, as defined on the Policies Map, are allocated for employment development. Planning permission will be granted where proposals fall within the specified use classes and, individually or cumulatively, meet or exceed the target floorspace provision.</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Site</th> <th>Use Classes</th> <th>Target floorspace provision</th> </tr> </thead> <tbody> <tr> <td>EC1/1</td> <td>Stevenage GSK and Bioscience Catalyst Campus</td> <td>B4(b), B4(e)E(g)(ii), E(g)(iii) with ancillary uses</td> <td>50,000m²</td> </tr> <tr> <td>EC1/2</td> <td>South of Bessemer Drive, Gunnels Wood</td> <td>B4(a), B4(b)E(g)(i), E(g)(ii)</td> <td>12,000m²</td> </tr> <tr> <td>EC1/3</td> <td>West of Gunnels Wood Road</td> <td>B4(b), B4(e)E(g)(ii), E(g)(iii)</td> <td>4,000m²</td> </tr> <tr> <td>EC1/4</td> <td>Land west of North Road</td> <td>B4(e)E(g)(iii), B2 and / or B8</td> <td>20,000m²</td> </tr> <tr> <td>EC1/5</td> <td>Stevenage Central</td> <td>B4(a)E(g)(i)</td> <td>35,000m²</td> </tr> <tr> <td>EC1/6</td> <td>West of Stevenage</td> <td>B4(a)*, B4(b), B4(e)E(g)(i)*, E(g)(ii), E(g)(iii)</td> <td>10,000m²</td> </tr> <tr> <td>EC1/7</td> <td>Land west of Junction 8</td> <td>B8 and ancillary uses</td> <td>12,500m²</td> </tr> </tbody> </table> <p>*Small business use only</p>	Reference	Site	Use Classes	Target floorspace provision	EC1/1	Stevenage GSK and Bioscience Catalyst Campus	B4(b), B4(e)E(g)(ii), E(g)(iii) with ancillary uses	50,000m ²	EC1/2	South of Bessemer Drive, Gunnels Wood	B4(a), B4(b)E(g)(i), E(g)(ii)	12,000m ²	EC1/3	West of Gunnels Wood Road	B4(b), B4(e)E(g)(ii), E(g)(iii)	4,000m ²	EC1/4	Land west of North Road	B4(e)E(g)(iii), B2 and / or B8	20,000m ²	EC1/5	Stevenage Central	B4(a)E(g)(i)	35,000m ²	EC1/6	West of Stevenage	B4(a)*, B4(b), B4(e)E(g)(i)*, E(g)(ii), E(g)(iii)	10,000m ²	EC1/7	Land west of Junction 8	B8 and ancillary uses	12,500m ²	To reflect the updated Use Classes Order.
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023	72	Gunnels Wood	Policy	<p>Policy EC2a: Gunnels Wood Employment Area</p> <p>The spatial extent of the Gunnels Wood Employment Area is defined on the Policies map.</p>	No change.																																
024	72	Gunnels Wood	Policy	<p>Policy EC2b: Gunnels Wood Edge-of-Centre Zone</p> <p>Within the Edge-of-Centre Zone, as shown on the policies map, planning permission will be granted where:</p> <ol style="list-style-type: none"> Development (including changes of use) is for use classes B4(a)E(g)(i) offices or B4(b)E(g)(ii) research and development; The scheme makes efficient use of the site in terms of floorspace and job provision; and Proposals interact positively with the 'Stevenage Central' area. <p>Planning permission will only be granted as an exception to these criteria where the proposed development is ancillary to B4(a)E(g)(i) or B4(b)E(g)(ii) uses or essential to the continued operation of an established B-class use.</p>	To reflect the updated Use Classes Order.																																
025	73	Gunnels Wood	Policy	<p>Policy EC3: Gunnels Wood Industrial Zones</p> <p>The areas around Leyden Road and Crompton Road, as shown on the policies map, are designated as Industrial Zones. In these areas, planning permission will be granted where:</p>	To reflect the updated Use Classes Order.																																

				<p>a. Development (including changes of use) is for use classes B4(eE(g)(iii)) light industry, B2 general industry and / or B8 storage and distribution; and</p> <p>b. Any new, individual unit or building is of an appropriate size and generally does not exceed 300m² within Leyden Road Industrial Zone or 500m² within Crompton Road Industrial Zone.</p> <p>Planning permission will only be granted as an exception to these criteria where the development is ancillary, or essential to the continued operation of, an established B-class employment use.</p>	
026	74	Gunnels Wood	Policy	<p>Policy EC4: Remainder of Gunnels Wood</p> <p>Outside of the Edge-of-Centre and Industrial Zones and allocated sites for employment development, planning permission will be granted within the Gunnels Wood Employment Area where:</p> <p>a. Development (including changes of use) is for use classes B4(bE(g)(ii)) research and development, B4(eE(g)(iii)) light industry, B2 general industry and / or B8 storage and distribution;</p> <p>b. (Re-)Development of the site would not prejudice the provision of an appropriate number and range of jobs across the Employment Area as a whole; and</p> <p>c. On sites over two hectares in size, any proposals for B8 development are either part of a mixed-use scheme providing a range of acceptable uses or essential to the continued operation of an existing use.</p> <p>Planning permission for B4(aE(g)(i)) offices will only be granted as an exception to criterion a where:</p> <p>i. it is ancillary to a B4(b), B4(eE(g)(ii), E(g)(iii)), B2 or B8 use;</p> <p>ii. essential to the continued operation of an established B4(aE(g)(i)) use; or</p> <p>iii. a sequential test clearly demonstrates that no suitable sites are available in more accessible locations.</p>	To reflect the updated Use Classes Order.
027	75	Gunnels Wood	Policy	<p>Policy EC5: Active frontages and gateways</p> <p>The following roads, insofar as they lie within the Gunnels Wood Employment Area, are subject to this policy:</p> <ul style="list-style-type: none"> • Broadhall Way; • Bessemer Drive; • Gunnels Wood Road; • Fairlands Way; and • Six Hills Way. <p>Planning permission for the (re-)development of sites with a frontage along one or more these roads will be granted where:</p> <p>a. Proposals face directly onto the identified road(s) and provide active frontages and natural surveillance;</p> <p>b. Buildings are not set back significantly from the identified road(s);</p> <p>c. Car parking and service areas are located away from the street frontage of the identified road(s); and</p> <p>d. On corner plots, where these roads intersect, schemes incorporate landmark architecture and gateway features wherever this would be compatible with the proposed use(s).</p>	No change.
028	76	Pin Green	Policy	<p>Policy EC6: Pin Green Employment Area</p> <p>The spatial extent of the Pin Green Employment Area is shown on the policies map. Planning permission within this area will be granted where:</p> <p>a. Development (including changes of use) is for use classes:</p> <ul style="list-style-type: none"> • B4(bE(g)(ii)) research and development; B4(eE(g)(iii)) light industry; • B2 general industry; and / or • B8 storage and distribution; and 	To reflect the updated Use Classes Order.

				<p>b. Any individual, new unit(s) maintain an appropriate range of premises across the employment area and do not exceed 3,000m² in size.</p> <p>Planning permission for B1(a)E(g)(i) offices will only be granted where:</p> <ol style="list-style-type: none"> i. it is ancillary to an acceptable B1(b) E(g)(ii), B1(e) E(g)(iii), B2 or B8 use; ii. essential to the continued operation of an established B1(a) E(g)(i) use; or iii. a sequential test clearly demonstrates that no suitable sites are available in more accessible locations. 	
029	79	Employment development on unallocated sites	Policy	<p>Policy EC7: Employment development on unallocated sites</p> <p>New major employment development will not be permitted outside of allocated areas and centres. Planning permission for B-class use<u>employment uses</u> on sites not allocated for any specific purpose will be granted where proposals:</p> <ol style="list-style-type: none"> a. Are on previously developed land; <u>and</u> b. For offices, are accompanied by a sequential test; c. Are of an appropriate size and scale; and d. Do, and will, not have an unacceptable adverse impact on the local environment and residential amenity <p>Planning permission for the loss of employment land on sites not allocated for any specific purpose will be granted where;</p> <ol style="list-style-type: none"> i. There is sufficient suitable and employment land available elsewhere; ii. The proposals provide overriding benefits against other objectives or policies in the plan; or iii. It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, over a considerable period of time<u>for at least six months</u>. 	To reflect the updated Use Classes Order, to prevent duplication of other policies ((c) and (d)), and for consistency with other policies (iii).
030	82	Stevenage town centre	Policy	<p>Policy TC1: Town Centre</p> <p>The extent of the Town Centre is defined on the policies map.</p>	No change.
031	83	Stevenage town centre	Policy	<p>Policy TC2: Southgate Park Major Opportunity Area</p> <p>Within the Southgate Park Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</p> <ol style="list-style-type: none"> a. High-density Use Class C3 residential units; b. New multi-storey or basement car parking; c. New Use Class D1F.1 civic hub; d. A linear park running east-west parallel to Six Hills Way; and e. A new primary school on the Eastgate car park <p>Applications should address the following design and land use principles:</p> <ol style="list-style-type: none"> i. Landmark buildings should be created in prominent locations; ii. New residential development on the south side of Southgate Park should have habitable rooms orientated to face southwards over the new linear park iii. Pedestrian linkages southwards to North Hertfordshire College should be improved; iv. Southgate should be re-opened as a trafficked street in the form of a shared surface; v. Danesgate should be widened along its length from Lytton Way to Danestrete, and the corner with Danestrete eased to allow buses to negotiate the corner more easily; vi. Tower Road should be removed; vii. The Plaza site should be redeveloped into the new public sector hub, fronting onto Town Square; and viii. Heritage assessment and design work to preserve and enhance the significance of the Town Square Conservation Area and the contribution made by its setting. 	To reflect the updated Use Classes Order.

032	84	Stevenage town centre	Policy	<p>Policy TC3: Centre West Major Opportunity Area</p> <p>Within the Centre West Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</p> <ul style="list-style-type: none"> a. High-density Use Class C3 residential units; b. Replacement Use Class D1, D2F.1, E(d) leisure and Use Class A3E(b) and A4sui generis bar, restaurant and cafe uses; c. New multi-storey or basement car parking; d. New Use Class B4E(g)(i) office premises; e. New de minimis (by volume) Use Class A4E(a) shop units sufficient to serve the day-to-day convenience retail needs of the residents of Centre West; f. A new Use Class C1 hotel, with ancillary conference facilities, close to the train station; g. A taxi rank; and h. A series of interlinked public squares and open spaces; <p>Applications should address the following design and land use principles:</p> <ul style="list-style-type: none"> i. Redevelopment of the large surface-level car park and the creation in its place of a new urban street form; ii. High-quality place-defining buildings should be located in appropriate, prominent locations; iii. The creation of an attractive new east-west pedestrian link from a significant new public square in the heart of the site through the train station precinct towards Town Square; iv. Commercial and leisure uses to be focused to the east of the site, close to the train station; v. Residential uses to the east of the site will only be permitted above first floor level and will require appropriate noise mitigation due to its proximity to the East Coast Main Line; vi. Provision for a taxi rank in proximity to the train station; vii. Traffic calmed car/pedestrian shared surfaces; and viii. Reservation for additional pedestrian/cycle routes in the longer term to allow greater, and more direct, access through to Gunnels Wood Road and the wider Gunnels Wood Employment Area. 	To reflect the updated Use Classes Order.
033	86	Stevenage town centre	Policy	<p>Policy TC4: Station Gateway Major Opportunity Area</p> <p>Within the Station Gateway Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</p> <ul style="list-style-type: none"> a. An extended and regenerated train station; b. New bus station; c. b. High-density Use Class C3 residential units; a. New multi-storey or basement car parking; d. c. New Use Class B4E(g)(i) office premises; e. d. A new Use Class C1 hotel; and f. e. New Use Class A4E(a) and Use Class A3E(b) restaurant and cafe uses. <p>Applications should address the following design and land use principles:</p> <ul style="list-style-type: none"> i. Major reconfiguration of Lytton Way between Fairlands Way and Six Hills Way <u>to incorporate sustainable travel and improved connectivity in all forms of travel;</u> ii. <u>Creating an exemplar, low carbon “urban village” with climate change consideration in all developments;</u> iii. iii. Demolition of the Arts & Leisure Centre to facilitate better east-west integration and create new development sites in the environs of the train station; iii. iv. The provision of replacement sports and theatre facilities elsewhere within Stevenage Central; iv. v. A significantly regenerated and enlarged dual-frontage train station of high-quality, with associated facilities; v. vi. New public squares <u>and the inclusion of green infrastructure</u> on the eastern and western frontages of the train station; 	To reflect the updated Use Classes Order and the Station Gateway Area Action Plan following two rounds of public consultation.

				<p>vi-vii. High-quality office buildings mixed-use developments within a short walking distance of the train station to unlock economic and employment opportunities;</p> <p>vii-viii. At least one multi-storey car park and Improved cycle connectivity and parking plus drop-off space to specifically serve train customers;</p> <p>ix. Celebrate the heritage of the town in the fabric, layout and design of the Station Gateway;</p> <p>viii-x. Establishment of an attractive east - west pedestrian route across the East Coast Main Line; and</p> <p>ix-xi. High-quality landmark gateway environment and arrival experience to create a positive image of Stevenage for all rail visitors.</p>	
034	90	Stevenage town centre	Policy	<p>Policy TC5: Central Core Major Opportunity Area</p> <p>Within the Central Core Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</p> <ol style="list-style-type: none"> a. High-density Use Class C3 residential units; b. New Use Class A1, A3E(a), E(b) and A4sui generis shop, bar, restaurant and cafe uses; c. New multi-storey or basement car parking; d. New Use Class B4E(g)(i) office premises; e. New Use Class D4F.1 and D2E(d) leisure, cultural and civic uses, including a replacement theatre and museum; and f. Signature public spaces <p>Applications should address the following design and land use principles:</p> <ol style="list-style-type: none"> i. A replacement bus station, closer to the train station; ii. A southern extension to the Westgate Centre, containing in the order of 4,700m² additional comparison floorspace, facing onto an enlarged Town Square; iii. A continuation of the east - west pedestrian route linking Town Square with the train station; iv. Continuing preservation and enhancement of the Town Square Conservation Area; v. Provision will be made for new green space within an enlarged Town Square; vi. A new municipal theatre and art gallery on the north-eastern edge of the enlarged Town Square; vii. New development should include active ground floor frontages to principal streets; viii. The layout of new streets and squares should facilitate east-west pedestrian access and create sequential views and vistas between the train station and Town Square; ix. High-quality development with landmark buildings in appropriate locations, including fronting onto Town Square; x. High-rise buildings; and xi. Heritage assessment and design work to preserve and enhance the significance of the Town Square Conservation Area and the contribution made by its setting. 	To reflect the updated Use Classes Order.
035	92	Stevenage town centre	Policy	<p>Policy TC6: Northgate Major Opportunity Area</p> <p>Within the Northgate Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</p> <ol style="list-style-type: none"> a. High-density Use Class C3 residential units; b. New Use Class B1(a) office premises; c. New Use Class A1, A3E(a), E(b) and A4sui generis shop, bar, restaurant and cafe uses; d. Replacement Use Class A4E(a) major foodstore food store; e. New multi-storey or basement car parking; f. Replacement cycle and pedestrian footbridge between Ditchmore Lane and Swingate; and g. Signature public spaces. <p>Applications should address the following design and land use principles:</p> <ol style="list-style-type: none"> i. A continuation of the north - south pedestrian route linking old North Road with Ditchmore Lane; 	To reflect the updated Use Classes Order.

				<ul style="list-style-type: none"> ii. New development should include active ground floor frontages; iii. New landmark buildings on the Lytton Way/Fairlands Way junction; iv. The layout of new streets and squares should facilitate both north-south and east-west pedestrian access and create sequential views and vistas between the old North Road and Swingate; and v. Pedestrian priority at an at-grade crossing on Swingate-; 	
036	93	Stevenage town centre	Policy	<p>Policy TC7: Marshgate Major Opportunity Area</p> <p>Within the Marshgate Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</p> <ul style="list-style-type: none"> a. High-density Use Class C3 residential units; b. New Use Class D4F.1 and D2E(d) leisure, cultural and civic uses; c. New Use Class A1, A3E(a), E(b) and A4sui generis shop, bar, restaurant and cafe uses; and d. e-d. New multi-storey or basement car parking. <p>Applications should address the following design and land use principles:</p> <ul style="list-style-type: none"> i. Rejuvenation through new retail units and public realm improvements, including the northern underpass to Town Centre Gardens; ii. Replacement retail units at the eastern end of The Forum connecting to a new surface-level pedestrian crossing of St George's Way to link with the new leisure complex and Town Centre Gardens; iii. Active retail frontages along St George's Way to redefine the eastern edge of the Town iv. Centre; v. New high-density residential development along St George's Way, orientated to have views over Town Centre Gardens; vi. A new sports/swimming complex with an interactive frontage onto Town Centre Gardens; vii. Creation of a critical mass of uses and activities to stimulate greater day-to-day and event use of Town Centre Gardens; and viii. Heritage assessment and design work to preserve and enhance the significance of the Town Square Conservation Area and the contribution made by its setting. 	To reflect the updated Use Classes Order.
037	94	Stevenage town centre	Policy	<p>Policy TC8: Town Centre Shopping Area</p> <p>The spatial extent of the Town Centre Shopping Area (TCSA) is defined on the policies map. Within the TCSA, uses appropriate to a town centre will be permitted at ground floor level, including Use Classes A1, A2, A3, A4, C1, D1 and/or D2E and C1, as well as some other sui generis uses.</p> <p>Within the TCSA, the following premises and areas are identified as Primary Frontages at ground floor level:</p> <p>27 - 29 (odd) Town Square; 40 - 50 and 66 - 96 (even) Queensway; 41 - 73 and 79 - 101 (odd) Queensway; 6 - 22 (even) The Forum; 1 - 11 (odd) The Forum; and The Westgate Centre.</p> <p>Within the Primary Frontages, planning permission will be granted only for Use Class A4E(a) (shops). Planning permission will be granted for other uses within the Primary Frontages where:</p> <ul style="list-style-type: none"> a. The proposal is for use class A3E(b) (restaurants & cafes) at the following locations: <ul style="list-style-type: none"> • 50 - 56, 60 - 64 & 75 Queensway • 2 - 6 & 20 - 22 The Forum and 98 & 103 Queensway; b. In other locations, the benefits to the overall vitality and viability of the town centre would equal or outweigh those that would be provided by an A4E(a) or A2E(c) use in the equivalent location. This will be considered having regard to whether: 	To reflect the updated Use Classes Order. The last sentence is deleted to prevent duplication of other policies.

				<ul style="list-style-type: none"> The proposal will retain an active frontage; The proposal will generate footfall equivalent to, or greater than, an A1E(a) or A2E(c) use in the equivalent location; and The unit has been unsuccessfully marketed for A1E(a) or A2E(c) use, or has remained vacant, for at least six months. <p>Subject to the above criteria, the redevelopment of existing premises will be permitted within the TCGSA where this would not cause harm to the Town Square Conservation Area.</p>	
038	97	Old Town High Street	Policy	<p>Policy TC9: High Street Shopping Area</p> <p>The spatial extent of the High Street Shopping Area (HSSA) is defined on the policies map.</p> <p>Within the HSSA, planning permission for development of a scale appropriate to the High Street's location in the retail hierarchy and which falls into Use Classes A1, A2, A3, A4E, C1, C3, D1F.1 or D2F.2 will be granted where it:</p> <ol style="list-style-type: none"> Would not take land or premises allocated or identified for other, specific uses; and Would not cause harm to the significance of any designated heritage asset(s) including through harm to their setting; Does not propose Class-AE uses outside of the High Street Primary Shopping Area and Secondary Frontages. 	To reflect the updated Use Classes Order. (b) is deleted to prevent duplication of other policies.
039	97	Old Town High Street	Policy	<p>Policy TC10: High Street Primary and Secondary Frontages</p> <p>Within the High Street Shopping Area are defined Primary and Secondary Frontages, as shown on the policies map.</p> <p>The following premises and areas are identified as Primary Frontages at ground-floor level:</p> <ul style="list-style-type: none"> 70 - 92a High Street 35 - 75 High Street Middle Row <p>The following premises and areas are identified as Secondary Frontages at ground-floor level:</p> <ul style="list-style-type: none"> 26 - 68 and 94 -132 High Street 15 - 23, 29 - 33 and 77 - 129 High Street <p>Within the High Street Shopping Area, planning permission will be granted for Use Classes A1, A2, A3 or A4E(a), E(b), E(c) or drinking establishments where:</p> <ol style="list-style-type: none"> At least 60% of the Primary Frontages, as measured by both units and floorspace, will remain in Class A4E(a) use should the proposal be implemented; The main ground floor shopping frontage will face onto either High Street or Middle Row; and Any additional Use Class A3E(b) or A4drinking establishment uses will not adversely affect the character of the centre or otherwise result in a detrimental over-concentration of such uses in the vicinity of the application site. <p>Planning permission will be granted as an exception to these criteria where there are overriding benefits to the overall vitality and viability of the High Street, having regard to whether:</p> <ul style="list-style-type: none"> The proposal will retain an active frontage; The proposal will generate footfall equivalent to, or greater than, a normally acceptable A-class E(a), E(b) or E(c) use in the equivalent location; and The unit has been unsuccessfully marketed for normally acceptable A-class uses or has remained vacant for a considerable amount of time <u>at least six months</u>. 	To reflect the updated Use Classes Order and for consistency with other policies.

				<p>The amalgamation of existing premises to create larger units or the conversion of upper floors to provide additional floorspace in the same use class will not be permitted.</p> <p>Within the High Street Shopping Area, further Class A5 hot food takeaway uses will not be permitted.</p>	
040	100	Generic retail policies	Policy	<p>Policy TC11: New convenience retail provision</p> <p>New Class A4E(a) convenience retail floorspace provision will be expected to follow the sequential test and the Borough's retail hierarchy.</p> <p>1,500m² floorspace is reserved to be provided as extensions to existing stores in the retail hierarchy, then other stores in accordance with the sequential test.</p> <p>New convenience retail floorspace provision, of an appropriate scale and in an appropriate accessible location, will be made in the new neighbourhoods at Stevenage West, North of Stevenage and South East Stevenage.</p> <p>New Local Centres will be permitted in each of the Stevenage West and North of Stevenage new neighbourhoods, each in the order of 500m², to meet the day-to-day needs of the residents of the respective new developments.</p> <p>A Neighbourhood Centre will be permitted in the South-East of Stevenage development of no more than 500m² with a convenience store and other related small-scale Use Class A4E(a) shops, sufficient to meet the day-to-day needs of the residents of the new neighbourhood.</p> <p>These new Local Centres and the Neighbourhood Centre will become a part of the Borough's retail hierarchy. They should, wherever possible, be co-located with other community uses such as schools and/or health or community facilities, where such facilities are being provided.</p> <p>A site for a major new foodstore food store of up to 4,600m² net convenience goods floorspace and 920m² net comparison goods floorspace to serve Borough-wide needs post-2023 is identified on the policies map at Graveley Road. A retail impact assessment will be required, particularly focusing upon the impact on Local Centres and Neighbourhood Centres.</p>	To reflect the updated Use Classes Order.
041	101	Generic retail policies	Policy	<p>Policy TC12: New comparison retail provision</p> <p>Planning permission will be granted for additional comparison retail floorspace of the order of 4,700m² within one or more of the Town Centre Shopping Area, the Marshgate MOA, the Central Core MOA, the Station Gateway MOA or the Northgate MOA.</p> <p>Proposals for out-of-centre comparison goods floorspace will be refused, unless they are an ancillary element to a major convenience store proposed under Policy TC11.</p> <p>Proposals to relax or remove conditions on the type of goods that can be sold from existing out-of-centre comparison retail units will be refused.</p>	No change.
042	102	Generic retail policies	Policy	<p>Policy TC13: Retail impact assessments</p> <p>Applications for main town centre uses should be located in the Town Centre, then in edge-of-centre locations and only if suitable sites are not available will out-of-centre sites be considered. When considering edge-of-centre and out-of-centre sites, preference will be given to accessible sites that are well connected (preferably by multi-modal means) to the Town Centre.</p> <p>An impact assessment will be required for any proposals in excess of 300m² for main town centre uses outside the Town Centre. This should include an assessment of:</p> <ol style="list-style-type: none"> i. The impact of the proposal on existing, committed and planned public and private investment in centres in the catchment area; and ii. The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the Town Centre and wider area, up to five years from the time that the application is made. 	No change.

				<p>For major schemes, where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time that the application is made.</p> <p>Proposals will be permitted unless they fail the sequential test, or are likely to have a significant adverse impact on one or both of the above factors.</p>	
043	103	Infrastructure and developer requirements	Policy	<p>Policy IT1: Strategic development access points</p> <p>The preferred vehicular access points to strategic development sites from the existing road network are shown on the policies map:</p> <ul style="list-style-type: none"> • To land west of Stevenage via the existing road network at Bessemer Drive and Meadway; To land north of Stevenage from B197 North Road approximately 250 metres north of the junction with Granby Road; • To land south-east of Stevenage from a new roundabout on the A602 approximately 200 metres east of the junction with Bragbury Lane; • To Stevenage Leisure Park from Argyle Way and Six Hills Way; and • To Stevenage town centre from reconfigured junctions between: <ul style="list-style-type: none"> ○ Fairlands Way and Lytton Way; and ○ Six Hills Way, Lytton Way and London Road <p>Planning permission will be granted where proposals demonstrate:</p> <ol style="list-style-type: none"> a. That these preferred access points have been incorporated into the scheme design; and b. For the development areas to the north and west of Stevenage, how they would integrate with any future phases of development beyond the Borough boundary. <p>Alternative access points and solutions will be permitted where they are demonstrably preferable in highway terms.</p>	No change.
044	105	Infrastructure and developer requirements	Policy	<p>Policy IT2: West of Stevenage safeguarded corridors</p> <p>The areas around Meadway and south of Todd's Green, as shown on the policies map, are safeguarded.</p> <p>Planning permission will only be granted for any development proposals which would not physically inhibit or otherwise prejudice comprehensive development of land to the west of Stevenage within North Hertfordshire District in the period beyond 2026.</p>	No change.
045	105	Infrastructure and developer requirements	Policy	<p>Policy IT3: Infrastructure</p> <p>Planning permission for sites of 200 dwellings or more, including smaller sites being brought forward in phases that will cumulatively exceed this threshold, will be granted where applicants satisfactorily demonstrate how infrastructure needs arising from their proposals will be met. This should be demonstrated through:</p> <ol style="list-style-type: none"> a. An infrastructure assessment at outline application stage; and / or b. A detailed infrastructure phasing and delivery plan at reserved matters or full application stage. <p>Where appropriate, conditions, legal agreements or other mechanisms will be used to ensure that development is phased to coincide with the delivery of infrastructure.</p>	No change.
046	107	Sustainable travel	Policy	<p>Policy IT4: Transport assessments and travel plans</p> <p>Planning permission will be granted where:</p> <ol style="list-style-type: none"> a. Development would not have an adverseunacceptable impact upon highway safety; b. Development reflects the principles of the Stevenage Mobility Strategy; 	(a) is amended to better reflect national planning policy. (e) is inserted to reflect the new climate change policies.

				<p>c. Schemes exceeding the relevant thresholds are accompanied by a satisfactory Transport Statement or Assessment, which demonstrates that the residual cumulative impacts of development are not severe; and</p> <p>d. Developments exceeding the Transport Assessment threshold are accompanied by an acceptable (green) travel plan; and</p> <p>e. <u>Major trip-generating developments are focused within areas of greater public transport and accommodated by current or upgraded road layouts, unless demonstrated to be unachievable.</u></p>	
047	108	Sustainable travel	Policy	<p>Policy IT5: Parking and access</p> <p>Planning permission will be granted where proposals comply with the requirements of the Parking Provision Supplementary Planning Document. Major development proposals, including redevelopments and changes of use, must additionally:</p> <p>a. Demonstrate how the development will be served by passenger transport. Planning obligations will be sought to provide services and facilities where appropriate; and</p> <p>b. Make the following provisions for pedestrians and cyclists:</p> <ol style="list-style-type: none"> i. Safe, direct and convenient routes within the development; ii. Links to existing cycleway and pedestrian networks; iii. Appropriate means of crossing vehicle roads within, or adjacent to, the site; iv. Adequate landscaping and lighting of routes both within the development and on any new external links; v. Contributions towards improving cycleways and pedestrian routes serving the development site, where appropriate; vi. Secure bicycle parking provision; and vii. Ancillary facilities such as changing rooms, showers and lockers, where appropriate. <p>Planning permission for development proposals which result in the loss of off-street parking spaces (excluding public car parks) or formally defined on-street bays will be granted where:</p> <p>c. The parking lost is replaced as near as possible to the existing provision in an accessible location; or</p> <p>d. It can be demonstrated that the provision is not suitable or required.</p>	No change.
048	110	Sustainable travel	Policy	<p>Policy IT6: Sustainable transport</p> <p>The following schemes are identified as priority new and improved sustainable transport schemes. Planning permission will be granted where proposals facilitate the creation or improvement of, reasonably provide or reasonably contribute towards these schemes:</p> <ol style="list-style-type: none"> 1. The provision of a 5th platform at Stevenage station; 2. A significantly improved station building with entrances facing both the town centre and leisure park; 3. A new town centre bus station located to the west of the existing site and in close proximity to the station; 4. Public transport provision to and within the proposed strategic development sites to the west, north and south-east of Stevenage. This may be provided through the extension of existing, or creation of new bus routes; 5. Enhanced inter-urban bus provision including direct services to employment sites and locations outside of the Borough boundary; 6. New or improved bus services and facilities within 400 metres of major developments. 	No change.
049	111	Sustainable travel	Policy	<p>Policy IT7: New and improved links for pedestrians and cyclists</p> <p>The following schemes are identified as priority new and improved links for pedestrians and cyclists. Planning permission will be granted where proposals maintain, enhance, reasonably provide or reasonably contribute towards:</p> <p>Routes</p> <p>The following schemes are identified as priority new and improved links for pedestrians and cyclists:</p>	No change.

				<ol style="list-style-type: none"> 1. From Town Square to the Leisure Park via Stevenage Station; 2. From The Forum to Town Centre Gardens via a new surface-level crossing of St George's Way; 3. Along St Georges Way between the junctions with Fairlands Way and Six Hills Way; 4. From Ditchmore Lane to the town centre via an improved crossing over Fairlands Way; 5. From the junctions of Gunnels Wood Road and Bessemer Drive and / or Gunnels Wood Road and Six Hills Way to the new development west of Stevenage; 6. From Gunnels Wood Road via Meadway Ancient Lane to the new development west of Stevenage; 7. Along Gresley Way from Six Hills Way to Martins Way including a spur to Fairlands Way; 8. From the junction of Coreys Mill Lane and North Road and / or following the route of Bridleway 103 from Corey's Mill to new developments north of Stevenage; 9. From the junction of Broadhall Way and Bragbury Lane to new development south-east of Stevenage; 10. Along the principal interior roads of the strategic developments west, north and south-east of Stevenage. <p>Cycle Parking</p> <p>The Stevenage Cycle Strategy identifies improvements to cycle parking provision available to the public in Stevenage in terms of gaps in provision at appropriate locations as well as the quality of existing cycle parking.</p> <p>Wayfinding</p> <p>The Stevenage Cycle Strategy identifies improvements to wayfinding for pedestrians and cyclists in and around Stevenage, which includes signage and maps.</p>																																					
050	113	Sustainable travel	Policy	<p>Policy IT8: Public parking provision</p> <p>Planning permission resulting in the loss of existing public car or cycle parking provision will be granted where:</p> <ol style="list-style-type: none"> a. Existing spaces are replaced within or adjacent to the new development; b. Replacement car and cycle-parking provision are made within 200 and 80 metres walk respectively of the key attractors currently served; or c. It can be robustly evidenced that the parking is no longer required. <p>Applications for new public car or cycle provision will be supported in principle where they respond to a demonstrated need and do not take land specifically allocated or otherwise protected for other uses.</p>	No change.																																				
051	115	Housing allocations	Policy	<p>Policy HO1: Housing allocations</p> <p>The following sites, as shown on the proposals map, are allocated for housing to meet our development needs:</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Sites</th> <th>Dwelling capacity (net)</th> </tr> </thead> <tbody> <tr> <td>HO1/1</td> <td>Bedwell Crescent neighbourhood centre</td> <td>45</td> </tr> <tr> <td>HO1/2</td> <td>Bragbury End sports ground car park</td> <td>8</td> </tr> <tr> <td>HO1/3</td> <td>Burwell Road neighbourhood centre</td> <td>20</td> </tr> <tr> <td>HO1/4</td> <td>Dunn Close garage court</td> <td>5</td> </tr> <tr> <td>HO1/5</td> <td>Ex-play centre, Scarborough Avenue</td> <td>15</td> </tr> <tr> <td>HO1/6</td> <td>Former Pin Green school playing field</td> <td>42</td> </tr> <tr> <td>HO1/7</td> <td>Fry Road day nursery</td> <td>6</td> </tr> <tr> <td>HO1/8</td> <td>Ken Brown car showroom</td> <td>36</td> </tr> <tr> <td>HO1/9</td> <td>Kenilworth neighbourhood centre</td> <td>65</td> </tr> <tr> <td>HO1/10</td> <td>Land at Eliot Road</td> <td>16</td> </tr> <tr> <td>HO1/11</td> <td>Land West of North Road (Rugby Club)</td> <td>149</td> </tr> </tbody> </table>	Reference	Sites	Dwelling capacity (net)	HO1/1	Bedwell Crescent neighbourhood centre	45	HO1/2	Bragbury End sports ground car park	8	HO1/3	Burwell Road neighbourhood centre	20	HO1/4	Dunn Close garage court	5	HO1/5	Ex-play centre, Scarborough Avenue	15	HO1/6	Former Pin Green school playing field	42	HO1/7	Fry Road day nursery	6	HO1/8	Ken Brown car showroom	36	HO1/9	Kenilworth neighbourhood centre	65	HO1/10	Land at Eliot Road	16	HO1/11	Land West of North Road (Rugby Club)	149	No change.
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HO1/12	Marymead neighbourhood centre	60
HO1/13	Scout hut, Drakes Drive	18
HO1/14	Shephall Centre and adj. amenity land	34
HO1/15	Shephall View	25
HO1/16	The Glebe neighbourhood centre	35
HO1/17	The Hyde neighbourhood centre	50
HO1/18	The Oval neighbourhood centre	275
Town Centre (Policies TC01 to TC13)		2,000
New neighbourhoods (Policies HO2 to HO4)		2,700
Windfall sites (after 2021)		200 (20 per year)
TOTAL		5,804

Sites should be developed at an overall capacity which generally accords with the dwelling capacity given for that site.

Planning permission for residential development on these sites will be granted where the proposed development satisfactorily demonstrates how any site-specific considerations have been properly addressed and / or incorporated into the proposal.

Proposals on these sites which do not include housing will be refused.

052	118	Housing allocations	Policy	<p>Policy HO2: Stevenage West</p> <p>Land to the west of Stevenage, as defined by the policies map, is allocated for the development of approximately 1,350 dwellings.</p> <p>A Masterplan for the whole site will be required as part of any planning application. The Masterplan must be approved prior to the submission of detailed development proposals for the site.</p> <p>Development proposals will be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that development can be expanded beyond the Borough boundary in the future, into safeguarded land within North Hertfordshire; b. The development incorporates employment floorspace of 10,000m², in accordance with Policy EC1; c. Improvements to existing access routes across the A1(M), via Bessemer Drive and Meadway, are provided, which link effectively into the existing road, cycleway and pedestrian networks; d. The scheme is designed to encourage the use of sustainable modes of transport; e. An appropriate buffer to mitigate against noise impacts from A1(M) is included; f. At least 5% aspirational homes are provided in line with Policy HO9; g. Plots to accommodate at least 1% new homes are made available for self-build purposes; h. 30% affordable housing is provided in line with Policy HO7; i. Provision for supported or sheltered housing is made in line with Policy HO10; j. A primary school is provided in line with the most up-to-date evidence of need; k. Local facilities to serve the community are incorporated, including a GP surgery, subject to demand; l. Sports facilities are provided on-site, in line with Policy HC8, including, but not limited to: <ul style="list-style-type: none"> i. A skate park or MUGA for children; and ii. Land to accommodate a new cricket facility; m. A full archaeological assessment is undertaken; n. A full flood risk assessment is undertaken; o. The scheme incorporates a network of green infrastructure, with an emphasis on high-quality landscaping within and around the development to reduce the impact of the development on the surrounding greenfield / Green Belt land; 	No change.
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				<p>p. Existing Public Rights of Way retained and incorporated, where possible;</p> <p>q. The impact of noise pollution from London Luton Airport is mitigated; and</p> <p>r. Electric car charging points are provided at an easily accessible location within the site.</p> <p>It is recognised that the site may be delivered by a number of different developers. In this case, any phase of development would be required to demonstrate that it would enable the delivery of the policy objectives for the development as a whole and those relevant to that phase, and enable an expanded scheme within North Hertfordshire District Council. Community facilities should be provided in a location that allows them to be expanded to meet the needs of the site as a whole.</p>	
053	121	Housing allocations	Policy	<p>Policy HO3: North of Stevenage</p> <p>Land to the North of Stevenage, as defined by the policies map, is allocated for the development of approximately 800 dwellings.</p> <p>A Masterplan for the whole site will need to be submitted as part of an outline planning application. The Masterplan must be approved prior to the submission of detailed development proposals for the site.</p> <p>Development proposals will be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that development can be expanded beyond the Borough boundary, and fully integrated with a wider, cross-boundary scheme; b. Satisfactory vehicular access is provided. At least two access points to and from the site will be required, which link effectively into the existing road, cycleway and pedestrian networks; c. The scheme is designed to encourage the use of sustainable modes of transport; d. At least 5% aspirational homes are provided in line with Policy HO9; e. Plots to accommodate at least 1% new homes are made available for self-build purposes; f. 30% affordable housing is provided in line with policy HO7; g. Provision for supported or sheltered housing is made in line with Policy HO10; h. Local facilities to serve the community are incorporated, including a GP surgery, subject to demand; i. A primary school is provided in line with the most up-to-date evidence of need; j. A skate park or MUGA for children is provided on-site; k. A full archaeological assessment is undertaken; l. A full flood risk assessment is undertaken; m. The proposal seeks to preserve or enhance the conservation area, including the setting of adjacent listed buildings. The following mitigation measures should be incorporated; <ul style="list-style-type: none"> i. As much of the requirement for aspirational homes (criteria d) as possible should be met on the part of the site that lies within the conservation area. Development within this area should also be heavily landscaped to reduce the visual impact of development; ii. Existing hedgerows should be maintained and additional screening implemented to reduce the visual impact of the development; iii. Tall buildings will not be permitted. Building heights will be a maximum of two storeys within the eastern part of the site; iv. No vehicular access to the site will be permitted from the east of the site, across the open fields; v. Existing Public Rights of Way are retained and designed into the development, where possible, and diverted where necessary; and vi. Building styles and layout within the conservation area to the east of the site should reflect the key features of the conservation area. n. The scheme incorporates a network of green infrastructure, with an emphasis on high-quality landscaping within and around the development to reduce the impact of the development on the surrounding greenfield / Green Belt land; o. An appropriate buffer around existing power lines is incorporated; and p. Electric car charging points are provided at an easily accessible location within the site <p>As part of any development proposal, we will require the open space to the east of the boundary to be retained as such, either via a Legal Agreement or through the transfer of land to the Borough Council.</p>	No change.

054	125	Housing allocations	Policy	<p>Policy HO4: South East of Stevenage</p> <p>Land to the South East of Stevenage, as defined by the policies map, is allocated for the development of approximately 550 dwellings. The site will be developed as two separate parcels:</p> <ul style="list-style-type: none"> • North of the A602 (150 dwellings) • South of the A602 (400 dwellings) <p>Development proposals will be permitted where the following criteria are met:</p> <ol style="list-style-type: none"> a. Satisfactory vehicular access to both sites is provided from a single point of access off the A602, in line with Highways Authority requirements; b. The schemes are designed to encourage the use of sustainable modes of transport; c. At least 5% aspirational homes are provided in line with Policy HO9; d. Plots to accommodate at least 1% new homes are made available for self-build purposes; e. 30% affordable housing is provided in line with policy HO7; f. Provision for supported or sheltered housing is made in line with Policy HO10; g. Existing Public Rights of Way are incorporated, where possible; h. The Ancient Lane along Aston Lane will be preserved or enhanced; i. A full archaeological assessment is undertaken; j. A full flood risk assessment is undertaken; k. The proposals seek to preserve or enhance the setting of adjacent listed buildings; l. The schemes incorporate a network of green infrastructure, with an emphasis on high-quality landscaping within and around the development to reduce the impact of the development on the surrounding greenfield / Green Belt land; m. The tree boundary on the site to the North of the A602 is retained as far as possible; and n. Electric car charging points are provided at an easily accessible location within the site. <p>The following will also be required to be provided within the parcel south of A602, unless demonstrated that these facilities are more satisfactorily accommodated on the northern part of the site:</p> <ol style="list-style-type: none"> i. Local facilities to serve the community, including a GP surgery, subject to demand; and ii. On-site sports facilities in line with Policy HC8, including, but not limited to, the provision of a MUGA or Skate Park for children. 	No change.
055	128	Windfall Sites	Policy	<p>Policy HO5: Windfall sites</p> <p>Windfall sites</p> <p>Planning permission for residential development on unallocated sites will be granted where:</p> <ol style="list-style-type: none"> a. The site is on previously developed land or is a small, an underused urban site; and There is good access to local facilities; b. There will be no detrimental impact on the environment and the surrounding properties; c. Proposals will not prejudice our ability to deliver residential development on allocated sites; and d. b. The proposed development would not overburden existing infrastructure. 	(a) is amended in response to legal advice. (b), (c) and (e) are deleted to prevent duplication of other policies.
056	128	Windfall Sites	Policy	<p>Policy HO6: Redevelopment of existing homes</p> <p>Planning permission for schemes resulting in the change of use or redevelopment of existing homes for non-residential purposes will be granted where:</p> <ol style="list-style-type: none"> a. It would provide a small-scale social, health, community or leisure facility or a small-scale extension to an existing business use in the same building; and b. It would not adversely affect the surrounding or adjoining properties; and c. b. A suitable, alternative non-residential site is not available for the proposed use. 	To prevent duplication of other policies.
057	130	Housing for all	Policy	<p>Policy HO7: Affordable housing targets</p>	For clarity.

				<p>Planning permission will be granted for residential developments that maximise affordable housing provision. The following target levels of affordable housing provision will apply to schemes that meet the thresholds set out in national guidance<u>the NPPF</u>:</p> <ul style="list-style-type: none"> • 25% of new homes on previously developed sites; and • 30% of new homes elsewhere. <p>Planning permission will only be granted where these targets are not at least achieved if:</p> <ol style="list-style-type: none"> a. Developers robustly demonstrate that the target cannot be achieved due to site-specific constraints resulting in higher than normal costs, which affect its viability; or b. Meeting the requirements would demonstrably and significantly compromise other policy objectives. <p>Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole and the appropriate target will apply.</p> <p>Residential or mixed-use schemes, that are not compliant with the above targets, or fail to meet other Local Plan policies, must be accompanied by a financial appraisal, based on agreed costs and development values at the time of the application. Where an appraisal shows that affordable housing provision in excess of the relevant target level can be supported, a higher level of provision will be encouraged.</p>	
058	131	Housing for all	Policy	<p>Policy HO8: Affordable housing tenure, mix and design</p> <p>Where affordable housing is secured through Policy HO7, planning permission will be granted where those dwellings:</p> <ol style="list-style-type: none"> a. Are provided by the developer on site with at least 70% of the units being for rent and the remainder consisting of other tenures to be agreed with the Council's Housing team; b. Meet the requirements of Policy HO9; c. Are physically indistinguishable from other types of homes and are distributed across the site to avoid over-concentration in any particular area; and d. Will remain at an affordable price for future eligible households. <p>Exceptions to criterion a. will only be considered where it would result in the delivery of new affordable housing within a similar timescale and</p> <ol style="list-style-type: none"> i. It would be demonstrably preferable for planning or management reasons to secure land, off-site provision or a financial contribution; or ii. The proposed affordable housing units respond to a specific, identified need that justifies a departure from the normal tenure requirements. 	No change.
059	132	Housing for all	Policy	<p>Policy HO9: Housing types and sizes</p> <p>Planning permission for residential schemes will be granted where:</p> <ol style="list-style-type: none"> a. An appropriate range of market and affordable housing types and sizes are provided taking into account: <ol style="list-style-type: none"> i. Structural imbalances in the existing housing stock; ii. The housing needs of the Borough, as informed by up-to-date and relevant evidence; iii. The location and accessibility of the application site; and iv. Recent completions, existing permissions and sites in the five-year land supply; b. The resultant scheme would provide a density and character of development appropriate to its location and surroundings. Significantly higher densities should be achieved in easily accessible locations; and c. Aspirational homes are provided in appropriate locations including, but not necessarily limited to: <ol style="list-style-type: none"> i. New neighbourhoods to the north, west and south-east of the town; ii. Suitable suburban, edge-of-town sites; 	No change.

				<p>iii. The town centre, Old Town and other highly accessible locations; and iv. Other appropriate sites where aspirational homes would complement the prevailing character</p>					
060	135	Housing for all	Policy	<p>Policy HO10: Sheltered and supported housing</p> <p>Planning permission for sheltered and supported housing schemes will be granted where:</p> <p>a. The site is well served by passenger transport; b. There is good access to local services and facilities such as neighbourhood centres; c. Appropriate levels of amenity space and car parking for residents, visitors and staff are provided; and d. The proposal is appropriate to its locality.</p> <p>On large developments in excess of 200 units, an element of sheltered and / or supported accommodation within use classes C3 should be provided where practicable and consistent with the above criteria as part of the general housing mix requirements of Policy HO9. The new neighbourhoods to the north and west of Stevenage should additionally include an element of accommodation in use class C2 as part of a comprehensive offer.</p> <p>Schemes that would result in a net loss of sheltered or supported housing will not normally be permitted.</p>	To prevent duplication of other policies.				
061	137	Housing for all	Policy	<p>Policy HO11: Accessible and adaptable housing</p> <p>Planning permission for major residential schemes will generally be conditioned to ensure that at least 50% of all new dwellings are Category 2: within major residential developments to which Part M of the Building Regulations applies should comply with optional standard M4(3)(b) for wheelchair user dwellings, with a further 40% complying with optional standard M4(2) for accessible and adaptable dwellings. Where practicable, applications for minor schemes should seek to incorporate this standard. Minor residential developments which meet these standards will be strongly supported.</p>	To reflect the need for wheelchair user dwellings identified in the latest draft Strategic Housing Market Assessment.				
062	138	Gypsies and Travellers	Policy	<p>Policy HO12: Gypsy and Traveller provision</p> <p>The following site, as shown on the policies map, is allocated for permanent accommodation for Gypsies and Travellers (including those who have ceased to travel permanently):</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>HO12/1 Land north of Graveley Road</td> <td>11-16 pitches</td> </tr> </tbody> </table> <p>Planning permission for the allocated use will be granted where:</p> <ol style="list-style-type: none"> i. An identified need continues to exist at the time of any application; and ii. The site-specific considerations are properly addressed and / or incorporated into the proposal. <p>Planning permission for any other uses will be refused. The council is willing, if necessary, to consider using its Compulsory Purchase Order powers under section 226 of the Town and Country Planning Act 1990, if it appears that the site is not otherwise going to be delivered.</p>	Site	Capacity	HO12/1 Land north of Graveley Road	11-16 pitches	No change.
Site	Capacity								
HO12/1 Land north of Graveley Road	11-16 pitches								
063	139	Gypsies and Travellers	Policy	<p>Policy HO13: Gypsy and Traveller provision on unallocated sites</p> <p>Planning permission for accommodation for Gypsies and Travellers (including those who have ceased to travel permanently) or Travelling Showpeople on unallocated sites will only be granted where the proposal:</p> <ol style="list-style-type: none"> a. Satisfies a demonstrated need for accommodation and follows a sequential approach to site identification; b. Is located within <ol style="list-style-type: none"> i. a reasonable distance of existing services and community facilities including shops, schools, health facilities and passenger transport; ii. close proximity to the primary road network with good access to the major road network; and iii. connectable distance of essential utilities infrastructure 	No change.				

				<ul style="list-style-type: none"> c. Provides, or is capable of providing, an appropriate buffer between any adjacent uses to safeguard the amenity of both residents and neighbours; d. Satisfies any other of the site-specific criteria identified under Policy HO12 insofar as they reasonably relate to the proposed site; and e. Complies with any other relevant policies of this plan 	
064	141	Houses in multiple occupation	Policy	<p><u>Policy HO14: Houses in Multiple Occupation</u></p> <p><u>Planning permission will be granted for new smaller (use class C4) and larger (sui generis) houses in multiple occupation where the proposed scheme would have an acceptable impact on housing supply and comply with other relevant policies in this Plan (e.g. Policy GD1: High-quality design and Policy IT5: Parking and access).</u></p>	<p>Policy HO14 will be a new detailed planning policy for HMOs.</p> <p>The aim is to fill an existing gap because HMOs are not currently mentioned in any planning policies.</p>
065	142	Design	Policy	<p><u>Policy GD1: High-quality design</u></p> <p>Planning permission will be granted where the proposed scheme (as applicable):</p> <ul style="list-style-type: none"> a. Respects and makes a positive contribution to its location and surrounds; b. Improves the overall ease of movement within an area for all users; c. Creates a safe environment that designs out crime; d. Creates, enhances, or improves access to, areas of public open space, green infrastructure, biodiversity and other public realm assets; e. Does not lead to an <u>unacceptable</u> adverse impact on the amenity of future occupiers, neighbouring uses or the surrounding area; f. Complies with the separation distances for dwellings set out in this plan; g. Minimises the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation; h. Incorporates high-quality boundary treatments when located on the street frontage; i. Complies with other relevant policies and has regard to guidance which may influence site layout and design, including (but not necessarily limited to): <ul style="list-style-type: none"> i. Requirements relating to active frontages in Policy EC5; ii. The parking and access standards in Policy IT5 and the Parking Provision SPD; iii. Site-specific considerations identified in Policies HO1, HO2, HO3 and HO4; iv. Housing mix requirements in Policies HO8, HO9 and H10; v. Accessibility requirements in Policy HO11; vi. <u>SuDS</u> and flood risk considerations in policies FP1 and FP2 vii. Open space standards in Policy NH7; and viii. Conservation area guidance in Policy NH10; j. Meets the nationally described space standards; k. Makes adequate provision for the collection of waste; and l. Has regard to the Stevenage Design Guide Supplementary Planning Document and any other appropriate guidance. 	<p>For clarity and to correct typographical errors.</p>
066	143	Design	Policy	<p><u>Policy GD2: Design certification</u></p> <p><u>Development proposals which demonstrate that they have been designed to achieve a rating of excellent or higher within the relevant BREEAM standard will be strongly supported.</u></p> <p><u>Residential development proposals which demonstrate that they have been designed to achieve the BRE Home Quality Mark will also be strongly supported.</u></p>	<p>Policy GD1 will be a new detailed planning policy regarding design certification.</p> <p>The aim is to encourage high standards of design, particularly in terms of sustainability.</p> <p>The policy supports the new strategic climate change policy SP1.</p>
067	144	Neighbourhood centres and local shops	Policy	<p><u>Policy HC1: District, local and neighbourhood centres</u></p> <p>The following site, as shown on the policies map, is identified as a District Centre:</p> <p>HC1/1 Poplars</p> <p>The following sites, as shown on the policies map, are identified as Local Centres:</p>	<p>To reflect the updated Use Classes Order and for consistency with other policies.</p>

				<p>HC1/2 Bedwell Crescent HC1/3 The Glebe HC1/4 The Hyde HC1/5 Marymead HC1/6 Oaks Cross HC1/7 The Oval HC1/8 Roebuck</p> <p>The following sites, as shown on the policies map, are identified as Neighbourhood Centres:</p> <p>HC1/9 Canterbury Way HC1/10 Chells Manor HC1/11 Filey Close HC1/12 Hydean Way HC1/13 Mobbsbury Way HC1/14 Popple Way HC1/15 Rockingham Way</p> <p>Planning permission for development proposals in these centres will be granted where:</p> <ol style="list-style-type: none"> The proposal is in keeping with the size and role of the centre; District and Local Centres would continue to provide a range of retail, light industrial (use class B1(bE(g)(ii))), health, social, community, leisure, cultural and / or residential uses and retain at least 50% of ground-floor units and floorspace in the main retail area as Class A1E(a) (shops) use; Neighbourhood centres would continue to provide a range of small-scale retail, health, social, community, leisure, cultural and / or residential uses and maintain at least one unit in Class A1E(a) (shops) use; The proposal does not prejudice our ability to deliver a comprehensive redevelopment scheme; and An impact assessment has been provided, where required by Policy TC13, and it has been demonstrated that there will be no significant adverse impact. <p>Planning permission will be granted as an exception to the above criteria only where:</p> <ol style="list-style-type: none"> Satisfactory on- or off-site provision is made to replace a loss of use(s) relevant to the status of the centre; It can be demonstrated that there is no longer a need for a particular facility; The particular facility, or any reasonable replacement is not, and will not, be viable on that site; The proposals provide overriding benefits against other objectives or policies in the plan; or It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, over a considerable period of time for at least six months. 	
068	147	Neighbourhood centres and local shops	Policy	<p>Policy HC2: Local shops</p> <p>Freestanding shops and small parades will generally be retained. Planning permission for the redevelopment of existing sites to alternate uses or for the change of use of individual units from Class A1E(a) (shops) will be granted where:</p> <ol style="list-style-type: none"> Satisfactory on- or off-site provision is made to replace a loss of use(s); It can be demonstrated that there is no longer a need for a particular facility or that alternate facilities are available locally; The particular facility, or any reasonable replacement is not, and will not, be viable on that site; The proposals provide overriding benefits against other objectives or policies in the plan; or It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, over a considerable period of time for at least six months. 	To reflect the updated Use Classes Order and for consistency with other policies.
069	148	Health, social and community facilities	Policy	<p>Policy HC3: The Health Campus</p> <p>The Health Campus is identified on the policies map.</p>	To reflect the updated Use Classes Order.

				<p>Planning permission will be granted for appropriate Class D1E(e) or C2 healthcare uses. Other use classes will be permitted where they provide ancillary facilities which support the site's principal function.</p> <p>Other uses will not be permitted unless it can be satisfactorily demonstrated that the land is no longer required to meet long-term healthcare needs.</p>	
070	148	Health, social and community facilities	Policy	<p>Policy HC4: Existing health, social and community facilities</p> <p>Planning permission that results in the loss or reduction of any existing health, social or community facility will be granted where:</p> <ol style="list-style-type: none"> The existing facility can be satisfactorily relocated within the development proposal, or replaced in an appropriate alternative location; It can be demonstrated that there is no longer a need for the particular facility; or The facility, or any reasonable replacement, is not, and will not, be viable on that site. 	No change.
071	149	Health, social and community facilities	Policy	<p>Policy HC5: New health, social and community facilities</p> <p>The following site, as shown on the policies map, is designated for new healthcare facilities:</p> <p>HC5/1: Land at Ridlins Playing Fields</p> <p>Planning permission will be granted for appropriate D1 healthcare uses. Other uses will only be accepted where they are required for ancillary facilities.</p> <p>Planning permission for new health, social or community facilities, or to modernise, extend or re-provide existing facilities, on an unallocated site will be granted where:</p> <ol style="list-style-type: none"> A need for the facility has been identified; The site is appropriate in terms of its location and accessibility; and The facility is integrated with existing health, social or community facilities, where appropriate. <p>Planning permission for play group provision within existing and proposed district, local and neighbourhood centres will be granted where it is integrated with other leisure and community uses, where practicable.</p>	No change.
072	151	Leisure and cultural facilities	Policy	<p>Policy HC6: Existing leisure and cultural facilities</p> <p>Development which results in the loss or reduction of any existing leisure or cultural facility will only be permitted if:</p> <ol style="list-style-type: none"> The existing facility can be satisfactorily relocated within the development proposal, or replaced by a facility of equivalent or better quality and quantity, in an appropriate alternative location; Up-to-date evidence shows there is no longer a need for the particular facility; or The development is for alternative leisure or cultural provision, the needs of which clearly outweigh the loss. 	No change.
073	151	Leisure and cultural facilities	Policy	<p>Policy HC7: New and refurbished leisure and cultural facilities</p> <p>Planning permission for new leisure facilities, or to modernise, extend or re-provide existing facilities, on an unallocated site will be granted where:</p> <ol style="list-style-type: none"> A need for the facility has been identified; The site is appropriate in terms of its location and accessibility; With the exception of sports facilities, a sequential approach to site selection has been followed and it can be satisfactorily demonstrated that no suitable, available or viable sites exist in identified centres; and An impact assessment has been provided, where required by Policy TC13, and it has been demonstrated that there will be no significant adverse impact. 	No change.

074	152	Leisure and cultural facilities	Policy	<p>Policy HC8: Sports facilities in new developments</p> <p>Planning permission for residential development will be granted where on-site sports provision (in accordance with other plan policies), and / or a commuted sum, is made in accordance with the standards set out in the Council's Sports Facilities Assessment and Strategy.</p>	No change.
075	154	Education	Policy	<p>Policy HC9: Former Barnwell East secondary school</p> <p>The former Barnwell East school site, as shown on the policies map, is reserved to meet secondary school needs.</p> <p>The development of this site for anything other than education will only be permitted if satisfactory evidence has been provided to show the school is not, and will not, be required to meet education needs.</p> <p>The school will be required to provide a sports hall, at least 4 courts in size, which offers public access through a Community Use Agreement, or a similar arrangement.</p>	No change.
076	154	Education	Policy	<p>Policy HC10: Redundant school sites</p> <p>Planning permission for the use of any unallocated redundant or surplus school buildings will only be permitted where the buildings are currently used for community activities, unless:</p> <ol style="list-style-type: none"> The buildings housing the community activity are retained; The facilities can be satisfactorily relocated within the development proposal or replaced in an appropriate alternative location; or It can be demonstrated that there is no longer a need for such facilities. <p>School playing fields and their ancillary facilities will be required to be retained for open space use. Any loss of these facilities will be assessed against Policy NH1.</p>	No change.
077	156	The Green Belt	Policy	<p>Policy GB1: Green Belt</p> <p>The following broad locations, as detailed on the policies map, are designated as Green Belt:</p> <ul style="list-style-type: none"> Land bounded by Gresley Way, Broadwater Lane, the rear of properties at Goddard End, Broadhall Way, the A602 and Aston Lane; Land to the south east of the Borough, accommodating the Three Horseshoes public House and adjacent woodland. Land to the east of the Borough, bounded by Gresley Way; Land to the north of the Borough, bounded by Bury Cottages, Weston Road and the rear of properties at St Andrews Drive and St David Close; Land to the north west of the Borough, bounded by Graveley Road, the A1(M) and Stevenage Road; Land at Norton Green, bounded by the A1(M); Land at Junction 7 and to the south of this junction, bounded by the A1(M). 	No change.
078	156	The Green Belt	Policy	<p>Policy GB2: Green Belt settlements</p> <p>Planning permission for small-scale residential infilling, conversions and extensions within, or adjacent to, Norton Green and Todd's Green will be permitted subject to the following criteria:</p> <ol style="list-style-type: none"> The development is on previously developed land or it does not create more than 5 additional dwellings; The development will be sympathetic to its surrounding environment (including the adjacent countryside) and will not negatively impact upon the character and appearance of the area; The development reflects surrounding properties in terms of size, scale and design; and No features essential to the character of the area will be adversely affected. 	To reflect the paragraph numbers of the revised NPPF.

				<p>The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling, will also be permitted in these areas, subject to conditions b. to d. being met.</p> <p>Elsewhere in the Green Belt, inappropriate development will not be permitted. Exceptions to this are defined in Paragraphs 89-91<u>154-155</u> of the NPPF.</p>	
079	158	Water management and flood risk	Policy	<p>Policy FP1: Climate change; Sustainable drainage</p> <p>Planning permission will be granted for developments that can incorporate measures to address adaptation to climate change. New development, including building extensions, refurbishments and conversions will be encouraged to include measures such as:</p> <ul style="list-style-type: none"> • Ways to ensure development is resilient to likely future variations in temperature; Reducing water consumption to no more than 110 litres per person per day including external water use; • Improving energy performance of buildings; • Reducing energy consumption through efficiency measures; • Using or producing renewable or low carbon energy from a local source; and Contributing towards reducing flood risk through the use of SuDS or other appropriate measures. <p><u>SuDS proposals must:</u></p> <ul style="list-style-type: none"> <u>a. be designed to ensure that peak discharge rates from the site will not increase;</u> <u>b. on greenfield sites, achieve greenfield run-off rates;</u> <u>c. on brownfield sites, aim to achieve greenfield run-off rates;</u> <u>d. be designed in accordance with the surface water disposal hierarchy, as shown in Table 1; and</u> <u>e. be designed in accordance with the SuDS hierarchy, as shown in Table 2 below.</u> <p><u>Proposals reliant on surface water discharge to the foul network will be refused unless it can be shown to be unavoidable.</u></p> <p><u>Proposals reliant on underground attenuation features or impervious hard surfaces will be refused unless their use can be shown to be unavoidable.</u></p> <p><u>At the application stage, development proposals involving SuDS must, as a minimum, be supported by a SuDS strategy which demonstrates how the above principles will be complied with. Where relevant, this must include evidence of agreement to the proposed discharge rates by the appropriate statutory undertaker.</u></p> <p><u>Post-permission, conditions will be used to secure the final detailed design of the drainage system and measures for management and maintenance.</u></p>	<p>Existing Policy FP1 is deleted to reflect the new structure of the Plan.</p> <p>The new Policy FP1 will be the detailed planning policy relating to sustainable drainage systems. The aim is to adapt to the effects of climate change by requiring developments to incorporate SuDS.</p>
080	159	Water management and flood risk	Policy	<p>Policy FP2: Flood risk in Flood Zone 1 <u>management</u></p> <p><u>All development proposals must:</u></p> <ul style="list-style-type: none"> <u>a. Ensure that flood risk is not increased, whether on-site or elsewhere;</u> <u>b. Where appropriate, be supported by a site-specific flood risk assessment at the application stage;</u> <u>c. Pass the sequential and exception tests, as required;</u> <u>a-d. Preserve the functional floodplain, also known as Flood Zone 43b;</u> <p>Planning permission for all major development sites will be granted where:</p> <ul style="list-style-type: none"> <u>e. Protect the integrity of adjacent flood defences and allow sufficient space for access, maintenance and future upgrades;</u> <u>f. Provide an 8m undeveloped buffer zone from the top of the bank of any adjacent main rivers;</u> <u>g. Provide a 3m undeveloped buffer zone from the top of the bank of any adjacent ordinary watercourses;</u> <u>h. Provide for the re-naturalisation of any on-site culverted watercourses;</u> <u>b. Where appropriate surface water Flood Risk Assessment is submitted. The Flood Risk Assessment must demonstrate, as a minimum:</u> 	<p>The new Policy FP2 combines the existing Policies FP2 and FP3 into one comprehensive flood risk policy. This approach places greater emphasis on sources of flooding other than rivers (e.g. surface water) and is more concise. The new policy also places greater emphasis on the re-naturalisation of watercourses.</p>

				<p>i.—An estimate of how much surface water runoff the development will generate;</p> <p>ii.—Details of existing methods for managing surface water runoff, e.g. drainage to a sewer; and</p> <p>iii.—Plans for managing surface water and for making sure there is no increase in the volume of surface water, provide flood warning and rate of surface water runoff.</p> <p>e.i.—The use of SuDS has been maximised on site so as not to increase flood risk, evacuation plans; and to reduce flood risk wherever possible; and</p> <p>d.—It can be demonstrated that flood resilience and flood resistance construction can be designed into the proposed development scheme.</p> <p>j.— Be appropriately flood resistant and resilient.</p>	
081	159	Water management and flood risk	Policy	<p>Policy FP3: Flood risk in Flood Zones 2 and 3</p> <p>Planning permission will be granted where:</p> <p>a.—It can be demonstrated that the functional floodplain, also known as Flood Zone 3b, is protected;</p> <p>b.—It can be demonstrated that a sequential approach is taken at site level;</p> <p>c.—An appropriate fluvial flood risk assessment is submitted which demonstrates:</p> <p>i.—Whether a proposed development is likely to be affected by current or future flooding from any source;</p> <p>ii.—That the development will not increase flood risk elsewhere;</p> <p>iii.—That the measures proposed to deal with these effects and risks are appropriate;</p> <p>iv.—The evidence for us, as the local planning authority, to apply (if necessary) the Sequential Test; and</p> <p>v.—That the development will be safe and pass the Exception Test, if applicable.</p> <p>d.—The use of SuDS has been maximised on site so as not to increase flood risk, and to reduce flood risk wherever possible;</p> <p>e.—A natural buffer zone adjacent to any watercourse is included as part of the development. The buffer zone should be a minimum of eight metres wide from the top of the bank of the watercourse along the entire length of the watercourse on site;</p> <p>f.—Any culverted watercourse present on site can be re-naturalised; and</p> <p>g.—It can be demonstrated that flood resilient and flood resistant construction can be designed into the proposed development scheme.</p>	Deleted and incorporated into Policy FP2.
082	161	Water management and flood risk	Policy	<p>Policy FP4: Flood storage reservoirs and functional floodplain</p> <p>The following sites, as shown on the policies map, are designated flood storage reservoirs and also form part of the functional floodplain (Flood Zone 3b) of Stevenage¹.</p> <p>FP4/1 Aston Valley FP4/2 Bragbury End FP4/3 Broad Oak FP4/4 Burymead FP4/5 Camps Hill Park FP4/6 Elder Way FP4/7 Fairlands Valley Lakes FP4/8 Meadway FP4/9 Ridlins Wood FP4/10 Sainsburys (Coreys Mill) FP4/11 Wychdell</p> <p>Planning permission will be refused for any development that would result in any of the flood storage reservoirs being removed, reduced, severed or their function compromised.</p> <p>Where appropriate, we may require developments to contribute towards either a new flood storage reservoir, or towards the maintenance, improvement or extension of the existing flood storage reservoirs.</p>	No change.

¹ Strategic Flood Risk Assessment (AECOM, 2016)

083	163	Pollution	Policy	<p>Policy FP5: Contaminated land</p> <p>Planning permission will be granted for development on brownfield sites if an appropriate Preliminary Risk Assessment (PRA) is submitted which demonstrates that any necessary remediation and subsequent development poses no risk to the population, environment and groundwater bodies.</p>	No change.
084	164	Pollution	Policy	<p>Policy FP6: Hazardous installations</p> <p>Planning permission for development proposals involving the use, storage or movement of hazardous substances will be granted where:</p> <ol style="list-style-type: none"> There are no additional health and safety risks to users of the site or the surrounding area; There are no additional threats to the local environment, particularly air quality, water and wildlife; and The proposal does not cause long-term land contamination. <p>Where any of these criteria are not met, planning permission will only be granted where steps can be taken to mitigate any adverse impacts to an acceptable level.</p> <p>Planning permission for development proposals adjoining existing or proposed hazardous installations, or adjoining sites where hazardous substances are present, will only be granted where it can be demonstrated that there is not a health and safety risk to the users of the proposed development.</p>	No change.
085	165	Pollution	Policy	<p>Policy FP7: Pollution</p> <p>All development proposals should minimise, and where possible, reduce air, water, light and noise pollution. Applications for development where pollution is suspected must contain sufficient information for the Council to make a full assessment of potential hazards and impacts.</p> <p>Planning permission will be granted when it can be demonstrated that the development will not have unacceptable impacts on:</p> <ol style="list-style-type: none"> The natural environment, general amenity and the tranquillity of the wider area, including noise and light pollution; Health and safety of the public; and The compliance with statutory environmental quality standards. 	No change.
086	165	Pollution	Policy	<p>Policy FP8: Pollution sensitive uses</p> <p>Planning permission for pollution sensitive uses will be granted where they will not be subjected to unacceptably high levels of pollution exposure from either existing, or proposed, pollution generating uses.</p> <p>Planning permission in areas having the potential to be affected by unacceptable levels of aircraft noise will be subject to conditions or planning obligations to ensure an adequate level of protection against noise impacts.</p>	No change.
087	167	Green infrastructure	Policy	<p>Policy NH1: Principal Open Spaces</p> <p>The following sites, as defined on the policies map, are designated as Principal Open Spaces:</p> <p><u>Principal Parks</u></p> <p>NH1/1 Fairlands Valley Park* NH1/2 Town Centre Gardens* NH1/3 King George V* NH1/4 Hampson Park* NH1/5 Shephalbury Park* NH1/6 Peartree Park* NH1/7 Ridlins Park* NH1/8 St. Nicholas Park* NH1/9 Millennium Gardens</p>	No change.

NH1/10 The Bowling Green

Principal Amenity Greenspaces

NH1/11 Chells District Park*
NH1/12 Canterbury Way*
NH1/13 Meadway*
NH1/14 Bandle Hill*
NH1/15 Burymead*
NH1/16 Campshill Park*
NH1/17 Blenheim Way / Pembridge Gardens
NH1/18 York Road B & C*
NH1/19 Letchmore Road*
NH1/20 Trent Close
NH1/21 Bedwell Park*
NH1/22 Archer Road*
NH1/23 The Noke*
NH1/24 Ramsdell
NH1/25 Clovelly Way A
NH1/26 Chester Road / Canterbury Way
NH1/27 Caernarvon Close / Balmoral Close*
NH1/28 Chepstow Close*
NH1/29 Shephall Green
NH1/30 Blenheim Way / Stirling Close*
NH1/31 Holly Copse

Principal Woodlands

NH1/32 Whomeley Wood
NH1/33 Monks Wood
NH1/34 Ridlins Wood
NH1/35 Lanterns Wood
NH1/36 Ashtree Wood
NH1/37 Wellfield Wood
NH1/38 Martins Wood*
NH1/39 Great Collens Wood
NH1/40 South Pestcotts Wood
NH1/41 Loves Wood
NH1/42 Abbot's Grove
NH1/43 Mobbsbury Park
NH1/44 Sishes Wood
NH1/45 Shackleton Spring Woodland
NH1/46 Sinks Spring
NH1/47 Hanginghill Wood
NH1/48 Wiltshire Spring Wood (west)
NH1/49 Hertford Road Wood
NH1/50 Almond Spring
NH1/51 Blacknells Spring Wood
NH1/52 Whitney Drive Wood

Planning permission will be granted where proposals:

- a. Would not result in the loss of any part of a Principal Open Space;
- b. Would not have an adverse impact upon any Principal Open Space within, or adjacent to, the application site; and
- c. Reasonably provide, or reasonably contribute towards the maintenance or improvement of, Principal Open Spaces and allotments.

Planning permission will be granted for small scale leisure and recreation developments within a Principal Open Space where they support its continued use and maintenance. New or replacement facilities that meet

				the general definitions of Principal Open Spaces will be afforded the same protections as the sites identified in this policy.	
088	169	Green infrastructure	Policy	<p>Policy NH2: Wildlife Sites</p> <p>The following sites, as defined on the policies map, are designated as wildlife sites:</p> <p>NH2/1 Abbot's Grove NH2/2 Almond Spring NH2/3 Ashtree Wood NH2/4 Barnwell School and Rectory NH2/5 Blacknells Spring NH2/6 Broadwater Marsh West NH2/7 Elder Way Flood Meadow NH2/8 Elm Green Pastures NH2/9 Exeter Close NH2/10 Fishers Green Wood NH2/11 Garston Meadow NH2/12 Great Collens Wood NH2/13 Hanginghill Wood NH2/14 Kitching Green Lane NH2/15 Loves Wood NH2/16 Margaret's Wood & Spoil Bank Wood NH2/17 Martins Way NH2/18 Martins Wood NH2/19 Monks & Whomerley Woods NH2/20 Monks Wood West NH2/21 Pestcotts Spring & Wood NH2/22 Poplars Meadow and Pond South NH2/23 Ridlins Mire NH2/24 Ridlins Wood NH2/25 Shackledell Grassland (2 sites) NH2/26 Sishes Wood NH2/27 Six Hills Common NH2/28 St Nicholas Churchyard NH2/29 Stevenage Brook Marsh NH2/30 Symonds Green NH2/31 Valley Way Wood NH2/32 Warren Springs NH2/33 Wellfield Wood NH2/34 Whitney Drive Wood NH2/35 Whitney Wood NH2/36 Whomerley Woods Road Verge NH2/37 Wiltshire's Spring</p> <p>Planning permission will be granted where proposals:</p> <ol style="list-style-type: none"> a. Would not result in substantive loss or deterioration of a Wildlife Site; and b. Reasonably contribute towards the maintenance or enhancement of Wildlife Sites in the vicinity of the application site. <p>Any wildlife sites or Regionally Important Geological Site (RIGS) that are ratified by the Herts & Middlesex Wildlife Trust (HMWT) following adoption of this plan will be afforded the same protections as the sites identified in this policy. Any Wildlife Sites or RIGS (or parts thereof) which are subsequently deselected by HMWT will no longer be subject to the provisions of this policy.</p>	No change.
089	171	Green infrastructure	Policy	<p>Policy NH3: Green Corridors</p> <p>The following routes, as defined on the policies map, are designated as Green Corridors:</p>	To correct a typographical error.

				<p><u>Ancient Lanes</u></p> <p>NH3/1 Aston Lane NH3/2 The Avenue NH3/3 Botany Bay Lane NH3/4 Bragbury Lane NH3/5 Broadwater Lane NH3/6 Chells Lane NH3/7 Dene Lane NH3/8 Fishers Green Lane NH3/9 Lanterns Lane NH3/10 Meadway NH3/11 Narrowbox Lane NH3/12 Old Walkern Road NH3/13 Sheafgreen Lane NH3/14 Shephall Lane NH3/15 Shephall Green Lane NH3/16 Shephards Lane NH3/17 Watton Lane NH3/18 Weston Lane</p> <p><u>Structurally Important Routes</u></p> <p>NH3/19 Broadhall Way NH3/20 Fairlands Way NH3/21 Grace Way NH3/22 Gunnels Wood Road NH3/23 Martins Way (Grace Way to Gresley Way) NH3/24 Monkswood Way</p> <p><u>Other Green Corridors</u></p> <p>NH3/25 Gresley Way NH3/26 Martins Way (Hitchin Road to Grace Way) NH3/27 Six Hills Way</p> <p>Planning permission will be granted where proposals:</p> <ol style="list-style-type: none"> Would not have a substantivesubstantial adverse effect upon a Green Corridor; Retain and sensitively integrate any Green Corridor which must be crossed or incorporated into the site layout; Provide replacement planting, preferably using locally native species, where hedgerow removal is unavoidable; and Reasonably contribute towards the improvement of Green Corridors in the vicinity of the application site 	
090	173	Green infrastructure	Policy	<p>Policy NH4: Green Links</p> <p>The following routes, as shown on the policies map, are designated as Green Links:</p> <ol style="list-style-type: none"> <u>The Old Greens</u>: Meadway to Fishers Green and Symonds Green; <u>The Avenue / Forster Country</u>: Bury Mead to St. Nicholas Church; <u>Fairlands Valley</u>: Hampson Park via Fairlands Valley Park to (a) Roebuck and (b) Shephall Green; <u>Chells</u>: Gresley Way to Narrow Box Lane and Nobel School; <u>Collenswood</u>: Gresley Way via Collenswood to Fairlands Valley Park / Chells Way; <u>Bandley Hill</u>: Gresley Way via Ridlins Park and Bandley Hill to Collenswood; <u>Shephalbury</u>: Gresley Way via Ridlins Wood and Loves Wood to Shephalbury Park; <u>Water meadows</u>: Broadhall Way to Hertford Road; <u>Grace Way</u>: Along the length of Grace Way between Fairlands Way and Martins Way; and 	To correct a typographical error.

				<p>10. <u>Great Ashby</u>: From Wellfield Wood and St Nicholas Park through Great Ashby to the Borough boundary at Severn Way.</p> <p>Planning permission will be granted where proposals:</p> <ol style="list-style-type: none"> Would not create a substantivesubstantial physical or visual break in a Green Link; Would not otherwise have a material adverse effect on the recreational, structural, amenity or wildlife value of a green link; Reasonably provide extensions of, or connections to, existing Green Links through the provision of on-site open space; and Reasonably contribute towards the maintenance, improvement or extension of Green Links. 																			
091	174	Green infrastructure	Policy	<p>Policy NH5NH5a: Trees and woodland</p> <p>ProposalsAll development proposals which affectinvolve works to, or are likely to affectwithin the vicinity of, existing trees, will require or woodland must be accompanied by an arboricultural report. Existing impact assessment (AIA) at the application stage.</p> <p>trees must be protected and retained where possible, and sensitively incorporated into developments.</p> <p>Planning permission forDevelopment proposals whereresulting in harm to the losshealth or longevity of existing individual trees which are worthy of retention will be refused unless:</p> <ol style="list-style-type: none"> The harm is demonstrated to be unavoidable will be granted where; Sufficient land is reserved for appropriate replacement planting and landscaping; Replacement trees or planting are provided which are would be planted in accordance with Table 1 below; and <ol style="list-style-type: none"> Of equal or better quality than the Any replacement trees which are lost; Sensitively incorporated into the development; and Where would be of an appropriate size and species, and planted in an appropriate, locally native species of similar maturity; and location. <p>InPost-permission, conditions will be used to secure any replacement planting and safeguard any retained trees.</p> <table border="1"> <thead> <tr> <th colspan="2">Trees Felled</th> <th>Replacements</th> </tr> <tr> <th>Category</th> <th>Diameter at Breast Height</th> <th></th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>Less than or equal to 30cm</td> <td>2</td> </tr> <tr> <td>Medium</td> <td>Greater than 30cm and less than or equal to 60cm</td> <td>5</td> </tr> <tr> <td>Large</td> <td>Greater than 60cm and less than or equal to 90cm</td> <td>10</td> </tr> <tr> <td>Very Large</td> <td>Greater than 90cm</td> <td>21</td> </tr> </tbody> </table> <p>Table 1 – Individual tree replacement standard</p> <p>Woodland</p> <p>b. Development proposals resulting in the case of a loss of or deterioration of existing woodland:</p> <p>It can be demonstrated that any adverse affects can will be satisfactorily mitigated; refused unless:</p> <ol style="list-style-type: none"> The need for the use of the site outweighs the amenity of the woodland; or <p>It can be demonstrated that</p> <ol style="list-style-type: none"> There are exceptional reasons which justify the loss or deterioration; Replacement habitat would be provided in accordance with the statutory biodiversity metric; Following replacement, there would be a net gain in the quality of any remaining loss of woodland through the enhancement of the recreational, amenity, landscape and/or nature conservation value of the remaining woodlandby area; and that there would be provision for its improved 	Trees Felled		Replacements	Category	Diameter at Breast Height		Small	Less than or equal to 30cm	2	Medium	Greater than 30cm and less than or equal to 60cm	5	Large	Greater than 60cm and less than or equal to 90cm	10	Very Large	Greater than 90cm	21	<p>The new Policy NH5a replaces the existing Policy NH5 and offers stronger protection against the loss of trees and woodlands. It also introduces clear replacement criteria for any trees which are lost (including dead trees), in alignment with the new statutory biodiversity net gain provisions, and provides for financial obligations where replacements cannot be provided on-site.</p>
Trees Felled		Replacements																					
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				<p><u>d. Appropriate measures are proposed for the long-term management of any replacement woodland.</u></p> <p><u>Post-permission, the planting and management of any replacement woodland will be secured by conditions or legal agreement.</u></p> <p><u>Ancient and veteran trees</u></p> <p><u>Development proposals resulting in the loss or deterioration of ancient or veteran trees will be refused unless:</u></p> <p><u>a. There are wholly exceptional reasons which justify the loss or deterioration; and</u> <u>b. A suitable compensation strategy exists.</u></p> <p><u>Post-permission, any compensation will be secured by conditions or legal agreement.</u></p> <p><u>Arboricultural offsetting</u></p> <p><u>Replacement trees or woodland must be provided on-site unless there are clear and convincing reasons for not doing so. Where it is satisfactorily demonstrated that a development proposal cannot fully provide the necessary replacement planting on-site, any shortfall must be offset by either:</u></p> <p><u>a. A cash in lieu contribution to the Council; or</u> <u>b. An alternative off-site proposal, where this has already been identified and delivery is certain.</u></p> <p><u>The acceptability of option (b) will be subject to agreement with the Council and will be considered on a case-by-case basis.</u></p>	
092	176	Green infrastructure	Policy	<p><u>Policy NH5b: Tree-lined streets</u></p> <p><u>Development proposals involving the creation of new streets must ensure that those streets are tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate.</u></p>	New Policy NH5b reflects recent changes to national policy regarding tree-lined streets.
093	176	Green infrastructure	Policy	<p>Policy NH6: General protection for open space</p> <p>Planning permission for development of any existing, unallocated open space (or part of any open space) will be permitted where:</p> <p>a. The loss of the open space is justified having regard to:</p> <p>i. The quality and accessibility of the open space; ii. The existence, or otherwise, of any interventions to improve quality or access; iii. Whether the open space is serving its function or purpose; and iv. Whether alternate space(s) would remain available for community use; and</p> <p>b. Reasonable compensatory provision is made in the form of:</p> <p>i. Replacement provision of a similar type, size and quality; ii. The upgrade of other, existing open space; or iii. Exceptionally, a commuted sum to secure open space provision elsewhere.</p>	No change.
094	177	Green infrastructure	Policy	<p>Policy NH7: Open space standards</p> <p>Planning permission for residential development will be granted where:</p> <p>a. On-site open space provision is made in accordance with the standards and thresholds set out in the Council's Green Space Strategy; b. Any such provision results in usable and coherent areas of an appropriate size; and c. Appropriate arrangements are made to ensure the long-term maintenance of the open space.</p> <p>Where a development is phased, or a site is either divided into separate parts or otherwise regarded as part of a larger development, it will be considered as a whole and the appropriate standards will apply.</p>	No change.

				Where an applicant successfully demonstrates that (any element of) the required provision cannot reasonably be achieved on site, a commuted sum will be sought.	
095	180	Green infrastructure	Policy	<p>Policy NH8: North Stevenage Country Park</p> <p>Within that part of the Rectory Lane and St Nicholas Conservation Area which lies within the Green Belt, proposals that facilitate improved public access and / or the creation of a country park will be supported in principle where they also support the aims and purposes of the existing policy designations.</p>	No change.
096	182	Archaeology	Policy	<p>Policy NH9: Areas of archaeological significance</p> <p>The following sites, as shown on the policies map, are identified as areas of archaeological significance:</p> <p>NH9/1 Whormerley Wood NH9/2 The Six Hills NH9/3 Shephall Village NH9/4 Hampson Park NH9/5 Shephalbury NH9/6 Martins Wood and Allotments NH9/7 The Old Town NH9/8 Fishers Green NH9/9 Symonds Green NH9/10 Broadwater Farm NH9/11 Wychdell NH9/12 Bragbury End NH9/13 The Bury NH9/14 Brick Kiln Road NH9/15 Broomin Green Farm</p> <p>Where a development proposal affects an area of archaeological significance or has the potential to affect important archaeological remains on adjoining sites, developers will be required to submit the results of an archaeological field evaluation.</p> <p>If in situ preservation of important archaeological remains is considered preferable, development proposals will be required to demonstrate how those remains will be preserved and incorporated into the layout of that development.</p> <p>Where in situ preservation of important archaeological remains is not feasible, planning conditions or obligations will ensure that appropriate and satisfactory provision is made for the investigation and recording of archaeological remains that will be damaged or lost before development commences and for the subsequent analysis and publication of results and, where appropriate, excavation. Where appropriate the management, enhancement and public presentation of archaeological remains and their setting will be sought.</p> <p>Any area of archaeological significance that is identified following the adoption of this document will be afforded the same level of protection as those listed within this policy.</p>	No change.
097	184	Conservation	Policy	<p>Policy NH10: Conservation areas</p> <p>The conservation area boundaries are shown on the policies map.</p> <p>Development proposals, within, or affecting a conservation area should have regard to the guidance provided by the relevant Conservation Area Management Plan Supplementary Planning Document.</p>	No change.