

## Draft list of further modifications proposed by the Council

Text which would be added to the plan as a consequence of these modifications is shown in **bold**. Text which would be removed from the plan as a consequence of these modifications is shown ~~struck through~~.

Changes included in the original Schedule of proposed Main Modifications (November 2018) are shown in black text. The further modifications now proposed by the Council (November 2019) in response to the Inspector's letters are **shown in red text**.

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 014	35	SP3	<p>The Council will proactively encourage sustainable economic growth, support new and existing businesses and seek to build on the District's strengths, location and offer. We will</p> <ul style="list-style-type: none"> <li>a. <del>Allocate</del> <b>Bring forward</b> an adequate supply and range of employment land in Hitchin, Letchworth Garden City, Baldock and Royston <b>to meet the needs of the Functional Economic Market Area</b> requirements of the local economy over the plan period to 2031. <b>The allocations as shown on the Policies Map are :</b> <ul style="list-style-type: none"> <li>i. <b>east of Baldock BA10 (19.6ha); and</b></li> <li>ii. <b>west of Royston RY9 (10.9ha);</b></li> </ul> </li> <li>b. <del>Designate</del> <b>Safeguard</b> the Employment Areas within the District's main settlements, <b>as shown on the Policies Map</b>, to enhance and <b>protect their</b> <del>safeguard</del> employment potential;</li> <li>c. <del>Support additional employment provision through the new designations allocations shown on the on the Policies Map designations at :</del> <ul style="list-style-type: none"> <li>i. <del>the former Power Station, Letchworth Garden City (1.5ha);</del> ii. <del>— east of Baldock (19.6ha); and</del></li> <li>iii. <del>— west of Royston RY9 (10.9ha);</del></li> </ul> </li> <li>d. Work with landowners, developers and, for <b>allocated housing</b> sites on the edge of the District, adjoining authorities to identify an appropriate amount of employment land to be included through the masterplanning process in <b>strategic housing sites</b> <del>major new developments;</del></li> <li>e. <b>Permit an appropriate range of B class employment uses within these area;</b> <i>[Reinstate criterion (e) – Proposed for deletion in error]</i></li> <li>f. Promote and support the expansion of the knowledge based economy in the</li> </ul>	For <b>effectiveness</b> and in response to the Inspector's August letter (Paragraph 15)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>District. Proposals for the redevelopment of existing employment sites and the development of new allocated employment sites which increase the level of knowledge-intensive employment will be supported in principle.</p> <p>g. Support B-class uses in appropriate locations outside of designated employment areas, including offices in main town centres and concentrations of B-class uses in certain Category A-villages; and</p> <p>h. Ensure relevant policies of this Plan recognise the contribution of non-B-class sectors, including tourism, to the provision of jobs in the District.</p>	
MM 017	38	SP4	<p><i>Replace references to "Urban Extensions" in tables with "Strategic Housing Sites"</i></p> <p>e. <b>Prepare and</b> maintain up-to-date town centre strategies to support this approach and / or adapt to change. <b>These will be used to inform whether a review of this plan's retail policies is required by the end of 2023;</b></p>	For <b>effectiveness</b> and in response to the Inspector's August letter (Paragraphs 10 and 11)
MM 019	39	Paragraph 4.40	<p>We are committed to promoting the well-being of the town centres in the District. Town centre strategies have been produced for the main centres of Hitchin, Baldock, Letchworth Garden City, and Royston. These promote the vitality and viability of the centres and cover all those aspects of policy guidance with a spatial dimension relevant to town centres, including economic, environmental and social well-being and matters such as community safety, community facilities, traffic management, marketing and delivery. The strategies provide a method of keeping town centre development up-to-date and flexible to take account of ongoing changes in the retail environment, <b>and could result in the requirement to review the retail strategy set out in this Plan. Work on these town centre strategies will commence within 12 months of the adoption of this Plan. They</b> <del>These town centre strategies will be monitored and reviewed during the life of this Local Plan.</del></p>	For <b>effectiveness</b> and in response to the Inspector's August letter (Paragraph 10)
MM 020	39	Paragraph 4.44	<p>The growth of the District will require additional centres to be provided to serve the largest new developments <del>urban extensions</del> <b>strategic housing sites. The centres for the two largest sites</b> at Baldock and on the edge of Luton <b>are expected to contain a wider range of retail facilities.</b> Once built, these will become local centres in our retail hierarchy and future proposals within them will be assessed appropriately.</p>	The Council considers this further change to be non-material but is included here as it amends a previous MM in response to

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
				Inspector's August letter (Paragraph 11)
MM 043	50	Paragraph 4.105	In taking this approach, it is recognised that <del>a review of this Local Plan will need to conclude well before the end of the plan period in 2031</del> <b>we are required to undertake a review of the Plan every five years to see if it needs to be updated.</b> It is reasonable to assume that some development will be realised from whichever sites are identified through this process in the period after 2026. An allowance of 500 homes has been included in our housing figures.	The Council considers this further change to be non-material but is included here as it amends a previous MM in response to Inspector's August letter (Paragraph 25)
MM 050	56	Policy SP12	<p><b>Policy SP12: Green infrastructure, <u>landscape</u> and biodiversity <del>and landscape</del></b></p> <p>We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:</p> <ul style="list-style-type: none"> <li>a. <del>Protect, enhance and manage the green infrastructure network and seek opportunities to create new green infrastructure;</del> <b>Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;</b></li> <li>x. <b>Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;</b></li> <li>x. <b>Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:</b> <ul style="list-style-type: none"> <li>a. <b>Internationally designated sites</b></li> <li>b. <b>Nationally designated sites</b></li> <li>c. <b>Locally designated sites;</b></li> <li><b>d. Non-designated sites that include important habitats and species</b></li> </ul> </li> <li>b. <b>Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value</b> and seek opportunities for net gains</li> </ul>	For <b>effectiveness &amp; consistency with national policy</b> and in response to the Inspector's August letter (Paragraph 14)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>for biodiversity; and</p> <p>b. Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty <b>Protect other open spaces and support provision of new and improved open space.</b></p>	
MM 056	57	Policy SP13	<p><b>Policy SP13: Historic environment</b></p> <p>The Council will balance the need for growth with the proper protection and enhancement of the historic environment. <b>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation the more important the heritage asset the greater the weight that will be given to the conservation of the asset</b> and the management of its setting. We will pursue a positive strategy for the conservation and enjoyment of the historic environment through:</p> <ul style="list-style-type: none"> <li>a. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting <b>according to their significance;</b></li> <li>b. Identifying sites on the national register of Heritage at Risk or <b>on the Council's 'At Risk' local risk register;</b></li> <li>c. Periodic reviews of Conservation Areas and other locally designated assets; and</li> <li>d. Publication of detailed guidance.</li> </ul>	For <b>consistency with national policy</b> and in response to the Inspector's August letter (Paragraph 12)
MM 057	60	After Paragraph 4.174 (new paragraph)	<p><b>All strategic sites will be masterplanned collaboratively with the Council and key stakeholders. It is the Council's expectation that the masterplan will normally be provided before or at outline application stage. <del>It</del> Adherence to the masterplan will be secured through conditions and / or a legal agreement. The masterplan should include:</b></p> <ul style="list-style-type: none"> <li>• <b>The broad layout of the allocated site;</b></li> <li>• <b>A phasing plan;</b></li> <li>• <b>The location of key infrastructure including:</b> <ul style="list-style-type: none"> <li>○ <b>main access roads;</b></li> <li>○ <b>key routes within the site for both vehicles and sustainable modes of transport;</b></li> <li>○ <b>schools and other supporting facilities;</b></li> </ul> </li> </ul>	For <b>effectiveness &amp; consistency with national policy</b> and in response to the Inspector's August letter (Paragraphs 17 and 19)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> <li>○ <b>Foul and surface water drainage including the provision of SUDs; and</b></li> <li>○ <b>strategic landscaping and open space; and</b></li> <li>● <b>Identification of design parameters and / or character areas.</b></li> </ul>	
MM 088	75	ETC1	<p><b>Policy ETC1: Appropriate uses in Employment Areas</b></p> <p>Within the <del>safeguarded allocated</del> Employment Areas, <b>and the Employment Allocations (BA10 and RY9)</b>, as shown on the <del>Policies Proposals</del> Map, planning permission will be granted where <b>for B-class uses provided:</b></p> <ul style="list-style-type: none"> <li>a. <del>Within those parts of the Employment Areas designated for business use only, development is for Use Class B1;</del></li> <li>b. <del>Elsewhere within Employment Areas, development is for Use Classes B1, B2 or B8;</del></li> <li>€. <b>For allocated sites</b> any relevant site-specific criteria are met; and</li> <li>⊕. Any Use Class B8 development is easily accessible from the primary road network.</li> </ul> <p>Planning permission for other <b>employment-generating</b> uses will be granted as an exception to the above criteria <b>provided</b> they are:</p> <ul style="list-style-type: none"> <li>i. Ancillary to the above uses;</li> <li>ii. Essential to the continued operation of an established premises;</li> <li>iii. Would bring comparable benefits to a B-class use in the same location; or</li> <li>iv. Would make use of a site that would otherwise be likely to become or remain vacant for an extended period of time.</li> </ul>	For <b>effectiveness</b> as Proposed Main Modifications deleted references to B-class (employment) uses in policies SP3 and ETC1 in error.
MM 166	113	After paragraph 11.14 (New Policy NEx and supporting text)	<p><b>Policy NEx: Biodiversity and geological sites</b></p> <p><del>Planning permission will only be granted for development proposals affecting designated sites that</del> <b>appropriately</b> protect, enhance and manage <del>designated sites</del> <b>biodiversity</b> in accordance with the <b>hierarchy and status</b> of designations <b>and features</b> listed in policy SP12. <b>Applicants should, having regard to the status of any affected site(s) or feature(s):</b></p> <ul style="list-style-type: none"> <li>a. <b>submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;</b></li> </ul>	For <b>effectiveness &amp; consistency with national policy</b> and in response to the Inspector's August letter (Paragraph 14)

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			<p>b. demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to <del>their status and</del> the hierarchy of protection below:</p> <ul style="list-style-type: none"> <li>i. locating on an alternative site with a less harmful impact;</li> <li>ii. providing adequate mitigation measures; or</li> <li>iii. as a last resort compensated for.</li> </ul> <p>c. <del>Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction; and</del></p> <p>d. <del>providing a provide any buffers of complimentary habitat for all connective features for wildlife habitats, or priority habitats and species;</del></p> <p>e. provide a long term management plan including mitigation measures as necessary.</p> <p><del>Development proposals on non-designated sites that include important habitats and species will be expected to meet the requirements of this policy.</del></p> <p>All development should seek to deliver net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.</p> <p>Local Geological Sites are ratified by the Herts &amp; Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.</p> <p>11.xx Sites allocated in this Plan that have the potential to impact on designated biodiversity sites are required to provide an ecological survey and provide mitigation and/or off-setting measures as necessary. Where appropriate the Strategic Policies and Communities sections of this Plan provide site specific policies relating to the impact on designated sites, for instance on Therfield Heath SSSI or Wain Woods SSSI.</p> <p>11.xx Sites can contain important habitats or species even where they are not formally</p>	

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			<p>designated. These <del>sites are</del> <b>may be</b> identified by the Hertfordshire Environmental Records Centre, <del>other relevant sources (such as the Government's 'MAGIC' mapping tool) or through the survey process</del> as being of ecological interest and should be afforded <del>an appropriate level of</del> protection.</p> <p>11.xx Ecological surveys will be expected to involve an objective assessment of ecological value. Surveys should be consistent with BS42020 Biodiversity- Code of Practice for Planning and Development, or as superseded, and use <del>the appropriate biodiversity impact Calculator, or as superseded, tools</del> to assess ecological value. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy and is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site.</p> <p>11.xx <del>The acceptability of approach(es) to avoidance, mitigation and compensation will be commensurate with the status of the asset(s) likely to be affected by the application; Compensation is unlikely to be an appropriate solution for proposals affecting nationally or internationally designated sites other than in the most exceptional circumstances.</del></p> <p>11.xx Where off-site compensation is delivered as a last resort, the ecological networks mapping system developed by the Herts and Middlesex Wildlife Trust and Local Nature Partnership should be used. This provides the basis of targeted habitat creation to maximise the benefits to biodiversity of any required ecological measures.</p> <p>11.xx Certain habitats (such as chalk grassland) are priority habitats for the District. Restoration, mitigation and any compensation measures should focus on these priority habitats as described in the Hertfordshire Biodiversity Action Plan.<sup>x</sup></p> <p>11.xx Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. <del>Where Our evidence recommends that buffers should be provided, these should be a minimum of 12 metres of complimentary habitat around wildlife sites (District Wildlife Site level and above)<sup>y</sup> for all connective features for wildlife habitats or priority habitats.</del> The appropriateness of any buffers will be considered</p>	

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			<p><b>having regard to the status of the relevant habitat.</b></p> <p>11.xx Where necessary, a management plan outlining mitigation measures may be required to sensitively manage any issues arising as a result of the development on biodiversity or geodiversity assets.</p> <p>11.xx Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity, which can be demonstrated by using <b>recognised the biodiversity impact tools Calculator.</b></p> <p>11.xx Net gains can be delivered through the provision of soft landscaping, including trees, shrubs and other vegetation to support wildlife habitats as identified by the Hertfordshire Biodiversity Action Plan.<sup>z</sup> Similarly, the provision of permanent integrated features for wildlife can contribute to net gains, for instance the provision of bat and swift boxes, particularly where development borders open space.</p> <p>Footnotes:  <del><sup>w</sup>The Biodiversity Impact Calculator is a tool used to quantify the value of biodiversity at any site and can form an evidence base on required mitigation for a development, the amount of residual biodiversity impact, and if necessary, the amount of require offsite compensation. The current Biodiversity Impact Calculator is available on the Environment Bank website at : <a href="http://www.environmentbank.com/impact-calculator.php">http://www.environmentbank.com/impact-calculator.php</a></del>  <sup>x</sup>Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, <a href="http://www.hef.org.uk/nature/biodiversity_vision/index.htm">http://www.hef.org.uk/nature/biodiversity_vision/index.htm</a>  <sup>y</sup> North Hertfordshire District Green Infrastructure Plan (2009)  <sup>z</sup> Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, <a href="http://www.hef.org.uk/nature/biodiversity_vision/index.htm">http://www.hef.org.uk/nature/biodiversity_vision/index.htm</a></p>			
MM 207	138	Policy BA3	<table border="1"> <tr> <td>Land south of Clothall Common (Clothall parish)</td> <td>200 245 homes</td> </tr> </table> <ul style="list-style-type: none"> <li>• Deliver, in combination with Site BA4, a southern link road connecting Wallington Road to the B656 Royston Road to <b>Wallington Road or the A507 Clothall Road within the southern bypass;</b></li> <li>• Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA4;</li> <li>• Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the</li> </ul>	Land south of Clothall Common (Clothall parish)	200 245 homes	For <b>effectiveness</b> to address concerns raised by respondents to the Main Modifications
Land south of Clothall Common (Clothall parish)	200 245 homes					

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
			<p><b>wider transport network</b></p> <ul style="list-style-type: none"> <li>• Site layout to take account of existing wastewater infrastructure;</li> <li>• Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need;</li> <li>• Appropriate mitigation measures for noise associated with the A505 to potentially include <b>appropriate</b> insulation and orientation of living spaces;</li> <li>• <b>Maintaining or limited re-profiling of the existing bunding towards the east of the site with no housing permitted on or beyond its (revised) alignment;</b></li> <li>• Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor along northern perimeter of <b>through the site;</b></li> <li>• Incorporate ordinary watercourses (and any appropriate measures) within</li> </ul>	consultation and in response to the Inspector's July Letter (Paper E)		
MM 224	152	Policy CD1 (3 <sup>rd</sup> and 4 <sup>th</sup> bullets)	<table border="1"> <tr> <td>Land south of Cowards Lane</td> <td>73 homes</td> </tr> </table> <ul style="list-style-type: none"> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;</li> <li>• <b>Appropriate solution for expansion of Codicote Primary School to be secured to accommodate additional pupils arising from this site;</b></li> <li>• <b>Contribution towards expansion of Codicote Primary School;</b></li> <li>• <b>Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</b></li> <li>• Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Consider and mitigate against potential adverse impacts upon <del>Hollards</del> <b>Hollards Farm Meadow Local Wildlife Site</b> and adjoining priority woodland habitat.</li> </ul>	Land south of Cowards Lane	73 homes	For <b>effectiveness</b> in response to the Inspector's August letter (Paragraph 8)
Land south of Cowards Lane	73 homes					
MM	153	Policy CD2	<table border="1"> <tr> <td>Codicote Garden Centre, High Street</td> <td>54 homes</td> </tr> </table> <ul style="list-style-type: none"> <li>• Detailed drainage strategy identifying water infrastructure required and</li> </ul>	Codicote Garden Centre, High Street	54 homes	For <b>effectiveness</b> in response to the
Codicote Garden Centre, High Street	54 homes					

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
225		(2 <sup>nd</sup> and 3 <sup>rd</sup> bullets)	<p>mechanism(s) for delivery;</p> <ul style="list-style-type: none"> <li>• <b>Appropriate solution</b> for expansion of Codicote Primary School to be secured to accommodate additional pupils arising from this site;</li> <li>• <b>Contribution towards expansion of Codicote Primary School;</b></li> <li>• <b>Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</b></li> <li>• <b>Access through site to adjoining sports field and community centre;</b></li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Consider and mitigate against potential adverse impacts upon adjoining priority deciduous woodland habitat;</li> <li>• Sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles;</li> <li>• Retain and strengthen existing boundary hedgerows.</li> </ul>	Inspector's August letter (Paragraph 8)		
MM 226	153	Policy CD3 (1 <sup>st</sup> and 2 <sup>nd</sup> bullets)	<table border="1"> <tr> <td>Land north of The Close</td> <td>48 homes</td> </tr> </table> <ul style="list-style-type: none"> <li>• <b>Appropriate solution</b> for expansion of Codicote Primary School to be secured to accommodate additional pupils arising from this site;</li> <li>• <b>Contribution towards expansion of Codicote Primary School;</b></li> <li>• <b>Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</b></li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Address existing surface water flood risk issues through SUDs or other appropriate solution;</li> <li>• Sensitive incorporation of Footpaths Codicote 007 and 008 as <del>perimeter</del> features <del>around</del> <b>within</b> the site and <b>providing</b> a connection from the High Street to the wider countryside;</li> <li>• Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.</li> </ul>	Land north of The Close	48 homes	For <b>effectiveness</b> in response to the Inspector's August letter (Paragraph 8)
Land north of The Close	48 homes					

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
MM 227	153	Policy CD5 (1 <sup>st</sup> and 2 <sup>nd</sup> bullets)	<table border="1" data-bbox="629 272 1715 316"> <tr> <td data-bbox="629 272 1285 316">Land south of Heath Lane</td> <td data-bbox="1285 272 1715 316">140 homes</td> </tr> </table> <ul data-bbox="629 316 1715 1372" style="list-style-type: none"> <li>• Land <del>broadly</del> to the east of the current alignment of footpath Codicote 014 to be reserved <b>and secured for education use to enable</b> for expansion of the existing school <b>to accommodate additional pupils arising from the allocated sites;</b></li> <li>• <del>Site CD5 to be developed first to ensure availability of land for expansion of existing school to accommodate additional pupils arising from the allocated sites;</del></li> <li>• <b>Transport Assessment to consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures;</b></li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery;</li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest including: <ul data-bbox="734 868 1456 1007" style="list-style-type: none"> <li>○ Codicote Lodge Icehouse &amp; surrounds Local Wildlife Site;</li> <li>○ Heath Plantation Local Wildlife Site;</li> <li>○ Meadow NW of First Spring Local Wildlife Site; and</li> <li>○ Priority deciduous woodland habitat adjoining the site;</li> </ul> </li> <li>• Sensitive incorporation of existing rights of way, including footpaths Codicote 014, 015 &amp; 016 as green corridors through the site connecting the existing village to the wider countryside;</li> <li>• Proposals to be informed by a site-specific landscape assessment, particularly ensuring development at the south-west of the site does not encroach beyond acceptable limits into longer views across the Mimram Valley;</li> <li>• Lower density of development to southern edge of site to respect local character; and</li> <li>• Sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings.</li> </ul>	Land south of Heath Lane	140 homes	For <b>effectiveness</b> in response to the Inspector's August letter (Paragraph 8)
Land south of Heath Lane	140 homes					

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 286	177	Policy KB2 (4 <sup>th</sup> bullet)	<p>Land off Gypsy Lane</p> <p>184 homes</p> <ul style="list-style-type: none"> <li>• <b>Transport Assessment to consider the cumulative impacts of sites KB1, KB2 and KB4 upon key junctions and rail crossing points for all users, including walkers and cyclists, and secure necessary mitigation or improvement measures;</b></li> <li>• Sensitive design and / or lower density housing where site affects setting of Stockens Green Conservation Area;</li> <li>• Creation of appropriate, defensible Green Belt boundary along southern perimeter of site;</li> <li>• <b>Approximately two hectares of land to the south of Gypsy Lane and adjoining the existing settlement reserved as an appropriate site for provision of <del>1FE</del> a new Primary School</b></li> <li>• Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation;</li> <li>• Address existing surface water flood risk issues, including any run-off from A1(M), through SUDs or other appropriate solution;</li> <li>• Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument);</li> <li>• Appropriate noise mitigation measures, to potentially include buffer strip, insulation and appropriate orientation of living spaces; and</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> </ul>	For <b>effectiveness</b> and in response to the Inspector's August letter (Paragraph 9)
MM 293	178	Paragraph 13.193	<p><del>New development, particularly on site KB4 to the east of Knebworth, provides the opportunity to look at alternate approaches. Making smaller-scale secondary provision, possibly as an 'all-through school'</del><sup>144</sup> may be an appropriate solution which meets future needs, benefits existing residents and provides a more sustainable approach.</p> <p><del><sup>144</sup>All-through schools make provision for all children from age 4 to 18. See Policy SP10.</del></p>	The Council considers this further change to be non-material but is included here as amends a previous MM in response to Inspector's August letter (Paragraph 7)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 367	213	Policy WY1	<p>Land south of Little Wymondley <span style="float: right;">300 homes</span></p> <ul style="list-style-type: none"> <li>• Appropriate solution for primary education requirements having regard to up-to-date assessments of need;</li> <li>• Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</li> <li>• <b>Undertake site specific Flood Risk Assessment to address existing surface water and river-fluvial flood risk issues, particularly along Stevenage Road, including the site's access, through and help inform SuDS SUDs or other appropriate solution to ensure that pre-existing flooding issues along Stevenage Road are not exacerbated. Hertfordshire County Council, as Lead Local Flood Authority (LLFA), and Stevenage Borough Council should be consulted.</b></li> <li>• Sensitive integration into the existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access;</li> <li>• <b>Transport Assessment to identify and secure a package of improvements to Stevenage Road through Little Wymondley which mitigate the severance impact of the road between the north and south of the village and improves accessibility for non-motorised highway users.</b></li> <li>• Proposals to be informed by a site-specific landscape assessment;</li> <li>• Appropriate mitigation measures for noise associated with A602 Wymondley Bypass to potentially include landscaping and / or insulation and appropriate orientation of living spaces;</li> <li>• Access to the site to take into account the impact on heritage assets and surface water flooding;</li> <li>• <b>Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to historic landfill;</b></li> <li>• Minimise impact upon the heritage assets and their settings near the site, to include; <ul style="list-style-type: none"> <li>○ Any access from Stevenage Road to consider impact upon setting of Listed Buildings;</li> <li>○ Consideration of key views from Wymondley Bury and St Mary's</li> </ul> </li> </ul>	For <b>effectiveness</b> and in response to the Inspector's August letter (Paragraph 22)

Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> <li>○ Church;</li> <li>○ Reinforcing existing boundary planting;</li> <li>○ Retention of significant groups of trees within the site;</li> <li>● Archaeological survey to be completed prior to development</li> </ul>	
		Paragraph 14.30	<p>The Government expects plans to be regularly reviewed, <del>preferably</del> every five years<sup>155</sup> and we will need to update our Local Plan more regularly than has happened in the past. National guidance recognises that plans can be reviewed in whole or in part to respond flexibly to changing circumstances<sup>156</sup>. We will use the monitoring framework, set out above, to keep the effects of this Plan under review.</p> <p>Footnote  <sup>155</sup> <b>As set out in the Government’s Technical consultation on implementation of planning changes (DCLG, 2016) Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)</b></p>	The Council considers this further change to be non-material as it reflects a statutory requirement which it would be bound by in any event. Included here as it is suggested in response to Inspector’s August letter (Paragraph 25)
MM xxx		Paragraph 14.32 and after Paragraph 14.32 (new paragraph)	<p>In addition to our monitoring, we recognise that other events may trigger a future review of the Plan. Local plans should normally set out where development will occur over a 15-year period from the point of adoption<sup>157</sup>. This Plan shows how we will meet our needs over the period to 2031, <del>13</del> <b>11</b> years from the anticipated date of adoption.</p> <p><b>Policy SP4 explains that the next round of town centre strategies will help inform a focused review of the retail strategy set out in this Plan. This review will begin before the end of 2023, well within the statutory five-year review period. There may also be grounds for commencing early, focussed reviews of particular (groups of) policies to ensure that new developments in the District best reflect changing national or local priorities and guidance on issues such as climate change.</b></p>	For <b>effectiveness</b> and in response to the Inspector’s August letter (Paragraph 10)

Other minor amendments – Currently identified as potential non-material additional amendments to be made by the Council prior to adoption:

- Footnote references to Green Belt Review (2016) to include Green Belt Review Update (2018) as applicable;
- References to other authorities' Local Plans to refer to most up-to-date position (e.g. footnotes currently refer to Stevenage proposed submission, whereas that Plan is now adopted)
- MM029 / Para 4.66 (and elsewhere where relevant) update references to LTP4 as being adopted
- Check internal cross references to other paragraphs / criteria etc. Generally update all numbering to run sequentially once modifications incorporated:
  - para. 11.71 refers to Policy NE1: Environmental and Landscape Protection that no longer exists
  - para 4.111 x-refs to para 4.86
  - Etc.
- Para 4.21 – NHDC no longer participates in Greater Cambs / Greater Peterborough LEP as arrangements in this area superceded by Mayoral system.
- Para 4.23 – "...in the district...in North Hertfordshire" delete one or the other
- Paragraph 4.35, delete "Category A" (and replace with "larger") as this is inconsistent with SP2 (as modified) re. villages identified for growth.
- Policy SP14[x][i] allocation site (not sites)
- Para 5.24 – "...beverage **uses** (A1, A2, and A3, A4 and A5) **uses**..." delete one or the other (emphasis added)
- Para 8.41 (and elsewhere where relevant) – change to "our evidence shows" in main text and place full study reference in a footnote for consistency with approach elsewhere in the Plan
- Policy CD4 – "Pulmer Water" rather than "Pulmore Water" [both spellings shown in modifications schedule]
- Policy HT11 – "Ensure an appropriate level of car parking is retained and / or provided across the town as a whole" shown twice, delete one
- Para 13.185 – amend from Category A village to village identified for growth for consistency with Policy SP2
- Para 13.216 – missing mod re "...as shown on Policies Map"\*

- RY4 – Royston City Water Recycling Centre
- Appendix [replacement policies] – include Policy HS6 as replacement for Policy 33 (relatives and dependents accommodation)
- Appendix 4 – 2+ bedrooms (not 2-3 bedrooms)\*
- Policies Map – delete Green Belt notation underneath Pulmer Water Gypsy and Traveller site (Policy CD4) so that it is shown inset from the Green Belt as per (revised) Policy HS7

\* These are errors or inconsistencies in the 'track change' version of the Plan that was produced by the Council alongside the Main Modifications. No change is required to the recommended modification which is shown correctly.