

## Final Masterplanning Proposed Modifications

16/12/20

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 as ~~struck through~~.

Changes included in the original Schedule of proposed Main Modifications (November 2018) are shown in **black bold text**. The further modifications now arising for consultation are shown in **red bold text**.

Changes are shown relative to the submitted Plan (LP1). Additional text that was proposed to be added to the plan in the November 2018 Main Modifications but which is now not proposed or has been replaced by alternative text is not shown.

Ref	Page (LP1)	Policy Paragraph	Modification	Reason/Source
MM045 FM001	52	SP9 Design & Sustainability	<p>The Council considers good design to be a key aspect of sustainable development.</p> <p>The Council will</p> <ul style="list-style-type: none"> <li>(a) Support new development where it is well designed and located and responds to local context</li> <li>(b) <del>Require</del> <b>Expect</b> masterplans <b>and planning applications</b> for significant development <b>to:</b></li> </ul> <ul style="list-style-type: none"> <li><b><i>i) Create buildings, spaces and streets which positively reflect and respond to the local landscape, townscape and historic character;</i></b></li> <li><b><i>ii) Create integrated, accessible and sustainable transport systems with walking, cycling and public transport designed to be the most attractive forms of transport and effectively linking into the surrounding areas;</i></b></li> <li><b><i>iii) Provide a clear structure and hierarchy of pedestrian friendly streets and well-connected footpaths and cycle ways integrated with the wider environment and communities;</i></b></li> </ul>	For consistency with national policy and for effectiveness in supporting sustainable development, design quality and comprehensive delivery

			<p><i>iv) Plan for integrated and mixed-use communities with walkable locally accessible community, employment and retail facilities;</i></p> <p><i>v) Positively integrate with adjacent rural and urban communities and positively contribute to their character and the way the area functions, including addressing cumulative, cross boundary planning and infrastructure matters;</i></p> <p><i>vi) Provide a diverse and distinctive range of flexible and adaptable house types, tenures and building forms to meet the differing needs of the population;</i></p> <p><i>vii) Create an accessible multi-functional green infrastructure network that provides a key structuring and functional placemaking feature supporting healthy lifestyles, sport, play and recreation, biodiversity net gain, climate change mitigation and adaptation and linking into the wider Green Infrastructure &amp; Ecological Network;</i></p> <p><i>viii) Ensure the effective use of sustainable urban drainage and sustainable water management;</i></p> <p><i>ix) Ensure a hierarchy of linked, high quality and attractive public spaces and public realm that is safe, attractive and supports social interaction for all age groups; and</i></p> <p><i>x) Design to last with clear stewardship, management and maintenance plans</i></p> <p><i>Strategic Masterplans will be produced for Sites SP14-SP19 by the landowner/developer in collaboration with the Council and key stakeholders. To ensure sites are comprehensively planned and delivered planning applications should be preceded by and consistent with an agreed masterplan. Such masterplans should be informed by a technical and design evidence base and include the following</i></p> <p><i>i) Site specific vision and placemaking principles</i></p> <p><i>ii) Masterplan setting out the quantum, scale, type, mix and distribution of land uses, housing and community facilities</i></p>	
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			<ul style="list-style-type: none"> <li><i>iii) Green Infrastructure Framework identifying the scale, distribution, type and design of green spaces, biodiversity net gain, strategic drainage, on and off-site linkages</i></li> <li><i>iv) Movement Framework setting out the key access points, strategic highways, street hierarchy and footways and cycleways (on and off site)</i></li> <li><i>v) Urban Design Framework and design principles identifying how the site responds to local character and context and key structuring elements and layout principles (including heights and densities)</i></li> <li><i>vi) Sustainability &amp; Energy Framework identifying site wide and building scale opportunities for low and zero carbon</i></li> <li><i>vii) Illustrative Masterplan Layout</i></li> <li><i>viii) Infrastructure Delivery, Phasing &amp; Management Strategy</i></li> </ul> <p>(c) Assess proposals against detailed policy requirements set out in this Plan <b>and have regard</b> to the Design SPD; and</p> <p>(d) Adopt the Government’s additional technical standards for the size of new homes, water efficiency and in specified circumstances, accessibility</p>	
FM002	4.116 (and new paragraphs thereafter)	<p><del>4.116 The largest sites will be masterplanned in accordance with any requirements set out in Policies SP14-SP19 and the Communities section of this Plan to maximise their benefits.</del></p> <p><del>Masterplans</del></p> <p><b>4.116 Masterplans are an effective tool in securing comprehensive and timely delivery and securing design quality and positive place outcomes. Masterplans support comprehensive, integrated, well- planned and sustainable places in terms of the natural, built and historic environment. An effective masterplanning process helps to support a multi-disciplinary, integrated, inclusive and collaborative approach to securing quality design and delivery. It also assists with resolving and co-ordinating planning issues at an early stage in the process speeding up decision-making and driving forward delivery through a shared vision. This both de-risks and provides certainty.</b></p>	To ensure effectiveness and support comprehensive delivery and place and design quality.	

			<p>4.xxx As such the Council will require masterplans to be produced for significant development. Significant development includes the strategic housing sites SP14-SP19. Other significant development requiring a masterplan will be determined according to its scale, complexity, sensitivity and impact on the surrounding environment and community as well as the nature and extent of spatial and design detail being submitted in any relevant planning application. In some circumstances a masterplan may need to consider the cumulative impact and co-ordinated planning and place-making of more than one site to achieve positive planning outcomes. Generally, a threshold of 100 dwellings will apply.</p> <p>4.xxx Masterplans will be prepared on a staged basis, initially evaluating and agreeing baseline technical, character and design analysis and assessments, then agreeing a shared vision and set of place-making objectives, exploring and testing a series of options with stakeholder input and then the agreement of a preferred option and masterplan.</p> <p>4.xxx For large sites that are developed over a long time period masterplans may require review and be flexible to adapt to changing circumstances. A masterplan is not a blueprint, it is a framework within which further planning and design instruction can emerge over time. This will be secured through the planning application approved documentation, conditions and s106 obligations to ensure design and place quality is secured.</p>	
MM057 FM003	60	After paragraph 4.174 amended paragraph	<p><b>All strategic sites will be masterplanned pro-actively and collaboratively with the Council and key stakeholders in accordance with Policy SP9 Design and Sustainability and the individual site policy requirements. Planning applications should be preceded by and consistent with an agreed Strategic Masterplan for the site. Adherence to the Strategic Masterplan and any further masterplanning and design requirements will be secured through conditions and/or legal agreements.</b></p>	To ensure effectiveness and support effective and comprehensive delivery

MM058 FM004	61	Policy SP14	<p><b>Policy SP14 Site BA1- North of Baldock</b></p> <p>Land to the north of Baldock, as shown on the <del>Proposals</del> <b>Policies</b> map, is allocated as a strategic housing site for a new neighbourhood of approximately 2,800 homes. Planning permission for residential-led development will be granted where the following site-specific requirements are met:</p> <p><del>(a) A site masterplan to be approved prior to the submission of any detailed matters.</del></p> <p><b>(a) A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council. Any planning application/s should be preceded by and consistent with an agreed Strategic Masterplan.</b></p> <p><b>Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.</b></p> <p><b>Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and will not prejudice the implementation of the site as a whole.</b></p> <p><b>Development proposals should provide the following planning and master planning requirements</b></p> <p>a) <del>(b) A new</del> <b>mixed use</b> local centre/s to provide for a range of day to day local needs including additional neighbourhood-level provision providing of around 500 m<sup>2</sup> (net) class A1 <b>convenience</b> retail provision and 1,400 m<sup>2</sup> (net) of other A class <b>comparison retail provision</b></p> <p><b>Remaining criteria re-labelled sequentially with no further changes</b></p>	<p>To ensure effectiveness and support effective and comprehensive delivery</p> <p>To provide legal compliance and consistency across the plan regarding use class order references.</p>
MM061 FM005	63	Policy SP15	<p><b>Policy SP15 Site LG1 North of Letchworth Garden City</b></p> <p>Land to the north of Letchworth Garden City, as shown on the Policies map, is allocated as a strategic housing site for a new neighbourhood of approximately 900 homes. Planning permission for residential-led development will be granted where the following site-specific requirements are met:</p> <p><del>(a) A site masterplan to be approved prior to the submission of any detailed matters</del></p>	<p>To ensure effectiveness and support effective and comprehensive delivery</p> <p>To provide legal compliance and</p>

		<p><b>a- A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council. This should follow and implement Garden City principles. Any planning application/s should be preceded by and consistent with an agreed Strategic Masterplan.</b></p> <p><b>Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.</b></p> <p><b>Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and will not prejudice the implementation of the site as a whole.</b></p> <p>(i) ——— How the site will follow and implement Garden City principles</p> <p><b>Development proposals should provide the following planning and master planning requirements</b></p> <ul style="list-style-type: none"> <li>(a) The most appropriate points of vehicle access considering landscape and traffic impacts</li> <li><b>(b) How comprehensive integration into the existing pedestrian and cycle public transport and road networks will be secured</b></li> <li>(c) An appropriate education solution which delivers a new <b>2FE</b> primary school <b>on site</b></li> <li>(d) Measures required to address nearby heritage assets including the Scheduled Ancient Monument at Radwell Lodge and the Croft Lane and Norton Conservation Areas</li> <li><b>(e) The approach to trees and hedgerows around and within the site, with the presumption that trees will be retained and any hedgerow losses kept to a minimum</b></li> <li>(f) Neighbourhood level retail and community facilities providing including around 900 m<sup>2</sup> (net) of A class floorspace <b>retail floorspace and a GP surgery</b></li> </ul> <p><b>Remaining criteria re-labelled sequentially with no further changes</b></p>	<p>consistency across the plan regarding use class order references.</p>
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MM068 FM006	65	Policy SP16	<p><b>Policy SP16 Site NS1 North of Stevenage</b></p> <p>Land to the north of Stevenage within Gravely parish, as shown on the Policies map, is allocated as a strategic housing site for a new neighbourhood of approximately 900 homes. <del>Planning permission for residential led development will be granted where the following site specific requirements are met:</del></p> <p><del>(a) A site masterplan to be approved prior to the submission of any detailed matters</del></p> <p><b>a- A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council. Any planning application/s should be preceded by and consistent with an agreed Strategic Masterplan.</b></p> <p><b>Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.</b></p> <p><b>Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and will not prejudice the implementation of the site as a whole.</b></p> <p><b>Development proposals should provide the following planning and master planning requirements</b></p> <p>(a) <del>(b)</del> Integration with adjoining development in Stevenage Borough including site-wide solutions for access, sustainable travel, education, retail and other necessary medical and social infrastructure to include:</p> <p><b>Remaining criteria re-labelled sequentially with no further changes</b></p>	<p>To ensure effectiveness and support effective and comprehensive delivery</p> <p>To provide legal compliance and consistency across the plan regarding use class order references.</p>
MM072 FM007	67	Policy SP17	<p><b>Policy SP17 Site HT1 Highover Farm, Hitchin</b></p> <p>Land to the east of Hitchin, as shown on the Policies map, is allocated as a strategic housing site for a new neighbourhood of approximately 700 homes. <del>Planning permission for residential led development will be granted where the following site specific requirements are met:</del></p> <p><del>(a) A site masterplan to be approved prior to the submission of any detailed matters</del></p> <p><del>a-</del> <b>A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be approved prepared and agreed between the landowner/developer and the</b></p>	<p>To ensure effectiveness and support effective and comprehensive delivery</p> <p>To provide legal compliance and consistency across the</p>

			<p><b>Council.- Any planning application/s should be preceded by and consistent with an agreed Strategic Masterplan.</b></p> <p><b>Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.</b></p> <p><b>Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and will not prejudice the implementation of the site as a whole.</b></p> <p><b>Development proposals should provide the following planning and master planning requirements</b></p> <p><b>(a) <del>(b)</del> Neighbourhood level retail facilities providing approximately 500 m<sup>2</sup> (net) of A-class retail floorspace</b></p> <p><b>Remaining criteria re-labelled sequentially with no further changes</b></p>	<p>plan regarding use class order references.</p>
MM075 FM008	69	Policy SP18	<p><b>Policy SP18 Site GA2 Land off Mendip Way, Great Ashby</b></p> <p>Land to the north-east of Great Ashby within Weston parish, as shown on the Policies map is allocated as a strategic housing site for a new neighbourhood of approximately 600 homes. <del>Planning permission for residential-led development will be granted where the following site-specific requirements are met:</del></p> <p><del>(a) A site masterplan to be approved prior to the submission of any detailed matters</del></p> <p><b>a- A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer, and the Council.</b></p> <p><b>Any planning application/s should be preceded by and consistent with an agreed Strategic Masterplan. Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.</b></p> <p><b>Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and will not prejudice the implementation of the site as a whole.</b></p>	<p>To ensure effectiveness and support effective and comprehensive delivery</p> <p>To provide legal compliance and consistency across the plan regarding use class order references.</p>

			<p><b>Development proposals should provide the following planning and master planning requirements</b></p> <p>(a) <del>(b)</del> Neighbourhood-level facilities providing approximately 500 m<sup>2</sup> (net) of A1 class <b>retail floorspace</b> and other necessary medical and social infrastructure</p> <p><b>Remaining criteria re-labelled sequentially with no further changes</b></p>	
MM083 FM009	71	Policy SP19	<p><b>Policy SP19 Sites EL1, EL2 &amp; EL3 East of Luton</b></p> <p>Land to the east of Luton, as shown on the Policies map, is allocated as a strategic housing site for a new neighbourhood of approximately 2100 homes. <del>Planning permission for residential led development will be granted where the following site-specific requirements are met:</del></p> <p><del>(a) a site masterplan is to be approved prior to the submission of any detailed matters</del></p> <p><b>a. A comprehensive and deliverable Strategic Masterplan for the entire allocation is to be prepared and agreed between the landowner/developer and the Council. Any planning application/s should be preceded by and consistent with an agreed Strategic Masterplan.</b></p> <p><b>Where applications have already been submitted to the Council a Strategic Masterplan should be agreed prior to the or as part of the grant of planning permission.</b></p> <p><b>Any application on part of the site will be assessed against its contribution to the Strategic Masterplan and will not prejudice the implementation of the site as a whole.</b></p> <p><b>Development proposals should provide the following planning and master planning requirements</b></p> <p>(a) <del>(b)</del> A new <b>mixed use</b> local centre/s <b>to provide for a range of day to day local needs including</b> <del>with additional neighbourhood-level provision providing of</del> around 250 m<sup>2</sup> (net) class A1 <b>convenience retail provision</b> and 850 m<sup>2</sup> of <del>other A class</del> <b>of comparison floorspace</b> and other necessary social infrastructure</p> <p><b>Remaining criteria re-labelled sequentially with no further changes</b></p>	<p>To ensure effectiveness and support effective and comprehensive delivery</p> <p>To provide legal compliance and consistency across the plan regarding use class order references.</p>