

North Hertfordshire Local Plan 2011 – 2031

Schedule of proposed Main Modifications

November 2018

This document sets out a schedule of proposed Main Modifications to the North Hertfordshire Local Plan 2011-2031 arising from the Examination. These are drawn from a number of sources including:

- The proposed modifications submitted by the Council alongside the Plan (Examination Library Reference LP3);
- Memoranda of Understanding, Statements of Common Ground or other agreements;
- The Council's Matters statements submitted to the examination in advance of the hearing sessions; and
- Changes discussed at the examination hearing sessions and recorded in the Action Lists on the Council's website

Some modifications proposed in earlier documents or Hearing Statements have been subject to further change or superseded following discussion at the hearing sessions. This schedule is the definitive list of Main Modifications and takes precedence in the event of any conflict with any proposed modifications shown in any other document.

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~~.

Modifications are shown in document order.

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 001	0	About this consultation	<i>Delete</i>	For effectiveness ; Consultation has occurred
		SECTION ONE	INTRODUCTION AND CONTEXT	
		CHAPTER 1	INTRODUCTION	
MM 002	5	Paragraph 1.3	This Local Plan seeks to address the key issues facing North Hertfordshire and will set a strategic vision and spatial strategy for the District over the period 2011 to 2031. The Local Plan contains five main sections, not including the appendices. A separate Local Plan Proposals Policies Map is published alongside the Local Plan to show the spatial implications of policies	For legal compliance
MM 003	6	Paragraph 1.4	It is important to note that the policies and supporting text in this Plan are inter-related and need to be read together when considering a specific proposal or issue. This Local Plan supersedes the saved policies from the 1996 North Hertfordshire District Local Plan No 2 (with Alterations). Appendix 1 provides a list of policies that have been superseded. Appendix 2 provides a list of Local Plan designations as shown on the Proposals Policies Maps and where to view other designations which policies in the Local Plan refer.	For legal compliance
MM 004	7	Paragraph 1.12	The first step in preparing a neighbourhood plan is to define a neighbourhood area. There are currently eleven twelve neighbourhood planning areas designated within the District with another two communities considering preparing a neighbourhood plan. The Pirton Neighbourhood Plan was ‘made’ in 2018 and forms part of the Development Plan in this parish. Those plans under preparation include the parishes of Kimpton, Ashwell, Codicote, Barkway and Nuthampstead, Ickleford, St Ippolyts, St. Pauls Walden, Wymondley, Preston and Knebworth and the joint neighbourhood planning area of Bygrave, Baldock & Clothall.	Factual update for effectiveness

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		CHAPTER 2	A PICTURE OF NORTH HERTFORDSHIRE	
MM 005		After para 2.55 [new paras.]	<p>The County Council’s adopted Mineral Consultation Area Supplementary Planning Document identifies areas of the district where particular care is needed to prevent the unnecessary sterilisation of sand and gravel resources.</p> <p>In order to prevent sterilisation of mineral resources the council and developers will consider the effect of future development on mineral resources in these areas at an early stage and seek the advice of Hertfordshire County Council as the Mineral Planning Authority in accordance with the Minerals Consultation Area SPD (and any future revisions/successor).</p>	For effectiveness as proposed in LP3.
		SECTION TWO	SPATIAL STRATEGY AND STRATEGIC POLICIES	
		CHAPTER 3	SPATIAL STRATEGY AND SPATIAL VISION	
MM 006	27	Vision (2 nd bullet)	<ul style="list-style-type: none"> A mixture of quality new homes including affordable houses with a choice of tenure catering for the needs of North Hertfordshire’s residents and, where appropriate, the wider housing market, will be provided in appropriate sustainable locations. 	To ensure the plan is positively prepared and effective as proposed in LP3.
MM 007	30	After Ch.3	Add key diagram as shown at Annex 1 of this schedule	For consistency with national policy ; omitted in error from submitted Plan

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		CHAPTER 4	STRATEGIC POLICIES	
MM 008	31	Policy SP1 (c)(iv)	<p>Policy SP1: Sustainable development in North Hertfordshire</p> <p>This Plan supports the principles of sustainable development within North Hertfordshire. We will:</p> <ol style="list-style-type: none"> a. Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible; b. Ensure the long-term vitality of the District’s villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities; c. Grant planning permission for proposals that, individually or cumulatively: <ol style="list-style-type: none"> i. Deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan; ii. Create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices; iii. Provide the necessary infrastructure required to support an increasing population; iv. Protect key elements of North Hertfordshire’s environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and v. Secure any necessary mitigation measures that reduce the impact of development, including on climate change; and d. Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan. 	For effectiveness as proposed in LP3.
MM 009	32	Para 4.7	In setting a framework for growth, this Plan also recognises the value of local knowledge and the importance of local choice. A number of parishes within the District are already designated Neighbourhood Planning areas and our Local Plan is structured flexibly in response. This chapter contains the strategic policies and aspirations with which any neighbourhood plans, or other local planning initiatives, must be in general conformity.	For consistency with national policy .

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 010	32	Policy SP2	<p>Policy SP2: Settlement Hierarchy and Spatial Distribution^x</p> <p>Between 2011 and 2031, the plan seeks to make provision for at least 15,950 new homes.</p> <p>Approximately 80% The majority of the District’s housing development and the substantial majority of new employment, retail and other development will be located within the adjusted settlement boundaries of or adjoining the following towns:</p> <ul style="list-style-type: none"> • Baldock (3,298 homes); • Hitchin (1,679); • Letchworth Garden City (2,167); • Royston (1,797); • Stevenage (including Great Ashby)³² (1,830); and • Luton³² (2,100) <p>Approximately 11% of housing, along with supporting infrastructure and facilities will be delivered in five villages identified by this Plan for growth:</p> <ul style="list-style-type: none"> • Barkway (209) • Codicote (367) • Ickleford (210) • Knebworth (736) • Little Wymondley (306) <p>The remaining development will be dispersed across the District as set out below.</p> <p>In Category A villages, Ggeneral development will also be allowed within the defined settlement boundaries of the Category A villages of:</p> <ul style="list-style-type: none"> • Ashwell; • Barkway; • Barley; • Breachwood Green; • Cockernhoe & Mangrove Green; • Codicote; • Graveley; • Hexton; • Ickleford; • Kimpton; • Knebworth; • Little Wymondley; • Lower Stondon³²; • Oaklands³²; • Offley; • Pirton; • Preston; • Reed; • Sandon; • St Ippolyts & Gosmore; • Therfield; • Weston; and • Whitwell. 	For effectiveness to better explain the spatial strategy of the Plan following Matter 2 Hearing Session (ED53, ED138)

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			<p>Infilling development which does not extend the built core of the village will be allowed in the Category B villages of:</p> <ul style="list-style-type: none"> • Blackmore End; • Great Wymondley; • Hinxworth; • Holwell; • Kelshall; • Lilley; • Newnham; • Old Knebworth; • Rushden; • Wallington; and • Willian. <p>Only Limited affordable housing and facilities for local community needs meeting the requirements of Policy CGB2 will be allowed in the Category C settlements of:</p> <ul style="list-style-type: none"> • Bygrave; • Caldecote; • Clothall; • Langley; • Nuthampstead; • Peters Green; and • Radwell <p>Development outside of these locations or general parameters will be permitted where this is supported by an adopted Neighbourhood Plan. Under the provisions of national policy at the time of this Plan’s examination, Neighbourhood Plans cannot allocate sites in the Green Belt or amend Green Belt boundaries</p>	
			<p>[x] The figures shown in this policy for individual settlements are the total of planned, permitted and completed development for the period 2011-2031 as shown in Chapter 13 of the submitted plan. These figures are <u>not</u> a target and do not necessarily represent the maximum number of new homes that will be built.</p>	
MM 011	33	After paragraph 4.11 (new paragraphs)	<p>Based on the policies and allocations of this plan, it is anticipated that at least four in every five new homes delivered over the plan period will be built within the adjusted settlement boundaries of the towns. These will remain the primary focus for employment, retail and other development. The balance of new development will be distributed across North Hertfordshire’s villages and the remainder of the District.</p> <p>Much of this growth will be delivered on sites allocated for development by this Plan. This will be supplemented by (often smaller) ‘windfall’ sites which come forward within the settlement boundaries and parameters identified in Policy SP2 as well as any further</p>	Consequential modifications to MM010 for effectiveness following Matter 2 & 8 hearing sessions (NHDC Matter

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			sites subsequently identified through Neighbourhood Plans. These schemes may include opportunities for self-build development.	2 Statement, ED53, ED54, ED83, ED138, ED144)
MM 012	34	After paragraph 4.12 (new paragraph)	<p>Five villages have been identified that can support higher levels of growth:</p> <ul style="list-style-type: none"> • Knebworth and Codicote are the two largest villages within North Hertfordshire and support a range of services, including a station at Knebworth; • Ickleford and Little Wymondley provide opportunities to accommodate further residential development in close proximity to neighbouring towns along with sustainable transport connections; and • Barkway as a focus for development in the rural east of the District. 	Consequential modifications to MM010 for effectiveness following Matter 2 hearing session (ED53, ED138)
MM 013	34	Paragraph 4.13	The Category A villages, normally those containing primary schools, all also have defined boundaries within which development will be allowed and sites have been allocated to meet the District’s overall housing total requirement . Category A villages have defined settlement boundaries and These villages are excluded from the policy designation (either Green Belt or Rural Area Beyond the Green Belt – see Policy SP5) which affects the surrounding countryside.	For effectiveness to provide clarity in neighbourhood planning
MM 014	35	SP3	<p style="background-color: #006400; color: white; padding: 2px;">Policy SP3: Employment</p> <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> <p style="padding-left: 20px;">a. Allocate Bring forward an adequate supply and range of employment land in Hitchin, Letchworth Garden City, Baldock and Royston to meet the needs of the Functional Economic Market Area requirements of the local economy over the plan period to 2031. The allocations as shown on the Policies Map are :</p>	To ensure Plan is positively prepared, justified, effective and consistent with national policy as proposed in

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			<ul style="list-style-type: none"> i. east of Baldock BA10 (19.6ha); and ii. west of Royston RY9 (10.9ha); b. Designate Safeguard the Employment Areas within the District’s main settlements, as shown on the Policies Map, to enhance and protect their safeguard employment potential; c. Support additional employment provision through the new designations allocations shown on the on the Policies Map designations at: <ul style="list-style-type: none"> i. the former Power Station, Letchworth Garden City (1.5ha); ii. east of Baldock (19.6ha); and iii. west of Royston RY9 (10.9ha); d. Work with landowners, developers and, for allocated housing 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 major new developments; e. Permit an appropriate range of B class employment uses within these area; f. Promote and support the expansion of the knowledge based economy in the 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. 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 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. 	LP3 and following Matter 13 hearing session (ED56, ED150)
MM 015	37	4.28	A significant new employment allocation site will be developed out at the east of Baldock, supporting the proposed increase in residential development in the town (see Policy SP8).	For effectiveness consequential to MM014
MM 016	37	4.30	Within Hitchin and Letchworth Garden City, employment area designations from the previous local plan will be broadly retained, with some modest releases of sustainable,	For effectiveness

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			brownfield sites for residential development. Within Letchworth, the former power station site at Works Road has been brought back into use for employment purposes. and is reflected in a new planning designation.	consequential to MM014 and following Matter 13 hearing session (ED56, ED150)
MM 017	38	SP4	<p>Policy SP4: Town Centres, and Local Centres and Community Shops</p> <p>The Council will make provision for an appropriate range of retail facilities across the District and are committed to protecting the vitality and viability of all centres. We will:</p> <ol style="list-style-type: none"> a. Promote, protect and enhance the retail and service functions of the following centres in our retail hierarchy: <ol style="list-style-type: none"> i. The town centres of Hitchin, Letchworth Garden City, Baldock and Royston; ii. 13 existing local centres consisting of: <ul style="list-style-type: none"> • village centres at Ashwell, Codicote and Knebworth; • seven centres in Hitchin • two centres in Letchworth Garden City; and • the centre at Great Ashby; and iii. 2 new local centres north of Baldock and East of Luton within the strategic housing sites identified in this Plan; b. Support proposals for main town centre uses in these locations where they are appropriate to the size, scale, function, catchment area, historic and architectural character of the centre; c. Identify Primary Shopping Frontages within town centres where A1 retail uses will be expected to concentrate d. To ensure the District's towns maintain their role and market share, make provision for up to 38,100 gross sq.m of additional A-class floorspace over the plan period, including the re-occupation of vacant floorspace, consisting of: <ol style="list-style-type: none"> i. 22,500 gross sq.m comparison goods (e.g. clothes, shoes, furniture, carpets); 	For effectiveness following Matter 14 Hearing Sessions (ED56, ED77, ED117 and ED151).

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			<p>ii. 8,600 gross sq.m convenience (e.g. food, drink, toiletries); and iii. 7,000 gross sq.m food and beverage outlets under Use Classes A3-A5 (restaurants, takeaways and bars).</p> <p>38,100 gross sq.m is a district wide retail capacity but it is principally derived from the retail capacity projections for the four town centres, as indicated below:</p> <table border="1"> <thead> <tr> <th>Years</th> <th>2016-2021</th> <th>2021-2026</th> <th>2026-2031</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>Baldock</td> <td>300</td> <td>1,600</td> <td>1,400</td> <td>3,300</td> </tr> <tr> <td>Hitchin</td> <td>3,800</td> <td>3,600</td> <td>3,700</td> <td>11,100</td> </tr> <tr> <td>Letchworth</td> <td>2,400</td> <td>3,300</td> <td>3,500</td> <td>9,200</td> </tr> <tr> <td>Royston</td> <td>3,200</td> <td>2,000</td> <td>1,900</td> <td>7,100</td> </tr> <tr> <td>Urban Extensions</td> <td>1,500</td> <td>2,700</td> <td>2,600</td> <td>6,800</td> </tr> <tr> <td>Other</td> <td>200</td> <td>200</td> <td>200</td> <td>600</td> </tr> <tr> <td>Total</td> <td>11,400</td> <td>13,400</td> <td>13,300</td> <td>38,100</td> </tr> </tbody> </table> <p>The three town centres of Baldock, Hitchin and Letchworth Garden City have significant overlapping markets, with spend leakage from Letchworth Garden City to Hitchin and a lack of physical space at Baldock to accommodate its projected retail capacity. To address the leakage and physical capacity across these three centres the indicative distribution and phasing of provision is as follows:</p> <table border="1"> <thead> <tr> <th>Years</th> <th>2016-2021*</th> <th>2021-2026</th> <th>2026-2031</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>Baldock</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Hitchin</td> <td>0</td> <td>3,700</td> <td>3,300</td> <td>7,000</td> </tr> <tr> <td>Letchworth</td> <td>5,350</td> <td>5,500</td> <td>5,000</td> <td>15,850</td> </tr> <tr> <td>Royston</td> <td>4,350</td> <td>2,200</td> <td>1,800</td> <td>8,350</td> </tr> <tr> <td>Urban Extensions</td> <td>0</td> <td>3,400</td> <td>2,900</td> <td>6,300</td> </tr> <tr> <td>Other</td> <td>0</td> <td>300</td> <td>300</td> <td>600</td> </tr> </tbody> </table>	Years	2016-2021	2021-2026	2026-2031	Totals	Baldock	300	1,600	1,400	3,300	Hitchin	3,800	3,600	3,700	11,100	Letchworth	2,400	3,300	3,500	9,200	Royston	3,200	2,000	1,900	7,100	Urban Extensions	1,500	2,700	2,600	6,800	Other	200	200	200	600	Total	11,400	13,400	13,300	38,100	Years	2016-2021*	2021-2026	2026-2031	Totals	Baldock	0	0	0	0	Hitchin	0	3,700	3,300	7,000	Letchworth	5,350	5,500	5,000	15,850	Royston	4,350	2,200	1,800	8,350	Urban Extensions	0	3,400	2,900	6,300	Other	0	300	300	600	
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			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Total</td> <td style="width: 15%; text-align: center;">9,700</td> <td style="width: 15%; text-align: center;">15,100</td> <td style="width: 15%; text-align: center;">13,300</td> <td style="width: 15%; text-align: center;">38,100</td> </tr> </table> <p>*2016 to 2021 projections includes take-up of vacant units and the implementation of commitments.</p> <ul style="list-style-type: none"> e. Prepare and maintain up-to-date town centre strategies to support this approach and / or adapt to change; and f. Support the retention and provision of shops outside of identified centres where they serve a local day-to-day need. 	Total	9,700	15,100	13,300	38,100	
Total	9,700	15,100	13,300	38,100					
MM 018	39	After paragraph 4.39 (New paragraphs)	<p>4.xx The Local Plan strategy for town centre uses is to maintain the District’s market share. This means that across the district, the retail capacity will be met principally in the four town centres. This is to maintain the current retail hierarchy within the District and the wider catchment areas.</p> <p>4.xx However given that Baldock, Letchworth Garden City and Hitchin are in close proximity, leakage of the projected retail expenditure for each town is likely to occur. The most significant is leakage from Letchworth Garden City to Hitchin.</p> <p>4.xx In addition there is less physical capacity in Baldock and Hitchin to accommodate their projected retail capacities. The retail strategy for the District is therefore to direct the capacity to Letchworth Garden City over the plan period, which has greater potential for physical space and to recapture its leakage.</p>	For the Plan to be justified and effective following Matter 14 Hearing Sessions.					
MM 019	39	Paragraph 4.40	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. These town centre strategies will be monitored and reviewed during the life of this Local Plan.	For effectiveness following Matter 14 Hearing Sessions strategies					
MM 020	39	Paragraph 4.44	The growth of the District will require additional centres to be provided to serve the largest new developments urban extensions at Baldock and on the edge of Luton. Once	For effectiveness.					

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			built, these will become local centres in our retail hierarchy and future proposals within them will be assessed appropriately.	
MM 021	39-40	Paragraph 4.46	<p>Our evidence shows there will be a steady growth in retail demand over the plan period, although projected growth post-2026 carries a degree of uncertainty due to changing shopping and retail patterns. Projected growth is driven in part by planned population growth but also by underlying changes in the way people shop and how much money they have available to spend. It is anticipated that on-line shopping will continue to grow whilst a certain amount of future demand can be accommodated through the re-occupation of existing, vacant shop units. However, it is also necessary to identify new sites for retail⁴¹. Projected retail needs, and particularly those in the post-2026 period, will be kept under review via the monitoring framework and updated retail studies.</p> <p><u>Footnote 41</u> North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)</p>	To ensure the Plan is justified, effective and consistent with national policy.
MM 022	40	Paragraph 4.48	Further allocations and broad locations are identified within our main towns to accommodate the remainder.	For effectiveness.
MM 023	41	Policy SP5	<p style="background-color: #006400; color: white; padding: 2px;">Policy SP5: Countryside and Green Belt</p> <p style="background-color: #e0ffe0; padding: 2px;">We support the principles of the Green Belt and recognise the intrinsic value of the countryside. Green Belt and Rural Areas Beyond the Green Belt are shown on the Proposals Policies Map. We:</p> <ul style="list-style-type: none"> a. Have conducted a comprehensive review of the Green Belt. Land has been removed from the Green Belt to: <ul style="list-style-type: none"> i. Enable strategic development at the locations referred to in Policies SP8 and SP3; ii. Enable local development around a number of the District's towns and villages; and iii. Define boundaries for villages referred to in Policy SP2 which fall within the Green Belt but were previously 'washed over' by this designation; 	For consistency with national policy and legal compliance following Matter 15 hearing session (NHDC Matter 15 hearing statement,

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			<ul style="list-style-type: none"> b. Have provided new Green Belt to cover, in general terms, the area bounded by the Metropolitan Green Belt to the east, the Luton Green Belt to the west and the A505 Offley bypass to the north; c. Will only permit development proposals in the Green Belt where they would not result in inappropriate development or where very special circumstances have been demonstrated; and d. Will operate a general policy of restraint in Rural Areas beyond the Green Belt through the application of our detailed policies. 	ED55, ED152)
MM 024	41	Paragraph 4.54	Green Belt boundaries have been reviewed around all of the main towns within and adjoining the District, with the exception of Royston which lies beyond the Green Belt. Boundaries have also been reviewed around a number of villages where they previously surrounded or covered ('washed over') Category A and Category B villages within by the Green Belt.	Consequential modification to MM010 for effectiveness
MM 025	42	Paragraph 4.56	Proposals for development within the Green Belt will be considered against national guidance policy . Where the proposed use can be considered acceptable in principle, we will use the detailed policies of this Plan to determine whether permission should be granted.	For consistency with national policy following Matter 15 hearing session (ED55, ED152)
MM 026	42	Paragraph 4.58	The Rural Area Beyond the Green Belt covers the majority of the east of the District including most of the land between Baldock and Royston as well as the villages and countryside to the south of Royston. It also covers the land to the north and west of Hitchin beyond the outer edge of the Green Belt.	Factual amendment for effectiveness (ED55, ED152).
MM	42	Paragraph 4.59	In terms of intrinsic character and beauty, this area the Rural Area beyond the Green Belt	For clarity and

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027			contains some of the highest quality countryside in the District. However, the settlements are generally more dispersed meaning a Green Belt designation cannot be justified. This sparser pattern of development additionally means that, outside of the defined settlements, many sites are not well located in relation to key services. On these grounds it remains appropriate to restrain the types of development allowed in the Rural Area beyond the Green Belt have a policy of restraint . Our detailed Development Management policies set out the approach that will apply in this area.	effectiveness following Matter 15 hearing session
MM 028	43	Policy SP6	<p style="background-color: #006400; color: white; padding: 2px;">Policy SP6: Sustainable transport</p> <p>We will deliver accessibility improvements and promote the use of sustainable transport modes insofar as reasonable and practicable. We will:</p> <ol style="list-style-type: none"> a. Comply with the NHDC Transport Strategy and the provisions of the Local Transport Plan and other supporting documents as relevant considered necessary; b. Encourage development in locations which enable sustainable journeys to be made to key services and facilities; c. Work with Hertfordshire County Council, neighbouring authorities, Highways England and service providers to ensure that a range of sustainable transport options are available to all potential occupants or users. This may involve new or improved pedestrian, cycle and passenger transport (including rail and/or bus) links and routes; d. Seek the earliest reasonable opportunity to implement early implementation of sustainable travel infrastructure on Strategic Housing Sites and other development sites in order to influence the behaviour of occupiers or users, along with supporting Travel Plans in order that sustainable travel patterns become embedded at an early stage; e. Assess development proposals against the parking standards set out in this Plan and having regard to relevant supplementary advice; f. Require applicants to provide assessments, plans and supporting documents to demonstrate the safety and sustainability of their proposals; and g. Protect existing rights of way, cycling and equestrian routes and, should diversion 	For effectiveness following Matter 16 Hearing Session (ED55, ED105, ED153).

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			be unavoidable, require replacement routes to the satisfaction of the Council.	
MM 029	43	Paragraph 4.66	The overarching transport policy document for the area is the Hertfordshire Local Transport Plan (LTP3) which provides the framework for achieving better transport systems in Hertfordshire for the plan period 2011-2031. The LTP4 is in progress which will cover the Hertfordshire 2020 2050 Transport vision and will be adopted consulted on in late 2016 2018 . The Local Transport Plan covers all modes of transport including walking, cycling, public transport, car based travel, reducing road freight movements and making provision for those with mobility impairments.	For effectiveness ; (NHDC Matter 16 Statement, para 8)
MM 030	44	Paragraph 4.67 and associated footnote	Although the LTP3 Local Transport Plan identifies some specific schemes, the majority of transport schemes are identified at settlement level. From time to time the County Council, North Hertfordshire District Council, and neighbouring authorities publishes other documents and strategies ^[x] which will also need to be taken into account when considering development proposals. This includes the NHDC Transport Strategy and also relevant strategies prepared by neighbouring authorities, such as the Stevenage Mobility Strategy, for sites that are functionally attached to, or in close proximity to North Hertfordshire. [x] These could include the forthcoming HCC Growth Transport Plans, the NHDC Transport Strategy prepared as part of the evidence base as well as other local strategies, for example cycling.	For effectiveness following Matter 16 Hearing Session, (NHDC Matter 16 Statement, ED55, ED105, ED153)
MM 031	44	After Paragraph 4.68 (new paragraph)	Many of the developments in the smaller settlements may not be enough on their own to have a major transport impact within an area. However, cumulatively a number of developments can create additional demands and burdens on existing infrastructure (such as increased use of less appropriate roads, higher volumes of traffic through constrained village centres) which may require suitable mitigation to be implemented. Such mitigation can also include better, walking and cycling improvements and public transport services which will reduce the need to travel by car. The Council will consider these overall cumulative impacts as far as they are able as part of Policy SP7 and may require appropriate contributions from all such development sites.	For effectiveness following Matter 16 Hearing Session (ED55, ED105, ED153).

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MM 032	44	Policy SP7	<p style="background-color: #008000; color: white; padding: 2px;">Policy SP7: Infrastructure requirements and developer contributions</p> <p>The Council will require development proposals to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. We will:</p> <ol style="list-style-type: none"> a. Require developers to provide, finance and / or contribute towards provision which is fairly and reasonably related in scale and kind to the development, including: <ol style="list-style-type: none"> i. On-site and/or off-site improvements and infrastructure necessary as a result of the development in order to: <ul style="list-style-type: none"> • ensure appropriate provision of facilities and infrastructure for new residents; • contribute toward help-addressing cumulative impacts that might arise across multiple developments; • avoid placing unreasonable additional burdens on the existing community or existing infrastructure; • mitigate any adverse impacts where appropriate; and/or • enhance critical assets or make good their loss or damage; and ii. Maintenance and/or operating costs of any such new provision; b. Ensure essential new infrastructure to support new development is will be operational no later than the completion of development or during the phase in which it is needed, whichever is earliest unless otherwise agreed with relevant providers; c. Refuse planning permission where appropriate agreements or processes ensuring criteria (a) and (b) can be met are not in place; d. Have regard to any relevant national guidance or requirements in relation to planning obligations and any Community Infrastructure Levy or successor funding tariff which may be introduced by the Council; e. Work with landowners, developers and other agencies in facilitating the delivery of sites identified in the Local Plan and associated infrastructure and seek to overcome known obstacles; and f. Take a stringent approach Need robust evidence to be provided where 	To ensure Plan is justified, effective and consistent with national policy following Matter 6 & 16 hearing sessions (LP3, MOU9, NHDC Matter 16 Statement, ED53, ED55, ED109, ED142, ED153).

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			<p>developers consider that viability issues impact upon the delivery of key infrastructure and/or mitigation measures. This evidence will be used to determine whether an appropriate and acceptable level of contribution and / or mitigation can be secured.</p>	
MM 033	45	Paragraph 4.75	<p>On the largest development sites, it will be necessary to directly provide facilities alongside the primary use – schools within residential areas, bus stops within business parks, cycling routes and new footways etc. In other areas, much of the growth arises from a number of smaller developments. A small development on its own may not be enough in itself to have a major impact within an area. However, cumulatively a number of developments (including both the larger and smaller sites) can create additional demands and burdens on existing infrastructure which may require suitable mitigation to be implemented. Transport infrastructure including highways improvements and sustainable transport measures such as walking, cycling, improved public transport and behaviour change - projects are needed to address cumulative impacts - the latter seek to reduce vehicle travel to improve capacity and enable more sustainable travel. The NHDC Transport Strategy sets out the measures required, and all developments will be expected to contribute to these measures.</p>	For effectiveness and following ED105.
MM 034	46	Paragraph 4.83	<p>In cases where viability is an issue, developers will be expected need to provide pay for an independent assessment and analysis of their viability evidence in order to verify it. This must be completed by a suitably qualified individual or company and to scrutinise the assumptions that have been made and the conclusions that have been reached and whether they are justified. The methodology and scope of any such assessment should be agreed in advance between the applicant and the Council. If, following this assessment, it is accepted by the Council that the viability of a scheme would be critically undermined by application of the Council’s usual standards and expectations, we will exceptionally:</p> <ul style="list-style-type: none"> • consider which requirements are most critical to securing development and meeting the overall vision and objectives of this Plan; • assess the extent to which these might be met in a way which makes any scheme viable; and • determine whether this would result in an appropriate and acceptable level of 	For effectiveness following Matter 16 Hearing Session

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			contribution and / or mitigation.	
MM 035	47-48	Policy SP8	<p>Policy SP8: Housing</p> <p>Over the period 2011-2031, housing growth will be supported across the District. We will:</p> <ol style="list-style-type: none"> a. Release sufficient land to deliver at least 14,000 net new homes for North Hertfordshire’s own needs. Of these: <ol style="list-style-type: none"> i. Around 13,800 net new homes will be provided within that part of the District falling within the Stevenage Housing Market Area (HMA); while ii. Around 200 net new homes will be provided within that part of the District falling within the Luton HMA; b. Provide additional land within the Luton HMA for a further 1,950 net new homes as a contribution towards the unmet needs for housing arising from Luton; c. Deliver these homes through the sites and allowances identified in this Plan that will support approximately⁴⁸: <ol style="list-style-type: none"> i. 4,340 3,970 homes from completions and permissions achieved since 2011 and other allowances; ii. 7,700 homes from six Strategic Housing Sites: <ul style="list-style-type: none"> • BA1 - North of Baldock for 2,800 homes (2,500 to be delivered by 2031); • LG1 - North of Letchworth for 900 homes; • NS1 - North of Stevenage in Graveley parish for 900 homes; • HT1 - East of Hitchin for 700 homes; • GA2 - North-east of Great Ashby in Weston parish for 600 homes; and • EL1 / EL2 / EL3 - East of Luton for 2,100 homes; iii. 4,860 homes through local housing allocations that will provide homes on: <ul style="list-style-type: none"> • newly identified sites and land within pre-existing settlement limits; 	To ensure the Plan is positively prepared, justified, effective and consistent with national policy following Matter 2, 3, 4, 8, 10 and 12 hearing sessions and consequential to MM010 (ED53, ED54, ED60, ED83, ED139, ED140, ED144, ED149)

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			<ul style="list-style-type: none"> • sites released from the Green Belt as part of a comprehensive, District wide review; and • land identified following a review of other relevant boundaries or designations. • Further sites within the adjusted settlement boundaries of the towns; • Land within the adjusted settlement boundaries of the five villages identified for growth; and • Sites identified within the defined settlement boundaries of the Category A villages. <p>This includes the use of land within pre-existing settlement limits, non-strategic sites released from the Green Belt and other land identified following a review of other relevant boundaries or designations.</p> <ul style="list-style-type: none"> iv. 7 12 new, permanent Gypsy and Traveller pitches d. Maintain a five-year housing land supply and target the completion of 20% of new homes over the plan period on previously developed land; e. Seek to provide long-term certainty by <ul style="list-style-type: none"> i. Working with the Government and other relevant agencies to identify new settlement options within North Hertfordshire that can provide additional housing supply in the period after 2026; and ii. Safeguarding land to the west of the A1(M) at Stevenage, as shown on the Proposals Policies Map, for up to 3,100 dwellings to meet longer-term development needs in the period beyond 2026 subject to a future review of this Plan; f. Support a range of housing tenures, types and sizes measured against targets to provide: <ul style="list-style-type: none"> i. 33% of all homes over the plan period as Affordable Housing for local needs with targets to deliver up to 40% Affordable Housing where viable; ii. A broadly even split between smaller (1- and 2-bed) and larger (3+ bed) 	

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			<p>properties subject to up-to-date-assessments of housing needs; and</p> <p>iii. 100 56 plots on specified Strategic Housing Sites to help pro-actively address demand for self-build development over the plan period; and</p> <p>g. Provide up to at least 350 bed spaces in suitable, supported accommodation to meet the needs of those who cannot live in their own home.</p>	
MM 036	47	Footnote 48	<p>These requirements include a small buffer of approximately 4% 7% over and above the targets for North Hertfordshire's housing needs identified in criterion (a) total housing requirement set through criteria (a) and (b) of this Policy to ensure sufficient flexibility. See Monitoring and Delivery chapter for further information. All figures are net.</p>	For clarity and effectiveness ; to reflect up-to-date information on housing supply
MM 037	48	Paragraph 4.89	<p>More than 4,300 3,900 of the required homes are accounted for by completions since 2011, sites which have already obtained planning permission and other allowances. These allowances The majority of these 3,900 homes will be on previously developed land and also include:</p> <ul style="list-style-type: none"> • windfalls (those sites which will continue to come forward for development outside of the local plan process) as well as; and • Letchworth Town Centre as a broad location. locations. These are areas This is an area where it is reasonable to assume development might occur in the latter years of the plan, but where we cannot currently identify the exact location. The boundary of the broad location is the same as the Town Centre boundary for Letchworth shown on the policies map. The majority of these 4,300 homes will be on previously developed land. 	For effectiveness and to reflect the justified allowances from these sources (ED53, ED140).
MM 038	49	Paragraph 4.95	<p>The remainder of new homes will be delivered through a range of local housing allocations set out in the detailed policies of this Plan:</p> <ul style="list-style-type: none"> • More than 850 further homes are identified within pre-existing settlement boundaries and have influenced our target to build 20% of new homes on previously developed land; • As part of our comprehensive review of the Green Belt, a number of additional 	For effectiveness consequential to MM010

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			<p>villages have been ‘inset’ with boundaries drawn to release additional land for development. These locations will contribute around 2,600 homes to our target whilst also ensuring the long term sustainability of these settlements.</p> <ul style="list-style-type: none"> • Sites for a further 2,900 homes, in addition to the strategic sites, are identified within the adjusted settlement boundaries of the towns. This includes a series of non-strategic developments around the edge of Royston that will contribute almost 1,000 1,100 further homes; while • Sites for nearly 1,600 homes are identified at the five village locations identified for growth by Policy SP2; while • A review of the settlement boundaries in the Rural Areas Beyond the Green Belt of Category A villages allows for approximately 400 homes. 	
MM 039	49	Paragraph 4.96	<p>This Plan also makes provision to meet the future needs of the Gypsy and Traveller community. Existing arrangements at Additional permanent pitches will be provided adjoining the existing Pulmer Water site near Codicote will be formalised. A new site is allocated at Woodside Place, Danesbury Park Road at the southern edge of the District allowing requirements over the period to 2031 to be met.</p>	<p>To ensure Plan is positively prepared and justified consequential to MM139</p>
MM 040	50	Paragraph 4.99	<p>A stepped approach is considered most appropriate. Housing supply will be measured against targets to deliver an average of 500 homes per year over the first ten years of the plan period (2011-2021). For the period beyond 2021, a target of 1,100 homes per year will apply. Our approach to five-year land supply is set out in Policy IMR1 in Chapter 14.</p>	<p>For effectiveness; Consequential modification to MM372</p>
MM 041	50	Paragraph 4.101	<p>The Council is committed to fully exploring new settlement options in the District and initial work has been undertaken⁵³. However, Our evidence shows that we cannot expect rely upon a future new settlement to make a substantial contribution contribute to housing requirements in this current Plan period to 2031⁵³. We will work with relevant partners on an on-going basis to build the evidence base that is required to support any new settlement(s) and deliver on our aspirations.</p>	<p>For effectiveness following Matter 4 Hearing Session (ED53, ED140).</p>

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			⁵³ North Hertfordshire New Settlement Study (ATLAS, 2016)	
MM 042	50	Paragraph 4.104	Land to the west of the A1(M) at Stevenage within North Hertfordshire has long been identified as a sustainable location for a substantial urban extension to the town. Given the history of this site, it is considered there is sufficient justification to remove this site from the Green Belt now and safeguard it for future use. This land is not allocated for development at the present time. No development will be permitted until a plan review determines that the site is required to meet long-term needs and remains (part of) the most appropriate solution.	For consistency with national policy; Paragraph 85 of the NPPF
MM 043	50	Paragraph 4.105	In taking this approach, it is recognised that a review of this Local Plan will need to conclude well before the end of the plan period in 2031. 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.	For effectiveness following the Matter 4 Hearing Session (ED53, ED140).
MM 044	51	Paragraph 4.109	Self-build provides another route to home ownership. Small developments, often delivered by local builders and companies, have historically made a valuable contribution to housing land supply in North Hertfordshire. These include schemes designed by individuals for their own use. We will continue to support small windfall schemes where they are compatible with the policy framework of this plan. Government guidance also encourages us to facilitate further opportunities for people to self-build through Local Plan policies and other measures. On five of our strategic sites, 1% of plots will be reserved and marketed for those people with a local connection who wish to build their own home reflecting demand recorded on the Council's Self-Build Register. No specific self-build targets have been set on Local Housing Allocation sites and local demand will be considered on a site-by-site basis having regards to the Council's self-build register. Self build may additionally be an issue that local communities wish to explore through Neighbourhood Plans.	For effectiveness to better reflect the range of building activity taking place in the District (ED53, ED54, ED83, ED139, ED144).

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MM 045	52	Policy SP9	<p style="background-color: #008000; color: white; padding: 2px;">Policy SP9: Design and sustainability</p> <p>The Council considers good design to be a key aspect of sustainable development. We will</p> <ul style="list-style-type: none"> a. Support new development where it is well designed and located and responds positively to its local context; b. Require masterplans for significant developments; c. Assess proposals against detailed policy requirements set out in this Plan and have regard to the Design SPD; and d. Adopt the Government’s additional technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility. 	For consistency with national policy and effectiveness following Matter 17 hearing session (LP3, ED55, ED154).
MM 046	52	Paragraph 4.117	The detailed policies of this Plan and supplementary guidance set out standards that will apply to new development in the District. Government reforms and technical standards have streamlined the type and amount of additional requirements that we can ask of new development. Having regard to relevant evidence, we consider it appropriate to introduce these standardised optional requirements in North Hertfordshire.	For consistency with national policy (LP3)
MM 047	55	Policy SP11	<p style="background-color: #008000; color: white; padding: 2px;">Policy SP11: Natural resources and sustainability</p> <p>This Plan seeks to meet the challenges of climate change and flooding. We will:</p> <ul style="list-style-type: none"> a. Support proposals for renewable and low carbon energy development in appropriate locations; b. Take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of Sustainable Drainage Systems (SuDS) and other appropriate measures; c. Support the principles of the Water Framework Directive Water Environment (Water Framework Directive) Regulations 2017 and seek to protect, enhance and manage the water environment; d. Give consideration to the potential or actual impact of land contamination and support proposals that involve the remediation of contaminated land; and 	For legal compliance and effectiveness; (LP3, ED52, ED55, ED156)

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			e. Work with utilities providers, East Hertfordshire District Council and relevant agencies to ensure additional wastewater treatment capacity is delivered without harm to protected European sites.	
MM 048	55	Paragraph 4.136	<p>This Plan also seeks to have regard to the wider water environment. The Water Framework Directive (WFD) Water Environment (Water Framework Directive) Regulations 2017^[59] is a piece of transpose European legislation that requires member states to make plans to protect and improve the water environment. It seeks to improve the condition of all qualifying water bodies to a “good” status and prevent deterioration in the water environment.</p> <p><u>Footnote:</u></p> <p>^[59]For information on the Water Environment (Water Framework Directive) Regulations 2017, see: http://www.environment-agency.gov.uk/research/planning/33362.aspx http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/About.aspx and https://www.legislation.gov.uk/uksi/2017/407/contents/made</p>	For legal compliance ; (ED55, ED156)
MM 049	56	After paragraph 4.138 (new paragraph)	Wastewater from some parts of North Hertfordshire is treated at Rye Meads on the Hertfordshire / Essex border. This site lies within a protected site of European importance and currently has capacity to serve additional development until 2026. We will work with the relevant bodies to ensure long-term wastewater treatment solutions are available which will not have an adverse impact upon the Lee Valley Special Protection Area.	To ensure Plan is positively prepared and effective (LP3, ED52)
MM 050	56	Policy SP12	<p>Policy SP12: Green infrastructure, <u>landscape and biodiversity</u> and landscape</p> <p>We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:</p> <p>a. Protect, enhance and manage the green infrastructure network and seek opportunities to create new green infrastructure; Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;</p>	For effectiveness and consistency with national policy (NHDC Matter)

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			<p>x. Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;</p> <p>x. Protect, enhance and manage designated sites in accordance with the following hierarchy of designations:</p> <ul style="list-style-type: none"> • Internationally designated sites • Nationally designated sites • Locally designated sites; <p>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 and seek opportunities for net gains for biodiversity; and</p> <p>c. Consider and respect landscape character and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty Protect other open spaces and support provision of new and improved open space.</p>	19 Statement, para 33, LP3, ED52).
MM 051	56	Paragraph 4.145	This Plan sets out a clear strategic approach for the protection, enhancement, creation and management of networks of green infrastructure. Green infrastructure refers to all assets within and between towns and villages, both urban and rural. It is a network of multi-functional open spaces, including urban parks, gardens, woodlands, hedgerows, watercourses and associated buffer zones, and green corridors in addition to protected sites, nature reserves and open countryside.	For consistency with national policy consequential to MM051.
MM 052	57	Paragraph 4.147	Our detailed policies set out our approach to green infrastructure. provision in new developments	For effectiveness and clarity.
MM 053	57	After paragraph 4.147 (new paragraphs)	Much of North Hertfordshire is largely unspoilt, with very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of	For effectiveness and consequential

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			<p>Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights.</p> <p>Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. Strict protection and control will be applied to all national designations in accordance with the conservation of Species and Habitats Regulations (2010). These designations include six Sites of Special Scientific Interest (SSSIs) as shown on the Policies Map and eight designated Local Nature Reserves (LNRs).</p> <p>Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District’s woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity. Ancient hedgerows are protected by the Hedgerow Regulations 1997 and will be protected and enhanced where possible to ensure their contribution to biodiversity and ecological networks.</p> <p>Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan^x sets out an approach to biodiversity at the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.</p> <p>The District has over 300 designated Wildlife Sites^y. The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.</p> <p>Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.</p> <p>Footnotes:</p>	<p>to MM050 (LP3, NHDC Matter 19 Statement, para 33, ED52)</p>

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			<p>[x] Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm</p> <p>[y] Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites</p>	
MM 054		Paragraph 4.148	<p>There are a wide range of important habitats within North Hertfordshire, including hedgerows, wildflower meadows, orchards, ponds, lakes, reed bed and fen, ancient woodlands in the south, chalk grasslands and chalk streams in the east, and wet woodlands along the River Hiz and its tributaries, and a wildlife corridor which runs in a south-west to north-east direction passing through the northern part of the district which is an important asset of food and habitat for flora and fauna, particularly birds. Many of these habitats are subject to specific designations, reflecting their value in terms of wildlife interest, for instance national sites such as Sites of Special Scientific Interest and Local Nature Reserves, and local sites such as local wildlife sites. The Biodiversity Action Plan for Hertfordshire and the Green Infrastructure Plan for North Hertfordshire identify the importance of such habitats.</p>	For effectiveness following Matter 19 hearing session (ED55, ED156).
MM 055		Paragraph 4.150	<p>Much of North Hertfordshire is largely unspoilt, very attractive landscape encompassing a range of natural, man-made and urban and rural spaces. The natural landscape to the west of Hitchin towards Hexton and Lilley follows the escarpment of the Chiltern Hills and part of the District here falls within the Chilterns Area of Outstanding Natural Beauty (AONB). There are also locally important landscapes which contribute to a feeling of remoteness in other parts of the District, for example Lilley Bottom and the East Anglian Heights. Our detailed policies set out how we expect landscape issues to be taken into account.</p>	Consequential to MM053
MM 056	57	Policy SP13	<p style="background-color: #008000; color: white; padding: 2px;">Policy SP13: Historic environment</p> <p style="background-color: #e0ffe0; padding: 2px;">The Council will balance the need for growth with the proper protection and enhancement of the historic environment. When considering the impact of a proposed development on the significance of a heritage asset, the more important the heritage asset the greater the weight that will be given to the conservation of the asset and</p>	For effectiveness and consistency with national

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			<p>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"> a. Maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting according to their significance; b. Identifying sites on the national register of Heritage at Risk or on the Council's 'At Risk' local risk register; c. Periodic reviews of Conservation Areas and other locally designated assets; and d. Publication of detailed guidance. 	<p>policy following Matter 20 hearing session (NHDC Matter 20 Statement, ED55, ED157)</p>
MM 057	60	After Paragraph 4.174 (new paragraph)	<p>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. It will be secured through conditions and / or a legal agreement. The masterplan should include:</p> <ul style="list-style-type: none"> • The broad layout of the allocated site; • A phasing plan; • The location of key infrastructure including: <ul style="list-style-type: none"> ○ main access roads; ○ key routes within the site for both vehicles and sustainable modes of transport; ○ schools and other supporting facilities; and ○ strategic landscaping and open space; and • Identification of design parameters and / or character areas. 	<p>For effectiveness following Matter 10 hearing sessions.</p>
MM 058	61	Policy SP14	<p>Policy SP14: Site BA1 – North of Baldock</p> <p>Land to the north of Baldock, as shown on the Proposals Policies 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 provided that the following site-specific requirements are met:</p> <ul style="list-style-type: none"> a. A comprehensive and deliverable site masterplan for the whole allocation to be approved developed in collaboration with the Council and key 	<p>To ensure Plan is positively prepared, justified and effective following</p>

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			<p>stakeholders and secured prior to the submission approval of any detailed matters;</p> <ul style="list-style-type: none"> b. A new local centre along with additional neighbourhood-level provision providing around 500m² (net) class A1 convenience retail provision and 1,400m² (net) of other A-class floorspace; c. Structural planting to create a sense of place, integration into surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the north and east; d. A new link road connecting the A507 London North Road to the A505 Baldock bypass including a new bridge across the railway; e. Sustainable transport measures to include: <ul style="list-style-type: none"> i. A secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way; ii. Safe access routes to / from, and upgrades to, Baldock station; iii. Sensitive integration of Bridleway Baldock 034 / Bygrave 002 as a north-south route through the development; and iv. The use of Bygrave Road / Ashwell Road from the south-western edge of the allocated site to the link road as a sustainable transport corridor; and v. comprehensive integration into the existing pedestrian and cycle, public transport and road networks; f. At least 28 serviced plots for self-build development; x. Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4; g. A community hall and GP surgery; h. Up to 6 forms of entry (FE) of additional primary-age and secondary-age education provision; x. Up to 8 forms of entry (FE) of additional secondary-age education provision. A secondary school larger than 6FE will be supported where: <ul style="list-style-type: none"> i. It is located at the south of the allocation site; and ii. Safe, sustainable and direct routes to school are provided from 	<p>Matter 8 & 10 hearing sessions and consequential to MM134 and MM136 (NHDC Matter 10 statement,);</p>

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			<p>Clothall Common;</p> <ul style="list-style-type: none"> i. Address existing surface water flood risk issues, particularly to the south of Ashwell Road, through SUDs or other appropriate solution; j. Appropriate mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: <ul style="list-style-type: none"> i. Ivel Springs Local Nature Reserve; ii. Bygrave Road local wildlife site; and iii. Identified protected species and priority habitats; k. Built development contained to the south and south-west of the ridgeline that generally extends eastwards from the A507 south of Blackhorse Farm and southwards from Ashwell Road; and l. Sensitive treatment of heritage assets and their settings including: <ul style="list-style-type: none"> i. An access solution from the A507 London North Road which satisfactorily addresses potential impacts; ii. Retaining framed views of St Mary’s Church from within and beyond the site; and iii. Using the location of areas of archaeological significance to inform a site-wide green infrastructure strategy. iv. Ivel Springs Scheduled Ancient Monument 	
MM 059	62	After Paragraph 4.179 new paragraph	At minimum, the site will contain a 6FE secondary school to ensure the demands arising from within the development can be met. A larger school of 8FE would additionally serve existing residents of Clothall Common and adjoining new development. Appropriate measures to ensure pupils can safely and conveniently walk or cycle to school from the south of the railway line will be required to support this scale of provision.	For effectiveness; (NHDC Matter 10 statement)
MM 060	62	After Paragraph 4.180 New paragraph	National policy encourages the creation of inclusive and mixed communities meeting the needs of all age groups. A small proportion of plots will be reserved for those wishing to build their own home. Land will also be reserved for a home for older people who need greater levels of care. A minimum of 50-60 bed spaces are likely to be required in order to support the provision of communal facilities and on-site staff. The care home site	For effectiveness following Matter 8 hearings and

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			should be sustainably located close to key facilities in line with the requirements of Policy HS4.	consequential to MM134 and MM136 (ED54, ED144);
MM 061	63	Policy SP15	<p>Policy SP15: Site LG1 – North of Letchworth Garden City</p> <p>Land to the north of Letchworth Garden City, as shown on the Proposals Map, is allocated as a Strategic Housing Site for approximately 900 homes. Planning permission for residential development will be granted where provided that the following site-specific requirements are met:</p> <ul style="list-style-type: none"> a. A comprehensive and deliverable site masterplan for the whole allocation to be approved developed in collaboration with the Council and key stakeholders and secured prior to the submission approval of any detailed matters which also sets out; <ul style="list-style-type: none"> i. How the site will follow and implement Garden City principles; ii. The most appropriate points of vehicular access considering landscape and traffic impacts; x. How comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured; iii. An appropriate education solution with a presumption in favour of on-site provision of which delivers a new 2FE primary school on-site; and iv. Any measures required to address nearby heritage assets including the Scheduled Ancient Monument at Radwell Lodge and the Croft Lane and Norton Conservation Areas; and v. The approach to existing 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. Neighbourhood-level retail and community facilities providing around 900m² (net) of A-class floorspace and a GP surgery; c. At least 9 serviced plots for self-build development; x. Provision of an appropriate site for a care home for older people in Use Class C2 in accordance with the locational criteria in Policy HS4 subject to up-to-date 	To ensure Plan is positively prepared, justified and effective following Matter 8 & 10 hearing sessions and consequential to MM134 and MM136. (LP3, MOU2, NHDC Matter 10 statement, ED54, ED95, ED144, ED146B);

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			<p>assessment of likely future needs and existing supply</p> <ul style="list-style-type: none"> d. Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; e. Structural planting to create a sense of place, integration into the surrounding landscape and a long-term, defensible Green Belt boundary, particularly to the north-west and east; f. Diversion and / or re-provision of the Letchworth Greenway to provide a revised route around the new urban edge. g. Undertake a detailed odour assessment to demonstrate no adverse impact on future residents and occupants of non residential buildings. 	
MM 062	63	Paragraph 4.188	<p>The masterplan will also be required to demonstrate an access solution which works in both highway and urban design terms. Previous work has shown that a new access from Stefford Norton Road could be accommodated in landscape terms⁶⁵. However, this needs to be balanced against a requirement to properly integrate this site with the existing Garden City. At the same time, any impacts upon the existing local highway network need to be managed within acceptable limits.</p> <p>⁶⁵ Land north of Letchworth: landscape sensitivity study (LUC, 2013)</p>	For effectiveness (NHDC Matter 10 statement.)
MM 063	63	Paragraph 4.189	<p>Sites at this scale generate enough demand to support the provision of new primary schools on-site. The presumption is that Site LG1 will follow this principle. However, the irregular shape of the site and the location of surrounding schools and an existing reserve school site in the area mean that this requires further consideration to ensure existing school intake and travel patterns are not unduly affected.</p>	For effectiveness (NHDC Matter 10 statement).
MM 064	64	Paragraph 4.190	<p>Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. Our evidence also identifies a requirement for a new GP surgery in Letchworth to serve new development^[x].</p> <p>[x] Infrastructure Delivery Plan Update (RS Regeneration, 2018)</p>	To ensure the Plan is positively prepared and effective following

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				Matter 10 hearing sessions.
MM 065	64	After Paragraph 4.190 (new paragraph)	A small proportion of plots will be reserved for those wishing to build their own home. To ensure sufficient provision of homes for older people, any application should be supported by up-to-date evidence of housing need. This will determine whether it is necessary to make provision for a care home. These normally require a minimum of 50-60 bed spaces in order to support the provision of communal facilities and on-site staff so an accurate picture of existing supply across Letchworth and the wider district will be essential. Any care home site should be sustainably located close to key facilities in line with the requirements of Policy HS4.	For effectiveness following Matter 8 hearings and consequential to MM134 and MM136
MM 066	64	Paragraph 4.193	Although parts of the north-eastern boundary are quite clearly defined, there are currently limited features demarcating the north-west and eastern edges of the site. These should be addressed in a comprehensive strategy which limits any harm to existing green infrastructure and the wider landscape, and preserves the setting of nearby heritage assets whilst creating and creates new defensible limits to the town.	For effectiveness following Matter 10 hearing session.
MM 067	64	Insert after paragraph 4.194	An odour assessment will need to demonstrate that a suitable distance is provided between Letchworth Garden City Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed masterplanning of the site.	For effectiveness (LP3, MOU2, NHDC Matter 10 statement)
MM 068	65	Policy SP16	<p>Policy SP16: Site NS1 – North of Stevenage</p> <p>Land to the north of Stevenage within Graveley parish, as shown on the Proposals Policies Map, is allocated as a Strategic Housing Site for approximately 900 homes. Planning permission for residential development will be granted where provided that the following site-specific requirements are met:</p> <p>a. A comprehensive and deliverable site masterplan for the whole allocation to be</p>	To ensure Plan is positively prepared, justified and effective

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			<p>approved developed in collaboration with the Council and key stakeholders and secured prior to the submission approval of any detailed matters;</p> <p>b. 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>i. 2FE of primary-age education provision either wholly within the site or in conjunction with the adjoining land allocated for development in Stevenage Borough ensuring adequate primary school capacity across both sites over the lifetime of the developments;</p> <p>ii. Travel provision designed having regard to the Stevenage Mobility Strategy and including:</p> <ul style="list-style-type: none"> • Effective links into the existing pedestrian and cycle, public transport and road networks; and • an upgraded junction at the intersection of Graveley Road / North Road; and <p>iii. Neighbourhood-level retail facilities subject to an up-to-date assessment of local demand and supply</p> <p>c. A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</p> <p>d. At least 9 serviced plots for self-build development;</p> <p>e. Structural planting to create a sense of place, integration into surrounding landscape and a long-term, defensible Green Belt boundary to the north as informed by detailed assessments;</p> <p>f. Integration of existing public rights of way to provide routes through the site to the wider countryside including</p> <p>i. Footpath Graveley 006 and Bridleway Gravelly 008 along the perimeter of the site; and</p> <p>ii. Footpath Graveley 007 as a south-east to north-west route through the site and link path from the urban area to the Stevenage Outer Orbital Path; and</p> <p>g. Sensitive consideration of existing settlements, landscape features and heritage</p>	<p>following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED147)</p>

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			<p>assets including:</p> <ul style="list-style-type: none"> i. Graveley village and Conservation Area; ii. The St Nicholas & Rectory Lane Conservation Area including the Grade I listed St Nicholas Church and Rook's Nest; and iii. Chesfield Park. iv. Church of St Etheldreda v. Manor Farm; and <p>h. Detailed design and layout of the site to be informed by site-specific assessments to mitigate any landscape, heritage and Green Belt impacts to the fullest reasonable extent.</p>	
MM 406	65	Paragraph 4.195	<p>The area north of Stevenage is currently undeveloped farm land in the parish of Graveley. Adjoining land within Stevenage Borough to the south has been identified for development and this provides an opportunity for a coherent extension of the town to the north⁶⁷. A masterplanning exercise for this site will need to consider the collective implications of these cross-boundary allocations and demonstrate appropriate solutions. This may lead to some facilities which will serve the whole development being located wholly within either North Hertfordshire's or Stevenage's administrative areas.</p> <p><u>Footnote:</u></p> <p>⁶⁷ Stevenage Borough Local Plan 2011-2031:Publication Draft (SBC, 2016)</p>	For effectiveness following Matter 10 hearing session.
MM 069	65	Paragraph 4.196	<p>It is envisaged that principal access to the site will be in the form of a looped estate road, one end of which will be in Stevenage Borough. The northern end of this road will emerge at, or close to, the existing junction of the B197 at Graveley Road / North Road. A new arrangement, possibly a roundabout, will need to be provided. Any transport proposals should consider the effects on adjacent networks and communities such as Graveley, and propose suitable mitigation; the analysis should also consider cumulative impacts.</p>	For effectiveness as proposed in ED105.
MM 070	66	After paragraph 4.196 (new paragraphs)	<p>The site will need to integrate provision for walkers, cyclists and public transport in line with the aims of the Stevenage Mobility Strategy. This will include connections to the wider sustainable travel network. These measures, along with wider transport and</p>	For effectiveness following

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			<p>mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.</p> <p>Development at this scale would normally generate a requirement for the on-site provision of a 2FE primary school. The relationship with the adjoining land in Stevenage means that, in this instance, it may be possible to co-locate education provision for the two schemes to ensure the most effective outcome.</p> <p>Our evidence suggests that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs^x. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.</p> <p>The retail forecasts supporting the plan suggest that approximately 1,300m² of A-class floorspace could be accommodated within this site to meet the needs arising from the new housing^y. Equally it is recognised that Site NS1 is located in close proximity to existing and proposed convenience supermarkets and proposed local facilities within Stevenage. Any application should be supported by an up-to-date assessment of local retail requirements to ensure provision within this site is appropriately scaled to meet the needs generated by the development.</p> <p>[x] North Hertfordshire Infrastructure Delivery Plan September 2016 (Updated January 2018) [y] North Hertfordshire Retail Study Update (Nathaniel Lichfield & Partners, 2016)</p>	Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED147)
MM 071	66	Paragraph 4.200	<p>The site is in close proximity to a number of heritage assets. Sensitive design and layout will be required to ensure that any harm to their settings is minimised. Assessment of any impact upon the historic environment must be comprehensive and should not stop at the administrative boundary. To the south-east of the site, the adjoining land within Stevenage Borough is known colloquially as ‘Forster Country’ in recognition of author EM Forster. His childhood home of Rook’s Nest is Grade I listed with a large part of its historic</p>	For effectiveness (NHDC Matter 10 statement).

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			<p>landscape setting protected by a the St Nicholas' and Rectory Lane Conservation Area. This conservation area also contains and provides the setting for a Grade I listed, twelfth century church.</p>	
MM 072	67	Policy SP17	<p style="background-color: #008000; color: white; padding: 2px;">Policy SP17: Site HT1 – Highover Farm, Hitchin</p> <p>Land to the east of Hitchin, as shown on the Proposals Map, is allocated as a Strategic Housing Site for approximately 700 homes. Planning permission for residential development will be granted where provided that the following site-specific requirements are met:</p> <ol style="list-style-type: none"> a. A comprehensive and deliverable site masterplan for the whole allocation to be approved developed in collaboration with the Council and key stakeholders and secured prior to the submission approval of any detailed matters; b. Neighbourhood-level retail facilities providing approximately 500m² (net) of A-class floorspace; c. Principal access from Stotfold Road with appropriate integration to the local highway network provision for sustainable modes of transport and comprehensive integration into the existing pedestrian and cycle, public transport and road networks; d. At least 7 serviced plots for self-build development; e. On-site Approximately two hectares of land reserved for provision of a new primary school; f. Appropriate separation distances from the adjoining railway embankment to safeguard residential amenity; and g. Lower density development and / or green infrastructure provision as informed by detailed landscape assessments at the north of the site to: <ol style="list-style-type: none"> i. Maintain appropriate visual and physical separation between Hitchin and Letchworth Garden City; ii. Address surface water flood risk; and iii. Respect the setting of the scheduled burrows to the north-east. h. Sensitive consideration of other designated and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn; i. Undertake Contaminated Land Preliminary Risk Assessment, particularly 	To ensure Plan is positively prepared, justified and effective following Matter 10 hearing session (ED95, ED146A)

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			<p>relating to current and historic agricultural use; and</p> <p>j. Undertake ecological appraisal in relation to Stotfold Road Verges and Hitchin Railway Banks Wildlife Sites.</p>	
MM 073	67	Paragraph 4.205	A site at this scale will generate sufficient demand to support a new primary school on site. This will need to be at least 1FE in size. Further information on likely pupil yields, along with an understanding of any extent to which the nearby Highover JMI School may be able to meet future demands, will determine if it is necessary to secure deliver a 2FE school on-site.	For effectiveness following Matter 10 hearing sessions
MM 074	68	After paragraph 4.208 (new paragraph)	The Highover Farm complex, at the south-west of the allocation site, is an important and long-evolved complex of agricultural buildings recognised on the Council’s register of locally important heritage assets. In 2018, the Threshing Barn, which lies within this complex, was Grade II listed.	For consistency with national policy (ED146A).
MM 075	69	SP18	<p>Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby</p> <p>Land to the north-east of Great Ashby within Weston parish, as shown on the - Proposals Policies Map, is allocated as a Strategic Housing Site for approximately 600 homes. Planning permission for residential development will be granted where provided that the following site-specific requirements are met:</p> <ol style="list-style-type: none"> A comprehensive and deliverable site masterplan for the whole allocation to be approved developed in collaboration with the Council and key stakeholders and secured prior to the submission approval of any detailed matters; Neighbourhood-level retail facilities providing approximately 500m² (net) of A1-class retail floorspace and other necessary medical and social infrastructure; Up to four Four hectares of land at the north of the allocation site, broadly bounded by Footpaths Weston 044 and Weston 027 and Dell Spring reserved for education purposes use to accommodate subject to up-to-date assessments of need including, at minimum, 2FE of primary-age provision 	To ensure Plan is positively prepared, justified and effective following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)

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			<p>and 4FE of secondary age provision;</p> <p>d. Principal access from Mendip Way with:</p> <ul style="list-style-type: none"> i. provision for sustainable modes of transport having regard to the Stevenage Mobility Strategy; and ii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks; <p>x. Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane;</p> <p>e. A detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.</p> <p>f. At least 6 serviced plots for self-build development;</p> <p>g. Structural planting along the alignment of footpath Weston 044 site boundaries as informed by detailed landscape assessments to reinforce the revised Green Belt boundary and mitigate landscape impacts;</p> <p>h. Address existing surface water flood risk issues, particularly running south-east from Dell Spring to Newberry Grove, through SUDs or other appropriate solution;</p> <p>i. Appropriate mitigation, compensation and / or enhancement of key features of biodiversity including:</p> <ul style="list-style-type: none"> i. Local wildlife sites at Tilekiln Wood, Parsonsgreen Wood, New Spring Wood, Brooches Wood and Claypithills Spring Wood; and ii. Identified protected species and priority habitats; and iii. Retention of green infrastructure connectivity and corridors to the wider countryside; <p>j. Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including</p> <ul style="list-style-type: none"> i. Footpaths Weston 027 and Weston 044 and Bridleway Weston 033 as features which help define the perimeters of the site; and ii. Footpath Weston 029 as a potential green corridor through the site; <p>k. Provision of a green infrastructure corridor beneath the current alignment of the pylon lines to respect statutory safety clearance requirements for</p>	

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			<p>residential development; and</p> <p>i. Lower intensity development and / or green infrastructure provision to the north of the site to minimise harm to the setting of listed buildings.</p>	
MM 076	69	Paragraph 4.211	<p>Although this site will not generate a requirement for a local centre which forms part of the formal retail hierarchy, it will be necessary to provide neighbourhood-level shops and facilities to ensure that the new development is sustainable. Our evidence identifies that the three housing allocations to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.</p>	<p>For effectiveness following Matter 10 hearing sessions (ED96, ED147)</p>
MM 077	70	Paragraph 4.213	<p>Development of this site provides the opportunity to address these issues. Reserving sufficient land within this site to deliver 2FE of primary-age and 4FE of secondary-age provision will exceed meet the requirements arising from the site itself and also help alleviate pressures arising from existing and planned development in Great Ashby. Together these will help to create a more sustainable residential neighbourhood at the north-east of Stevenage enabling more short-distance journeys to school.</p>	<p>For effectiveness following Matter 10 hearing session (NHDC Matter 10 statement)</p>
MM 078	70	Paragraph 4.214	<p>We will continue to work with the landowner and County Council to explore options for secondary school provision in this area. A modest level of secondary-age provision, potentially in the form of an all-through school, could provide a local solution for Great Ashby and create a more sustainable residential neighbourhood at the north-east of Stevenage. It is currently anticipated that the secondary element of a new school will not be required before the late 2020s at the earliest. To ensure an appropriately sized site, additional school playing fields would be required on land beyond the allocation boundary to the south-west of Footpath Weston 027 and Warrensgreen Wood towards Warrens Green Lane. This land is retained within the Green Belt to ensure appropriate control over any built structures.</p>	<p>For effectiveness (NHDC Matter 10 statement)</p>

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MM 079	70	After Paragraph 4.214 (new paragraphs)	<p>The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaken on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.</p> <p>There are local concerns that Back Lane, a narrow minor road which leads to Church Lane in Graveley, could be used by increased numbers of vehicles leaving the site, and that junctions in Graveley itself will suffer from congestion as a result of increased flows. This issue should be specifically addressed in the Transport Assessment for the site as part of the consideration of likely development impacts upon the wider highway network.</p> <p>These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.</p>	For effectiveness following Matter 10 hearing session (ED96, ED105, ED147).
MM 080	70	Paragraph 4.215	<p>Much of the revised Green Belt boundary has been drawn along the routes of a public rights of way. Although a clearly defined features, parts of its its their alignments cut across more open fields land. Structural planting here will reinforce the new boundary as well as providing visual containment of the development.</p>	For effectiveness (NHDC Matter 10 statement)
MM 081	70	Paragraph 4.216	<p>Distinct areas of woodland lie between the site and the existing development at Great Ashby. These should be sensitively incorporated into the development having regard to their status as local wildlife sites. These woods, and the connections from them to the wider countryside, will be integral to the green infrastructure of the site., which This will also include incorporation of key rights of way.</p>	For effectiveness (NHDC Matter 10 statement)
MM 082	70	Paragraph 4.217	<p>A green infrastructure corridor currently runs through Great Ashby following the alignment of the overhead power lines. This should additionally be carried through the new development to provide a continuous link through the neighbourhood to the wider countryside. The width of the corridor will be informed by the health and safety clearance requirements imposed by National Grid (or any other relevant body).</p>	For effectiveness following Matter 10 hearing session (ED96,

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				ED147)
MM 083	71	Policy SP19	<p>Policy SP19: Sites EL1, EL2 & EL3 – East of Luton</p> <p>Land to the east of Luton, as shown on the Proposals Policies Map, is allocated as a Strategic Housing Site for a new neighbourhood of approximately 2,100 homes. Planning permission for residential-led development will be granted provided that where the following site-specific measures requirements are met:</p> <ol style="list-style-type: none"> a. A comprehensive and deliverable site masterplan for the whole allocation to be approved developed in collaboration with the Council and key stakeholders and secured prior to the submission approval of any detailed matters; b. A new local centre with additional neighbourhood-level provision providing around 250m² (net) class A1 convenience retail provision and 850m² of other A-class floorspace and other necessary social infrastructure; c. Structural planting to create a sense of place, integration into the surrounding landscape and to reinforce a long-term, defensible Green Belt boundary to the east and mitigate landscape impacts; d. Principal access to be taken from Luton Road and integrated into Luton’s existing highway network via Crawley Green Road with: <ol style="list-style-type: none"> i. Provision for sustainable modes of transport; ii. Comprehensive integration into the existing pedestrian and cycle, public transport and road networks; and iii. Appropriate transport mitigation measures secured to address impacts upon Luton e. Up to 4FE of primary-age and 4FE of secondary-age education provision to ensure the needs arising from this allocation can be met within the site with any secondary education solution designed so as not to preclude the potential for future expansion; f. At least 21 serviced plots for self-build development; Appropriate mechanism(s) to ensure that all the affordable housing derived from the 1,950 homes for Luton’s unmet needs address affordable housing needs from 	To ensure Plan is positively prepared, justified and effective (LP3, MOU5, NHDC Matter 10 statement, ED54, ED83, ED144)

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			<p>Luton Borough;</p> <ul style="list-style-type: none"> g. Built development contained within the Breachwood Ridge and avoiding adverse impacts on the wider landscape of the Lilley Valley or the Chilterns AONB as informed by detailed landscape assessments; h. Integration of existing public rights of way within and adjoining the site to provide routes to the wider countryside including: <ul style="list-style-type: none"> i. Footpath Offley 001 as a route from south-east Luton to the rural area; and ii. Footpaths Offley 039, Offley 002 and Offley 003 as potential north-west to south-east green corridors through the site; i. Address existing surface water flood risk issues, particularly along the south-western perimeter of the site, through SUDs or other appropriate solution; j. Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces; k. Appropriate Mitigation, compensation and / or enhancement of key features of biodiversity as informed by detailed assessments including: <ul style="list-style-type: none"> i. The adjoining local wildlife sites at Stubbocks Wood; and ii. Priority deciduous woodland habitat at Brickkiln Wood; and l. Sensitive integration of existing settlements and heritage assets, including <ul style="list-style-type: none"> i. Minimising the visual impacts of development upon the historic parts of Cockernhoe, including relevant listed buildings; ii. Using the location of the Mangrove Green and Cockernhoe areas of archaeological significance to inform a site-wide green infrastructure strategy; and iii. Retaining an appropriate setting to the adjoining Putteridge Bury; m. Undertake Contaminated Land Preliminary Risk Assessment, particularly relating to historic landfill; and n. Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	
MM	72	Paragraph 4.219	Three adjoining sites are identified to the East of Luton totalling 2,100 dwellings. Around	For

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084			150 homes will meet requirements arising from within North Hertfordshire, with the remaining 1,950 homes addressing needs that cannot be physically accommodated within Luton. The contribution towards unmet needs from Luton will include the provision of both market and affordable homes. The District Council will work with Luton Borough Council to secure appropriate mechanisms for nomination rights in any legal agreement(s) relating to the site(s).	effectiveness
MM 085	72	Paragraph 4.222	Our assessments show that this level of development can be accommodated without a significant adverse impact on the wider highway networks of Luton and Hertfordshire ^[70] . This will be achieved, in part, by ensuring that education needs arising from the allocation will be met within the site itself. In the period beyond 2028, it may prove necessary to expand secondary provision to ensure wider education needs across the rural west of the District can be met. This matter will be kept under review and subject to further investigation and / or planning application(s) at the appropriate time. ^[70] East of Luton Urban Extension Stage 2 – Traffic Modelling Results (AECOM, 2016); Preferred Local Plan Model Testing (AECOM, 2016)	For effectiveness following Matter 10 hearing sessions
MM 086	72	After paragraph 4.222 New paragraph	The sites will need to integrate provision for walkers, cyclists and public transport in line with the aims of the NHDC Transport Strategy and the sustainable travel strategy set out in the Luton Local Plan. This will include connections to the wider sustainable travel network.	For effectiveness (NHDC Matter 10 statement).
MM 087	72	After paragraph 4.225 New paragraph	East of Luton lies within the Thames Water area with wastewater draining to their facility at East Hyde south east of Luton. Previous work identifies that this treatment works should have sufficient capacity to accommodate this planned development, it is recognised that upgrades to the existing infrastructure network may be required. Scheme promoters should work with Thames Water, and together, to identify the likely nature of infrastructure required to ensure this can be programmed appropriately.	For effectiveness (NHDC Matter 10 statement)

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		SECTION 3	DEVELOPMENT MANAGEMENT POLICIES	
		CHAPTER 5	ECONOMY AND TOWN CENTRES	
MM 088	75	ETC1	<p>Policy ETC1: Appropriate uses in Employment Areas</p> <p>Within the safeguarded allocated Employment Areas, and the Employment Allocations (BA10 and RY9), as shown on the Policies Proposals Map, planning permission will be granted where provided:</p> <ul style="list-style-type: none"> a. Within those parts of the Employment Areas designated for business use only, development is for Use Class B1; b. Elsewhere within Employment Areas, development is for Use Classes B1, B2 or B8; c. For allocated sites any relevant site-specific criteria are met; and d. Any Use Class B8 development is easily accessible from the primary road network. <p>Planning permission for other employment-generating uses will be granted as an exception to the above criteria provided they are:</p> <ul style="list-style-type: none"> i. Ancillary to the above uses; ii. Essential to the continued operation of an established premises; iii. Would bring comparable benefits to a B-class use in the same location; or iv. Would make use of a site that would otherwise be likely to become or remain vacant for an extended period of time. 	To ensure the Plan is effective and justified following Matter 13 hearing session (ED51, ED56, ED150)
MM 089	75	5.4	Within the employment areas, certain areas will be reserved for B1 uses such as offices, research and development and light industry only. Due to the constrained nature of the District's Town Centres, and the competition from other land uses, much of the new office development anticipated over the plan period is likely to be within Employment Areas.	To ensure the Plan is effective and justified ; (ED51)
MM 090	77	ETC2	<p>Policy ETC2: Employment development outside Employment Areas and Employment Allocations BA10 and RY9</p> <p>Planning permission for employment uses outside of allocated Employment Areas and Employment Allocations BA10 and RY9 will be granted where provided that:</p> <ul style="list-style-type: none"> a. they are located consistently with the principles of sustainable development; the proposal is: 	For effectiveness and consistency with national policy following Matter 13 hearing statement (NHDC

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			<p>i. within a defined settlement boundary or the built core of a Category B village; or</p> <p>ii. for small scale offices or other small employment development; and or</p> <p>iii. is appropriate to the location in terms of size, scale, function, catchment area and / or historic and architectural character; and</p> <p>b. The proposal is appropriate to the area in terms of size, scale, function, catchment area and / or historic and architectural character;</p> <p>c. there would be no significant adverse impacts on living conditions.</p> <p>d. if major in scale, evidence is provided that there are no more suitable sites within the existing Employment Areas.</p> <p>The Council will only permit the loss of existing employment uses on unallocated sites, where it can be demonstrated that:</p> <p>i. the land or premises is no longer required to meet future employment needs of either the local community or the District, demonstrated through evidence of at least twelve months of active marketing;</p> <p>ii. the existing use has a significant adverse impact on the amenities of surrounding land uses; or</p> <p>iii. the existing use is detrimental to highway safety.</p>	Matter 13 Statement, ED56, ED150, Para. 25 NPPF)
MM 091	77	5.9	<p>There are a number of employment sites across North Hertfordshire that are outside the designated Employment Areas and Employment Allocations but which provide sources of local employment and services. These are in other parts of the main towns including town centres, in the villages identified for growth, category A villages, and sometimes within category B and C villages or in the countryside following the re-use or redevelopment of agricultural buildings. Some have been there for a long time and may not be in the most appropriate location while others exist perfectly well adjacent to other uses such as residential and / or in their wider setting. Planning Applications seeking non-employment uses on such sites will need to be supported with evidence that at least twelve months of active marketing has been undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms,</p>	For effectiveness and consistency with national policy (ED56, ED150))

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			rental values and / or sales values of the site and similar properties, the benefits of the proposed uses and the impact on the community of such a loss of employment land.	
MM 092	77	ETC3	<p style="background-color: #008000; color: white; padding: 2px;">Policy ETC3: New retail, leisure and other main town centre development</p> <p>Planning permission for new retail, leisure and other main town centre development will be granted provided that where:</p> <ol style="list-style-type: none"> a. the sequential test is passed; b. where the town centre development is outside of the town centre, an impact assessment is are provided based on locally set the following minimum floorspace thresholds demonstrating there is no unacceptable harm to the vitality or viability of a designated town centre: <ul style="list-style-type: none"> • Hitchin: 2,500 gross sq.m and above; • Letchworth Garden City: 1,000 gross sq.m gross and above; • Baldock, Royston and elsewhere: 500 gross sq.m and above c. within retail allocation sites, as shown on the Proposals Policies Map, any relevant site-specific criteria are met; d. the proposal is appropriate to the area in terms of use, size, scale, function, catchment area, historic and architectural character; and e. there would be no significant adverse impact upon living conditions. 	For effectiveness ; following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 093	78	5.16	Nevertheless, the first preference for the location of leisure facilities encompasses a wider area than retail as leisure uses should not be re-directed from the wider town centre areas to the primary shopping area. Therefore, the first preference for leisure facilities includes both the primary shopping area and wider town centre area.	For consistency with national policy (ED56, ED117, ED151)
MM 407	78	5.17	For other town centre uses the test will start at number two in the list above.	For consistency with national policy (ED56, ED117, ED151)
MM 094	78	5.19	This Plan identifies thresholds for the application of the impact test in North Hertfordshire's towns in line with our evidence ⁷⁶ . Applications for main town centre uses	For effectiveness ; (ED56, ED117,

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			<p>on sites outside the town centres, not otherwise in accordance with the development plan and exceeding the thresholds in Policy ETC3 below must also be assessed against the impact considerations set out in Government guidance before planning permission will be granted.:</p> <ul style="list-style-type: none"> • Hitchin: 2,500m² and above • Letchworth Garden City: 1,000m² and above • Baldock, Royston and elsewhere: 500m² and above <p><u>Footnote 76</u> North Hertfordshire Town Centre and Retail Study Update (NLP, 2016)</p>	ED151)
MM 095	79	ETC4	<p>Policy ETC4: Primary Shopping Frontages</p> <p>Town Centre boundaries for Hitchin, Letchworth Garden City and Royston are shown on the Proposals Policies Map. Within the designated Primary Shopping Frontages, planning permission will be granted at ground-floor level:</p> <ol style="list-style-type: none"> a. for retail A1 uses; or b. Exceptionally for an A3 or similar use if they do it does not, individually or cumulatively, undermine the retail function of the centre and where the proposal will attract people to the centre, enhancing in the daytime or detract from the centre's vitality and viability. 	For effectiveness and consistency with national policy following Matter 14 hearing sessions; (ED56, ED117, ED151)
MM 096	79	ETC5	<p>Policy ETC5: Secondary Shopping Frontages</p> <p>In the Secondary Shopping Frontages of Hitchin, Letchworth Garden City, Baldock and Royston, as shown on the Proposals Policies Map, planning permission will be granted at ground-floor level:</p> <ol style="list-style-type: none"> a. for retail, professional services and restaurants (A1, A2, or A3, A4 and A5); or b. exceptionally for other main town centre uses if they do, it does not individually or cumulatively, undermine the retail function of the centre and where the proposal will attract people to the centre, enhancing or detract from the centre's vitality and viability. 	For effectiveness and consistency with national policy following Matter 14 hearing sessions (ED56, ED117, ED151)

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MM 097	80	5.24	For Secondary Frontages, the policy is more flexible, allowing retail, office and restaurant food/beverage uses (A1, A2, and A3, A4 and A5) uses based on their contribution to vitality and viability and their ability to attract people to the centre. Other uses such as pubs (A4) and hot food takeaways (A5) can add to an areas attractiveness and vitality, however, control is needed to ensure that these uses do not detract from the centre and affect the shopping pattern.	For effectiveness consequential to MM096 (ED56, ED117, ED151)
MM 098	80	5.25	Evidence in the form of predicted footfall, opening times and linked trips will be required for any application seeking to meet the exception criteria. Where a shop unit has been vacant for an extended period of time (normally at least six months one year), documentary evidence should demonstrate that all reasonable attempts to sell or let the premises for the preferred use(s) have failed.	For effectiveness ; (ED56, ED117, ED151)
MM 099	80	ETC6	<p>Policy ETC6: Local Centres</p> <p>Within Local Centres, as shown on the Policies Proposals Policies Proposals Map or identified in approved masterplans for the strategic site allocations, planning permission will be granted where:</p> <ol style="list-style-type: none"> a. it is for use class A1, A2, A3, A4, A5, D1 or D2 at ground floor level; b. The centre would continue to provide a range of uses with the majority of units being retained in A1 use any change of use from class A1 would maintain the general vitality and viability of the centre; and c. the centre would continue to provide a range of uses with a majority of units being retained in A1 use so as to not undermine the provision of local shopping facilities. Any change of use from class A1 would: <ol style="list-style-type: none"> i. maintain the general vitality and viability of the centre; and ii. not seriously diminish the provision of local shopping facilities. <p>Proposals for over 500sq.m m² gross will not generally be suitable in local centres.</p>	For effectiveness and consistency with national policy following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 100	81	ETC7	<p>Policy ETC7: Scattered Local <u>community shops and services in towns and villages</u></p> <p>Planning permission for small-scale proposals providing new shops and services will be granted within existing settlements to serve the day-to-day needs of the local community as an exception to the sequential approach set out in Policy ETC3(a) will be</p>	For effectiveness ; following Matter 14 hearing session (ED56, ED117,

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			<p>granted where:</p> <ul style="list-style-type: none"> • The site is within a defined settlement boundary; • In the case of Category B villages, the site is within the built core; or • In the case of Category C settlements, the proposed development meets the criteria of Policy CGB2b. <p>Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where:</p> <ol style="list-style-type: none"> a. there is another shop, service or facility of a similar use available for customers within an 800m convenient walking distance; and b. the proposed replacement use would complement the function and character of the area. <p>An exception to criterion (a) above will only be permitted if it can be demonstrated that the unit is no longer required to meet the needs of the local community, including through evidence of at least twelve months active marketing. has remained vacant for a year or more, and documentary and viability evidence has been provided that all reasonable attempts to sell or let the premises for similar uses in that period have failed.</p>	ED151)
MM 101	81	5.34	New facilities of an appropriate scale and location within Category A and Category B villages towns, villages and smaller settlements will generally be supported subject to meeting the criteria of Policy CGB2b where applicable without the need for sequential testing of alternate locations.	For effectiveness ; (ED56, ED117, ED151)
MM 408	81	Paragraph 5.36	These facilities should be protected wherever possible and the policy seeks to prevent their loss. However, where it can be shown such facilities are no longer needed and not viable, then permission may be granted for a change of use. Planning Applications seeking a change of use that is not for shops, services or similar facilities will need to be supported with evidence that at least twelve months of active marketing has been	For effectiveness , consequential to MM100

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			undertaken. This will include an assessment of market signals, including that the marketing has been conducted appropriately given the terms, rental values and / or sales values of the site and similar properties, the benefits of the proposed use(s) and the impact on the community of such a loss of shops, services or similar facilities.	
MM 102	82	ETC8	<p>Policy ETC8: Tourism</p> <p>Planning permission for tourism-related development will be granted as an exception, subject to the sequential approach set out in Policy ETC3 where it:</p> <ul style="list-style-type: none"> a. increases the attractiveness of the District as a tourist destination; b. improves visitor accommodation; or c. delivers sustainable tourist and visitor attractions in appropriate locations. <p>In the rural area outside settlement boundaries proposals will need to evidence why they can not be accommodated within existing settlements and how they will support the rural economy.</p>	For effectiveness and consistency with national policy following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 103	82	5.41	<p>Although The district of North Hertfordshire is itself not a major tourist destination. However, there are a wide range of attractions in the District, particularly those based on heritage and the countryside. Some, such as Letchworth, the world’s first Garden City, Royston Cave and the British Schools and Museum in Hitchin are unique. Knebworth House and its grounds are a major day visitor destination in the region and unique nationally in their capacity for large music. The inclusion of a tourism policy reflects this sector’s growing significance as a form of economic development, and its potential to diversify both urban and rural economies.</p>	For effectiveness and consistency with national policy (LP3)
		CHAPTER 6	COUNTRYSIDE AND GREEN BELT	
MM 104	84	Policy CGB1	<p>Policy CGB1: Rural Areas beyond the Green Belt.</p> <p>In the Rural Areas beyond the Green Belt, as shown on the Proposals Policies Map, planning permission will be granted where provided that the development:</p> <ul style="list-style-type: none"> a. is infilling development which does not extend within the built core of a Category B village; 	For legal compliance and effectiveness following Matter 15 hearing session

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			<ul style="list-style-type: none"> b. meets a proven local need for community facilities, and services or rural affordable housing in an appropriate location; c. is strictly necessary for the needs of agriculture or forestry; d. relates to an existing rural building; e. is a modest proposal for rural economic development or diversification; or f. would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area. 	(ED55, ED152)
MM 105	84	Paragraph 6.1	<p>The Rural Area beyond the Green Belt covers the countryside to the east and north of the District that lies outside of the towns and Category A larger villages identified in Policy SP2. These areas do not meet the necessary criteria to be designated as Green Belt, but it is still necessary to impose restraints on development to prevent inappropriate schemes^x.</p> <p>[x] The Council’s definition of “Rural Areas beyond the Green Belt” is not intended to replicate the NPPF definition of “rural areas” which also includes development within villages, as covered by other policies of this Plan.</p>	For effectiveness following Matter 15 hearing session (ED55, ED152)
MM 106	84	Paragraph 6.2	<p>Policy CGB1 sets out the broad typologies of development considered acceptable within the Rural Area Beyond the Green Belt. Where schemes fall within meet one or more of the criteria categories above, they will be judged against other relevant policies of the Plan.</p>	For effectiveness in interpreting Policy CGB1
MM 107	84	Policy CGB2	<p>Policy CGB2: Exception sites in rural areas</p> <p>Planning permission for community facilities and services or affordable housing</p> <ul style="list-style-type: none"> ● Adjoining Category A villages; ● Beyond the built core of Category B villages; or ● Within Category C settlements <p>will be granted where:</p> <ul style="list-style-type: none"> a. It meets a proven local need as identified through a parish survey or other relevant study; b. There are no reasonable alternate, suitable and available sites within the defined settlement boundaries of relevant towns or Category A villages or the built core of relevant Category B villages; 	For effectiveness and consistency with national policy; Consequential modification to MM108

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			<p>c. The proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;</p> <p>d. The proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt or Rural Area beyond the Green Belt; and</p> <p>e. The public benefit of the proposal outweighs any harm that might arise against these aims.</p> <p>The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.</p>	
MM 108	84	Policy CGB2 – New policies	<p>Policy CGB2a: Exception sites for affordable housing in the Green Belt</p> <p>Planning permission for limited affordable housing in the Green Belt</p> <ul style="list-style-type: none"> • Adjoining Category A villages; or • Beyond the built core of Category B villages; <p>will be granted provided that the land is identified for such development in a Neighbourhood Plan or:</p> <p>a. it meets a proven local need as identified through a parish survey or other relevant study;</p> <p>b. there are no reasonable alternate, suitable and available sites:</p> <ul style="list-style-type: none"> i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified; <p>c. the proposal would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings;</p> <p>d. the proposed development would not have a substantial adverse impact on the openness or general policy aims of the Green Belt; and</p>	For effectiveness and consistency with national policy following Matter 15 hearing session (ED55, ED152)

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			<p>e. the public benefit of the proposal outweighs any harm that might arise against these aims.</p> <p>Development permitted in Category C settlements within the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above.</p>	
			<p>Policy CGB2b: Community facilities, services and affordable housing in the Rural Area Beyond the Green Belt</p> <p>Planning permission for community facilities, services or affordable housing in the Rural Area Beyond the Green Belt</p> <ul style="list-style-type: none"> • Adjoining Category A villages; or • Beyond the built core of Category B villages <p>will be granted provided that the land identified for such development in a Neighbourhood Plan or:</p> <ul style="list-style-type: none"> a. it meets a proven local need as identified through a parish survey or other relevant study; b. there are no reasonable alternate, suitable and available sites: <ul style="list-style-type: none"> i. within the defined boundaries of the relevant Category A settlement or the built core of the relevant Category B village; or ii. otherwise within a reasonable travelling distance (by various modes) of the location where the need has been identified; c. any affordable housing would meet relevant criteria of Policy HS2, particularly in relation to need, affordability and retention of dwellings; d. the proposed development would not have a substantial adverse impact on the openness or general policy aims of the Rural Area beyond the Green Belt; and e. the public benefit of the proposal outweighs any harm that might arise against these aims. 	

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			<p>Development permitted in Category C settlements in the Rural Area Beyond the Green Belt under Policy SP2 will also need to meet criteria (a) to (e) above</p> <p>The provision of limited market housing to cross-subsidise schemes under this policy will be granted planning permission in exceptional circumstances where it can be demonstrated that the level of market housing proposed is strictly necessary to make the required development deliverable and would accord with criteria (d) and (e) of this policy.</p>	
MM 109	85	Paragraph 6.5	This Plan proactively identifies a range of development allocations across the District. These will all be expected to contribute towards affordable housing provision and, where justified, new infrastructure resulting in a significant boost in new homes and facilities for local needs.	To ensure the Plan is positively prepared
MM 110	85	Paragraph 6.6	However, on occasion a small-scale need may still be identified for affordable housing or other types of community facilities to meet rural needs which cannot be met within the main towns, and the villages identified for growth or on allocated sites . This policy continues North Hertfordshire’s historic approach of allowing specified development on exception sites.	For effectiveness ; Consequential modification to MM010
MM 111	85	Paragraph 6.9	A number of the settlements identified in Policy SP2 are located relatively closely to one another and it may be possible to meet any such needs more sustainably in nearby settlements. In justifying the exception site, applicants should have regard to actual and potential sites both within the parish where development is proposed and in other, nearby locations. In assessing compliance with criterion b of the policies, the Council will have regard to potential alternate sites within both a 15 minute drive time and a 30 minute journey time using passenger transport where the locations are connected by a route providing at least five services per weekday.; <ul style="list-style-type: none"> ● Within the parish where the development is proposed ● In immediately adjoining parishes and towns; and ● otherwise within a reasonable travelling distance (by various modes) 	To aid in interpretation of proposed Policies CGB2a and CGB2b and for effectiveness following Matter 15 hearing session

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			of the location where the need has been identified.	
MM 112	86	Policy CGB3	<p>Policy CGB3: Rural workers' dwellings</p> <p>Planning permission for isolated new homes in the countryside to support existing agricultural, forestry and other rural businesses will be granted where provided that:</p> <ol style="list-style-type: none"> a. there is a clearly established existing functional need; b. the unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and should remain so; c. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and d. the proposal responds appropriately to the site's local context and the needs of the business in terms of design, scale and function. <p>Where accommodation is proposed in association with a new business, applicants will need to demonstrate the business is viable with secure future prospects as an exception to criterion (b).</p> <p>If a new home is deemed essential to support a rural business, it should first be permitted through a time-limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need.</p> <p>Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business. Planning permission for the removal of agricultural occupancy conditions will only be granted where:</p> <ol style="list-style-type: none"> i. the circumstances which led to the imposition of the relevant condition(s) have significantly changed; ii. the building is demonstrably not required or suitable for an agricultural or rural business use; and iii. it is clearly evidenced that there is no further need in the locality for an 	For effectiveness and consistency with national policy following Matter 15 hearing (ED55, ED152)

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			<p>agricultural worker's dwelling.</p> <p>Where proposals are for development that would be inappropriate in the Green Belt, this policy will be used to help consider and assess any case of very special circumstances.</p>	
MM 113	86	Paragraph 6.17	<p>If a new home is deemed essential to support a rural business, it should first be permitted through a time limited permission, or temporary accommodation such as a caravan. Permission for permanent dwellings will normally only follow in the event of a persistent need. Any temporary or permanent home will be restricted to the occupancy of a worker associated with the business.</p>	For effectiveness ; Consequential modification to MM112 [CGB3]
MM 114	87	Policy CGB4	<p>Policy CGB4: Existing rural buildings in the Rural Area Beyond the Green Belt</p> <p>Planning permission for the re-use, replacement or extension of buildings in the Green Belt or Rural Area beyond the Green Belt will be granted where provided that:</p> <ol style="list-style-type: none"> any existing building to be converted for re-use does not require major extension or reconstruction; the resultant building(s) do not have a materially greater impact on the openness, purposes or general policy aims of the Green Belt or Rural Area beyond the Green Belt than the original building(s); and any outbuilding(s) are sited as close as possible to the main building(s) and visually subordinate to them. 	For effectiveness and consistency with national policy following Matter 15 hearing session (ED55, ED152)
MM 115	87	After paragraph 6.21 (new paragraph)	<p>National policy provides clear guidance on proposals for the re-use, replacement or extension of buildings in the Green Belt which will be used, alongside the detailed design policies of this plan for relevant applications.</p>	For effectiveness ; Consequential to MM114
MM 116	87	Paragraph 6.22	<p>We consider that a broadly consistent approach is also justified in the Rural Area Beyond the Green Belt to In these cases, we will ensure that similar proposals do not cause harm to the rural area. Such harm may come from a variety of sources. The extension, alteration or replacement of buildings can change their character negatively, for example where a modest cottage, over time, becomes a mansion.</p>	For effectiveness ; Consequential to MM114
MM	88	Policy CGB5	<p>Policy CGB5: Urban Open Land</p>	For effectiveness

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117			In areas of Urban Open Land, as shown on the Proposals Policies Map, planning permission will be granted where provided that the development: <ul style="list-style-type: none"> a. would provide land or limited ancillary built facilities for: <ul style="list-style-type: none"> i. outdoor sport, outdoor recreation or cemeteries; ii. rural land uses or buildings appropriate in an urban fringe location; or iii. landscaping, essential transport infrastructure or other earthworks associated with the development of adjoining allocated sites; b. is low intensity in nature; and c. would maintain openness and respect the transition from the urban area to the rural area beyond. 	following Matter 10 (Baldock) hearing session and for legal compliance following Matter 15 hearing session (ED55, ED152)
MM 118	88	Paragraph 6.28	However it is also recognised that, in appropriate circumstances, this land could provide opportunities for the location of access roads or other transport infrastructure , general landscaping, school playing fields, sports pitches or other low-intensity uses associated with nearby development and / or the adjoining settlements. Where such uses are sought within Urban Open Land, all reasonable attempts should be made to maintain openness and careful consideration should be given to the scale of any ancillary buildings and treatments such as boundary fencing or bunding.	For effectiveness ; Consequential modification to MM117; Omission in Proposed Submission LP
		CHAPTER 7	TRANSPORT	
MM 119	89	Policy T1	Policy T1: Assessment of transport matters Planning permission will be granted provided that where : <ul style="list-style-type: none"> a. development would not adversely lead to highway safety problems or cause unacceptable impacts upon the highway network and safety; b. mechanisms to secure any necessary sustainable transport measures and / or improvements to the existing highway network are secured in accordance with Policy SP7; c. suitable Transport Statements, Transport Assessments and / or Travel Plans along with supporting documents are provided where required; and d. for major developments, applicants demonstrate (as far as is practicable) how: <ul style="list-style-type: none"> i. the proposed scheme would be served by public transport; and ii. safe, direct and convenient routes for pedestrians and cyclists will be 	For effectiveness following Matter 16 Hearing Session (ED55, ED153);

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			<p style="text-align: center;">provided; and</p> <p style="text-align: center;">iii. comprehensive integration into the existing pedestrian and cycle, public transport and road networks will be secured.</p>	
MM 120	90	Policy T2	<p>Policy T2: Parking</p> <p>Planning permission will be granted provided that: where:</p> <ul style="list-style-type: none"> a. parking for residential development is provided in accordance with the minimum standards set out in Appendix 4 of this Plan; x. parking for non-residential development is provided having regard to the standards for non-residential development set out in the relevant Supplementary Planning Document; b. proposals have regard to relevant Supplementary Planning Documents, strategies or advice and; c. applicants clearly identify how they provide for all likely types of parking demand and demonstrate that parking will be safe and of a design and layout that will function satisfactorily. <p>Variations from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations.</p>	For effectiveness following Matter 16 Hearing Session (ED55, ED153, NHDC Matter 16 statement)
MM 121	91	Paragraph 7.15	<p>Residential Parking standards for residential car and cycle parking are set out in Appendix 4 of this Plan. Parking provision in accordance with these standards will generally meet the day to day needs of the occupiers but without over provision. Relevant applications will be required to meet these standards. Recommended standards for other uses, and other types of parking, including cycle parking, are set out in supplementary guidance⁸⁶. This document also provides general guidance on issues such as design and layout.</p> <p><u>Footnote:</u></p> <p>⁸⁶ Vehicle Parking at New Development Supplementary Planning Document (NHDC, 2011)</p>	For effectiveness following Matter 16 Hearing Session (ED55, ED153);

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MM 122	91	After paragraph 7.16 (new paragraph)	The policy also introduces some flexibility in the application of the standards. Where development proposals seek to reduce the standard, applicants will be required to demonstrate justification for such variation based on the principles of the NPPF (paragraph 39) and taking into consideration impact on on-street conditions such as highway safety, available on-street capacity as well as likely pedestrian and environmental impacts.	For effectiveness ; Consequential to MM121 following Matter 16 hearing session.						
		CHAPTER 8	HOUSING STRATEGY							
MM 123	92	Policy HS1	<p>Policy HS1: Local Housing Allocations</p> <p>Local Housing Allocations are listed by parish and settlement in Chapter 13 and shown on the Proposals Policies Map. Planning permission for residential development and associated infrastructure on these sites will be granted where provided that:</p> <ul style="list-style-type: none"> a. development broadly accords with the indicative number of homes shown; b. proposals successfully address site specific policy considerations; and c. unless site-specific policy considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this Plan. <p>Planning permission for other uses will be refused.</p>	For legal compliance and effectiveness following Matter 8 and Matter 15 hearing sessions.						
MM 124	92	8.2	The remainder will be delivered through Local Housing Allocations within and adjoining the District's towns and villages. These are individually set out in the policies in the Communities chapter of this Plan.	For effectiveness ; Consequential amendment to MM123 [HS1]						
MM 125	92	Policy HS2	<p>Policy HS2: Affordable housing</p> <p>Planning permission for new homes will be granted where provided that:</p> <ul style="list-style-type: none"> a. Affordable housing provision is <ul style="list-style-type: none"> i. maximised having regard to Provided in accordance with the following targets subject to viability set in this policy: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Size of site (gross dwellings)</th> <th>Target percentage of dwellings to be affordable</th> </tr> </thead> <tbody> <tr> <td>11 – 14 dwellings</td> <td>25%</td> </tr> <tr> <td>15 – 24 dwellings</td> <td>35%</td> </tr> </tbody> </table> 	Size of site (gross dwellings)	Target percentage of dwellings to be affordable	11 – 14 dwellings	25%	15 – 24 dwellings	35%	For effectiveness following Matter 8 hearing session (ED54, ED144)
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			<p style="text-align: center;">25 or more dwellings 40%</p> <ul style="list-style-type: none"> ii. made delivered on-site unless robustly justified; and iii. genuinely affordable to local people where rents or prices are linked to open-market values <p>b. The size, type and tenure of any affordable housing meets has regard to:</p> <ul style="list-style-type: none"> i. the Council's expectation starting point for negotiation that 65% of the affordable housing required by criterion (a)(i) homes will be rented and 35% other forms of affordable housing; ii. the housing needs of the area including needs identified by relevant local authority housing register data, Neighbourhood Plans and any settlement- or parish-level surveys or assessments; and iii. the likely affordability of any affordable housing provision in real terms; iv. relevant local authority housing register data; and v. the requirements of Policy HS3 and will contribute to an appropriate the proposed mix of housing across the site as a whole; <p>c. the affordable housing is secured for first and subsequent occupiers through an appropriate condition or legal agreement providing for</p> <ul style="list-style-type: none"> i. the retention of dwellings through the Council, a registered provider or similar body agreed with the Council; and ii. where appropriate, review mechanisms <p>d. relevant Supplementary Planning Documents, strategies or advice have been taken into account.</p> <p>Where development of a site is phased or divided into separate parts, or could reasonably be considered part of a larger development which would exceed the thresholds, it will be considered as a whole for the purposes of affordable housing provision.</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;">Size of site (gross dwellings)</th> <th style="text-align: right;">Target percentage of dwellings to be affordable</th> </tr> </thead> <tbody> <tr> <td>11 – 14 dwellings</td> <td style="text-align: right;">25%</td> </tr> <tr> <td>15 – 24 dwellings</td> <td style="text-align: right;">35%</td> </tr> <tr> <td>25 or more dwellings</td> <td style="text-align: right;">40%</td> </tr> </tbody> </table>	Size of site (gross dwellings)	Target percentage of dwellings to be affordable	11 – 14 dwellings	25%	15 – 24 dwellings	35%	25 or more dwellings	40%	
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MM 126	93	Paragraph 8.8	Affordable housing is provided for those who cannot access open market housing. It includes social rented and affordable rented housing and intermediate housing, such as shared ownership schemes or other models where they meet the definition of Affordable Housing set in national policy. Affordable Housing is normally delivered in partnership with Registered Providers who assume long-term responsibility for the homes and can include schemes built through Community Land Trusts or other forms of co-operative provision. It is secured with planning conditions and legal agreements to make sure that the benefit of the housing continues in the long term.	For effectiveness following Matter 8 hearing session (ED54, ED144)
MM 127	94	Paragraph 8.11	Our general expectation is that any affordable housing provision required and secured under this policy will be made on site. Although sites of between 10 and 14 units will deliver relatively low numbers of affordable homes, Registered Providers operating in the District are normally willing to take on these small groups of new homes. The onus will be firmly upon the applicant to demonstrate that any exceptional circumstances exist to robustly justify off-site provision or contributions in lieu. or, on On Strategic Housing Sites, or other large schemes, a phased approach to affordable housing delivery will normally only be agreed where this is critical to ensuring viability and / or the provision of supporting infrastructure. The justification for any of these approaches will need to demonstrate how the scheme would contribute to the objective of delivering mixed and balanced communities.	For consistency with national policy
MM 128	94	Paragraph 8.12	Our normal approach will be to request 65% rented tenures and 35% other tenures for affordable housing to meet the needs of local people and ensure viability. This will be used as a starting point for negotiation, but this This may change as the plan period progresses in response to new evidence or to reflect site-specific circumstances.	For effectiveness ; Consequential amendment to MM125
MM 129	94	Paragraph 8.13	The strength of local house prices means that affordable housing products which are linked to open-market sales or rental values will remain out of reach for many households and this issue will need to be taken into consideration. Affordable rent for larger (3+ bed) properties will normally be capped at below 80% of the local market rent. For shared ownership products, the most appropriate initial purchase percentages will be assessed on a case-by-case basis based upon local sales values. The Council will also consider the	For effectiveness ; To provide additional information to aid interpretation of Policy HS2(a)(iii)

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			likely impacts of any proposed service (or other) charges in determining affordability.	(as amended)
MM 130	94	After paragraph 8.15 (new paragraph)	All affordable housing will be secured through legal agreements. Where appropriate, these agreements will include mechanisms to ensure that those with local connections are given appropriate priority in the allocation of homes. This is particularly relevant for schemes outside of the main towns where occupants of affordable housing on both allocated and exception sites may need to demonstrate a connection either to the parish in which the housing is to be provided, or to another nearby parish where a specific need for affordable housing has been identified. A local connection to the District is normally required to be eligible for inclusion on the housing waiting list.	For effectiveness following Matter 8 hearing session (ED54, ED144)
MM 131	95	Policy HS3 (a)(i)	<p>Policy HS3: Housing mix</p> <p>Planning permission for new homes will be granted where provided that:</p> <ul style="list-style-type: none"> a. An appropriate range of house types and sizes are provided taking into account: <ul style="list-style-type: none"> x. the overall targets of this plan; i. the findings of the most up-to-date evidence including the most recent Strategic Housing Market Assessment, the Council’s Self-Build Register and other relevant evidence of housing need; ii. the location and accessibility of the site; and iii. recent completions, existing permissions and sites in the five year supply; and b. The scheme would provide a density, scale and character of development appropriate to its location and surroundings. 	To ensure the Plan is justified and effective following Matter 8 hearing session (ED54, ED144)
MM 132	95	Paragraph 8.18	National policy requires local plans to provide for a mix of housing that meets the requirements of different groups within the community ^[92] . Having regards to our evidence, we will seek Current evidence suggests it is most appropriate to deliver target a broad balance between smaller (defined as 2-bed or less) and larger (3-bed or more) homes over the plan period. ^[92] Paragraph 50 of the NPPF	For effectiveness ; Consequential amendment to MM131
MM	95	Paragraph 8.20	On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an	For effectiveness ; Consequential

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133			overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need , the criteria set out above and the outcomes from applying Policy HS2.	amendment to MM131
MM 134	96	Policy HS4	<p>Policy HS4: Supported, sheltered and older persons housing</p> <p>Planning permission for sheltered and supported housing in uses classes C2 and C3 will be granted where provided that:</p> <ul style="list-style-type: none"> a. there is good access to local services and facilities; b. the site is well served by public transport; c. appropriate levels of on-site landscaping, amenity space and car parking (for residents, visitors and staff) are provided; and d. it would accord with Policy HS3(b). <p>Planning permission for residential developments of 100 units or more will be granted where provided that an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.; and</p> <ul style="list-style-type: none"> e. an element of accommodation within Use Class C3 for older persons housing is included under the requirements of Policy HS3(a) where this would be consistent with criteria (a) to (d) above.; and f. on Strategic Housing Sites, provision is made for some accommodation in Use Class C2. 	For effectiveness following Matter 8 hearing session (ED54, ED144)
MM 135	96-97	Paragraph 8.29	On the largest larger housing sites we will additionally expect a modest proportion of sheltered and / or supported housing to be provided new homes to contribute towards the modelled demand for older persons housing ⁹⁵ . This should include affordable housing provision where appropriate. The most appropriate form(s) of provision will be assessed on a case-by-case basis. On some sites, the provision of a modest number of bungalows or smaller housing units that meet Accessible and Adaptable standards (see Policy HS5) may be the most appropriate approach. On larger sites we may seek a wider range of provision including sheltered and / or supported housing across both the market and affordable elements of provision.	For effectiveness; To provide additional information to aid interpretation of Policy HS4 (as amended).

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 136	97	Paragraph 8.30	All of our Strategic Housing Sites will be large enough to support the provision of local facilities such as shops and bus routes. It should be possible for each of the sites identified in Policy SP14 to SP19 to accommodate the requirements of this policy. Any additional requirements for these sites in relation to C2 provision are set out in the site-specific policies.	For effectiveness ; Consequential to MM134
MM 137	97	Policy HS5	<p>Policy HS5: Accessible and adaptable housing</p> <p>Planning permission for major residential development will be granted where provided that:</p> <ul style="list-style-type: none"> a. applicants demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard; and b. on schemes where 10 or more affordable units will be delivered, 10% of these can additionally be built to the M4(3) wheelchair user standard⁹⁶. 	For effectiveness
MM 138	98	Policy HS6	<p>Policy HS6: Relatives' and dependents' accommodation</p> <p>Planning permission for relatives' and dependents' accommodation formed by the adaptation or extension of the main dwelling will be permitted where provided that:</p> <ul style="list-style-type: none"> a. a genuine need for the accommodation is demonstrated; b. the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases; c. any development would not exceed the size of extensions that would otherwise normally be acceptable; and d. the occupation of the accommodation is restricted by condition. <p>Free standing annexes will exceptionally be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible.</p>	For effectiveness following Matter 8 hearing session (ED54, ED144)
MM 139	98/99	Policy HS7	<p>Policy HS7: Gypsies, Travellers and Travelling Showpeople</p> <p>Land at Pulmore Water, as shown on the Proposals Map, is allocated for the provision of 7 permanent Gypsy and Traveller pitches to meet the District's needs up to 2031.</p>	To ensure the Plan is positively prepared, justified, effective

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			<p>The Council will protect existing and allocated lawful pitches for Gypsies and Travellers.</p> <p>The following sites, as shown inset into the Green Belt on the Policies Map, are allocated for the provision of permanent Gypsy and Traveller pitches to meet the District’s needs up to 2031:</p> <ul style="list-style-type: none"> • Policy CD4 - Land at Pulmer Water is allocated for the provision of 8 permanent Gypsy and Traveller pitches; and • Policy CD6 - Land at Woodside Place, Danesbury Park Road is allocated for the provision of 4 permanent Gypsy and Traveller pitches. <p>These sites are allocated solely for the accommodation of Gypsy and Travellers that meet the planning definition. Planning Permission will only be granted for development and occupation that meets the planning definition of Gypsy and Travellers. Other uses will not be permitted.</p> <p>There is no identified need to allocate any transit or travelling showpeoples’ sites.</p> <p>Planning permission for accommodation for Gypsies and Travellers or Travelling Showpeople will be granted where:</p> <ol style="list-style-type: none"> a. it satisfies a demonstrated local need for accommodation; b. the intended occupants meet the planning definition of Gypsies and Travellers, or Travelling Showpeople, as set out in government guidance or case law; c. residents of the proposed site can access local services such as shops, schools, public transport and medical facilities within a reasonable distance from the site and where those facilities have capacity to meet the needs of the site’s residents; d. the proposed site: <ol style="list-style-type: none"> i. does not conflict with any other development plan policy or national policy including flood risk, agricultural land classification, contamination and hazardous development, and has no significant adverse impact on the character and appearance of the countryside, or on features of significant biodiversity or heritage importance; 	<p>and consistent with national policy following Matter 12 hearing session (ED60, ED96, ED149)</p>

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			<ul style="list-style-type: none"> ii. has no significant adverse impact on the amenity of nearby residents or adjoining land users and can be successfully screened and contained within a specified boundary; iii. has adequate and safe access from a suitable road, and adequate parking, storage, turning and servicing on site; iv. is capable of being serviced with water, electricity, sewerage and rubbish disposal; and v. will provide a safe, inclusive and secure environment for the residents in an appropriate location to meet their needs. <p>Where all the above criteria are met, proposals for sites for Gypsies, Travellers and Travelling Showpeople may be appropriate in the countryside as rural exception sites (in line with Policy CGB2b) but Green Belt policies would still apply.</p>	
MM 140	99	8.41	<p>The Local Plan should make appropriate provision to meet the needs of Gypsies, Travellers and Travelling Showpeople in North Hertfordshire. There is recognition that the three groups are different and have very different needs, but for the purposes of this policy the key considerations are very similar. The Gypsy and Traveller Accommodation Assessment (2018)¹⁰⁰ provides evidence that there is no identified need for transit or travelling show people sites but a need to provide twelve pitches for Gypsies, eight at Pulmer Water and four at Danesbury Park Road.</p> <p>¹⁰⁰ Gypsy & Traveller Accommodation Assessment Study – January 2018</p>	For effectiveness following Matter 12 hearing session (ED60, ED96, ED149)
MM 141	99	8.42	<p>There is currently one private Traveller site at Pulmore Pulmer Water in the parish of Codicote. This consists of twelve permanent pitches and six pitches which have had temporary planning permission. There is also one unauthorised encampment in Danesbury Park Road. Sites CD4 and CD6 are allocated in this Local Plan to meet the identified need in the Accommodation Assessment. There are no public sites in the District. Historically, the District has not been an area where significant numbers of Gypsies, Travellers or Travelling Showpeople have resided in or resorted to, which is</p>	For effectiveness following Matter 12 hearing session (ED60, ED96, ED149).

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			supported by figures for unauthorised encampments and developments.	
MM 142	99	8.44	Our evidence identifies a requirement for 7 12 additional pitches over the period to 2031. The area that was covered by the temporary planning permission on the Pulmore Pulmer Water site helps to meet the requirement though the existing permission expires in 2017 by providing 8 pitches. The land at Woodside Place, Danesbury Park Road meets the requirement for the remaining four pitches.	For effectiveness following Matter 12 hearing session (ED60, ED96, ED149).
MM 143	100	8.45	This area These two sites are is an area is therefore allocated for permanent provision. and to provide certainty going forward. Based on current evidence, it should prevent the need for future ‘single issue’ reviews of this policy and the long-term needs of these communities will be considered as part of the next general review of the plan alongside the needs of the settled community.	For effectiveness following Matter 12 hearing session (ED60, ED96, ED149).
		CHAPTER 9	DESIGN	
MM 144	101	Policy D1	<p>Policy D1: Sustainable design</p> <p>Planning permission will be granted provided that where development proposals:</p> <ol style="list-style-type: none"> a. Respond positively to the site’s local context; b. Take all reasonable opportunities, consistent with the nature and scale of the scheme, to: <ol style="list-style-type: none"> i. create or enhance public realm; ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS); iii. reduce energy consumption and waste; iv. retain existing vegetation and propose appropriate new planting; v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas; vi. future proof for changes in technology and lifestyle; vii. design-out opportunities for crime and anti-social behaviour; and viii. minimise the visual impact of street furniture and parking provision; 	For effectiveness and consistency with national policy following Matter 17 and 20 hearing sessions (ED55, ED154, ED157)

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			<p>c. Have regard to the Design SPD, and any other relevant guidance;</p> <p>x. Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and</p> <p>d. For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.</p>	
MM 145	102	Paragraph 9.6	<p>Using innovative design to reduce energy consumption and waste from the construction and use of buildings can optimise the potential of the site and have a positive influence on the environment. Development should meet the requirements of the most up to date standards or seek to minimise carbon emissions and embedded maximise opportunities for the generation of energy from renewable sources, so far as is practicable given other policies in this plan and viability considerations. The reduction of carbon emissions should be achieved by both making new development as energy efficient as possible and through increasing the amount of energy gained from renewable sources. The efficient use of new materials from local or sustainable sources, together with the reuse and recycling of materials will help to reduce the energy used and the waste created in the development. It will also help the development to achieve local character and distinctiveness. The policy encourages sustainable design, and the use of materials and technologies that will ensure that the energy used in the construction and throughout the life of the development will be minimised.</p>	For effectiveness as proposed in LP3
MM 146	102	Paragraph 9.12	<p>Development proposals should be in line with current regulations and guidelines and any future changes in Legislation or to the Building Regulations that will affect the sustainability of a building. North Hertfordshire lies in an area of serious water stress. Both the Environment Agency and Anglian Water support the introduction of the optional water efficiency standard within the district therefore, the lower figure of 110 litres per person per day for water consumption is sought. The introduction of the lower standard will have a marginal impact on scheme viability in the area.</p>	To ensure the Plan is justified and effective (ED55, ED154)
MM 147	103	Paragraph 9.16	<p>For development proposals in Letchworth Garden City reference should be made to the Letchworth Garden City Design Principles set out in Appendix 5 of this Plan. available on the Heritage Foundation's website.</p>	For effectiveness

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MM 148	104	Policy D2	<p>Policy D2: House extensions, replacement dwellings and outbuildings</p> <p>Planning permission for house extensions will be granted where:</p> <ul style="list-style-type: none"> a. The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, and materials and the orientation of the main dwelling; and b. Pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey; c. Rear extensions do not dominate adjoining properties and: are well related to the levels of adjoining properties, the direction the house faces and the distance between the extension and the windows in the next door properties; and <ul style="list-style-type: none"> i. are well related to the floor levels of adjoining properties, ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and iii. Spacing between buildings ensures there is no harm to the character and appearance of the streetscene. d. side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene. <p>Planning permission for replacement dwellings and outbuildings will be granted where:</p> <ul style="list-style-type: none"> e. the proposal enhances does not harm the character and appearance-setting appearance of the site; and f. the location of the proposal does not have an adverse impact on the character and appearance of the streetscene or area. 	For effectiveness ; following Matter 17 hearing session (ED55, ED154)
MM 149	104	After paragraph 9.23 (new paragraph)	London Luton Airport immediately adjoins the District to the west. Development potentially affected by noise from the airport will need to ensure that appropriate mitigation measures are incorporated. Site-specific criteria for relevant allocated sites are set out in the Communities section of this plan.	For effectiveness
MM	105	Policy D4	Policy D4: Air quality	For effectiveness

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150			<p>Planning permission will be granted provided that where-development proposals:</p> <ul style="list-style-type: none"> a. give consideration to the potential or actual impact on local air quality, both during the demolition/ construction phase and as a result of its final occupation and use; b. propose appropriate levels of mitigation to minimise emissions to the atmosphere and their potential effects upon health and the local environment; and c. carry out air pollution impact assessments, where required, to determine the impact on local air quality of the development, otherwise the development may be refused. <p>Where an air quality impact assessment demonstrates that a development is unacceptable from a local air quality perspective the development will be refused.</p> <p>Where air pollution impact assessments are not required there will still be a requirement on developers to provide appropriate levels of mitigation to address emissions of pollutants to the atmosphere.</p>	following Matter 17 and 21 hearing sessions (ED55, ED94, ED154, ED158)
MM 151	105	Paragraph 9.25	<p>The outcome of the air pollution impact assessment will be used to determine the nature and scale of the steps that should be taken to remove or reduce the scale of those concerns. Ideally this will occur at the design, planning and/or development stage, but may in certain circumstances rely on post development mitigation measures. It is conceivable that in certain circumstances the outcome of an air quality impact assessment may demonstrate that a development is unsustainable from a local air quality perspective and may be refused.</p>	For effectiveness
MM 152	105	Paragraph 9.26	<p>Two of the main roads that cross the District do so on a north – south axis: the A1(M) and A10. Another main road is the A505 that traverses the District on a southwest – northeast axis. It is the A505 that is currently directly associated with air quality concerns because it passes through the four main population centres of the District namely Hitchin,</p>	For effectiveness (factual correctness)

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			Letchworth Garden City, Baldock and Royston. Of particular concern is the area in the south of Hitchin. Notably Stevenage Road (A602) near the Hitchin Hill roundabout, which has been designated an Air Quality Management Area (AQMA) and the Payne’s Park roundabout at the A602 junction with the A505 which is to be was designated an AQMA in 2016.	
MM 153	106	Paragraph 9.30 1 st sentence	The following are types of developments for which the Council would expect consideration to be given to the submission of an air quality impact assessment:	For effectiveness following Matter 21 hearing session.
MM 154	106	Paragraph 9.31	For other types of developments an air quality impact assessment will not be required but there will be an expectation a requirement for the developer to negotiate and agree air quality mitigation measures that are proportionate to the scale of the proposed development. This requirement is in place to provide an opportunity to address the cumulative impacts of smaller, or less sensitively located, developments that nonetheless will be making a contribution to the emission of air pollutants.	For effectiveness following Matter 21 hearing session.
CHAPTER 10			HEALTHY COMMUNITIES	
MM 155	108	Policy HC1	<p>Policy HC1: Community facilities</p> <p>Planning permission for new community facilities will be granted provided that where they are:</p> <ul style="list-style-type: none"> a. appropriate in scale having regard to their local context; b. accessible by a range of transport modes; and c. would meet an identified need in the local community. <p>Proposals for the redevelopment of sporting facilities will be supported where the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss of the existing facilities.</p> <p>The loss of community facilities will only be permitted where this is justified by:</p> <ul style="list-style-type: none"> i. the provision of replacement facilities, either on site as part of the 	For consistency with national policy (NHDC Matter 18 statement)

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			<ul style="list-style-type: none"> ii. development proposal or in an alternative appropriate location; showing that there is no local need for the facility or service and that any appropriate, alternative community use of the existing premises to meet local needs is not required; or iii. demonstrating that the facility, or any reasonable replacement, is not, and will not be viable on that site. 	
MM 156	108	Paragraph 10.5	It is important that these facilities are situated within local communities so that they are accessible; help to reduce the need to travel and provide opportunities for people to participate in activities within their own community. One way that this can be achieved is through the shared use of facilities such as the dual use of school facilities for sport and other community uses in appropriate locations.	For effectiveness (NHDC Matter 18 statement)
		CHAPTER 11	NATURAL ENVIRONMENT	
MM 157	110	Before Policy NE1 (New Policy NEx and supporting text)	<p><u>Policy NEx: Strategic green infrastructure</u></p> <p>Planning permission will be granted provided that development:</p> <ul style="list-style-type: none"> a. protects, conserves and where possible enhances the strategic green infrastructure network; b. avoids the loss, fragmentation, severance or negative impact on the function of the strategic green infrastructure network; c. creates new strategic green infrastructure where appropriate and is accompanied by a plan for its long term maintenance and management; and d. has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the strategic green infrastructure network. <p>11.x Protection of those sites which contribute to the diversity of strategic green infrastructure throughout the District from inappropriate development is</p>	For consistency with national policy and for effectiveness following Matter 19 hearing session (ED55, ED156)

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			<p>important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place.</p> <p>11.x This policy will also ensure that when new strategic green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long-term use.</p> <p>11.x North Hertfordshire has significant strategic green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan¹ and include:</p> <ul style="list-style-type: none"> • ancient woodlands (e.g. at Newton Wood), • biodiversity rich landscapes (e.g. Therfield Heath), • other valued landscapes and the Chilterns AONB (see also policies NE2 and NE3) • chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley). • the historic designed landscapes of Letchworth Garden City and the literary associations of Forster Country, north of Stevenage, and • the rights of way networks, and long distance walking and cycling connections, e.g. the Chiltern Way, Hertfordshire way, National Cycle Route No.12. <p>11.x The plan also identifies areas of strategic green infrastructure deficiency as well as opportunities to create new strategic green infrastructure not yet identified. New development should be connected to strategic green infrastructure networks which provide high quality, direct linkages across the development</p>	

¹ North Hertfordshire District Green Infrastructure Plan (2009)

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			where possible. Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals from an early stage in the design process.	
MM 158	110	Policy NE1	<p>Policy NE1: Landscape</p> <p>Planning permission will be granted for development proposals that:</p> <ul style="list-style-type: none"> a. respect the sensitivities of the relevant landscape character area and accord with have regard to the guidelines identified for built development and landscape management; b. do not have a detrimental impact on cause unacceptable harm to the character and appearance of their immediate surroundings and the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this unless suitable mitigation measures can satisfactorily address the adverse impact; c. are designed and located to ensure the health and future retention of important landscape features; and d. have considered the long term management and maintenance of any existing and proposed landscaping. 	For consistency with national policy and effectiveness following Matter 19 hearing session (ED55, ED156).
MM 159	110	Paragraph 11.3	The guidelines referred to at criterion ‘a.’ of the policy originate from the North Herts Landscape Study ¹⁰⁷ is which provides an assessment of the character of the landscape within the District. There are 37 separate landscape character areas covering the District, some lie totally within the District while some extend into adjoining districts. The study provides a description of the distinctive characteristics of each landscape character area based on factors such as the geology, landform, soil types and historical activities for each area.	For effectiveness (NHDC Matter 19 Statement, para 9)
MM 160	110	Paragraph 11.4	The North Herts Landscape Study also identifies the inherent sensitivities of each character area in landscape and visual terms together with its capacity to accommodate a	For effectiveness following Matter

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			range of different types of development. Development should respect the sensitivities of each landscape character area and accord with the guidelines for managing change identified for each landscape character area in relation to built development and landscape management, whilst recognising that some impacts on landscape are inevitable if future development needs are to be met.	19 hearing session.
MM 161	110	Policy NE2 delete	<p>Policy NE2: Green infrastructure</p> <p>Planning permission will be granted where development:</p> <ul style="list-style-type: none"> a. protects, conserves and where possible enhances the green infrastructure network; b. avoids the loss, fragmentation, severance or negative impact on the function of the green infrastructure network; c. creates new green infrastructure is accompanied by a plan for the long term maintenance and management of any new green infrastructure proposed; and d. has suitable mitigation measures or appropriate replacement to satisfactorily address adverse impacts on the green infrastructure network. 	For effectiveness Consequential to MM157
MM 162	111	Paragraphs 11.5 to 11.7 delete	<p>11.5 Protection of those sites which contribute to the diversity of green infrastructure throughout the District from inappropriate development is important. However, in some cases it needs to be acknowledged that appropriate mitigation measures would enable development to take place.</p> <p>11.6 This policy will also ensure that where new green infrastructure is created appropriate management and maintenance regimes are in place to provide the framework for its long term use.</p> <p>11.7 North Hertfordshire has significant green infrastructure assets. These are identified in the North Hertfordshire District Green Infrastructure Plan³⁰⁸ and include ancient woodlands (e.g. at Newton Wood), biodiversity rich landscapes (e.g. Therfield Heath), chalk streams, rivers, and valleys (e.g. Lilley Bottom and the Mimram valley). They also include the historic designed landscapes of Letchworth</p>	For effectiveness Consequential to MM157

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			<p>Garden City and the literary associations of Forster Country, north of Stevenage. The plan also identifies areas of green infrastructure deficiency as well as opportunities to create new green infrastructure. Developers should use the guiding principles set out in the Green Infrastructure Plan to influence all development proposals from an early stage in the design process.</p> <p><u>Footnote:</u> ⁴⁰⁸ North Hertfordshire District Green Infrastructure Plan (2009)</p>	
MM 163	111	Policy NE3	<p>Policy NE3: The Chilterns Area of Outstanding Natural Beauty (AONB)</p> <p>Planning permission for any proposal within the AONB, or affecting the setting of the AONB, will only be granted when provided that it:</p> <ol style="list-style-type: none"> a. is appropriate in scale having regard to national planning policy; b. conserves and where possible enhances the Chilterns AONB’s special qualities, distinctive character and biodiversity, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation; c. is appropriate to the economic, social and environmental wellbeing of the area or is desirable for its understanding and enjoyment; d. meets the aims of has regard to the statutory Chilterns AONB Management Plan, making practical and financial contributions towards management plan delivery as appropriate; e. complies with has regard to the Chilterns Building Design Guide and technical notes by being of high quality design which respects the natural beauty of the Chilterns, its traditional built character and reinforces the sense of place and local character; and f. avoids adverse impacts from individual proposals (including their cumulative effects), unless these can be satisfactorily mitigated. 	For consistency with national policy ; for effectiveness following Matter 19 hearing session (NHDC Matter 19 statement, para 15, ED55, ED156)
MM	112	Paragraph 11.12	The AONB is a nationally designated landscape and as such permission for major developments within its boundaries will be refused unless exceptional circumstances	For effectiveness following Matter

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164			prevail as defined by national planning policy. ¹¹² National guidance explains that whether a proposal constitutes major development is a matter for the relevant decision taker, taking into account the proposal in question and the local context. ¹¹³	19 hearing session
MM 166	113	After paragraph 11.14 (New Policy NEx and supporting text)	<p style="background-color: #008000; color: white; padding: 2px;">Policy NEx: Biodiversity and geological sites</p> <p>Planning permission will only be granted for development proposals affecting designated sites that:</p> <ul style="list-style-type: none"> a. protect, enhance and manage designated sites in accordance with the hierarchy of designations listed in policy SP12; 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; c. demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to their status and the hierarchy of protection below: <ul style="list-style-type: none"> i. locating on an alternative site with a less harmful impact; ii. providing adequate mitigation measures; or iii. as a last resort compensated for. d. manage construction impacts by: <ul style="list-style-type: none"> i. demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction; and ii. providing a buffer of complimentary habitat for all connective features for wildlife habitats, or priority habitats and species. e. provide a long term management plan including mitigation measures as necessary. <p>Development proposals on non-designated sites that include important habitats and species will be expected to meet the requirements of this policy.</p>	For effectiveness and consistency with national policy following Matter 19 hearing session (LP3, NHDC Matter 19 Statement, para 33, ED52, ED55, ED156)

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			<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 & 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 designated. These sites are identified by the Hertfordshire Environmental Records Centre as being of ecological interest and should be afforded 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 the Biodiversity Impact Calculator^x, or as superseded, 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 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</p>	

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			<p>priority habitats as described in the Hertfordshire Biodiversity Action Plan.^y</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. Where buffers are provided, these should be a minimum of 12 metres of complimentary habitat for all connective features for wildlife habitats or priority habitats.</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 the Biodiversity Impact Calculator.</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.^z 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: ^x 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 : http://www.environmentbank.com/impact-calculator.php ^yHertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm ^z Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm</p>	

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MM 167	113	Policy NE4	<p>Policy NE4: Protecting publicly accessible open space</p> <p>Planning permission will only be granted for any proposed loss of open space only where provided that:</p> <p>(a) it can be demonstrated that the open space is surplus to requirements, or otherwise and justified on the basis of:</p> <ol style="list-style-type: none"> i. the quality and accessibility of the open space; ii. the extent to which the open space is serving its purpose; iii. the quality and accessibility of alternative public open space; and <p>(b) it is mitigated against by:</p> <ol style="list-style-type: none"> i. re-provision of an appropriate open space taking into account quality and accessibility; and/ or ii. financial contributions towards new or existing open space where: <ul style="list-style-type: none"> • the required provision cannot reasonably be delivered on-site; or • the required provision cannot be provided on site in full; and • the proposal has over-riding planning benefits. <p>Any built facilities within new or existing open space must be ancillary to the primary use and of an appropriate scale and design. Measures should be taken to integrate such facilities into the landscape.</p>	For effectiveness as proposed in LP3
MM 168	113	Before Paragraph 11.15 insert (New Policy NEx)	<p>Policy NEx: New and improved open space</p> <p>Planning permission will be granted for development proposals that make provision for new and/or improved open space which:</p> <ol style="list-style-type: none"> a. meets the needs arising from the development having regard to the Council's open space standards and other relevant guidance; b. contributes towards improving the provision, quality and accessibility of open space; and c. incorporate any necessary open space buffer(s) for landscape, visual, ecological or air quality reasons. <p>Any on-site provision must include a long term maintenance and management plan,</p>	For effectiveness and consistency with national policy following Matter 19 hearing session (ED55, ED156)

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			<p>and where required phasing plans, to demonstrate delivery.</p> <p>Proposals for new open spaces which meet identified needs will be encouraged in suitable locations, served by a choice of sustainable travel options.</p> <p>Financial contributions towards the provision of open space will be considered only where it can be demonstrated that the requirements of policy NE5 part (b)(ii) are met.</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 for the purposes of open space provision.</p>	
MM 169	114	Paragraph 11.15 delete	<p>Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that the both the existing and future population of North Hertfordshire has sufficient access to open space.</p>	For effectiveness consequential to reordering of policies.
MM 170	114	Paragraph 11.18	<p>The Open Space Review defines the types of open space, sets out the current provision of open space, identifying deficits, surpluses as well as priorities for improvement and suggested standards for open space provision associated with new development. The review analyses open space provision in the four main towns of Hitchin, Letchworth Garden City, Baldock and Royston, as well as in rural areas. The Council also currently has a number of Action Plans^[x] that set out open space priorities, which along with other relevant guidelines^[y] can be used when determining the type of open space required.</p> <p>Footnotes:</p> <p>^[x] The Council’s Action Plans include: Cemeteries and Closed Churchyards Action Plan; Outdoor Play Provision Action Plan; Outdoor Sports Facilities Action Plan; and the Allotments Action Plan.</p> <p>^[y] Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor</p>	For effectiveness following Matter 19 hearing session (ED55, ED156).

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			Sport and Play: Beyond the Six Acre Standard, http://www.fieldsintrust.org/guidance	
MM 171	114	After paragraph 11.18 insert (New paragraphs)	<p>11.xx Over the plan period it is anticipated that some open spaces could come under pressure for development. It is therefore vital that any proposed loss of open space is carefully considered to ensure that the both the existing and future population of North Hertfordshire has sufficient access to open space. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.</p> <p>11.xx As well as guarding against losses we also need to ensure provision of open space on new development and securing improvement to existing spaces.</p> <p>11.xx It is vital to ensure that any on-site open space in new development is high quality, complements the landscape setting and is fully publically accessible to support sustainable and inclusive communities. Open space should be well integrated into the design of a scheme and located to achieve good access for all residents by suitable and sustainable modes of travel. Further to this, the provision of new open spaces across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites.</p> <p>11.xx The Open Space Review outlines locations where there is currently under-provision of certain types of open space and should be used in determining the most appropriate type of open space required.</p> <p>11.xx Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.</p> <p>11.xx In some developments, there may be a requirement for open space buffers to</p>	For effectiveness consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

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			<p>protect against sources of pollution, such as roads or railway lines, or for landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary.</p> <p>11.xx The Council will support proposals for facilities within new and existing open spaces, for instance changing rooms or a kiosk, where the proposed facility is ancillary to the primary use and is of a scale and design that is commensurate with the primary use. The Council will consider larger facilities where they are appropriate to the use of the open space in accordance with national policy and guidance.</p> <p>11.xx Long-term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come.</p> <p>11.xx It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. In these circumstances it may be acceptable for financial contributions to be provided towards the provision of open space.</p> <p>11.xx Where it can be demonstrated that open space cannot be provided on site a financial contribution towards the provision of new or enhancement of existing open space will be sought subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces. This is to ensure that the additional demand created by the proposed development is met.</p> <p>11.xx This Plan does not designate Local Green Space. However, the Council will</p>	

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			support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.	
MM 172	114	Paragraphs 11.19 and 11.20 delete	<p>The Open Space Review and any other relevant Council reports should be used when interpreting the above policy. In parts of the District where there are identified deficiencies in open space, any proposed loss would be subject to increased scrutiny.</p> <p>Financial contributions may be appropriate subject to the criteria set out in the policy. In such instances, the Council will direct such contributions towards areas with an identified open space deficiency or towards projects for new or improved open spaces.</p>	For effectiveness consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).
MM 173	114	Policy NE5 delete	<p>Policy NE5: New and improved public open space and biodiversity</p> <p>Planning permission will be granted for relevant development proposals that:</p> <ul style="list-style-type: none"> a. provide high quality, on-site, fully publically accessible open space having regard to the Council's open space standards; b. incorporate an open space buffer(s) where necessary for landscape, visual, ecological or air quality reasons; c. contribute to net gains for biodiversity, ecological networks and the water environment and/or restores degraded or isolated habitats; and d. submit a long term maintenance and management plan, and where required phasing plans, to demonstrate delivery. <p>Any proposed facilities within open space must be small scale and ancillary to the primary use.</p> <p>Financial contributions towards the provision of open space as an exception to criterion (a) will be considered only in exceptional circumstances and where it can be</p>	For effectiveness consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

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			<p>demonstrated that the requirements of policy NE4 part (b)(ii) are met.</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.</p>	
MM 174	115 to 117	Paragraphs 11.21 to 11.40 delete	<p>11.21 — To support growth over the plan period, relevant development proposals will be expected to contribute towards open space provision in the District. Relevant development proposals are:</p> <ul style="list-style-type: none"> • over 200 residential units; or • over 10,000 sqm gross external floorspace; or • where a specific need has been identified by the Council. <p>11.22 — It is vital to ensure that any on-site open space is high quality, complements the landscape setting and is fully publically accessible to support sustainable and inclusive communities. Further to this, the provision of new open spaces across the District will be valuable in alleviating visitor and recreational pressure on designated biodiversity sites.</p> <p>11.23 — The Open Spaces Review undertaken in 2016 sets out open space standards that should be taken into account when determining the quantity of open space provision required. These standards will also be used at masterplanning stage for the strategic sites outlined in the Plan.</p> <p>11.24 — Where large scale developments are intended to be phased over a number of years, forward projections of the population and / or households may be considered.</p> <p>11.25 — Whilst in most cases open space provision on-site will be required as the development exceeds the thresholds set out above, there may be instances where there is a specific need for open space. For example, in an area with an</p>	For effectiveness consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

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			<p>open space deficiency, or where an open space improvement project has been identified.</p> <p>11.26 — The Open Spaces Review also outlines locations where there is currently under-provision of certain types of open space. This Review, or as superseded, should be used in determining the most appropriate type of open space to provide or contribute towards.</p> <p>11.27 — In addition, the Council has a number of other relevant documents which can be used when determining the type of open space required. The Green Space Management Strategy and accompanying Action Plan sets out priorities for open space for across the District between 2014 and 2019. The priority actions are disaggregated by the type of open space, timescales and cost within a clear framework for delivery.</p> <p>11.28 — The Council also currently has a number of Action Plans that that set out open space priorities comprising:</p> <ul style="list-style-type: none"> ● — Cemeteries and Closed Churchyards Action Plan ● — Outdoor Play Provision Action Plan ● — Outdoor Sports Facilities Action Plan ● — Allotments Action Plan <p>11.29 — Play and recreational space has an important role in the function of many of the District’s open spaces. Play space provision should be made in accordance with the relevant guidelines.⁴⁴⁶ A balance must be achieved between a level of supervision for child safety and crime prevention, and the potential for noise amenity impacts.</p> <p>11.30 — No additional allotment sites are designated in this Plan. However, the Council will require appropriate contributions towards allotment provision given the</p>	

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			<p>demand for allotment space.</p> <p>11.31 — This Plan does not designate Local Green Space. However, the Council will support the designation and enhancement of Local Green Space as proposed by local communities, for instance in Neighbourhood Plans, where appropriate.</p> <p>11.32 — Designing new open spaces to meet community needs and enable community access can be extremely valuable in maximising access to open space. For example, enabling open spaces associated with schools to be used by the community can be helpful in meeting the demands for specific types of open space, such as playing fields.</p> <p>11.33 — It is acknowledged that some types of open space can only realistically be delivered on a larger scale due to the amount of space that would be required and management arrangements. As such, in exceptional circumstances it may be acceptable for financial contributions to be provided towards the provision of open space.</p> <p>11.34 — Where a financial contribution is accepted instead, or in addition to, on-site open space provision, the contribution will be allocated to new open space provision elsewhere, or improvements towards existing open spaces. This is to ensure that the additional demand created by the proposed development is met.</p> <p>11.35 — The Council will support proposals for facilities within open spaces, for instance changing rooms or a kiosk, where the proposed facility is small scale and ancillary to the primary use. The Council will take a flexible approach to the format and scale of the floorspace in accordance with national policy and guidance.</p> <p>11.36 — The provision of open space can also serve a dual purpose of flood risk management, and the Council will encourage proposals that provide multiple benefits.</p>	

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			<p>11.37 — In some developments, there may be a requirement for open space buffers to protect against sources of pollution, such as roads or railway lines, or for landscape, visual or ecological purposes, for instance connective features such as hedgerows and watercourses. In these cases it will be expected that the open space standards will be delivered alongside any buffer areas which are necessary.</p> <p>11.38 — Development proposals will be expected to maximise opportunities for net gains, or contribute to improvements in biodiversity, which can be demonstrated by using the Biodiversity Impact Calculator¹¹⁷.</p> <p>11.39 — 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 Plan¹¹⁸. 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>11.40 — Long term management and maintenance plans will be required to ensure that open spaces can continue to be enjoyed by the community in years to come, and to provide necessary protection to biodiversity assets.</p> <p><u>Footnotes:</u> ¹¹⁶ Fields in Trust Guidelines (October 2015) or as superseded, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, http://www.fieldsintrust.org/guidance ¹¹⁷ 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 : http://www.environmentbank.com/impact-calculator.php ¹¹⁸ Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm</p>	

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MM 175	117	Policy NE6 delete	<p style="background-color: #008000; color: white; padding: 2px;">Policy NE6: Designated biodiversity and geological sites</p> <p>Planning permission will only be granted for development proposals affecting designated sites that:</p> <ul style="list-style-type: none"> a. protect, enhance and manage designated sites in accordance with the following hierarchy of designations; <ul style="list-style-type: none"> ● Internationally designated sites ● Nationally designated sites ● National Planning Policy Framework sites ● Locally designated sites b. submit an ecological survey and demonstrate that adverse effects can be satisfactorily minimised by following the hierarchy below: <ul style="list-style-type: none"> i. locating on an alternative site with a less harmful impact; ii. providing adequate mitigation measures; or iii. as a last resort compensated for. c. manage construction impacts by: <ul style="list-style-type: none"> i. demonstrating how existing wildlife habitats will be retained, safeguarded and managed during construction; and ii. providing a buffer of complimentary habitat for all connective features for wildlife habitats, or priority habitats; and d. provide a long term management plan including mitigation measures as necessary. <p>Development proposals on non-designated sites that include important habitats and species will be expected to meet parts (b) to (d) of this policy.</p> <p>Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Wildlife Sites.</p>	For effectiveness consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

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MM 176	117 to 119	Paragraphs 11.41 to 11.52 delete	<p>11.41 — Whilst there are no biodiversity sites designated at the European level in the District, for example Ramsar sites, Special Areas of Conservation or Special Protection Areas, there are a number of nationally designated sites. This includes six Sites of Special Scientific Interest (SSSIs) as shown on the Proposals Map and eight designated Local Nature Reserves (LNRs).</p> <p>11.42 — There are also a number of National Planning Policy Framework sites comprising ancient woodland, and aged or veteran trees. Ancient woodland is a nationally agreed designation for land that has been woodland since at least 1600 AD. The District’s woodlands will be managed over the plan period to provide recreation and amenity for local residents, and also to ensure their survival to benefit biodiversity.</p> <p>11.43 — Species or Habitats of Principal Importance as identified in S41 of the Natural Environment and Rural Communities Act 2006 are defined at the national level and the Hertfordshire Biodiversity Action Plan¹¹⁹ sets out an approach to biodiversity at the county level. In addition to this, the Hertfordshire Local Nature Partnership (LNP) Guiding Principles have informed the policies in this Plan.</p> <p>11.44 — The District has over 300 designated Wildlife Sites.¹²⁰ The Hertfordshire Environmental Records Centre updates the list of designated Wildlife Sites on a regular basis. Sites identified or designated as Wildlife Sites are afforded protection as sites of substantive nature conservation value.</p> <p>11.45 — Local Geological Sites are given the same level of protection as Wildlife Sites and are considered important for their educational or historical value. There are currently 11 Local Geological Sites in North Hertfordshire.</p> <p>11.46 — 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</p>	For effectiveness consequential to reordering of policies and following Matter 19 hearing session (ED55, ED156).

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			<p>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>11.47 Sites can contain important habitats or species even where they are not formally designated. These sites are identified by the Hertfordshire Environmental Records Centre as being of ecological interest and should be afforded protection.</p> <p>11.48 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 the Biodiversity Impact Calculator¹²⁴ or as superseded, to assess ecological value. This methodology will ensure that appropriate mitigation or compensation is provided to meet the aims of national policy.</p> <p>11.49 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>11.50 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.²</p> <p>11.51 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. Where buffers are provided, these should be a minimum of 10 metres of complimentary habitat for all connective features for wildlife habitats or</p>	

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			<p>priority habitats.</p> <p>11.52 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>Footnotes:</p> <p>¹¹⁹ Hertfordshire Environmental Forum (2006) A Biodiversity Action Plan for Hertfordshire, http://www.hef.org.uk/nature/biodiversity_vision/index.htm</p> <p>¹²⁰ Please refer to the list held by the Hertfordshire Environmental Records Centre for the current list of designated Wildlife Sites.</p> <p>¹²¹ 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 : http://www.environmentbank.com/impact-calculator.php</p>	
MM 177	119	Policy NE7	<p>Policy NE7: Reducing flood risk</p> <p>Planning permission for development proposals will be granted provided that where (as applicable):</p> <ul style="list-style-type: none"> x. Development is located outside of medium and high risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible; a. Where (x.) is not possible, application of the sequential and exception tests is demonstrated where development is proposed in areas of flood risk as set out in the NPPF have been applied using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps; b. a FRA has been prepared in accordance with national guidance that considers the lifetime of the development, climate change impacts and safe access and egress; 	For effectiveness following Matter 19 hearing session (NHDC Matter 19 hearing statement, para 36; LP3 and MoU5)

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			<p>c. a reduction in flood risk will be managed through flood resistant, resilient design and construction;</p> <p>d. it will be located, designed and laid out to ensure the risk of flooding is reduced minimised whilst not increasing flood risk elsewhere;</p> <p>x. the impact of any residual flood risk will be minimised through flood resistant, resilient design and construction;</p> <p>e. any flood protection and mitigation measures which may be necessary will do not have an unacceptable impact on cause harm to nature conservation, heritage assets, and / or landscape and recreation and, where possible, will have a positive impact in these respects ; and</p> <p>f. overland flow routes and functional floodplain flood storage areas are protected from all development other than that which is “water compatible” and this must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.</p>	
MM 178	120	Paragraph 11.55	<p>Where development is proposed in an area at risk from flooding, the applicant will be required to demonstrate that the site passes the flood risk Sequential Test before providing a Flood Risk Assessment (FRA) as part of the planning application submission. The flood risk Exception Test may also need to be demonstrated at this stage. An FRA is applicable to development over 1 hectare in flood zone 1 and all types of development in flood zones 2 and 3. Flood risk impacts should be taken into account for the lifetime of the development, and consideration given to the mitigation that needs to be provided for the increased future flood risk with predicted climatic changes. This should include appropriate consideration of downstream flood risks and, where necessary, on site attenuation to address this.</p>	For effectiveness as proposed in LP3
MM 179	120	Policy NE8	<p>Policy NE8: Sustainable drainage systems</p> <p>Planning permission for development will only be granted provided that where:</p> <p>a. the most appropriate sustainable drainage solution is used taking into account technical, viability and design issues to reduce the risk of surface water</p>	For effectiveness following Matter 19 hearing session (LP3, NHDC)

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			<p>flooding, enhance biodiversity, water quality and provide amenity benefits;</p> <p>b. it aims to mimic the natural drainage patterns and processes as far as possible; and</p> <p>c. drainage solutions follow the SuDS hierarchy; and</p> <p>d. developers have consulted with the Lead Local Flood Authority at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.</p>	Matter 19 Statement, ED55, ED156)
MM 180	120	Paragraph 11.58	The Council will consult and work with the Lead Local Flood Authority ¹²³ (LLFA), and the Environment Agency and Internal Drainage Boards as required on development proposals that are at risk from flooding or may contribute to additional surface run off. At risk areas are identified in the SFRA and mitigation measures need to be considered when designing development in order to reduce the risk of flooding from surface water. When selecting appropriate drainage techniques, it is important to try and maximise the number of benefits, and to prioritise the most sustainable approaches taking into consideration appropriate design and financial viability issues. These techniques can be set out in the form of a hierarchy. Evidence will need to be provided that development has followed the surface water management hierarchy as detailed below.	For effectiveness ; following Matter 19 hearing session (LP3, ED55, ED156)
MM 181	121	Paragraph 11.59	For major development the LLFA is a statutory consultee in relation to the management of surface water drainage. Whilst SuDS is only a requirement for major development, it is recommended for all development to ensure surface water is appropriately managed. Developers should consult with the Lead Local Flood Authority and / or the Internal Drainage Board at the earliest possible opportunity, to ensure SuDS are incorporated at the design stage.	For effectiveness (NHDC Matter 19 statement, para 45).
MM 182	122	Policy NE9 1 st sentence and criteria 'a'	<p>Policy NE9: Water quality and environment</p> <p>Planning permission for development proposals will be granted provided that where they make appropriate space for water, including (as applicable):</p> <p>a. maintaining a minimum 9 8 metre^[124] wide undeveloped buffer zone from all designated main rivers;</p> <p>b. maintaining a minimum 5m wide undeveloped buffer zone for ordinary watercourses; and</p>	To ensure the Plan is justified (NHDC Matter 19 statement, para 48)

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			c. river restoration and resilience improvements where proposals are situated close to a river or considered to affect nearby watercourses. [124] Water Resources Act 1991	
MM 183	122	Paragraph 11.60 final sentence	Groundwater is an important resource for both water supply and biodiversity as it discharges into surface waters and wetlands, and maintains river and stream flows during dry spells. Most potable water (water which is safe to drink) in North Hertfordshire is abstracted from the ground. As a consequence it can be vulnerable to pollutants. It is therefore important to protect these water resources from any potential pollutants and recapture as much water run off as possible. Development proposals therefore must demonstrate that available improvements in the efficiency of water use, surface drainage systems and pollution prevention measures have been optimised, and that they have strived to mitigate future problems. Policy NE9 NE11 : Contaminated Land specifically sets the requirements for contaminated land.	For effectiveness
MM 184	122	After paragraph 11.63 (new paragraph)	Main rivers are watercourses shown to be designated as main on the Environment Agency's statutory flood map^[x]. These are usually a larger stream or river with a significant effect on the overall drainage of a catchment area, however smaller watercourses can also be designated as main rivers. The Environment Agency has authority, powers, rights and responsibilities for regulating main rivers. Ordinary watercourses are any other river, stream, ditch or culvert (other than a public sewer) that is not a designated Main River. The responsibility for maintenance of these lies with anyone who owns the adjacent land or property. Where these fall in Internal Drainage Board (IDB) land they are regulated by the IDB, outside of this North Hertfordshire District Council will be the regulator. Footnote: [x] Flood Map for Planning - https://flood-map-for-planning.service.gov.uk/	For effectiveness ; following Matter 19 hearing session (ED55, ED156)
MM 185	123	Policy NE10	Policy NE10 : Water conservation Framework Directive and wastewater infrastructure Planning permission for new development will be granted provided that where; a. it does not result in the deterioration of any watercourse in accordance with	For effectiveness following Matter 19 hearing session

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			<p>the Water Environment (Water Framework Directive) Regulations 2017 (WFD);</p> <p>b. it helps contribute towards the Water Framework Directive (WFD) actions and objectives.</p> <p>c. it helps achieve the objectives set out in of flood management goals from the Anglian and Thames River Basin Management Plans; and</p> <p>d. mechanisms for delivering any necessary new or improved water and/ or wastewater infrastructure are secured under the requirements of Policy SP7; and</p> <p>e. adequate foul water treatment and disposal already exists or can be provided in time to serve the development.</p> <p>New development around Stevenage within the Rye Meads Sewage Treatment Works Catchment will need to demonstrate that additional potable water supply and consequential wastewater treatment capacity can be achieved and implemented ahead of development without significant environmental impact, including adverse effects on designated sites.</p>	(LP3, MOU2, MOU5, MOU6, ED55, ED156)
MM 186	123	Paragraph 11.66	<p>As a result there is little environmental capacity that can be taken up without causing a breach of statutory environmental targets including the Water Environment (Water Framework Directive) Regulations 2017 (WFD).¹²⁶ Additionally water supply also has implications under the WFD, not just water quality. The Great Ouse and Thames catchments are both highly water stressed. Any proposed increase in groundwater abstraction from these catchments is also likely to have implications on compliance with WFD regulations also.</p> <p>¹²⁶ For information on the Water Framework Directive, see: http://www.environment-agency.gov.uk/research/planning/33362.aspx http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/About.aspx</p>	For effectiveness consequential to MM185 (ED55, ED156)
MM 187	123	After paragraph 11.67 (new paragraph)	<p>At present only the River Ivel is at a “good” status while the rest of the water bodies in North Hertfordshire are failing. Further information in relation to the water bodies in North Hertfordshire is available on the Environment Agency’s Catchment Data Explorer^[x]</p>	For effectiveness ; (NHDC Matter 19 statement, para

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			<p>including measures that will help achieve their objectives. Developers will be expected to contribute towards measures and objectives through their development proposals.</p> <p>Footnote: [x] http://environment.data.gov.uk/catchment-planning/</p>	56, LP3, MoU5)
MM 188	124	Policy NE11	<p>Policy NE11: Contaminated land</p> <p>Planning permission for development affecting or affected by contaminated land will be granted provided that where:</p> <ol style="list-style-type: none"> a contaminated land study / contaminated land risk assessment is submitted as part of the application appropriate mechanisms are in place to investigate, characterise the risks and where necessary remediate the contamination to remove the risks, or reduce the risk to an acceptable level; and the site is suitable for the new use taking account of ground conditions, groundwater vulnerability and pollution arising from previous land use and land remediation in reference to relevant guidance (and any subsequent updates)^x. <p>Footnote: [x] Groundwater Protection: Principles and practice (GP3), https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3; Model Procedures for the Management of Land Contamination, https://www.gov.uk/guidance/land-contamination-risk-management</p>	For effectiveness ; (NHDC Matter 19 statement, para 61, LP3, MoU5)
MM 189	124	Paragraphs 11.72 and 11.73 (Delete and insert new paragraphs)	<p>11.72 There are numerous sites in the District which are potentially affected by contamination as a consequence of their historical land uses.</p> <p>11.73 The policy addresses the protection of the health of end users of proposed developments, as well as the protection of the historic, built and natural environment, including groundwater. The latter is of particular relevance in North Hertfordshire because much of the District's water supply comes from an</p>	For effectiveness (LP3, MoU5)

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			<p>unconfined aquifer.</p> <p>11.xx Decisions should ensure that the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.</p> <p>11.xx Much of the area covered by this plan overlies Secondary and Principal Aquifers. Abstractions are located throughout the plan area, with WFD aquifers and rivers present. Source Protection Zones (1 to 3) and landfills are present within the plan area, and mostly in the areas around Hitchin, Letchworth, Baldock, Royston, Ashwell and Stevenage. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. The use of groundwater for local drinking water supplies in the area makes it particularly vulnerable to pollution.</p> <p>11.xx Certain new activities need to be deterred in sensitive areas based on their intrinsic hazard to sensitive receptors (e.g. groundwater, Principal Aquifers, Source Protection Zones). Close to sensitive receptors a precautionary approach is likely to be taken even where the risk of failure is low as the consequences may be serious or irreversible.</p> <p>11.xx Where risks from landfill gas are likely to arise, where land contamination may be reasonably suspected, or particularly environmentally sensitive developments (e.g. petrol filling stations) are proposed for sensitive sites, developers are encouraged to hold pre-application discussions. A Preliminary Risk Assessment (PRA) should be undertaken as the first stage in assessing these risks and is a requirement for validating relevant planning applications.</p>	
MM 190	125	Policy NE12	<p>Policy NE12 : Renewable and low carbon energy development</p> <p>Proposals for solar farms involving the best and most versatile agricultural land and proposals for wind turbines will be determined in accordance with national policy.</p> <p>Proposals for other renewable and low carbon energy development which would</p>	For consistency with national policy following

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			<p>contribute towards reducing greenhouse gas emissions will be permitted subject to an assessment of the impacts upon:</p> <ul style="list-style-type: none"> i. landscape quality, landscape character and visual amenity, including consideration of cumulative impacts of development; ii. environmental assets; iii. the historic environment, including the impact on the setting of historic assets ; iv. the transport network; v. air quality; vi. aviation interests; and vii. the amenity of residents. <p>In assessing renewable and low carbon energy proposals against the above criteria the Council will give significant weight to their local and wider benefits, particularly the potential to reduce greenhouse gas and other harmful emissions, and the social benefits of community owned schemes where this is relevant.</p> <p>Proposals for decentralised energy schemes associated with development of the strategic sites allocated in the Plan will be encouraged subject to an assessment of the impacts.</p> <p>In all cases, end of life/redundant plant, buildings, apparatus, and infrastructure must be removed and the site restored to its former state or a condition agreed with the Council.</p>	Matter 19 hearing session (ED55, ED156)
MM 191	126	Paragraph 11.77	The Hertfordshire Renewable and Low Carbon Energy Technical Study identifies energy opportunity areas in the District. This may assist developers to choose the appropriate renewable technology, depending on the location of the development. The Study also identified that there may be areas of opportunity to investigate decentralised energy schemes, this could be particularly relevant in those areas where larger scale development	For consistency with national policy (NHDC Matter 19 Statement, para

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			may take place. Broadly, decentralised energy schemes refer to energy that is generated off the main grid and can include micro-renewables, heating and cooling. Schemes can serve a single building or a whole community. Although development proposals for renewable and low carbon energy will be supported in appropriate locations, it is also important that development proposals incorporate energy efficient measures to help reduce the demand for energy in the first place. The Council is mindful that an appropriate balance must be maintained between the benefits of renewable energy and other constraints and considerations in accordance with national Planning Practice Guidance (PPG).	72).
		CHAPTER 12	HISTORIC ENVIRONMENT	
MM 192	127	Policy HE1 (i) Additional criterion and paragraph	<p style="background-color: #006400; color: white; padding: 2px;">Policy HE1: Designated heritage assets.</p> <p>Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:</p> <ul style="list-style-type: none"> i. assesses the significance of heritage assets, including their setting, impacted by the proposal; ii. justify justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and iii. informs any necessary mitigation measures to minimise or mitigate against any identified harms.; <p>Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):</p> <ul style="list-style-type: none"> a. enable the heritage asset to be used in a manner that secures its conservation and preserves its significance; b. incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and c. will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset’s optimum viable use. <p>Where substantial harm to, or loss of significance, of a designated heritage asset is</p>	For effectiveness and consistency with national policy following Matter 20 hearing session (NHDC Matter 20 Statement, ED55, ED157)

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			proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.	
MM 193	128	Policy HE2	<p>Policy HE2: Heritage at risk</p> <p>Planning permission will be granted for proposals that seek to restore conserve or provide new uses for designated heritage assets identified on the national register, or the Council's 'At Risk' local risk register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use.</p> <p>Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully implemented assessed.</p>	For effectiveness and consistency with national policy (NHDC Matter 20 Statement , para 13)
MM 194	128	Policy HE3	<p>Policy HE3: Local heritage Non-designated heritage assets</p> <p>Permission for the loss of a building of local interest will only be granted where</p> <p>Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:</p> <ul style="list-style-type: none"> a. the replacement building contributes to preserving the local character and distinctiveness of the area; and b. where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site. 	For effectiveness and consistency with national policy , following Matter 20 hearing session (ED55, ED157)

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MM 195	128	After paragraph 12.7 (new paragraph)	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This policy is concerned with those non-designated heritage assets that are locally listed, such as Buildings of local interest.	For effectiveness ; Consequential to MM194 following Matter 20 hearing session (ED55, ED157)
MM 196	129	Policy HE4	<p>Policy HE4: Archaeology</p> <p>Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that: where:</p> <ul style="list-style-type: none"> a. developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation. b. It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and c. where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost. <p>Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.</p> <p>Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance.</p>	For effectiveness (NHDC Matter 20 Statement, para 17).

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		CHAPTER 13	COMMUNITIES	
MM 197		All tables	Local Housing Allocations and site-specific policy criteria <i>All site references to be prefaced with “Policy” e.g. Site Policy AS1</i>	For effectiveness ; To ensure policy status is afforded to the site-specific criteria
MM 198	133	Paragraph 13.1	This chapter sets out the site allocations for development for each community in North Hertfordshire. It identifies the detailed site-specific policy criteria for each local housing allocation. Retail and employment allocations are also identified and site-specific policy criteria are provided where considered necessary.	For effectiveness ; Consequential modification to MM197 [above]
MM 199	133	Paragraph 13.2	All development sites listed in this chapter are shown on the Proposals Policies Map. The communities are generally based on the established network of town and parish boundaries ¹³⁸ and are arranged alphabetically as follows: <u>Footnote:</u> ¹³⁸ Exceptions to this include where development is proposed on the edge of an existing settlement but using land (partly) in an adjoining parish. Sites on the edge of Baldock but in Clothall parish, for example, are included in the Baldock section.	For legal compliance
		ASHWELL		
MM 200	135	Paragraph 13.5	Ashwell is identified as a Category A village. A development boundary is shown on the Proposals Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Ashwell’s development needs during this Plan period.	For legal compliance
MM 201	135	Paragraph 13.7	One housing site is identified in Ashwell for 33 new homes. 62 71 further homes have been built or granted planning permission since 2011.	Positively prepared ; Updated housing monitoring information

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source						
MM 202	135	Policy AS1	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Land west of Claybush Road</td> <td style="width: 40%;">33 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Provision of vehicular and pedestrian access into the village; • Sensitive design and layout required in terms of ridge line and setting within landscape, retain existing boundary hedgerows and supplement with additional planting required on the east and west boundaries to improve views from Arbury Banks and screen properties on Claybush Road; • Heritage Impact Assessment required informing design and layout at southern extent of site to respect setting of Arbury Banks Scheduled Ancient Monument and the views of St Marys Church; and • Provide archaeological survey prior to development. </td> </tr> </table>	Land west of Claybush Road	33 homes	<ul style="list-style-type: none"> • Provision of vehicular and pedestrian access into the village; • Sensitive design and layout required in terms of ridge line and setting within landscape, retain existing boundary hedgerows and supplement with additional planting required on the east and west boundaries to improve views from Arbury Banks and screen properties on Claybush Road; • Heritage Impact Assessment required informing design and layout at southern extent of site to respect setting of Arbury Banks Scheduled Ancient Monument and the views of St Marys Church; and • Provide archaeological survey prior to development. 		For effectiveness following Matter 11 Hearing session to clarify access (ED95, ED148A)		
Land west of Claybush Road	33 homes									
<ul style="list-style-type: none"> • Provision of vehicular and pedestrian access into the village; • Sensitive design and layout required in terms of ridge line and setting within landscape, retain existing boundary hedgerows and supplement with additional planting required on the east and west boundaries to improve views from Arbury Banks and screen properties on Claybush Road; • Heritage Impact Assessment required informing design and layout at southern extent of site to respect setting of Arbury Banks Scheduled Ancient Monument and the views of St Marys Church; and • Provide archaeological survey prior to development. 										
MM 203	135	Table after Policy AS1	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Total allocated sites</td> <td style="width: 40%;">33 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>62 71 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>95 104 homes</td> </tr> </table>	Total allocated sites	33 homes	Completions and permissions	62 71 homes	Total allocated, completed and permitted	95 104 homes	Positively prepared ; Updated housing monitoring information
Total allocated sites	33 homes									
Completions and permissions	62 71 homes									
Total allocated, completed and permitted	95 104 homes									
		BALDOCK								
MM 204	137	Paragraph 13.16	Baldock is classed as a town in Policy SP2: Settlement Hierarchy . A boundary for the town is shown on the Proposals Policies Map . Beyond this boundary is classed as Green Belt.	Consequential modification to MM010 [SP2]; for legal compliance						
MM 205	137	Paragraph 13.19	8 housing sites are allocated in and around Baldock. These will deliver an estimated 3,436 new homes (3,136 during the plan period to 2031). A further 154 212 new homes have been built or granted planning permission since the start of the plan period in 2011.	Positively prepared ; Updated housing monitoring information						
MM 206	138	Policy BA2	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Land south-west of Clothall Road (Clothall parish)</td> <td style="width: 40%;">200 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Creation of appropriate, defensible Green Belt boundary along the south-eastern south-western perimeter of the site; • Appropriate mitigation measures for noise associated with the A505 to </td> </tr> </table>	Land south-west of Clothall Road (Clothall parish)	200 homes	<ul style="list-style-type: none"> • Creation of appropriate, defensible Green Belt boundary along the south-eastern south-western perimeter of the site; • Appropriate mitigation measures for noise associated with the A505 to 		For effectiveness ; NHDC Matter 10 statement, factual correction		
Land south-west of Clothall Road (Clothall parish)	200 homes									
<ul style="list-style-type: none"> • Creation of appropriate, defensible Green Belt boundary along the south-eastern south-western perimeter of the site; • Appropriate mitigation measures for noise associated with the A505 to 										

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			<ul style="list-style-type: none"> potentially include insulation and orientation of living spaces; Proposals to be informed by a site-specific landscape assessment; Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Consider and mitigate against potential adverse impacts upon Weston Hills Local Wildlife Site; Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and Archaeological survey to be completed prior to development. 	
MM 207	138	Policy BA3	<p>Land south of Clothall Common (Clothall parish) 200 245 homes</p> <ul style="list-style-type: none"> Deliver, in combination with Site BA4, a southern link road connecting Wallington Road to the B656 Royston Road to Wallington Road or the A507 Clothall Road within the southern bypass; Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA4; Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network Site layout to take account of existing wastewater infrastructure; Appropriate solution for short- and long-term education requirements having regard to up-to-date assessments of need; Appropriate mitigation measures for noise associated with the A505 to potentially include: <ul style="list-style-type: none"> insulation and orientation of living spaces; and maintaining or re-profiling the existing bunding towards the east of the site with no housing permitted on or beyond its (revised) alignment; Incorporate alignment of former Wallington Road and Bridleway Clothall 027 as green corridor along northern perimeter of through the site; Incorporate ordinary watercourses (and any appropriate measures) within 	For effectiveness to provide better policy control over the land following Matter 10 Hearing session (ED128, ED146A).

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
			<ul style="list-style-type: none"> comprehensive green infrastructure and / or SUDs approach; Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; Proposals to be informed by a site-specific landscape assessment; Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and Archaeological survey to be completed prior to development. 			
MM 208	139	Policy BA4	<table border="1"> <tr> <td>Land east of Clothall Common (part in Clothall parish)</td> <td>95 50 homes</td> </tr> </table> <ul style="list-style-type: none"> Deliver, in combination with Site BA3, a southern link road connecting Wallington Road to the B656 Royston Road; Provision of suitable vehicle, cycle and pedestrian links to ensure integration with adjoining site BA3; Consideration of the most appropriate routes and movements for all modes between the allocation site, the existing Clothall Common estate and the wider transport network; Site layout to take account of existing wastewater infrastructure Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; Proposals to be informed by a site-specific landscape assessment; Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution Archaeological survey to be completed prior to development. 	Land east of Clothall Common (part in Clothall parish)	95 50 homes	For effectiveness ; following Matter 10 Hearing session (ED128, ED146A)
Land east of Clothall Common (part in Clothall parish)	95 50 homes					
MM 209	139	Policy BA5	<table border="1"> <tr> <td>Land off Yeomanry Drive</td> <td>25 homes</td> </tr> </table> <ul style="list-style-type: none"> Site layout to take account of existing wastewater infrastructure; Incorporate ordinary watercourses (and any appropriate measures) within comprehensive green infrastructure and / or SUDs approach; Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; Appropriate treatment of south eastern and south western site boundaries to 	Land off Yeomanry Drive	25 homes	For effectiveness as proposed in LP3
Land off Yeomanry Drive	25 homes					

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source									
			<p>maintain access to, and integrity of, Footpath Baldock 036 and east-west green corridor;</p> <ul style="list-style-type: none"> Heritage impact assessment (including assessment of significance) and sensitive design to ensure appropriate protection of adjacent Scheduled Ancient Monument; and Archaeological survey to be completed prior to development. 										
MM 210	140	Table After Policy BA11	<table border="1"> <tr> <td>Total allocated sites*</td> <td>3,386 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>204 212 homes</td> </tr> <tr> <td>Total allocated, completed and permitted 2011-2031*</td> <td>3,290 3,298 homes</td> </tr> </table>	Total allocated sites*	3,386 homes	Completions and permissions	204 212 homes	Total allocated, completed and permitted 2011-2031*	3,290 3,298 homes	Positively prepared ; Updated housing monitoring information			
Total allocated sites*	3,386 homes												
Completions and permissions	204 212 homes												
Total allocated, completed and permitted 2011-2031*	3,290 3,298 homes												
MM 211	141	Policy BA10	<table border="1"> <tr> <td>Royston Road</td> <td>19.6</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> A masterplan to be secured prior to the approval of any detailed matters; Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock; Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; Landscaping to enhance the ecological value of the railway corridor and reinforce a defensible Green Belt boundary to the east; Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use; Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common; Retaining framed views of St Mary’s Church from within and beyond the site; Archaeological survey to be completed prior to development; and Use of green roofs on buildings in order to create a less harsh urban-rural transition to the Green Belt on the eastern side of this allocation. </td> </tr> <tr> <td colspan="2">Designated employment areas</td> </tr> <tr> <td>BE1</td> <td>Bondor Business Centre</td> <td>2.5</td> </tr> </table>	Royston Road	19.6	<ul style="list-style-type: none"> A masterplan to be secured prior to the approval of any detailed matters; Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock; Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; Landscaping to enhance the ecological value of the railway corridor and reinforce a defensible Green Belt boundary to the east; Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use; Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common; Retaining framed views of St Mary’s Church from within and beyond the site; Archaeological survey to be completed prior to development; and Use of green roofs on buildings in order to create a less harsh urban-rural transition to the Green Belt on the eastern side of this allocation. 		Designated employment areas		BE1	Bondor Business Centre	2.5	To ensure the Plan is positively prepared, justified, effective and consistent with national policy following Matter 13 hearing session (LP3, MOU5, ED56, ED150)
Royston Road	19.6												
<ul style="list-style-type: none"> A masterplan to be secured prior to the approval of any detailed matters; Ensure access arrangements control HGV movements to direct vehicles towards the A505 rather than through Baldock; Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; Landscaping to enhance the ecological value of the railway corridor and reinforce a defensible Green Belt boundary to the east; Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to current and historic agricultural use; Provide adequate mitigation measures for noise associated with the railway line and for any potential employment activity in relation to Clothall Common; Retaining framed views of St Mary’s Church from within and beyond the site; Archaeological survey to be completed prior to development; and Use of green roofs on buildings in order to create a less harsh urban-rural transition to the Green Belt on the eastern side of this allocation. 													
Designated employment areas													
BE1	Bondor Business Centre	2.5											

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			BE2 Royston Road 3.3	
			Parts of employment areas designated for business use only	
			BB1 Bondor Business Centre East 1.0	
MM 409	142	Paragraph 13.30	Additionally a southern link road is also proposed to enable the development of site BA3 and BA4 but also improving. This will improve connectivity to the south of the town providing the ability to bypass this junction. The detailed alignment of the link road will be determined through the Development Management process. This may require the existing bunding at the eastern end of the proposed link road to be re-profiled. The agreed route of the southern link road through the bunded area will mark the outer limits of built development in this part of the site.	For effectiveness
MM 212	142	After 13.30 (new paragraph)	Baldock has historically experienced air quality issues associated with traffic in the town. However, these measures should help to ensure that relevant Air Quality Objectives are not exceeded as a consequence of growth. Detailed assessments will be required in line with Policy D4 when larger sites (including BA1 to BA4) are brought forward for development.	For effectiveness as proposed in LP3
		BARKWAY		
MM 213	143	Paragraph 13.35	Barkway is identified as a Category A one of five villages where higher levels of growth will be supported. in the settlement hierarchy and It is the largest in population terms of three villages located in the area to the east of the A10 and to the south of Royston. Despite this, facilities are limited and so residents would presently be likely to travel to either Royston to the north or Buntingford to the south for many day to day items. A development boundary is shown on the Proposals Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to allow for Barkway's development needs during this Plan period.	Consequential modification to MM010 [SP2] for effectiveness ; for legal compliance
MM 214	143	Paragraph 13.37	Three sites are allocated in Barkway for an estimated 173 new homes. A further 31 37 homes have been built or granted planning permission since 2011.	Positively prepared ; Updated housing monitoring information
MM	144	Policy BK2	Land off Windmill Close 20 homes	For effectiveness

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
215			<ul style="list-style-type: none"> • Part of the site to be retained as open space; and • Archaeological survey to be completed prior to development 	following Matter 11 hearing session (ED95, ED148A)		
MM 216	144	Policy BK3	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land between Cambridge Road & Royston Road</td> <td style="width: 30%; text-align: center;">140 homes</td> </tr> </table> <ul style="list-style-type: none"> • Development should be set back from the road; • Lower density housing would be appropriate on the eastern part of the site; • Incorporation of footpath Bridleway Barkway 017 as a north-south green corridor through the site; • Appropriate treatment of northern boundary to maintain alignment and integrity of Bridleway Barkway 018 • Explore opportunities for connecting road from Royston Road to Cambridge Road having regard to heritage considerations (below); • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for pedestrian and cycle access; • Provision of local convenience shop; • Approximately 1.5 hectares of land at the south-west of the site secured as a reserve site for primary education; • Site layout designed to integrate with any future use of land identified for adjoining reserve school site; • Development should include extensive tree planting, maintenance of the existing boundaries and hedgerows. • Development should include measures to minimise impact on Newsells Park Stud, in terms of proximity of built development, noise and increased activity; • Sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include: <ul style="list-style-type: none"> ○ Reinforcing of hedgerows and landscaping along site boundaries; and ○ Access arrangements designed to minimise harm to heritage assets 	Land between Cambridge Road & Royston Road	140 homes	For effectiveness as proposed in LP3 and following Matter 11 hearings (ED95, ED148A).
Land between Cambridge Road & Royston Road	140 homes					
MM	144	Table after Policy BK3	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Total allocated sites</td> <td style="width: 30%; text-align: center;">173 homes</td> </tr> </table>	Total allocated sites	173 homes	Positively
Total allocated sites	173 homes					

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
217			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Completions and permissions</td> <td style="text-align: right;">31 37 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td style="text-align: right;">204 210 homes</td> </tr> </table>	Completions and permissions	31 37 homes	Total allocated, completed and permitted	204 210 homes	prepared; Updated housing monitoring information
Completions and permissions	31 37 homes							
Total allocated, completed and permitted	204 210 homes							
MM 218	144	Paragraph 13.38	The visible economic activity of the village is limited to a petrol filling station/garage, soft furnishings business and car repairs business. Barkway Park Golf Club is also located near to the edge of the village.	For effectiveness as proposed in LP3				
MM 219	144	Paragraph 13.39	The existing first school site in Barkway is constrained and is considered difficult to expand. Hertfordshire County Council hold a reserve school site in the village, lying between sites BK1 and within site BK3 . This will be retained providing the opportunity to respond to the increase in the number of dwellings for the village.	For effectiveness; Consequential modification to MM216				
MM 220	145	After paragraph 13.41 (new paragraph)	Newsells Park Stud is an established rural business which lies directly to the north of site BK3. The stud is a specialist business which relies on the adjoining pasture land to create the best conditions for rearing foals. Development on site BK3 will need to take into account any potential impact from noise, increased activity and other forms of disturbance both during construction and throughout the occupancy of the scheme.	For effectiveness; Consequential modification to MM216				
		COCKERNHOE AND EAST OF LUTON						
MM 221	150	Paragraph 13.66	Cockernhoe & Mangrove Green is identified as a Category A village. The development boundary is shown on the Proposals Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to include both the village of Cockernhoe & Mangrove Green and the adjoining expansion of Luton. Outside this boundary the rest of the Cockernhoe ward is classed as Green Belt.	For effectiveness following Matter 5 hearing session				
		CODICOTE						
MM 222	152	Paragraph 13.74	Codicote is identified as a Category A one of five villages where higher levels of growth will be supported . The development boundary shown on the Proposals Policies Map to	Consequential modification to				

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Codicote's future development needs.	MM010 [SP2] for effectiveness and for legal compliance				
MM 223	152	Paragraph 13.77	Four sites are allocated in and around Codicote village for an estimated 315 new homes. A further 49 52 homes have been built or granted planning permission with the parish since 2011.	Positively prepared; Updated housing monitoring information				
MM 224	152	Policy CD1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land south of Cowards Lane</td> <td style="width: 30%; text-align: center;">73 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site; Contribution towards school expansion on site CD5; 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; Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street; Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Consider and mitigate against potential adverse impacts upon Hollands Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat. </td> </tr> </table>	Land south of Cowards Lane	73 homes	<ul style="list-style-type: none"> Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site; Contribution towards school expansion on site CD5; 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; Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street; Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Consider and mitigate against potential adverse impacts upon Hollands Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat. 		For effectiveness following Matter 11 Hearing session and to correct factual error (ED96, ED148B)
Land south of Cowards Lane	73 homes							
<ul style="list-style-type: none"> Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site; Contribution towards school expansion on site CD5; 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; Sensitive design, particularly at north-east of site, to prevent adverse impact upon setting of Listed Buildings on High Street; Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Consider and mitigate against potential adverse impacts upon Hollands Hollards Farm Meadow Local Wildlife Site and adjoining priority woodland habitat. 								
MM 225	153	Policy CD2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Codicote Garden Centre, High Street</td> <td style="width: 30%; text-align: center;">54 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; </td> </tr> </table>	Codicote Garden Centre, High Street	54 homes	<ul style="list-style-type: none"> Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; 		For effectiveness as suggested in LP3 and following
Codicote Garden Centre, High Street	54 homes							
<ul style="list-style-type: none"> Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; 								

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> • Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site; • Contribution towards school expansion on site CD5; • 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; • Access through site to adjoining sports field and community centre; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon adjoining priority deciduous woodland habitat; • Sensitive design taking opportunities to enhance setting of Grade II* Listed Church of St Giles; • Retain and strengthen existing boundary hedgerows. 	Matter 11 Hearing session (ED96, ED148B).
MM 226	153	Policy CD3	<p>Land north of The Close</p> <p style="text-align: right;">48 homes</p> <ul style="list-style-type: none"> • Land for school expansion site on CD5 to be secured prior to occupation of dwellings on this site; • Contribution towards school expansion on site CD5; • 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; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Sensitive incorporation of Footpaths Codicote 007 and 008 as perimeter features around within the site and providing a connection from the High Street to the wider countryside; • Heritage impact assessment (including assessment of significance) and 	For effectiveness following Matter 11 Hearing session (ED96, ED148B)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			sensitive design to ensure appropriate approach to nearby Grade II* listed The Bury.	
MM 227	153	Policy CD5	<p>Land south of Heath Lane 140 homes</p> <ul style="list-style-type: none"> • Land broadly to the east of the current alignment of footpath Codicote 014 to be reserved for expansion of the existing school; • 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; • 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; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Consider and mitigate against potential adverse impacts upon nearby features of biodiversity interest including: <ul style="list-style-type: none"> ○ Codicote Lodge Icehouse & surrounds Local Wildlife Site; ○ Heath Plantation Local Wildlife Site; ○ Meadow NW of First Spring Local Wildlife Site; and ○ Priority deciduous woodland habitat adjoining the site; • Sensitive incorporation of existing rights of way, including footpaths Codicote 014, 015 & 016 as green corridors through the site connecting the existing village to the wider countryside; • 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; • Lower density of development to southern edge of site to respect local character; and 	For effectiveness following Matter 11 Hearing session (ED96, ED148B)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source						
			<ul style="list-style-type: none"> Sensitive treatment of Heath Lane frontage to minimise impact upon nearby Listed Buildings. 							
MM 228	154	Table after Policy CD5	<table border="1"> <tr> <td>Total allocated sites</td> <td>315 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>49 52 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>364 367 homes</td> </tr> </table>	Total allocated sites	315 homes	Completions and permissions	49 52 homes	Total allocated, completed and permitted	364 367 homes	Positively prepared; Updated housing monitoring information
Total allocated sites	315 homes									
Completions and permissions	49 52 homes									
Total allocated, completed and permitted	364 367 homes									
MM 229	13.78	Paragraph 13.78	A site adjoining the existing Gypsy and Traveller site at Pulmore Pulmer Water has been identified for eight six additional pitches and a site at Danesbury Park Road for four pitches.	To ensure the Plan is positively prepared, justified, effective and consistent with national policy following updated evidence (ED60)						
MM 230	154	Policy CD4	<p>Land at Pulmore Pulmer Water, St Albans Road 7 8</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site</th> <th>Pitch estimate</th> </tr> </thead> <tbody> <tr> <td>CD4</td> <td>Land at Pulmore Water, St Albans Road</td> <td>6 8</td> </tr> </tbody> </table>	Ref	Site	Pitch estimate	CD4	Land at Pulmore Water, St Albans Road	6 8	As above
Ref	Site	Pitch estimate								
CD4	Land at Pulmore Water, St Albans Road	6 8								
MM 231	154	New Policy CD6	Land at Woodside Place, Danesbury Park Road 4	As above						
MM 232	154	Paragraph 13.80	The existing 1 FE Codicote school regularly fills most of its available places from the local area. Its current site is physically constrained. Expansion of the existing primary school is required to accommodate demand from the additional residential development within sites CD1, CD2, CD3 and CD5 as well as other dwellings that may come forward that is planned in Codicote. Expansion of the existing primary school will require site CD5 to come forward first to provide the land with the other three sites coming forward shortly after to ensure the necessary contributions for the expansion are available at	For clarity and effectiveness following Matter 11 hearing session Matter 11 Hearing session						

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			the right time.					
MM 233	154	After paragraph 13.81 (new paragraph)	Some minor roads leading to/from Codicote may require mitigation. This includes Bury Lane/Park Lane to Old Knebworth, and St. Albans Road. The effects of increased traffic through the village centre could also be off-set by environmental improvements.	For effectiveness as (NHDC Matter 11 statement, ED105)				
		GRAVELEY AND NORTH OF STEVENAGE						
MM 234	155	Paragraph 13.86	Graveley is identified as a Category A village. The development boundary is shown on the Proposals Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent but also allow for Graveley’s future development needs.	For legal compliance				
MM 235	155	Paragraph 13.89	Our strategic site to the north of Stevenage is located in Graveley parish. One site is allocated within the village for an estimated 8 new homes. A further 8 10 homes have been built or granted planning permission since 2011.	Factual update				
MM 236	155	Table after Policy GR1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Completions and permissions</td> <td style="text-align: right;">8 10 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td style="text-align: right;">916 918 homes</td> </tr> </table>	Completions and permissions	8 10 homes	Total allocated, completed and permitted	916 918 homes	Positively prepared ; Updated housing monitoring information
Completions and permissions	8 10 homes							
Total allocated, completed and permitted	916 918 homes							
		GREAT ASHBY AND NORTH-EAST STEVENAGE						
MM 237	156	Policy GA1 (new criteria to be added)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land at Roundwood (Graveley parish)</td> <td style="text-align: right;">330 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Sensitive integration into existing settlement in terms of development layout and building orientation; • Principal vehicular access taken from existing residential streets within Great Ashby • Provision for sustainable modes of transport having regard to the </td> </tr> </table>	Land at Roundwood (Graveley parish)	330 homes	<ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Sensitive integration into existing settlement in terms of development layout and building orientation; • Principal vehicular access taken from existing residential streets within Great Ashby • Provision for sustainable modes of transport having regard to the 		For effectiveness ; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
Land at Roundwood (Graveley parish)	330 homes							
<ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Sensitive integration into existing settlement in terms of development layout and building orientation; • Principal vehicular access taken from existing residential streets within Great Ashby • Provision for sustainable modes of transport having regard to the 								

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>Stevenage Mobility Strategy;</p> <ul style="list-style-type: none"> • Transport Assessment to identify and secure measures to manage traffic flows arising from the development along Back Lane; • Contribution towards appropriate GP provision across the north of Stevenage sites; • Maintain general integrity of Weston Road, including as a through route for pedestrians and cyclists • Retention and sensitive treatment of priority woodland habitats surrounding site to north and west; • Consider and mitigate against any adverse impacts upon adjacent local wildlife site at Parsonsgreen Wood; • Integration of Footpath Graveley 010 as a perimeter feature around the north of the site; • Sensitive design and landscaping around northern and western peripheries to minimise impacts upon wider landscape and heritage assets, including the setting of the Scheduled Ancient Monument at Chesfield Church. 	
MM 238	157	Paragraph 13.99	Our proposals for site GA2 also require consideration of education provision, including a minimum requirement reserving land to provide a new 2FE primary / 4FE secondary ‘all through’ school. Between them, t These measures should will ensure sufficient provision to serve Great Ashby as a whole.	For effectiveness (NHDC Matter 10 statement)
MM 239	157	After paragraph 13.99 (New paragraph)	The Stevenage Mobility Strategy aims to significantly increase the proportion of journeys undertaking on foot, by bike and by public transport over the plan period. Sites on the edge of Stevenage will need to make appropriate provision for sustainable modes of transport, and appropriate contributions to relevant sustainable travel schemes across the town, to ensure that they meet these aims.	For effectiveness ; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM	157	Paragraph 13.100	Our transport modelling does not identify any specific mitigation scheme requirements for Great Ashby. There are however local concerns that Back Lane, a narrow minor road	For effectiveness ; following Matter 10

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
240			<p>which leads to Church Lane in Gravelly, could be used by increased numbers of vehicles leaving the new development sites, and that junctions in Graveley itself will suffer from congestion as a result of increased flows . These issues are also part of wider network issues concerning junction 8 of the A1(M) and alternative routeings to this, which are being reviewed by the Council and HCC, and which will propose mitigation measures in the area. These will be reflected in future iterations of the Infrastructure Delivery Plan. Any transport proposals should consider the effects on adjacent networks and communities such as Graveley , and propose suitable mitigation; the analysis should also consider cumulative impacts. However, it is also recognised that there are localised highway issues in the area, particularly relating to on-street car parking¹⁴¹. These parking issues have arisen, in part, as a result of national planning policies in place at the time Great Ashby was developed which restricted the amount of off-street car parking the District Council could require. These measures, along with wider transport and mobility proposals arising from development of the site, will be developed in consultation with Hertfordshire County Council and Stevenage Borough Council.</p> <p><u>Footnote:</u></p> <p>¹⁴¹ This also explains why high-level traffic modelling, which will not contain this level of intelligence, considers there to be sufficient capacity.</p>	hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM 241	157	Paragraph 13.101	<p>Some elements of Ppotential solutions to these issues highway management measures, such as the use of Traffic Regulation Orders (TROs) to deal with parking issues, lie outside the direct control of the planning system and it is therefore not for this Local Plan to dictate the most appropriate solution(s).</p>	For effectiveness ; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM 242	157	Paragraph 13.102	<p>It is recognised that a careful balance needs to be struck between facilitating new development, encouraging sustainable travel choices, ensuring safe vehicular access throughout Great Ashby, the provision of parking places and the need to ensure that any measures which might be implemented do not simply displace problems to other less</p>	For effectiveness ; following Matter 10 hearing session (NHDC Matter 10

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			appropriate locations.	statement, ED96, ED105, ED147)
MM 243	158	Paragraph 13.103	We will continue to work with the community council, Stevenage Borough Council and highway authority to determine the most appropriate solution(s). Sites in Great Ashby will need to ensure that any transport assessments appropriately take these matters into account and contribute reasonably to any necessary mitigation measures, or wider strategies which may seek to address these issues.	For effectiveness ; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
MM 244	158	After Paragraph 13.103 (new paragraph)	Our evidence identifies that the three housing allocations proposed to the north of Stevenage within the District will generate a requirement for two additional GPs. The most appropriate location and format for this provision will be determined in consultation with health service providers also having regard to existing and proposed patterns of provision within Stevenage.	For effectiveness ; following Matter 10 hearing session (NHDC Matter 10 statement, ED96, ED105, ED147)
		HEXTON		
MM 245	159	Paragraph 13.108	Hexton is identified as a Category A village. The development boundary is shown on the Proposals Policies Map to indicate the area within which further development will be allowed. The boundary has been drawn so as to encompass the existing developed extent.	For legal compliance
MM 246	159	Paragraph 13.111	There are no sites allocated for residential development in Hexton. Planning permission has been granted for one two new homes since 2011.	Positively prepared ; Updated housing monitoring information
		HITCHIN		
MM 247	161	Paragraph 13.122	Hitchin is classed as a town under Policy SP2. A settlement boundary is defined for the town (shown on the Proposals Policies Map), within which new development is	For legal compliance

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			encouraged. Beyond the settlement boundary is Green Belt.					
MM 248	162	Paragraph 13.126	Seven sites are allocated in and around Hitchin for an estimated 1,009 971 new homes. The significant majority of these will be built at our Strategic Housing Site at Highover Farm. A further 638 702 homes have been built or granted planning permission in Hitchin since 2011.	Positively prepared; Updated housing monitoring information				
MM 249	162	Policy HT2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #e0ffe0;">Land north of Pound Farm (St Ippolyts parish)</td> <td style="background-color: #e0ffe0; text-align: right;">84 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Site layout designed to take account of existing wastewater infrastructure; Address existing surface water flood risk issues through SUDs or other appropriate solution; No residential development within Flood Zone 2; Maintain appropriate buffer zone from Ippolitts Brook at south-east of site; Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets. </td> </tr> </table>	Land north of Pound Farm (St Ippolyts parish)	84 homes	<ul style="list-style-type: none"> Site layout designed to take account of existing wastewater infrastructure; Address existing surface water flood risk issues through SUDs or other appropriate solution; No residential development within Flood Zone 2; Maintain appropriate buffer zone from Ippolitts Brook at south-east of site; Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets. 		For effectiveness Following Matter 10 hearing session (ED95, ED146A)
Land north of Pound Farm (St Ippolyts parish)	84 homes							
<ul style="list-style-type: none"> Site layout designed to take account of existing wastewater infrastructure; Address existing surface water flood risk issues through SUDs or other appropriate solution; No residential development within Flood Zone 2; Maintain appropriate buffer zone from Ippolitts Brook at south-east of site; Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland) and key features of interest of adjacent local wildlife site (Folly Alder Swamp); Retain and reinforce planting along southern and eastern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design towards south-west of site and in areas viewed from Mill Lane to minimise harm to heritage assets. 								
MM 250	162	Policy HT3	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #e0ffe0;">Land south of Oughtonhead Lane</td> <td style="background-color: #e0ffe0; text-align: right;">46 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Access from Westbury Close Way or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003); Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB. </td> </tr> </table>	Land south of Oughtonhead Lane	46 homes	<ul style="list-style-type: none"> Access from Westbury Close Way or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003); Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB. 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Land south of Oughtonhead Lane	46 homes							
<ul style="list-style-type: none"> Access from Westbury Close Way or Long Innings whilst maintaining the general integrity and character of Oughtonhead Lane (Restricted Byway Hitchin 003); Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB. 								

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
MM 251	HT5	Policy HT5	<table border="1"> <tr> <td>Land at junction of Grays Lane & Lucas Lane</td> <td>16 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and general integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; Retain and reinforce planting along western boundaries to protect openness of Green Belt beyond the allocation; Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB. </td> </tr> </table>	Land at junction of Grays Lane & Lucas Lane	16 homes	<ul style="list-style-type: none"> Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and general integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; Retain and reinforce planting along western boundaries to protect openness of Green Belt beyond the allocation; Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB. 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Land at junction of Grays Lane & Lucas Lane	16 homes							
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MM 252	HT6	Policy HT6	<table border="1"> <tr> <td>Land at junction of Grays Lane & Crow Furlong</td> <td>53 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; Archaeological survey to take place prior to development. </td> </tr> </table>	Land at junction of Grays Lane & Crow Furlong	53 homes	<ul style="list-style-type: none"> Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; Archaeological survey to take place prior to development. 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Land at junction of Grays Lane & Crow Furlong	53 homes							
<ul style="list-style-type: none"> Improvements to Grays Lane to provide access to sites HT5 and HT6 whilst maintaining appropriate access to, and integrity and character of, Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007; Consider and mitigate against any adverse impacts upon adjoining priority habitat (deciduous woodland); Consider and mitigate against potential adverse cumulative impacts of sites in this area on Oughtonhead Lane SSSI; Retain and reinforce planting along western and southern boundaries to ensure integrity of revised Green Belt boundary; Sensitive design to minimise impacts upon landscapes to the west, including longer views from the Chilterns AONB; Archaeological survey to take place prior to development. 								
MM 253	163	Policy HT8	<table border="1"> <tr> <td>Industrial Area, Cooks Way</td> <td>50 12 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Site layout designed to take account of existing wastewater infrastructure; Higher intensity development to take account of site location and surrounding </td> </tr> </table>	Industrial Area, Cooks Way	50 12 homes	<ul style="list-style-type: none"> Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; Site layout designed to take account of existing wastewater infrastructure; Higher intensity development to take account of site location and surrounding 		For effectiveness following Matter 10 hearing session (LP3, ED95, ED146A)
Industrial Area, Cooks Way	50 12 homes							
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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source																														
			<ul style="list-style-type: none"> completed schemes. Development should not prejudice future use of the safeguarded rail aggregate depot 																															
MM 254	163	Table after Policy HT10	Total allocated sites	1,009 971 homes	Positively prepared; Updated housing monitoring information																													
			Completions and permissions	638 702 homes																														
			Total allocated, completed and permitted	1,647 1,673 homes																														
MM 397	163	Paragraph 13.128	The following sites are designated employment areas shown on the Proposals Policies Map. Applications will be considered in accordance with our detailed policies.	For legal compliance																														
MM 398	164	Table after Paragraph 13.128	<table border="1"> <thead> <tr> <th>Ref</th> <th>Employment allocations and site specific criteria <i>Designated employment areas</i></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>HE1</td> <td>Wilbury Way</td> <td>38.9</td> </tr> <tr> <td>HE2</td> <td>Burymead Road</td> <td>7.1</td> </tr> <tr> <td>HE3</td> <td>Station approach</td> <td>1.4</td> </tr> <tr> <td>HE4</td> <td>Land adjacent to Priory Park</td> <td>0.9</td> </tr> <tr> <td colspan="3"><i>Parts of employment areas designated for business use only</i></td> </tr> <tr> <td>HB1</td> <td>Wilbury Way</td> <td>3.6</td> </tr> <tr> <td>HB2</td> <td>Cadwell Lane</td> <td>0.8</td> </tr> <tr> <td>HB3</td> <td>Burymead Road</td> <td>7.1</td> </tr> <tr> <td>HB4</td> <td>Land adjacent to Priory Park</td> <td>0.9</td> </tr> </tbody> </table>	Ref	Employment allocations and site specific criteria <i>Designated employment areas</i>	Hectares	HE1	Wilbury Way	38.9	HE2	Burymead Road	7.1	HE3	Station approach	1.4	HE4	Land adjacent to Priory Park	0.9	<i>Parts of employment areas designated for business use only</i>			HB1	Wilbury Way	3.6	HB2	Cadwell Lane	0.8	HB3	Burymead Road	7.1	HB4	Land adjacent to Priory Park	0.9	To ensure the plan is effective and justified following Matter 13 Hearing Session (ED56, ED150)
			Ref	Employment allocations and site specific criteria <i>Designated employment areas</i>	Hectares																													
			HE1	Wilbury Way	38.9																													
			HE2	Burymead Road	7.1																													
			HE3	Station approach	1.4																													
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			HB3	Burymead Road	7.1																													
HB4	Land adjacent to Priory Park	0.9																																
MM 255	164	Paragraph 13.132	A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections^[x] are district wide and can be met within the district. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Hitchin indicate the potential for growth of 11,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor	To ensure the Plan is positively prepared, justified and effective following Matter 14 hearing sessions (ED56, ED151)																														

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail. Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000m² of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment.</p> <p>Footnote: [x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)</p>	
MM 256	164	After paragraph 13.132 (New Paragraph)	<p>For allocation purposes, the capacity has been distributed between three of the four Town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.</p>	<p>To ensure the Plan is positively prepared, justified and effective following Matter 14 hearing sessions (ED56, ED151)</p>
MM 257	164	Paragraph 13.133	<p>Our evidence sees the Churchgate Centre and the surrounding area as a location where up to 4,000 gross sq.m of additional retail floorspace could be provided as part of a comprehensive mixed-use redevelopment across the entire allocated site.</p> <p>Redevelopment of this area at a suitable scale and reflecting the historic properties of Hitchin town centre has the potential to enhance the character, appearance and significance of this area.</p>	<p>To ensure the Plan is positively prepared, justified and effective consequential to MM255 (ED56, ED151)</p>
MM 258	164	After paragraph 13.133 (new paragraphs)	<p>Paynes Park could deliver up to 3,000 gross sq.m additional retail floorspace and overall the remaining potential retail capacity for Hitchin of 4,100 gross sq.m will need to be met on a district wide basis. The retail study briefing note^[x] indicates in its summary table that by 2031 the District as a whole will have effectively met its current capacity projections.</p> <p>A concept framework / masterplan will be initiated by the District Council to address</p>	<p>To ensure the Plan is positively prepared, justified and effective following Matter 14 hearing sessions</p>

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			<p>the requirements of Policies HT11 and HT12. It will consider existing and potential land uses, capacities for development and place-making. It will illustrate the disposition and connectivity of current and potential land uses including retail; employment / commercial; housing; community facilities; formal/informal public open space; the market; links to car parks, bus stops, key footpaths, cycle tracks and vehicular routes as well as guidance on how these routes will align through and around the framework / masterplan area connecting to surrounding neighbourhoods. The framework / masterplan will also consider the phasing and deliverability of any site-specific proposals.</p> <p><u>New footnote:</u> ^[x]Retail Study Briefing Note (Lichfields, 2017)</p>	(ED56, ED151)				
MM 259	164	Paragraph 13.134	These schemes will be main town centre uses retail-led. Consequently, no specific housing allocation or requirement is identified, and any residential units here will contribute towards the windfall other allowances identified in Policy SP8(c) of this Plan.	For effectiveness following Matter 14 hearing sessions (ED56, ED151)				
MM 260	164	After paragraph 13.135 (new paragraphs)	<p>Any major planning application within the allocation area on the Policies Map, should have regard to the concept framework / masterplan. Any major planning application which comes ahead of the concept framework / masterplan will be considered in accordance with the criterion in Policy HT11.</p> <p>The Hitchin Town Centre Strategy review will commence in advance of the second period of the Local Plan; being informed by the preceding Concept Framework.</p>	For effectiveness following Matter 14 hearing sessions (ED56, ED151)				
MM 261	165	Ref to Policy	Retail allocations and site-specific criteria Town Centre Uses allocations and site-specific criteria	For effectiveness following Matter 14 hearing sessions (ED56, ED151)				
MM 262	165	Policy HT11	<table border="1"> <tr> <td colspan="2">Retail Town Centre Uses allocations and site-specific criteria</td> </tr> <tr> <td>Churchgate and its surrounding area</td> <td>Mixed-use</td> </tr> </table>	Retail Town Centre Uses allocations and site-specific criteria		Churchgate and its surrounding area	Mixed-use	To ensure the Plan is positively
Retail Town Centre Uses allocations and site-specific criteria								
Churchgate and its surrounding area	Mixed-use							

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> • Redevelopment to provide approximately 4,000m² of gross sq.m of additional main A1, A3, A4, and A5 town centre uses floorspace at groundfloor level, subject to an up-to date assessment of retail capacity and supply. <ul style="list-style-type: none"> ○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms. ○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms. • Provision of residential accommodation on upper floors; • Preparation of a concept framework / masterplan to enable: <ul style="list-style-type: none"> ○ Identification of suitable, long-term location(s) for Hitchin Market; ○ Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole; ○ Provision of high quality public realm including strengthened pedestrian links between Market Place, Queen Street, Portmill Lane, Bancroft and along the River Hiz; ○ Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including: <ul style="list-style-type: none"> ▪ Protection of key views of Grade I listed St Mary’s Church, including from Hollow Lane; ▪ Consideration and sensitive treatment of key listed buildings and their settings including the Sun Hotel, the Biggin and various buildings in Market Place; ▪ Retention and enhancement of terracing to River Hiz having regard to identified Flood Zone; ▪ Any replacement buildings required to: <ul style="list-style-type: none"> • respect existing building frontage lines on Sun Street and Market Place; and • provide architectural variation to reflect rhythm of historic building plots. 	<p>prepared, justified and effective following Matter 14 hearing sessions (ED56, ED151)</p>

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
			<ul style="list-style-type: none"> Archaeological survey to be completed prior to development; and Ensure an appropriate level of car parking is retained and / or provided across the town as a whole. 			
MM 263	165	Policy HT12	<table border="1"> <tr> <td>Paynes Park</td> <td>Mixed use</td> </tr> </table> <ul style="list-style-type: none"> Redevelopment to provide approximately 4,000m² of 3,000 gross sq.m of additional main A1, A3, A4, and A5 town centre uses floorspace at groundfloor level, subject to an up-to date assessment of retail capacity and supply. <ul style="list-style-type: none"> Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms. Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms. Preparation of a concept framework / masterplan to enable: <ul style="list-style-type: none"> Preservation and enhancement of heritage assets including Hitchin Conservation Area and listed buildings, including: <ul style="list-style-type: none"> Protection and enhancement of Paynes Park House and The Cock Public House which lie within the site boundary; Respect for the setting of the Green Hythe, Bank Flat and 3-4 High Street which are adjacent to the site; Incorporating and maintaining alignment of PROW along West Alley (Hitchin 090); Environmental improvements to the area and frontage along Paynes Park; and Ensure an appropriate level of car parking is retained and / or provided across the town as a whole. 	Paynes Park	Mixed use	To ensure the Plan is positively prepared, justified and effective following Matter 14 hearing sessions (ED56, ED151)
Paynes Park	Mixed use					
MM 264	166	Paragraph 13.145	All schemes in Hitchin will be required to make reasonable contributions towards the funding of these works, and to walking and cycling schemes in Hitchin which aim to influence mode share and free up capacity for new development. However, appropriate funding arrangements will need to be made. These need to reflect the fact	For effectiveness (NHDC Matter 10 statement, ED105)		

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			that background traffic growth triggers the requirement for the schemes with new development than utilising some of the additional capacity that would be provided. In some cases, existing traffic or background growth may result in junction capacity issues, and new development will further increase these problems. However any additional capacity developed to resolve existing or background growth issues will also be taken up by new development, and appropriate contributions are therefore likely to be required.					
		HOLWELL						
MM 265	169	Paragraph 13.151	There are no sites allocated for residential development in Holwell. 10 12 homes have been built or granted planning permission since 2011.	Positively prepared; Updated housing monitoring data				
		ICKLEFORD						
MM 266	169	Paragraph 13.155	Ickleford is identified as a Category A one of five villages where higher levels of growth will be supported . The development boundary of Ickleford is shown on the Proposals Policies Map to indicate the area within which further development will be allowed. Most of the rest of the parish is classed as Green Belt, save a small area in the far north of the parish on the Bedfordshire border which is Rural Area Beyond the Green Belt.	For effectiveness ; consequential modification to MM010 [SP2]				
MM 267	169	Paragraph 13.157	Three sites are allocated around the edge of Ickleford village for an estimated 199 new homes. 10 11 further new homes have been built or granted planning permission since 2011.	Positively prepared; Updated housing monitoring data				
MM 268	169	Policy IC1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land at Duncots Close</td> <td style="width: 30%; text-align: center;">9 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Address existing surface water flood risk issues through SUDs or other appropriate solution; • No built development in north-east corner of site to protect views from Grade I listed church; </td> </tr> </table>	Land at Duncots Close	9 homes	<ul style="list-style-type: none"> • Address existing surface water flood risk issues through SUDs or other appropriate solution; • No built development in north-east corner of site to protect views from Grade I listed church; 		For effectiveness , following Matter 11 hearing session (NHDC Matter 11 Statement, ED96,
Land at Duncots Close	9 homes							
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			<ul style="list-style-type: none"> Retain and reinforce planting along site boundaries to minimise heritage and Green Belt impacts Archaeological survey to be completed prior to development. Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	ED148B)				
MM 269	169	Policy IC2	<table border="1"> <tr> <td>Burford Grange, Bedford Road</td> <td>40 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Provision of a pedestrian crossing point over the A600 to connect to the existing footpath network and ensure safe access; Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; Consider and mitigate against any adverse impacts upon key features of interest of adjoining local wildlife site (Westmill Lane) Site layout designed to take account of existing wastewater infrastructure; Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; Retention of planting at south and west of the site to ensure integrity of revised Green Belt boundary; Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism. </td> </tr> </table>	Burford Grange, Bedford Road	40 homes	<ul style="list-style-type: none"> Provision of a pedestrian crossing point over the A600 to connect to the existing footpath network and ensure safe access; Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; Consider and mitigate against any adverse impacts upon key features of interest of adjoining local wildlife site (Westmill Lane) Site layout designed to take account of existing wastewater infrastructure; Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; Retention of planting at south and west of the site to ensure integrity of revised Green Belt boundary; Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism. 		For effectiveness , following Matter 11 hearing session (LP3, NHDC Matter 11 Statement, ED96, ED105, ED148B)
Burford Grange, Bedford Road	40 homes							
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MM 270	170	Policy IC3	<table border="1"> <tr> <td>Land at Bedford Road</td> <td>150 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; Approximately two hectares of land secured as a appropriate solution for reserve site for a primary school education requirements having regard to up-to-date assessments of need; Appropriate junction access arrangements to Bedford Road; </td> </tr> </table>	Land at Bedford Road	150 homes	<ul style="list-style-type: none"> Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; Approximately two hectares of land secured as a appropriate solution for reserve site for a primary school education requirements having regard to up-to-date assessments of need; Appropriate junction access arrangements to Bedford Road; 		For effectiveness , following Matter 11 hearing session (LP3, NHDC Matter 11 Statement, ED96, ED105, ED148B)
Land at Bedford Road	150 homes							
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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			<ul style="list-style-type: none"> • Sensitive incorporation of Footpaths Ickleford 013 & 014 as green routes around the edge of the site including appropriate measures to reinforce the new Green Belt boundary along their alignment; • Integration of Bridleway Ickleford 015 as a green corridor through the site; • Sensitive treatment of priority deciduous woodland habitat or, where this cannot be (fully) retained, compensatory provision elsewhere within or adjoining the site; • Development proposals to be informed by site-specific landscape assessment; • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Archaeological survey to be completed prior to development; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism. • Consider and mitigate against potential adverse impacts of sites on Oughtonhead Lane SSSI. 					
MM 271	170	Table after Policy IC3	<table border="1"> <tr> <td>Completions and permissions</td> <td>10 11 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>209 210 homes</td> </tr> </table>	Completions and permissions	10 11 homes	Total allocated, completed and permitted	209 210 homes	Positively prepared; Updated housing monitoring data
Completions and permissions	10 11 homes							
Total allocated, completed and permitted	209 210 homes							
MM 272	170	Paragraph 13.158	Our transport modelling work does not identify any specific mitigation works that are required on the Ickleford road network. Development here will, however, contribute toward traffic generation within Hitchin and appropriate contributions will be sought towards identified schemes in the town. Any transport assessments for sites in Ickleford should also consider the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes.	For effectiveness , following Matter 11 hearing session (NHDC Matter 11 Statement, ED105)				

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 273	170	Paragraph 13.160	Ickleford Primary is a 1FE school and regularly fills most of its available places from the local area. However, it is located on a constrained site. The school premises lie partially within the Conservation Area and the original school building is listed. There is no capacity to expand within the current site but the advantages of keeping the school at the historic centre of the village are recognised in both functional and heritage terms.	For effectiveness , following Matter 11 hearing session (ED96, ED148B)
MM 274	170	After Paragraph 13.160 (new paragraph)	As well as serving Ickleford, the school also admits pupils from northern Hitchin as well as outlying rural areas and settlements. The amount of development proposed for Ickleford may result in a need for additional primary school provision. However, it is not possible to say at this point exactly how or when this provision might be needed. The additional demand created by new development in Ickleford may be offset, either in whole or in part, by changes to school admission patterns outside of the village.	For effectiveness , following Matter 11 hearing session (ED96, ED148B)
MM 275	170	Paragraph 13.161	The estimated number of homes on site Site IC3 reserves sufficient land to provide makes allowance for the provision of a new primary school of up to 2FE on this site should this prove necessary. This would allow for the relocation of the existing school and / or additional provision to meet requirements arising from new development if this is determined to be the most appropriate solution. The Council will work with the school, Hertfordshire County Council and other stakeholders as required to monitor the demand for school places. All options for the retention of the existing school in its current form, its expansion within or adjoining its existing site or splitting provision across the two sites will be fully explored before any decision is taken to relocate Ickleford Primary to the reserve site within IC3.	For effectiveness , following Matter 11 hearing session (ED96, ED148B)
MM 276	171	Paragraph 13.163	Anglian Water consider there is capacity in the relevant treatment works to support the level of growth proposed. There have been local incidents of sewer flooding and all sites will be required to robustly assess wastewater drainage requirements.	For effectiveness , following Matter 11 hearing session (ED96, ED148B)
MM 277	171	After paragraph 13.163 (new paragraph)	Hertfordshire County Council, as minerals planning authority, has identified a potential resource block (and associated buffer) to the north of Hitchin. Sites IC2 and IC3 lie within these areas. These sites will be subject to consultation with the mineral planning	For effectiveness and consequential to MM269 [IC2] &

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			authority to determine whether prior extraction (or any other relevant measure) is necessary to avoid sterilisation of any minerals resource.	MM270 [IC3]				
		KELSHALL						
MM 278	172	Paragraph 13.168	No sites are allocated in Kelshall for residential development. One No new homes has have been built or granted planning permission in the parish since 2011.	For effectiveness ; Error in submitted plan				
		KIMPTON						
MM 279	173	Paragraph 13.171	Kimpton is identified as a Category A village under policy SP2. It has been excluded from the Green Belt with its settlement boundary being shown on the Proposals Policies Map . Blackmore End is classed as a Category B settlement. It has also been excluded from the Green Belt and infilling development that does not extend the built up area into the surrounding countryside will be permitted. Peters Green is a Category C settlement. Development here will be restricted to limited affordable housing and facilities for local community needs in accordance with our detailed policies.	For legal compliance				
MM 280	173	Policy KM3	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Land north of High Street</td> <td style="width: 30%; text-align: center;">13 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Address existing surface water and groundwater flood risk issues through SUDs or other appropriate solution; • Sensitive design to minimise impacts upon adjoining Conservation Area. </td> </tr> </table>	Land north of High Street	13 homes	<ul style="list-style-type: none"> • Address existing surface water and groundwater flood risk issues through SUDs or other appropriate solution; • Sensitive design to minimise impacts upon adjoining Conservation Area. 		For effectiveness following Matter 11 Hearing session (ED95, ED147)
Land north of High Street	13 homes							
<ul style="list-style-type: none"> • Address existing surface water and groundwater flood risk issues through SUDs or other appropriate solution; • Sensitive design to minimise impacts upon adjoining Conservation Area. 								
MM 281	173	After paragraph 13.174 (new paragraph)	<i>Infrastructure and mitigation</i> There are known flooding issues in Kimpton, from both surface water and groundwater, particularly along Claggy Road which acts as a flood route into the High Street. Development in Kimpton will be required to achieve the equivalent of greenfield run off rates to ensure existing issues are not exacerbated.	For effectiveness consequential to MM280 [KM3]				
		KING'S WALDEN						
MM	174	Policy KW1	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Land west of The Heath, Breachwood Green</td> <td style="width: 30%; text-align: center;">16 homes</td> </tr> </table>	Land west of The Heath, Breachwood Green	16 homes	For effectiveness		
Land west of The Heath, Breachwood Green	16 homes							

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
282			<ul style="list-style-type: none"> • Appropriate noise monitoring and mitigation measures, to potentially include insulation and appropriate orientation of living spaces, demonstrating WHO and BS8223 standards will be met; • Reprovision of existing allotments subject to up-to-date assessments of need; • Sensitive treatment on site frontage to minimise impacts upon setting of nearby Listed buildings on The Heath; • Reinforce western site boundary to screen views, enhance Green Belt boundary and maintain rural setting of Listed buildings on Brownings Lane; • Incorporation Provision of Footpath Kings Walden 008 as green corridor through the site linking Footpath Kings Walden 008 with Footpath Kings Walden 014. 	following Matter 11 Hearing session (ED95, ED147)		
		KNEBWORTH				
MM 283	176	Paragraph 13.185	Knebworth is identified as a Category A village. It is excluded from the Green Belt with a settlement boundary shown on the Proposals Policies Map. General development will be permitted in this area. The rest of the parish is designated Green Belt. Old Knebworth is identified as a Category B village within the Green Belt where limited infilling will be allowed.	For legal compliance		
MM 284	176	Paragraph 13.188	This Plan identifies four local housing allocations within Knebworth for an estimated 598 new homes. A further 65 138 homes have already been built or granted planning permission within the parish.	Positively prepared; Factual update		
MM 285	177	Policy KB1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land at Deards End</td> <td style="width: 30%; text-align: center;">200 homes</td> </tr> </table> <ul style="list-style-type: none"> • 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; • Sensitive design and / or lower density housing at east of site to respect setting of Deards End Lane Conservation Area and listed buildings; • Creation of appropriate, defensible Green Belt boundary along north-western 	Land at Deards End	200 homes	For effectiveness following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)
Land at Deards End	200 homes					

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> perimeter of site; • Detailed scheme layout to be informed by site-specific visual impact assessment to mitigate Green Belt impacts to the fullest reasonable extent; • Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument); • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces; • Consider and mitigate against potential adverse impacts upon Knebworth Woods SSSI and priority habitat (deciduous woodland) adjoining site; and • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	
MM 286	177	Policy KB2	Land off Gypsy Lane	184 homes
			<ul style="list-style-type: none"> • 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; • Sensitive design and / or lower density housing where site affects setting of Stockens Green Conservation Area; • Creation of appropriate, defensible Green Belt boundary along southern perimeter of site; • Approximately two hectares of land to the south of Gypsy Lane and adjoining the existing settlement reserved as an appropriate site for provision of 1FE Primary School • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Address existing surface water flood risk issues, including any run-off from A1(M), through SUDs or other appropriate solution; 	For effectiveness following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> Transport assessment (or equivalent) to demonstrate highway impacts, including construction traffic, will not significantly affect Deards End Lane railway bridge (Scheduled Ancient Monument); Appropriate noise mitigation measures, to potentially include buffer strip, insulation and appropriate orientation of living spaces; and Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	
MM 287	177	Policy KB3	<p>Chas Lowe site, London Road</p> <p>14 homes</p> <ul style="list-style-type: none"> Address existing surface water flood risk issues through removal of hardstanding, SUDs or other appropriate solution. Parking provision to ensure no detrimental impact upon the operation of the High Street 	For effectiveness following Matter 10/11 hearing (ED128, ED147)
MM 288	178	Policy KB4	<p>Land east of Knebworth</p> <p>200 homes</p> <ul style="list-style-type: none"> 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; Structural landscaping and planting to provide and / or reinforce Green Belt boundary to east; Up to 4ha of Land north of Watton Road reserved for long-term secondary education purposes subject to up-to-date assessments of needs; Integrate Bridleway Knebworth 001 as part of green infrastructure strategy; Address existing surface water flood risk issues through SUDs or other appropriate solution; Preserve longer views from Knebworth to wider countryside along dry valley to south of Watton Road; and Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	For effectiveness following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)
MM	178	Table after Policy KB4	<p>Completions and permissions</p> <p>65 138 homes</p>	Positively

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source	
289			Total allocated, completed and permitted	663 736 homes	prepared; Factual update
MM 290	178	Paragraph 13.189	The facilities of Knebworth are designated as a village centre in our retail hierarchy under policy SP4. Applications in this area, outside of the allocated housing site, will be assessed using our detailed development management policies. The village centre is shown on the Proposals Policies Map and the detailed in Appendix 3 4.		For legal compliance and error
MM 291	178	Paragraph 13.191	Land will be reserved within Site KB2 will to provide an additional primary school that will meet the needs arising from new development at the west of Knebworth and provide capacity to serve some existing residential areas. Land at the south-east of the KB2 allocation is most suited for this provision which should additionally seek to maximise the distance of the school from the A1(M).		For effectiveness following Matter 10/11 hearing (NHDC Matter 11 Statement, ED128, ED147)
MM 292	178	Paragraph 13.192	There is currently no secondary education provision in Knebworth. Pupils travel to a variety of schools in Hitchin, Stevenage and Welwyn Garden City. Although some of these journeys can, and are, made by public transport, many are also made by car. This contributes to some of the known traffic issues in the town and across the wider road network		For effectiveness (NHDC Matter 11 statement)
MM 293	178	Paragraph 13.193	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’ ¹⁴⁴ may be an appropriate solution which meets future needs, benefits existing residents and provides a more sustainable approach. ¹⁴⁴ All-through schools make provision for all children from age 4 to 18. See Policy SP10.		For effectiveness (NHDC Matter 11 statement)
MM 294	179	Paragraph 13.194	It is currently anticipated that any secondary school provision in Knebworth will not be required until the late 2020s at the very earliest. To ensure an appropriately sized site can be made available, land to the north of Watton Lane at the east of the village is reserved for this purpose. We will continue to work with Hertfordshire County Council, the Parish Council, the landowner and Knebworth Primary School to monitor long-term education needs across the Stevenage School Place Planning Area and explore the most		For effectiveness (NHDC Matter 11 statement)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			appropriate education solution for this site.	
MM 295	179	Paragraph 13.195	Our transport modelling does not identify any specific mitigation scheme requirements for Knebworth. However, the high street, including the junction of Stevenage Road/London Road/Watton Road and Station Road , is a known pinch point, particularly when delays or incidents on the A1(M) result in the B197 being used as an alternate route between Welwyn Garden City and Stevenage. There are also issues of poor pedestrian/cycle access along Station Road under the railway line, and similar issues at Gun Lane and new development will be expected to consider improvements to walking/cycling conditions in these locations and make reasonable contributions to secure their delivery.	For effectiveness (NHDC Matter 11 statement, ED105)
MM 296	179	Paragraph 13.200	A planning application Planning permission has recently been submitted granted for a new library, doctors' surgery and pharmacy on the site of the current library within the identified village centre.	Positively prepared (NHDC Matter 11 statement)
		LETCHWORTH GARDEN CITY		
Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 297	181	Paragraph 13.211	Letchworth Garden City is the District's second largest urban area, with only slightly fewer people than neighbouring Hitchin. Letchworth has largely grown to fill most of the space between Hitchin and Baldock, leaving little room for further growth that does not erode the separation between those towns. North and south of the town are the villages of Stotfold (in Central Bedfordshire) and Willian. A settlement boundary is defined for the town (shown on the Proposals Policies Map) within which new development is encouraged. Beyond the settlement boundary is Green Belt.	For legal compliance
MM 298	182	Paragraph 13.214	New development within Letchworth Garden City will need to demonstrate how it accords with the Letchworth Garden City Design principles as set out in Appendix 5 .	For effectiveness ; Consequential to MM144 and MM147.

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
MM 299	182	Paragraph 13.215	Fourteen sites are allocated in Letchworth for an estimated 1,546 1,523 additional dwellings. A further 594 592 homes have been built or granted planning permission since 2011 and the town will see more than 2,000 new homes built over the plan period.	Positively prepared; Error in submitted Plan; updated housing monitoring data				
MM 300	182	Policy LG4	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Land north of former Norton School, Norton Road</td> <td style="width: 40%; text-align: right;">45 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area; • Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; • Address existing surface water flood risk through SUDs or other appropriate solution, particularly on the western boundary of the site; • Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; • Archaeological survey to be completed prior to development. </td> </tr> </table>	Land north of former Norton School, Norton Road	45 homes	<ul style="list-style-type: none"> • Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area; • Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; • Address existing surface water flood risk through SUDs or other appropriate solution, particularly on the western boundary of the site; • Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; • Archaeological survey to be completed prior to development. 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Land north of former Norton School, Norton Road	45 homes							
<ul style="list-style-type: none"> • Appropriate access arrangements to minimise impact upon Croft Lane Conservation Area; • Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; • Address existing surface water flood risk through SUDs or other appropriate solution, particularly on the western boundary of the site; • Sensitive design and / or lower density housing where site affects the setting of the Letchworth Conservation Area, the setting of the Croft Lane Conservation Area and setting of the Grade II Listed Croft Corner and Grade II Listed Treetops; • Archaeological survey to be completed prior to development. 								
MM 301	183	Policy LG5	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Land at Birds Hill</td> <td style="width: 40%; text-align: right;">86 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations; • Appropriate mitigation measures for noise associated with railway and / or adjoining employment are to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area; • Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses • Sensitive design where site affects setting of the Letchworth Conservation Area and Grade II Listed buildings on Birds Hill; </td> </tr> </table>	Land at Birds Hill	86 homes	<ul style="list-style-type: none"> • Higher density/flatted development may be achieved given surrounding built form, subject to heritage considerations; • Appropriate mitigation measures for noise associated with railway and / or adjoining employment are to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area; • Preliminary Risk Assessment to investigate and provide adequate mitigation measures/remediation for contamination from previous land uses • Sensitive design where site affects setting of the Letchworth Conservation Area and Grade II Listed buildings on Birds Hill; 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Land at Birds Hill	86 homes							
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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			<ul style="list-style-type: none"> • Retention of any buildings of historic and/or architectural interest the following non-designated heritage assets^[X] or, where this cannot be achieved, justification for their loss: <ul style="list-style-type: none"> ○ Gunmetal & Bronze, Letchworth Casting Co. Ltd, Casting House ○ Ogle ○ Vantage Point, Tenement Factory <p>New Footnote: ^[X] As identified in <i>Design Principles for Industrial Premises in Letchworth Garden City</i>, Letchworth Garden City Heritage Foundation, 2015</p>					
MM 302	183	Policy LG6	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land off Radburn Way</td> <td style="width: 30%; text-align: right;">35 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; • Retention of an area of priority orchard habitat within any scheme with appropriate Off-site compensatory re-provision for any of former priority orchard habitat lost as a result of development. </td> </tr> </table>	Land off Radburn Way	35 homes	<ul style="list-style-type: none"> • Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; • Retention of an area of priority orchard habitat within any scheme with appropriate Off-site compensatory re-provision for any of former priority orchard habitat lost as a result of development. 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Land off Radburn Way	35 homes							
<ul style="list-style-type: none"> • Re-provision or relocation of any garages lost as a result of development subject to up-to-date evidence of occupation and demand; • Retention of an area of priority orchard habitat within any scheme with appropriate Off-site compensatory re-provision for any of former priority orchard habitat lost as a result of development. 								
MM 303	183	Policy LG9	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Former Lannock School</td> <td style="width: 30%; text-align: right;">45 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; • Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles; • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution. </td> </tr> </table>	Former Lannock School	45 homes	<ul style="list-style-type: none"> • Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; • Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles; • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution. 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Former Lannock School	45 homes							
<ul style="list-style-type: none"> • Justification for any loss of open space. Re-provision or contributions towards improvements to existing provision where appropriate; • Lower density development with retention of some existing trees and green space to retain sense of openness and accord with Garden City principles; • Site layout designed to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues through SUDs or other appropriate solution. 								
MM 304	184	Policy LG10	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Former playing field, Croft Lane</td> <td style="width: 30%; text-align: right;">37 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Justification for the loss of outdoor sports facilities. Re-provision or contributions towards improvements to existing provision where appropriate; • Sensitive design and lower density development to minimise harm to the </td> </tr> </table>	Former playing field, Croft Lane	37 homes	<ul style="list-style-type: none"> • Justification for the loss of outdoor sports facilities. Re-provision or contributions towards improvements to existing provision where appropriate; • Sensitive design and lower density development to minimise harm to the 		For effectiveness following Matter 10 hearing session (ED95, ED146A)
Former playing field, Croft Lane	37 homes							
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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source																																							
			<p>Croft Lane Conservation Area and setting of the Grade II Listed Buildings along Cashio Lane, Croft Lane and Norton Road;</p> <ul style="list-style-type: none"> • Access arrangements to minimise impact upon heritage assets; • Provide archaeological survey prior to development. 																																								
MM 305	185	Table after Policy LG10	Total allocated sites	1,523 homes	Positively prepared; Updated housing monitoring information																																						
			Completions and permissions	594 592 homes																																							
			Broad location – Letchworth Garden City town centre	50 homes																																							
			Total allocated, completed and permitted	2,167 2,165 homes																																							
MM 399	185	Paragraph 13.217	In order to help deliver the additional local jobs estimated to be needed in the District over the plan period, policy SP3 identifies that 1.5 hectares of employment land should be allocated at the former Power Station on Works Road, partly to compensate the loss of employment sites on the western fringes of the main employment area, but also to provide new employment space for business growth.	Positively prepared; allocation has been built; consequential to MM014																																							
MM 400	185-186	Table after Paragraph 13.217	<table border="1"> <thead> <tr> <th>Ref</th> <th>Employment allocations and site specific criteria <i>Designated employment areas</i></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>LG12</td> <td>Former power station, Works Road</td> <td>1.5</td> </tr> <tr> <td colspan="3"><i>Designated employment areas</i></td> </tr> <tr> <td>LE1</td> <td>Works Road</td> <td>70.9</td> </tr> <tr> <td>LE2</td> <td>Blackhorse Road</td> <td>11.8</td> </tr> <tr> <td>LE3</td> <td>Icknield Way</td> <td>11.4</td> </tr> <tr> <td>LE4</td> <td>Spirella</td> <td>2.8</td> </tr> <tr> <td colspan="3"><i>Parts of employment areas designated for business use only</i></td> </tr> <tr> <td>LB1</td> <td>Amor Way</td> <td>0.2</td> </tr> <tr> <td>LB2</td> <td>Blackhorse Road North</td> <td>4.8</td> </tr> <tr> <td>LB3</td> <td>Icknield Way North</td> <td>3.7</td> </tr> <tr> <td>LB4</td> <td>Icknield Way South</td> <td>3.0</td> </tr> <tr> <td>LB5</td> <td>Spirella</td> <td>2.8</td> </tr> </tbody> </table>	Ref	Employment allocations and site specific criteria <i>Designated employment areas</i>	Hectares	LG12	Former power station, Works Road	1.5	<i>Designated employment areas</i>			LE1	Works Road	70.9	LE2	Blackhorse Road	11.8	LE3	Icknield Way	11.4	LE4	Spirella	2.8	<i>Parts of employment areas designated for business use only</i>			LB1	Amor Way	0.2	LB2	Blackhorse Road North	4.8	LB3	Icknield Way North	3.7	LB4	Icknield Way South	3.0	LB5	Spirella	2.8	To ensure Plan is positively prepared, justified and effective as discussed at Matter 13 Hearing Session (ED56, ED150)
			Ref	Employment allocations and site specific criteria <i>Designated employment areas</i>	Hectares																																						
			LG12	Former power station, Works Road	1.5																																						
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LB4	Icknield Way South	3.0																																									
LB5	Spirella	2.8																																									
MM 401	186	Paragraph 13.218	Letchworth has the second largest town centre in the District as identified on the Policies Map. The town centre contains both primary and secondary frontage located in the main	For legal compliance																																							

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			retail area around Eastcheap, Leys Avenue, Station Road and the Garden Square shopping centre. These areas will be defined on the Proposals Policies Map.	
MM 306	186	Paragraph 13.219	<p>There is no immediate identified need (up to 2021) for additional retail floorspace in Letchworth as existing permissions and filling vacant units help meet the town's short term requirement. However, beyond 2021 there is a need to identify sites to accommodate additional floorspace. This will be in the form of mixed use allocations. A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections^[x] are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from competing centres. The capacity projections for Letchworth indicate the potential for growth of 9,200 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance advises that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.</p> <p>For allocation purposes, the capacity has been distributed between three of the four town centres' in the District. Baldock does not have an allocation due to no sites being presented as available to the Council.</p> <p>Footnote: ^[x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)</p>	To ensure the Plan is positively prepared, justified and effective following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 308	186	Paragraph 13.220	<p>Additionally, in the longer term Letchworth has the potential capacity to meet wider District needs, recapturing trade that is currently diverted to Hitchin. There are a number of opportunities within the town centre boundary that could accommodate this additional provision as detailed in the policies below.</p>	For effectiveness following Matter 14 hearing sessions (ED56, ED117, ED151)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 309	186	Ref to Policy	Retail allocations and site-specific criteria Town Centre Uses allocations and site-specific criteria	For effectiveness following Matter 14 hearing sessions; (ED56, ED117, ED151)
MM 310	186	Policy LG19	<p>Retail Town Centre Uses allocations and site-specific criteria</p> <p>The Wynd, Openshaw Way Mixed use</p> <ul style="list-style-type: none"> • Redevelopment to provide approximately 4,500m² of gross sq.m of additional A1, A3 and A5 main town centre uses floorspace at groundfloor level, subject to an up-to date assessment of retail capacity and supply. <ul style="list-style-type: none"> ○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout, flood risk and transport terms. ○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout, flood risk and transport terms. • No net loss of residential accommodation; • Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole; • A public pedestrian link should be provided through the site from Norton Way South and Howard Gardens; • Sensitive design to respect Letchworth Conservation Area and the listed building at 52-58 Leys Avenue; • Address existing surface water flood risk issues, including any run-off, through preparation of a site-specific flood risk assessment and the provision of SUDs or other appropriate solution. 	For effectiveness following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 311	186	Policy LG20	<p>Gernon Road Mixed use</p> <ul style="list-style-type: none"> • Redevelopment to provide approximately 1,000-m² of gross sq.m of additional A1, A3, A4, and A5 main town centre uses floorspace at groundfloor level, 	For effectiveness following Matter 14 hearing sessions

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
			<p>subject to an up-to date assessment of retail capacity and supply.</p> <ul style="list-style-type: none"> ○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms. ○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms. <ul style="list-style-type: none"> ● Development should seek to retain parts of the library that make a positive contribution to the appearance and street-scene; ● Development should enhance the setting of Broadway Gardens; ● Preservation or enhancement of the setting of the listed museum; ● Sensitive design to respect Letchworth Conservation Area and Letchworth Museum, Vasant Hall and Town Hall listed buildings; ● Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution. 	(ED56, ED117, ED151)		
MM 312	187	Policy LG21	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Arena Parade</td> <td style="width: 40%;">Mixed use</td> </tr> </table> <ul style="list-style-type: none"> ● Redevelopment to provide approximately 5,000-m² of gross sq.m of additional A1, A3, A4, and A5 town centre uses floorspace at groundfloor level, subject to an up-to date assessment of retail capacity and supply. <ul style="list-style-type: none"> ○ Other Main Town Centre Uses at ground floor level where these can additionally be accommodated in design, layout and transport terms. ○ Main Town Centre Uses and / or residential on upper or basement floorspace where these can additionally be accommodated in design, layout and transport terms. ● No net loss of residential accommodation; ● Ensure an appropriate level of car parking is retained and / or provided across the town centre as a whole; ● Maintenance of building lines along Broadway and Eastcheap; ● Improve east to west pedestrian links; ● Vehicle access/egress and servicing should be from Broadway; ● Sensitive design to respect Letchworth Conservation Area and the Town Hall 	Arena Parade	Mixed use	For effectiveness following Matter 14 hearing sessions (ED56, ED117, ED151)
Arena Parade	Mixed use					

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> and Broadway Chambers listed buildings; Address existing surface water flood risk issues, including any run-off, through SUDs or other appropriate solution. 	
MM 313	187	After Policy LG21 (New paragraphs)	<p>The allocation of sites LG19, LG20 and LG21 will not prejudice other re-development proposals, which would be of benefit to the vibrancy and vitality of the town centre; taking into consideration of the Local plan as a whole.</p> <p>The Letchworth Garden City Town Centre Strategy review will commence within twelve months of the adoption of this plan, which working with landowners, the local community, the Business Improvement District and other key stakeholders will consider up-to-date retail projections and if growth is still required, how to accommodate that growth.</p>	For effectiveness following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 314	187	Before paragraph 13.221 and after new paragraphs at MM313 (New paragraphs)	The schemes will be main town centre uses led. Consequently, no specific housing allocation is identified and any residential units here will contribute towards the windfall and other allowances identified in Policy SP8, c of this Plan. The projected additional 50 homes in the housing trajectory for Letchworth Garden City are expected to be completed within the broad location defined as the Town Centre Boundary on the Policies Map.	For effectiveness following Matter 14 hearing sessions (ED56, ED117, ED151)
MM 315	187	Paragraph 13.225	Further schools provision will be needed. Any further primary school places that are required in addition to the proposed new school north of Letchworth will be met through expansions. However, Hertfordshire County Council have confirmed that the expansion of Fearnhill School can meet demand for additional secondary school places beyond 2028. need to undertake further work to determine which schools have capacity to expand on their existing sites and how this relates to the proposed pattern of development across the town. This applies to both primary and secondary level education.	For effectiveness
MM 316	188	Paragraph 13.228	Schemes in Letchworth will be required to make reasonable contributions towards these schemes and / or other schemes in nearby locations (see Baldock and Hitchin sections of this chapter in particular) where traffic generation arising from new development will	For effectiveness ; (NHDC Matter 10 Statement, ED105)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
			have an impact. In addition schemes will be required to make contributions to walking and cycling schemes in Letchworth which aim to influence mode share and free up capacity for new development.					
		LILLEY						
MM 317	189	Paragraph 13.236	No sites are allocated in Lilley for residential development. One new home has Two new homes have been granted planning permission since 2011.	Positively prepared; Updated housing monitoring information				
		LOWER STONDON						
MM 318	190	Paragraph 13.237	Lower Stondon lies outside of North Hertfordshire in neighbouring Central Bedfordshire. It consists of the original village core and more recent development which lies between the A600 Bedford Road and Henlow airfield in Henlow parish . This development extends to the administrative boundary between the two authorities.	For effectiveness as proposed in LP3				
MM 319	190	Paragraph 13.239	Land within North Hertfordshire adjoining Lower Stondon is identified as a Category A village. The development boundary is shown on the Proposals Policies Map to indicate the area within which further development will be allowed.	For legal compliance				
MM 320	190	Policy LS1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land at Bedford Road</td> <td style="width: 40%; text-align: right;">120 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Appropriate junction access arrangements to Bedford Road having regard to the likely impacts of development on the A600; • Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; • Sensitive integration into existing settlement, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Sensitive incorporation of Footpaths Ickleford 001 & 002 as green routes through and around the edge of the site; • No residential development within Flood Zones 2 or 3; </td> </tr> </table>	Land at Bedford Road	120 homes	<ul style="list-style-type: none"> • Appropriate junction access arrangements to Bedford Road having regard to the likely impacts of development on the A600; • Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; • Sensitive integration into existing settlement, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Sensitive incorporation of Footpaths Ickleford 001 & 002 as green routes through and around the edge of the site; • No residential development within Flood Zones 2 or 3; 		For effectiveness following Matter 11 hearing session (NHDC Matter 11 Statement ED96, ED148B)
Land at Bedford Road	120 homes							
<ul style="list-style-type: none"> • Appropriate junction access arrangements to Bedford Road having regard to the likely impacts of development on the A600; • Transport Assessment to consider the cumulative impacts of sites IC2, IC3 and LS1 on the junction of the A600 and Turnpike Lane for all users and secure necessary mitigation or improvement measures; • Sensitive integration into existing settlement, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • Sensitive incorporation of Footpaths Ickleford 001 & 002 as green routes through and around the edge of the site; • No residential development within Flood Zones 2 or 3; 								

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<ul style="list-style-type: none"> • Incorporate ordinary watercourses (and any appropriate measures) and address existing surface water flood risk issues within comprehensive green infrastructure and / or SUDs approach; • Development proposals to be informed by site-specific landscape and heritage assessment which determines the likely impacts on Old Ramerick Manor and its surroundings; • Development-free buffer along eastern edge of site to minimise harm to adjacent listed building; • Archaeological survey to be completed prior to development. 	
MM 321	191	Paragraph 13.244	Site LS1 will require the creation of a new access onto the A600 Bedford Road. The most appropriate solution, along with any consequential works – such as changes to speed limits entering / exiting the village from / to the north – will be explored through transport assessments. Any transport assessment should also consider the traffic implications for the A600, and the junction of the A600 and Turnpike Lane, where improved facilities for pedestrians and cyclists may mitigate higher traffic volumes.	For effectiveness following Matter 11 hearing session (NHDC Matter 11 Statement ED96, ED105, ED148B)
		OFFLEY		
MM 322	194	Paragraph 13.260	Offley is identified as a Category A village, with a settlement boundary shown on the Proposals Policies Map. The remainder of the ward is classed as Green Belt.	For legal compliance
MM 323	194	Paragraph 13.262	No sites are allocated in Offley. Since 2011, 73 76 new homes have been built or granted planning permission in the Offley ward of the parish.	Positively prepared; Updated housing monitoring information
		PIRTON		
MM 324	195	Paragraph 13.265	Pirton is designated as a Category A village, with a settlement boundary shown on the Proposals Policies Map within which development will be allowed. The majority of the remainder of the parish is classed as rural area beyond the Green Belt, apart from a small section of Green Belt in the south-east of the parish.	For legal compliance

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
MM 325	195	Paragraph 13.266	Pirton has a conservation area covering much of the older part of the village, including the site of the castle, Great Green and Little Green. The parish church of St Mary is a Grade I listed building. To the west of the village in the Chilterns, High Down House is also a Grade I listed building. There are three Scheduled Ancient Monuments (SAM), a moated site at Rectory Farm, Toot Hill Motte and Bailey and an Anglo-Saxon settlement to the east of Priors Hill and north of Danefield Road.	For effectiveness following Matter 11 Hearing session				
MM 326	195	Paragraph 13.267	No sites are allocated in Pirton by this Plan. Around 94 103 homes have been built or granted planning permission since 2011 ¹⁴⁷ . ¹⁴⁷Outline planning permission has been granted for up to 82 new homes at Holwell Turn. The precise number of homes to be built will be determined by a detailed, 'reserved matters' application. An estimate of 70 homes has been used for the purposes of calculating overall housing numbers in this Plan. This figure is without prejudice to the determination of any future planning applications on this site.	Positively prepared ; Updated housing monitoring information				
		PRESTON						
MM 327	196	Policy PR1 (New criterion)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land off Templars Lane</td> <td style="width: 30%; text-align: center;">21 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI; • Sensitive design that considers any impacts upon the setting of Preston Conservation Area and adjacent listed buildings; • Retention of hedgerow boundary with Butchers Lane; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. </td> </tr> </table>	Land off Templars Lane	21 homes	<ul style="list-style-type: none"> • Consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI; • Sensitive design that considers any impacts upon the setting of Preston Conservation Area and adjacent listed buildings; • Retention of hedgerow boundary with Butchers Lane; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 		For effectiveness following Matter 11 Hearing session (ED96, ED148C)
Land off Templars Lane	21 homes							
<ul style="list-style-type: none"> • Consider and mitigate against potential adverse impacts upon nearby Wain Wood SSSI; • Sensitive design that considers any impacts upon the setting of Preston Conservation Area and adjacent listed buildings; • Retention of hedgerow boundary with Butchers Lane; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 								
MM 328	196	After table (new paragraph)	Infrastructure and mitigation Wain Woods SSSI (Site of Special Scientific Interest) lies approximately 200m to the north of Preston and is accessed by the Public Rights of Way network. Any potential impacts that could be associated with an increase in visitor numbers to the SSSI, such as trampling of vegetation or dog fouling should be addressed through mitigation	For effectiveness following Matter 11 Hearing Session				

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source						
			measures such as interpretation leaflets.							
		RADWELL								
MM 329	197	Paragraph 13.276	No sites are allocated for residential development in Radwell. Since 2011, six 10 new homes have been either built or granted planning permission.	Positively prepared; Updated housing monitoring information						
		REED								
MM 330	198	Paragraph 13.279	Reed is identified as a Category A village in the settlement hierarchy. A settlement boundary is shown on the Proposals Policies Map within which development will be allowed. The remainder of the parish is classed as rural area beyond the Green Belt.	For legal compliance						
MM 331	198	Paragraph 13.281	One site is allocated in Reed for an estimated 22 new homes. A further 12 13 new homes have been built or granted planning permission since 2011.	Positively prepared; Updated housing monitoring information						
MM 332	198	Table after Policy RD1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total allocated sites</td> <td style="width: 50%; text-align: center;">22 homes</td> </tr> <tr> <td>Completions and permissions</td> <td style="text-align: center;">12 13 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td style="text-align: center;">34 35 homes</td> </tr> </table>	Total allocated sites	22 homes	Completions and permissions	12 13 homes	Total allocated, completed and permitted	34 35 homes	Positively prepared; Updated housing monitoring information
Total allocated sites	22 homes									
Completions and permissions	12 13 homes									
Total allocated, completed and permitted	34 35 homes									
		ROYSTON								
MM 333	199	Paragraph 13.285	Royston is the third largest of the four towns in North Hertfordshire when measured by population. The relative isolation of the town means that it plays an important service role for many of the surrounding villages in both Hertfordshire and Cambridgeshire. A settlement boundary is defined for the town (shown on the Proposals Policies Map) within which additional development will be allowed.	For legal compliance						
MM	200	Paragraph 13.289	Eight sites are allocated in Royston providing a total of more than 1,000 new homes. 663	Positively						

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
334			708 further homes have been built or granted planning permission since 2011.	prepared ; Updated housing monitoring information				
MM 335	200	Policy RY1	<table border="1"> <tr> <td>Land west of Ivy Farm, Baldock Road</td> <td>279 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Appropriate solution for primary education requirements having regard to up to date assessments of need and geographical distribution of existing provision Approximately 1.7 hectares of land at the east of the site reserved for provision of 2FE First School; • Retention of Public Right of Way Royston 017 as a green corridor through the site; • Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; • Design to minimise visual impact of the development from Therfield Heath; • Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; • Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development. • Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows). </td> </tr> </table>	Land west of Ivy Farm, Baldock Road	279 homes	<ul style="list-style-type: none"> • Appropriate solution for primary education requirements having regard to up to date assessments of need and geographical distribution of existing provision Approximately 1.7 hectares of land at the east of the site reserved for provision of 2FE First School; • Retention of Public Right of Way Royston 017 as a green corridor through the site; • Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; • Design to minimise visual impact of the development from Therfield Heath; • Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; • Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development. • Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows). 		For effectiveness (ED80)
Land west of Ivy Farm, Baldock Road	279 homes							
<ul style="list-style-type: none"> • Appropriate solution for primary education requirements having regard to up to date assessments of need and geographical distribution of existing provision Approximately 1.7 hectares of land at the east of the site reserved for provision of 2FE First School; • Retention of Public Right of Way Royston 017 as a green corridor through the site; • Appropriate mitigation measures for noise associated with the adjoining railway to potentially include insulation and appropriate orientation of living spaces; • Design to minimise visual impact of the development from Therfield Heath; • Proposals to be informed by a site-specific landscape assessment and to retain trees as a buffer to the railway line; • Consider and mitigate against potential adverse impacts upon Therfield Heath SSSI including provision of green infrastructure within the development to reduce recreational pressure; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development. • Sensitive design and mitigation measures to address any impact on the setting of the Scheduled Ancient Monuments (pre-historic barrows). 								
MM 336	200	Policy RY2	<table border="1"> <tr> <td>Land north of Newmarket Road</td> <td>330 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • New vehicular access from the A505; • Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up to date assessments of need; • Design to minimise visual and landscape impact, including development limits below the 70 metre contours; </td> </tr> </table>	Land north of Newmarket Road	330 homes	<ul style="list-style-type: none"> • New vehicular access from the A505; • Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up to date assessments of need; • Design to minimise visual and landscape impact, including development limits below the 70 metre contours; 		For effectiveness consequential to MM335
Land north of Newmarket Road	330 homes							
<ul style="list-style-type: none"> • New vehicular access from the A505; • Appropriate solution for education requirements arising from sites RY2 and RY10 having regard to up to date assessments of need; • Design to minimise visual and landscape impact, including development limits below the 70 metre contours; 								

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source		
			<ul style="list-style-type: none"> Undertake an ecological survey (including reptiles) due to adjacent habitats and provide mitigation and/ or off-setting measures as necessary. Developer to ensure management of the chalk grassland; Protect and enhance hedgerows and trees where possible. Retain roadside trees and tree clump along the A505 and Newmarket Road; Address potential surface water flood risk through SUDs or other appropriate solution; Additional wastewater treatment capacity to be provided prior to commencement of development; Archaeological survey to be completed prior to development. 			
MM 337	201	Policy RY4	<table border="1"> <tr> <td>Land north of Lindsay Close</td> <td>40 100 homes</td> </tr> </table> <ul style="list-style-type: none"> Access connecting from Old North Road in the west to Burns Road at the east; Appropriate mitigation measures for noise associated with the A505 Royston Bypass to potentially include insulation and appropriate orientation of living spaces; Site design and landscaping to mitigate landscape impacts; Protect and enhance tree belts where possible; Address existing surface water flood risk through SUDs or other appropriate solution, particularly to the east of the site; Site layout design to take account of existing wastewater infrastructure; Undertake a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts impacts to demonstrate no adverse impact on future residents. To provide evidence to demonstrate that a suitable distance is provided from Royston City Water Recycling Centre and sensitive development (buildings that are regularly occupied) as part of the detailed planning of the site and provide mitigation measures where necessary. 	Land north of Lindsay Close	40 100 homes	For effectiveness (ED3, MOU2, ED95, ED146B).
Land north of Lindsay Close	40 100 homes					
MM 338	201	Policy RY5	<table border="1"> <tr> <td>Agricultural supplier, Garden Walk</td> <td>20 homes</td> </tr> </table> <ul style="list-style-type: none"> Retain tree belts where possible; Address surface water flood risk through SUDs or other appropriate solution, 	Agricultural supplier, Garden Walk	20 homes	Positively prepared; Site implemented
Agricultural supplier, Garden Walk	20 homes					

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			<p>particularly along Garden Walk;</p> <ul style="list-style-type: none"> • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation. 	(ED95, ED146B)		
MM 339	201	Policy RY7	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Anglian Business Park, Orchard Road</td> <td style="width: 40%; text-align: right;">48 60 homes</td> </tr> </table> <ul style="list-style-type: none"> • Higher density/flatted development may be achieved given surrounding built form; • Appropriate mitigation measures for noise associated with the railway to potentially include insulation and orientation of living spaces; • Ensure appropriate residential amenity for any properties adjoining employment area or likely to be affected by existing, permitted operations; • Address potential surface water flood risk through SUDs or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure. 	Anglian Business Park, Orchard Road	48 60 homes	Positively prepared (NHDC Matter 10 Statement)
Anglian Business Park, Orchard Road	48 60 homes					
MM 340	202	Policy RY8	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Land at Lumen Road</td> <td style="width: 40%; text-align: right;">14 homes</td> </tr> </table> <ul style="list-style-type: none"> • Ensure appropriate residential amenity having regard to adjoining employment uses • Design and layout to take account of foul pumping station within proximity to the site ensuring a buffer of 15m from the boundary of proposed occupied buildings; • Address potential surface water flood risk through SUDs or other appropriate solution; • Site layout designed to take account of existing wastewater infrastructure; • Phasing of development to link with Sewage Treatment Works improvements; • Preliminary Risk Assessment to identify any contamination associated with previous uses including mitigation; • Sensitive design and / or lower density housing where the site affects the setting of the Grade II Listed 21 Mill Road. 	Land at Lumen Road	14 homes	For effectiveness (LP3 and MOU2)
Land at Lumen Road	14 homes					
MM	203	Policy RY10	<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Land south of Newmarket Road</td> <td style="width: 40%; text-align: right;">300 homes</td> </tr> </table> <ul style="list-style-type: none"> • Appropriate solution for education requirements arising from sites RY2 and 	Land south of Newmarket Road	300 homes	For effectiveness
Land south of Newmarket Road	300 homes					

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source	
341			<p>RY10 having regard to up-to-date assessments of need;</p> <ul style="list-style-type: none"> • Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible; • Design and layout to respond to topography; • Address potential surface water flood risk through SUDs or other appropriate solution; • Archaeological survey to be completed prior to development; • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 	consequential to MM335	
MM 342	202	Table after Policy RY11	Total allocated sites	1,049 1,101 homes	Positively prepared; Updated monitoring information
			Completions and permissions	663 708 homes	
			Total allocated, completed and permitted	1,712 1,809 homes	
MM 402	203	Paragraph 13.293	The town centre contains both primary and secondary shopping frontages which will be defined on the Proposals Policies Map for the main retail area around the High Street, Market Hill, Lower King Street and Melbourn Street.	For legal compliance	
MM 403	203	After Paragraph 13.293 (new paragraphs)	<p>A need for additional retail floorspace has been recognised by the Council and national guidance is clear that, where this is the case, sites should be allocated where this need can be met. The retail capacity projections^[x] are district wide and can be met within the District. They are based on the projected additional spend on retail from an increased population and retaining market shares from completing centres. The capacity projections for Royston indicate the potential for growth of 7,100 gross sq.m to 2031. Whilst the retail projections go to 2031, national planning guidance warns that such projections are rarely reliable beyond five years. The Council will monitor such projections through the monitoring framework over the plan period to help inform decision making on any planning applications that include retail.</p> <p>For allocation purposes, the capacity has been distributed between three of the four Town centres' in the District. Baldock does not have an allocation due to no sites being</p>	To ensure the Plan is positively prepared, justified and effective following Matter 14 hearing sessions (ED56, ED117, ED151)	

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			presented as available to the Council. [x] North Hertfordshire Retail Study Update (NLP, 2016); Retail Background Paper (NHDC, 2016)	
MM 404	203	Paragraph 13.295	This scheme will be main town centre uses retail-led . Consequently, no specific housing allocation or requirement is identified, and any residential units here will contribute towards the windfall other allowances identified in Policy SP8(c) of this Plan.	For effectiveness following Matter 14 hearing sessions; (ED56, ED117, ED151)
MM 343	204	Paragraph 13.299	Hertfordshire County Council has recently provided additional First School capacity within the town. As a consequence, it is considered that existing first school sites have been developed to capacity.	For effectiveness ; Factual update
MM 344	204	Paragraph 13.300	A further 2FE will be required over the plan period. This is the County Council's preferred school size and would normally will require the provision of one new site premises on site RY1 at the west of the town. Demand for middle and upper school places will be met through the expansion of existing premises. However, the majority of new development in Royston will be around the peripheries of the existing town. It may be more appropriate for the provision of two separate, smaller schools to the east and west of the town respectively to best accommodate future patterns of demand and increase the sustainability of new developments in these locations.	For effectiveness (ED80)
MM 345	204	Paragraph 13.301	In its role as Highway Authority, Hertfordshire County Council has recently developed a new county-wide transport model, 'COMET'. This will be used to identify transport mitigation schemes in the Royston Area. This has identified that a number of improvement schemes will be required in Royston by 2031. Particular congestion points identified included: <ul style="list-style-type: none"> • A505/ A10 Roundabout; • A505/ A1198 Roundabout; and • A10/ Newmarket Road/ Melbourn Street Roundabout 	For effectiveness as (NHDC Matter 10 statement, ED105)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			In line with the Transport Strategy, development in Royston will be required to consider the implications of their schemes on these locations and make reasonable contributions towards improvements and / or other schemes improving walking and cycling in Royston which aim to influence mode share. These will be reflected in future iterations of the Infrastructure Development Plan.	
MM 346	204	After paragraph 13.302 (New paragraph)	For site RY4, an odour assessment will need to demonstrate that a suitable distance is provided between the Water Recycling Centre and sensitive development (defined as buildings which are regularly occupied) as part of the detailed planning of the site.	For effectiveness (LP3, MOU2).
		RUSHDEN		
MM 347	205	Paragraph 13.307	There are no sites allocated for residential development in Rushden. Two No new homes have been built or granted planning permission since 2011.	For effectiveness ; Error in submitted plan
		SANDON		
MM 348		Paragraph 13.310	Sandon is classed as a Category A village, with a settlement boundary within which further development will be allowed shown on the Proposals Policies Map. The remainder of the parish is classed as Rural Area Beyond the Green Belt.	For legal compliance
MM 349		Paragraph 13.312	There are no sites allocated for residential development in Sandon. 13 16 new homes have been built or granted planning permission since 2011.	Positively prepared ; Updated housing monitoring data
		ST IPPOLYTS		
MM 350	207	Paragraph 13.316	The northern part of the parish forms part of the town of Hitchin. St Ippolyts & Gosmore is classed as a Category A village, with the boundary drawn so as to include the main built area of both settlements Gosmore . The settlement boundary is shown on the Proposals Policies Map within which development will be allowed.	For effectiveness to accurately reflect the presence of two distinct built areas;

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
				for legal compliance				
MM 351	207	Paragraph 13.319	Two sites are allocated in St Ippolyts & Gosmore for an estimated 52 new homes. A further 34 homes have been built or granted planning permission in the parish since 2011.	For effectiveness to accurately reflect the presence of two distinct built areas				
MM 352	207	Policy SI1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land south of Waterdell Lane</td> <td style="width: 40%; text-align: right;">40 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Additional planting to provide a continuous hedgerow boundary around the south-west of the site • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces </td> </tr> </table>	Land south of Waterdell Lane	40 homes	<ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Additional planting to provide a continuous hedgerow boundary around the south-west of the site • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces 		For effectiveness following Matter 11 hearing session (LP3, ED96, ED148C).
Land south of Waterdell Lane	40 homes							
<ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery; • Additional planting to provide a continuous hedgerow boundary around the south-west of the site • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living spaces 								
MM 353	208	Policy SI2, after 3 rd bullet (new criterion)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land south of Stevenage Road</td> <td style="width: 40%; text-align: right;">12 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Archaeological survey to be completed prior to development. • Trees should be incorporated into the design of the development; • Maintain the existing right of way through the site • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living </td> </tr> </table>	Land south of Stevenage Road	12 homes	<ul style="list-style-type: none"> • Archaeological survey to be completed prior to development. • Trees should be incorporated into the design of the development; • Maintain the existing right of way through the site • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living 		For effectiveness as proposed in LP3
Land south of Stevenage Road	12 homes							
<ul style="list-style-type: none"> • Archaeological survey to be completed prior to development. • Trees should be incorporated into the design of the development; • Maintain the existing right of way through the site • Appropriate noise mitigation measures, to potentially include insulation and appropriate orientation of living 								
		ST PAULS WALDEN						
MM 354	209	Paragraph 13.324	Whitwell is classed as a Category A village, with a boundary shown on the Proposals Policies Map within which further development will be allowed. The remainder of the parish is classed as Green Belt.	For legal compliance				
MM 355	209	Paragraph 13.326	One site is allocated in St Paul's Walden at Whitwell for an estimated 41 new homes. This was granted planning permission on appeal in 2017. A further nine homes have been built or granted planning permission since 2011.	For effectiveness ; Factual update following Matter 11 hearing session				

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source				
MM 356	209	Policy SP2 SP2-WH1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land between Horn Hill and Bendish Lane, Whitwell</td> <td style="width: 40%; text-align: center;">41 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Creation of a green corridor through site to link to the Integration of Byway Open to All Traffic St Paul's Walden 036; as a green corridor through the site and boundary feature; • Maintain extensive areas of open space around the southern and western parts of the site to blend the development in to the surrounding area and help the transition from a built up village to rural undeveloped land. • Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism. • Sensitive design approach, particularly towards north-east of site to minimise impacts on adjoining Conservation Area. </td> </tr> </table>	Land between Horn Hill and Bendish Lane, Whitwell	41 homes	<ul style="list-style-type: none"> • Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. • Address existing surface water flood risk issues through SUDs or other appropriate solution; • Creation of a green corridor through site to link to the Integration of Byway Open to All Traffic St Paul's Walden 036; as a green corridor through the site and boundary feature; • Maintain extensive areas of open space around the southern and western parts of the site to blend the development in to the surrounding area and help the transition from a built up village to rural undeveloped land. • Development should prevent unnecessary mineral sterilisation by taking into account the mineral resource block and any subsequent mineral safeguarding mechanism. • Sensitive design approach, particularly towards north-east of site to minimise impacts on adjoining Conservation Area. 		For effectiveness following Matter 11 hearing session (LP3, NHDC Matter 11 Statement, ED96, ED148C)
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		THERFIELD						
MM 357	210	Paragraph 13.329	Therfield is identified as a Category A village, with a settlement boundary within which additional development will be allowed shown on the Proposals Policies Map. The remainder of the parish is classed as Rural Area beyond the Green Belt.	For legal compliance				
MM 358	210	Paragraph 13.331	One site is allocated in Therfield for an estimated 12 new homes. 10 11 further homes have been either built or granted planning permission since 2011.	Updated housing monitoring information				
MM 359	210	Policy TH1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land at Police Row</td> <td style="width: 40%; text-align: center;">12 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Frontage development facing Police Row only; • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • No infiltration drainage SUDs (or other) features without prior consent of </td> </tr> </table>	Land at Police Row	12 homes	<ul style="list-style-type: none"> • Frontage development facing Police Row only; • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • No infiltration drainage SUDs (or other) features without prior consent of 		For effectiveness following Matter 11 hearing session (ED96, ED148C).
Land at Police Row	12 homes							
<ul style="list-style-type: none"> • Frontage development facing Police Row only; • Sensitive treatment of western boundary to maintain integrity of Footpath Therfield 022; • No infiltration drainage SUDs (or other) features without prior consent of 								

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source						
			<p>Environment Agency; Any infiltration drainage SuDS (or other features) must have regard to Environment Agency groundwater bore holes;</p> <ul style="list-style-type: none"> • Design with sensitivity to the nearby listed buildings and their setting; • Retain open space to the southeast corner of the allocation from the edge of the hedgerow of the western boundary and directly eastwards to Police Row, to prevent coalescence between Therfield and Hay Green; • An assessment of the impact of development on the Therfield Conservation Area must should be undertaken to address the opportunity to make a sensitive entrance to the Conservation Area; • Archaeological survey to be completed prior to development. 							
MM 360	210	Table after Policy TH1	<table border="1"> <tr> <td>Total allocated sites</td> <td>12 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>10 11 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>22 23 homes</td> </tr> </table>	Total allocated sites	12 homes	Completions and permissions	10 11 homes	Total allocated, completed and permitted	22 23 homes	Positively prepared; Updated housing monitoring information
Total allocated sites	12 homes									
Completions and permissions	10 11 homes									
Total allocated, completed and permitted	22 23 homes									
		WESTON								
MM 361	212	Paragraph 13.340	Weston is classed as a Category A village, with a settlement boundary defined on the Proposals Policies Map within which additional development will be allowed. In the south of the parish site GA1 at Great Ashby is mostly in Weston parish. Most of the rest of the parish is classed as Green Belt, apart from the eastern edges of the parish which are classed as rural area beyond the Green Belt.	For legal compliance						
MM 362	212	Paragraph 13.342	One site is allocated in Weston for an estimated 40 new homes. A further seven eight new homes have been built or granted planning permission.	Positively prepared; Updated housing monitoring information						
MM 363	212	Policy WE1	<table border="1"> <tr> <td>Land off Hitchin Road</td> <td>40 homes</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • Site layout to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; </td> </tr> </table>	Land off Hitchin Road	40 homes	<ul style="list-style-type: none"> • Site layout to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; 		For effectiveness following Matter 11 Hearing Session (ED96, ED148C).		
Land off Hitchin Road	40 homes									
<ul style="list-style-type: none"> • Site layout to take account of existing wastewater infrastructure; • Address existing surface water flood risk issues, including any run-off through SUDs or other appropriate solution; 										

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source						
			<ul style="list-style-type: none"> Western hedgerow to maintained and strengthened to form a robust boundary; Archaeological survey to be completed prior to development. 							
MM 364	212	Table after Policy WE1	<table border="1"> <tr> <td>Total allocated sites</td> <td>40 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>78 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>4748 homes</td> </tr> </table>	Total allocated sites	40 homes	Completions and permissions	78 homes	Total allocated, completed and permitted	4748 homes	Positively prepared; Updated housing monitoring information
Total allocated sites	40 homes									
Completions and permissions	78 homes									
Total allocated, completed and permitted	4748 homes									
		WYMONDLEY								
MM 365	213	Paragraph 13.348	Little Wymondley is classed a Category A one of five villages where higher levels of growth will be supported , with a The settlement boundary is shown on the Proposals Policies Map within which additional development will be allowed.	Consequential modification to MM010 [SP2] for effectiveness and for legal compliance						
MM 366	213	Paragraph 13.352	One site is allocated in Wymondley for an estimated 300 additional homes. 15 17 further homes have been built or granted planning permission in the parish since 2011.	Positively prepared; Updated housing monitoring information						
MM 367	213	Policy WY1	<table border="1"> <tr> <td>Land south of Little Wymondley</td> <td>300 homes</td> </tr> </table> <ul style="list-style-type: none"> Appropriate solution for primary education requirements having regard to up-to-date assessments of need; Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery. 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 	Land south of Little Wymondley	300 homes	For effectiveness following Matter 11 hearing session (LP3, MOU5, ED96, ED105 and ED148C).				
Land south of Little Wymondley	300 homes									

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source						
			<p>Local Flood Authority (LLFA), and Stevenage Borough Council should be consulted.</p> <ul style="list-style-type: none"> • Sensitive integration into the existing village, particularly in terms of design, building orientation and opportunities for cycle and pedestrian access; • 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. • Proposals to be informed by a site-specific landscape assessment; • Appropriate mitigation measures for noise associated with A602 Wymondley Bypass to potentially include landscaping and / or insulation and appropriate orientation of living spaces; • Access to the site to take into account the impact on heritage assets and surface water flooding; • Minimise impact upon the heritage assets and their settings near the site, to include; <ul style="list-style-type: none"> ○ Any access from Stevenage Road to consider impact upon setting of Listed Buildings; ○ Consideration of key views from Wymondley Bury and St Mary's Church; ○ Reinforcing existing boundary planting; ○ Retention of significant groups of trees within the site; • Archaeological survey to be completed prior to development • Undertake Contaminated Land Preliminary Risk Assessment, particularly in relation to historic landfill; 							
MM 368	214	Table after Policy WY1	<table border="1"> <tr> <td>Total allocated sites</td> <td>300 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>16 17 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>316 317 homes</td> </tr> </table>	Total allocated sites	300 homes	Completions and permissions	16 17 homes	Total allocated, completed and permitted	316 317 homes	Positively prepared; Updated housing monitoring information
Total allocated sites	300 homes									
Completions and permissions	16 17 homes									
Total allocated, completed and permitted	316 317 homes									

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 369	214	Paragraph 13.355	Our transport modelling identifies the junction between Hitchin Road and Arch Road in Great Wymondley as a location where a mitigation scheme will be required to support new development. Some minor roads leading to and from the villages within Wymondley parish may require other traffic management measures which will also need to be investigated and will be reflected in future iterations of the Infrastructure Development Plan. Mitigation could include environmental improvements to the village centre. The mitigation of these issues will be part of the wider package of measures identified through the wider consideration of network issues concerning A1(M) J8 and alternate routeings to this.	For effectiveness (NHDC Matter 11 statement, ED105).
MM 370	215	Paragraph 13.358	There are known flooding issues in Wymondley from both surface and river fluvial flooding. The key flood route broadly follows the alignment of Stevenage Road with an additional surface water flood route along Priory Lane. Hertfordshire County Council Wymondley Flood Investigation Report, November 2014, makes recommendations to reduce the risk of flooding along Stevenage Road. These recommendations relate to measures upstream and outside of the site. However, implementation of an appropriate flood attenuation scheme on the site may support these measures and benefit the village by reducing the overall flooding risk.	For effectiveness following Matter 11 hearing session (ED96, ED148B)

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
		SECTION 5	IMPLEMENTATION, MONITORING AND REVIEW	
		CHAPTER 14	DELIVERY	
MM 371	218	Paragraph 14.9	Whilst these issues are not absolute constraints to the Local Plan, continued and proactive engagement with relevant parties, such as the developers, Highways Agency and Highways Authority, the Local Education Authority, the Environment Agency and Water companies, the Hertfordshire Local Enterprise Partnership and the Hertfordshire Local Nature Partnership is fundamental in achieving appropriate solutions.	For effectiveness (LP3 & MoU9)
MM 372	222	After Table 2 (New Policy)	<p>Policy IMR1 Five Year Housing Land Supply</p> <p>In order to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing, we will:</p> <ol style="list-style-type: none"> a. Deliver the total housing requirement of 15,950 net dwellings over the plan period on a stepped basis. The Council’s five year housing land supply will be measured against housing requirement targets of: <ul style="list-style-type: none"> • 500 dwellings per annum for the plan period from 2011 to 31 March 2021; and • 1,100 dwellings per annum for the plan period from 1 April 2021 to 2031; b. Add any shortfall in housing delivery since the plan’s start date, spread evenly over the remaining plan period, to the calculation of the requirement; c. Ensure that the supply of specific, deliverable sites includes a buffer (moved forward from later in the plan period) in line with national planning policy; and d. Monitor housing completions and permissions on an ongoing basis to ensure the housing trajectory is based upon robust and up-to-date information and assumptions. 	To ensure Plan is positively prepared, justified, effective and consistent with national policy (ED53, ED140)
MM 373	222	After proposed new Policy IMR1 (new paragraphs)	Figure 6 over-page shows the anticipated housing trajectory. This will be kept up-to-date in future monitoring reports. This programme of delivery will allow the plan to demonstrate a five-year land supply at the point of adoption and, subsequently, on an on-going basis.	To ensure Plan is positively prepared, justified, effective

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			<p>In order to achieve this, the plan uses a stepped approach to the housing requirement. In the earlier stages of the plan period a lower housing requirement of 500 dwellings per annum is set with the step up occurring half way through the plan period rising to a requirement for 1,100 dwellings per annum in the latter half of the plan period.</p> <p>This approach is linked to development strategy set out in this plan. A significant proportion of future new homes will be delivered upon new strategic sites. Delivery of these sites requires their release from the Green Belt which is achieved through this plan. However, this means that in the first half of the plan period from 2011 to 2021, reliance has been placed upon sites permitted under the previous policy regime, extant planning permissions and some of the smaller Local Housing Allocations.</p> <p>In the second half of the plan period beyond 2021, it is anticipated that the Strategic Housing Sites will become the main component of new housing supply. The stepped approach to housing delivery over the plan period allows a better match with actual and anticipated delivery.</p> <p>The same circumstances support a measured approach to meeting the shortfalls in housing delivery that have occurred since 2011. To this end the plan does not seek to meet the full extent of any backlog of delivery within the first five years (known as the <i>Sedgefield</i> approach) but rather seeks to meet this backlog over the remainder of the plan period (the <i>Liverpool</i> approach).</p> <p>In addition to the measures above, national policy requires a buffer, moved forward from later in the plan period, to be applied to the calculation of the five year supply^x. This buffer should be a minimum of 5% but, where there has been a record of persistent under delivery of housing, this should be increased to 20%.</p> <p>In the period from the start of the plan period on 1st April 2011 to 31st March 2017 the delivery of housing completions in the District were well below the 500 dwelling per</p>	<p>and consistent with national policy (ED53, ED140)</p>

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			<p>annum required by IMR1, averaging 332 dwellings per annum. This necessitates the application of a 20% buffer at the point of the plan's adoption.</p> <p>The delivery of sites over the plan period will be kept under review and it is anticipated that the District will be able to move to an application of a 5% buffer later in the plan period. The buffer requirement will be added to both the housing requirement and any backlog in delivery to be met over the five year period under assessment.</p> <p>These approaches are set out in Policy IMR1 and will be the basis of the housing land supply calculations that are produced for monitoring purposes over the plan period.</p> <p>^x Paragraph 47 of the NPPF</p>	

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MM 374	223	Figure 6 Delete and replace with updated graph	<table border="1"> <caption>Data for Figure 6: Completions, Targets, and Rates from 2012 to 2031</caption> <thead> <tr> <th>Year</th> <th>Completions in year</th> <th>Target in year</th> <th>Rate required to meet target to 2031</th> </tr> </thead> <tbody> <tr><td>2012</td><td>384</td><td>500</td><td>800</td></tr> <tr><td>2013</td><td>291</td><td>500</td><td>850</td></tr> <tr><td>2014</td><td>259</td><td>500</td><td>900</td></tr> <tr><td>2015</td><td>180</td><td>500</td><td>950</td></tr> <tr><td>2016</td><td>341</td><td>500</td><td>1000</td></tr> <tr><td>2017</td><td>539</td><td>500</td><td>1050</td></tr> <tr><td>2018</td><td>339</td><td>500</td><td>1100</td></tr> <tr><td>2019</td><td>367</td><td>500</td><td>1150</td></tr> <tr><td>2020</td><td>617</td><td>500</td><td>1200</td></tr> <tr><td>2021</td><td>1,384</td><td>1,100</td><td>1,150</td></tr> <tr><td>2022</td><td>1,541</td><td>1,100</td><td>1,100</td></tr> <tr><td>2023</td><td>1,443</td><td>1,100</td><td>1,050</td></tr> <tr><td>2024</td><td>1,417</td><td>1,100</td><td>1,000</td></tr> <tr><td>2025</td><td>1,280</td><td>1,100</td><td>950</td></tr> <tr><td>2026</td><td>1,160</td><td>1,100</td><td>900</td></tr> <tr><td>2027</td><td>1,051</td><td>1,100</td><td>850</td></tr> <tr><td>2028</td><td>1,000</td><td>1,100</td><td>800</td></tr> <tr><td>2029</td><td>983</td><td>1,100</td><td>700</td></tr> <tr><td>2030</td><td>998</td><td>1,100</td><td>600</td></tr> <tr><td>2031</td><td>955</td><td>1,100</td><td>500</td></tr> </tbody> </table>	Year	Completions in year	Target in year	Rate required to meet target to 2031	2012	384	500	800	2013	291	500	850	2014	259	500	900	2015	180	500	950	2016	341	500	1000	2017	539	500	1050	2018	339	500	1100	2019	367	500	1150	2020	617	500	1200	2021	1,384	1,100	1,150	2022	1,541	1,100	1,100	2023	1,443	1,100	1,050	2024	1,417	1,100	1,000	2025	1,280	1,100	950	2026	1,160	1,100	900	2027	1,051	1,100	850	2028	1,000	1,100	800	2029	983	1,100	700	2030	998	1,100	600	2031	955	1,100	500	To ensure Plan is positively prepared, justified, effective and consistent with national policy following Matter 5 & 6 hearings
Year	Completions in year	Target in year	Rate required to meet target to 2031																																																																																					
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2030	998	1,100	600																																																																																					
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MM 410	224	Paragraph 14.39	<p>We are actively working with the other authorities in the HMA – Luton, Central Bedfordshire and Aylesbury Vale – to understand the extent to which the market area as a whole will be able to accommodate development needs¹⁵⁹. The authorities in the Luton HMA jointly commissioned and subsequently agreed a Growth Options Study¹⁵⁹. This demonstrates sufficient potential capacity within the Luton HMA to accommodate Luton’s unmet housing needs. The outcomes of this study will be tested through the individual examinations of the partner authorities’ plans. If there proves to be insufficient capacity within the Luton HMA, it will be necessary to look further afield for potential solutions. This would be likely to involve a number of authorities.</p> <p>¹⁵⁹ Luton Housing Market Area Growth Study (Land Use Consultants, forthcoming 2017)</p>	For effectiveness																																																																																				

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
MM 375	224	After paragraph 14.39 (new paragraphs)	<p>We will also work with these and other relevant authorities to understand, and holistically plan for, any long-term strategic infrastructure requirements arising from future growth. This will include consideration of any infrastructure that may be required within North Hertfordshire to facilitate the delivery of growth proposed in other authorities' plans or other long-term aspirations that may come to fruition over the plan period. Any proposals to expand London Luton Airport beyond the limits of its current planning permission would fall within the scope of this commitment.</p> <p>NHDC will be a co-commissioning authority for the A505 Corridor Study along with Luton Borough Council, Central Bedfordshire Council, Hertfordshire County Council and other neighbouring authorities as appropriate. The outcomes of this Study will determine the likely long-term cumulative traffic impacts of growth in the wider area on both Luton and North Hertfordshire and potential measures to mitigate these.</p>	For effectiveness following Matter 5 & Matter 6 hearings
MM 376	224	Paragraph 14.40	We will continue to engage constructively in this process these processes and, if necessary, consider how best to reflect the outcomes. Dependant on the nature of any issues raised, it may be possible to deal with this through partial or focused reviews of any relevant policy/ies.	Consequential to MM375 for effectiveness

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Ref.	Page (LP1)	Policy / Paragraph	Modification		Reason / source		
		APPENDICES					
MM 405	227- 228	Appendix 1, Table <i>[Only rows of the table with changes shown]</i>	District Local Plan No.2 with Alterations To be replaced		Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031	For legal compliance; consequential to MM010, MM017, MM050, MM108, MM114, MM157, MM166, MM168, MM173 & MM175	
			Policy 3	Settlements within the Green Belt	Policy SP2		Settlement hierarchy and Spatial Distribution
			Policy 5	Excluded villages	Policy SP2		Settlement hierarchy and Spatial Distribution
			Policy 7	Selected villages beyond the Green Belt	Policy SP2		Settlement hierarchy and Spatial Distribution
					Policy D1		Sustainable design
			Policy 8	Development in towns	Policy SP2		Settlement hierarchy and Spatial Distribution
			Policy 9	Royston’s development limits	Policy SP2		Settlement hierarchy and Spatial Distribution
					Policy CGB1		Rural areas beyond the Green Belt
		Policy CGB5	Urban Open Land				
		Policy 14	Nature conservation	Policy NE5	New and improved public open space and biodiversity		
				Policy NE6	Designated biodiversity and geological sites		
				Policy SP12	Green Infrastructure, landscape and biodiversity		
				Policy NEx	Strategic Green Infrastructure		
				Policy NEx	Biodiversity and geological sites		
		Policy 21	Landscape and open space patterns in towns	Policy NE4	Protecting open space		
				Policy NEx	New and improved open space		

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>Policy 25 Re-use of rural buildings</p> <p>Policy 29 Rural housing needs</p> <p>Policy 30 Replacement or extension of dwellings in the countryside</p> <p>Policy 42 Shopping</p>	<p>Policy CGB4 Existing rural buildings in the Rural Area Beyond the Green Belt</p> <p>Policy CGB2a Exception sites in rural areas for affordable housing in the Green Belt</p> <p>Policy CGB2b Community facilities, services and affordable hosing in the Rural Area Beyond the Green Belt</p> <p>Policy CGB4 Existing rural buildings in the Rural Area Beyond the Green Belt</p> <p>Policy D2 House extensions, replacement dwellings and outbuildings</p> <p>Policy SP4 Town Centres, and Local Centres and Community Shops</p> <p>Policy ETC3 New retail, leisure and other main town centre development</p>
MM 377	229-230	Appendix 2	<p>The Local Plan Proposals Policies Map includes the following designations, which are set by, and specifically relate to, policies in the Plan:</p> <ul style="list-style-type: none"> • Green Belt • Rural Area Beyond the Green Belt • Urban Open Land • Business Areas • Employment Areas • Employment Sites 	<p>For legal compliance and to ensure the Plan is effective and justified consequent to MM088</p>

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source											
			<ul style="list-style-type: none"> • Housing Sites • Neighbourhood Centres • Settlement Boundaries • Town Centre Boundaries • Primary Shopping Frontage • Secondary Shopping Frontages • Mixed use Allocations • Safeguarded Land • Gypsy / Traveller Sites <p>The Proposals Policies Map also includes the following designations, which although referred to by policies in the Plan, are not the responsibility of the Local Plan and the extents of the designations are not set by the Local Plan process...</p> <p><i>[remainder of Appendix unchanged]</i></p>												
MM 378	243	Appendix 4	<p>Appendix 4: Car Parking Standards</p> <p><i>Residential Parking Standards</i></p> <table border="1"> <thead> <tr> <th>Class Use C3</th> <th>Car Parking Standard</th> <th>Minimum Cycle Parking Standard</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 space per dwelling minimum</td> <td rowspan="2">1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling</td> </tr> <tr> <td>2+ bedrooms</td> <td>2 spaces per dwelling minimum</td> </tr> <tr> <td>Retirement</td> <td>1 space per dwelling</td> <td>1 secure and covered</td> </tr> </tbody> </table>	Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard	1 bedroom	1 space per dwelling minimum	1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling	2+ bedrooms	2 spaces per dwelling minimum	Retirement	1 space per dwelling	1 secure and covered	For effectiveness following Matter 16 hearing session (ED55, ED153); Consequential to MM120, MM121 and MM122
Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard													
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2+ bedrooms	2 spaces per dwelling minimum														
Retirement	1 space per dwelling	1 secure and covered													

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source												
			<table border="1"> <tr> <td>developments (e.g. warden assisted independent living accommodation)</td> <td>minimum</td> <td>space for residents per 5 units.</td> </tr> </table> <p>The above standard standards will also require visitor / unallocated parking as set out below to be added. Garages will be counted towards meeting the standards only if they are at least 7m x 3m measured internally. Reductions from these standards will only be considered where applicants can demonstrate that the accessibility, type, scale, mix and use of the development; the availability of and opportunities for public transport; local car ownership levels; and on-street conditions justify such variations. Reductions will be considered only in exceptional circumstances e.g. in town centres or other accessible locations with the availability of a range of local services and good local sustainable transport options and for e.g. small scale conversion of buildings for a small number of residential units in defined town centres.</p> <p>Visitor/Unallocated Parking</p> <table border="1"> <thead> <tr> <th>Class Use C3</th> <th>Car Parking Standard</th> <th>Minimum Cycle Parking Standard</th> </tr> </thead> <tbody> <tr> <td>Retirement developments (e.g. warden assisted independent living accommodation)</td> <td>1 space per dwelling minimum</td> <td>1 space per 8 units (visitors)</td> </tr> <tr> <td>Visitor / unallocated</td> <td>Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number) with the</td> <td>For above C3 general housing - if no garage or secure area is provided within curtilage of</td> </tr> </tbody> </table>	developments (e.g. warden assisted independent living accommodation)	minimum	space for residents per 5 units.	Class Use C3	Car Parking Standard	Minimum Cycle Parking Standard	Retirement developments (e.g. warden assisted independent living accommodation)	1 space per dwelling minimum	1 space per 8 units (visitors)	Visitor / unallocated	Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number) with the	For above C3 general housing - if no garage or secure area is provided within curtilage of	
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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>higher lower standard being applied where there are no garages in the schemes and the lower higher standard applied where every dwelling in the scheme is to be provided with a garage</p> <p>dwelling then 1 covered and secure space per dwelling in a communal area for residents plus 1 space per dwelling for visitors</p> <p>For C3 retirement developments - 1 covered and secure visitor space per 3 units</p> <p>For the above two visitor and unallocated parking standards, reductions in provision will be considered where:</p> <ol style="list-style-type: none"> 1. Alternative publicly available off-street parking is available within 2 minutes' walk of the site; 2. Visitor parking arising from small-scale (i.e. infill) development can be accommodated on-street without compromising highway safety, the amenity of existing residents or the ability for businesses to operate; or 3. Relevant evidence is submitted by the applicant which supports a reduction in standard and considers existing and future car ownership and likely visitor demand. 	
MM 379		Appendix 5 (new)	<p>Appendix 5: Letchworth Garden City Design Principles</p> <ol style="list-style-type: none"> 1. For development proposals in Letchworth, their overall layout and design should, as far as practicable, reflect 'Garden City' layout and design principles. Creative reinterpretation of the principles in the light of modern requirements will be sought, and a knowledge of the quality and variety of early garden residential 	For effectiveness following Matter 17 hearing session and consequential to MM147

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>development in the Garden City is a pre-requisite to the success of any proposals. The following notes are intended to give a guide to examples which might be studied, with benefit.</p> <p>2. The term 'Garden City' is equated with open residential development, characteristically low density and generously landscaped with mature trees and hedges set amongst individual houses. This is only partly true. Many of the finest early Garden City layouts depended on a successful corporate design for the scheme as a whole, in addition to the individual features mentioned above. The key to success in the best of examples quoted below is the appreciation of the way houses are grouped to form a sequence of outdoor spaces related to each other and to the overall setting.</p> <p>3. The broadest overall effect is that of the <u>vista</u>. This has a formal quality exemplified by the broad tree-lined swathe which projects the main axis of the town across Norton Common, and was very effectively handled in the section of Broadway between the J.F. Kennedy Gardens and the Sollershotts where a double avenue of Lime trees was planted. Other principal approach roads of the town were treated in this manner, for example Norton Way South and Pixmore Way. In the latter, the articulated building lines of the early Letchworth U.D.C. Council housing was notably successful.</p> <p>4. In contrast, the principle of <u>closure</u> represented the breaking down of the street picture into sequences by means of closing the view at key points, particularly at road junctions. Notable examples are the view southwards into Rushby Mead from Hillshott analysed in detail below; The Crescent between Pixmore Way and Baldock Road where a series of spaces is created along a curved road; or more formally, in Jackmans Place around the triple road junction where a focal block is set across the view line. The use of an informal design approach should not be at the expense of purposeful design of space framed by buildings, an aspect always emphasised by Barry Parker and Raymond Unwin, consultant architects for the original Letchworth Plan of 1904 and much of the subsequent detailed layout of housing.</p>	

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Ref.	Page (LP1)	Policy / Paragraph	Modification	Reason / source
			<p>5. Within the street picture, <u>accents</u> were often created by variations in the building line. For example, the splayed arrangement of the tree blocks of Silver Birch Cottages in Station Road added visual interest to an otherwise monotonous road. Greens were used to create a corporate sense of design, for example at Westholm, Ridge Road and in the section of Lytton Avenue between Gernon Road and Pixmore Way.</p> <p>6. Finally, <u>group design</u> was used as a means of giving identity to the various roads within the Garden City. The residential cul-de-sac, was one of the earliest instances of the use of a feature which is now common in housing layouts. Other means of grouping include the linking together of blocks at street corners, as at the junction of Ridge Avenue and Hillshott, and the use of linking walls and garages as in the groups at the junction of Lytton Avenue and South View. Occasionally, corners would be treated with blocks of striking design, for example the twin 'L' blocks which frame the north side of the junction between Sollershott East and Field Lane or the block boldly set diagonally across the acute angled junction between Sollershott East and South View.</p>	

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The Policies Map is not defined in statute as a Development Plan document and the Inspector does not have the powers to recommend Main Modifications to it. However, as a consequence of the proposed Main Modifications set out in the remainder of this schedule or for the general effectiveness of the Plan, it will be necessary to make a number of amendments to the Proposed Submission Policies Maps. These are set out below. Detailed, individual maps are set out in the separate document, Proposed Changes to the Policies Map, which is available as a supporting document to the Main Modifications consultation.

Any comments on the changes to the Policies Map should, where possible, be directed to the relevant Main Modification(s) to the Plan.

Ref.	Policy / Paragraph	Modification
	POLICIES MAP	
MM 380	Policy SP3	Remove Letchworth Power Station as an Employment Site (SP3) and denote an Employment Area (ETC1)
MM 381	Policy SP8	Amend legend for Letchworth Garden City Town Centre Boundary to identify that this also represents the 'broad location' for housing identified under Policy SP8
MM 382	Policy SP18	Include access route to allocation from Mendip Way
MM 383	Policy ETC1	Remove Business Areas annotation but retain underlying Employment Area status.
MM 384	Housing allocation WY1 / Urban Open Land	Amend alignment of housing allocation / urban open land boundary in line with Statement of Common Ground
MM 385	Policy HS7	Add additional Gypsy & Traveller allocation at Danesbury Park Road (CD6)
MM 386	Housing allocation BA2 / Green Belt boundary, Baldock	Amend allocation boundary to reflect land-ownership and defensible features

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Ref.	Policy / Paragraph	Modification
MM 387	Housing allocations BA3 & BA4	Amend boundaries between sites and extend BA3 to incorporate 'white land'
MM 388	Housing allocation BK2	Reduce housing allocation to exclude open space
MM 389	Housing allocation BK3	Enlarge to housing allocation to include reserve school site
MM 411	Housing allocation HT2	Changed to omit small area of neighbouring property
MM 390	Housing allocation HT8	Reduce to reflect extent of land remaining for potential development
MM 391	Settlement boundary - Hitchin	Remove land east of Bedford Road that is not part of The Priory School
MM 392	Housing allocation RY5	Delete as allocation has been implemented
MM 393	Settlement boundary - Offley	Amend south east boundary of settlement to reflect curtilage boundary.
MM 394	Settlement boundary – Therfield	Amend the boundary around the southeast of the settlement (Hay Green) to more tightly follow the limit of existing development.
MM 395	Settlement boundary – Whitwell	Amend the settlement boundary in relation to Policy SP2 (Whitwell) to exclude the recreation ground to the south of the settlement
MM 396	Housing allocation SI1	Extend the site boundary to abut London Road

Annex 1: Key Diagram (MM007)



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Key Diagram

