



# **North Hertfordshire Local Plan 2011-2031**

## **Schedule of Additional Modifications**

October 2022

This schedule sets out the additional modifications made to the North Hertfordshire Local Plan 2011-2031 prior to its adoption. Additional modifications are changes made to the plan by the Local Planning Authority following the examination and included in the adopted version of the Plan. Additional modifications must not materially affect the policies in the document. They are in addition to the Main Modifications recommended by the Inspector in his report on the Local Plan examination.

Additional modifications normally relate to factual information, the correction of identified errors in the text or other minor typographical changes.

Text added to the plan by the additional modifications is shown in **bold**. Text which has been removed from the plan by the additional modifications is shown ~~struck through~~. Text in *italics* describes changes that are made but where the individual examples and / or detailed text from the Local Plan has not been reproduced.

Changes are shown relative to the Plan as it stood at the end of the examination (i.e. the submitted Plan incorporating the Main Modifications recommended by the Inspector in his report of 8 September).

The Inspector's Report identifies that a number of potential changes to the Plan which were previously consulted do not amount to Main Modifications necessary for soundness. However, the report makes clear the Council is entitled to make these changes as additional modifications and they are included within this schedule where appropriate.

Policy, paragraph and criteria references are shown as per the proposed adoption version of the Plan..

Policy / Paragraph	Modification	Reason / source
	<b>GENERAL AND DOCUMENT-WIDE UPDATES</b>	
General / document-wide	<p><i>The following changes have been made to the Plan in its preparation for adoption but are not individually listed as changes in the schedule of Additional Modifications:</i></p> <ul style="list-style-type: none"> <li>• <i>Formatting changes to ensure that all page, paragraph, policy, criteria and footnote numbering run sequentially and consistently following incorporation of all Main Modifications and additional modifications;</i></li> <li>• <i>Internal cross-referencing to reflect the above;</i></li> <li>• <i>New front cover;</i></li> <li>• <i>Document appearance updated to match current North Herts Council corporate branding and style guides including, but not limited to, use of logo;</i></li> <li>• <i>Contents page updated to show correct headings and page numbers;</i></li> <li>• <i>Glossary of terms updated to ensure entries, definitions and terminology are correct at point of issue;</i></li> <li>• <i>Minor typographical and grammatical errors ('spell check' errors) that do not alter the meaning or intent of the relevant part of the plan such as the capitilisation of individual words, removal of double spaces, spelling corrections, grammatical symbols (full stop, semi-colons, apostrophes, hyphens etc.), presenting words in the correct tense or plural / singular for their context etc.</i></li> </ul>	To ensure the adopted Plan reads correctly
General / document-wide	Replace relevant references to national policy to read "Paragraph [number] of the <b>2012</b> NPPF" (or equivalent wording)	To reflect the fact that the Local Plan was examined against the requirements of the (now superceded) 2012 version of the NPPF and that decisions will be made using the most up-to-date version.
General / document-wide	Replace relevant references to the Green Belt Review to read "Green Belt Review (NHDC 2016 & <b>2018</b> )" (or equivalent wording)	Factual update; To include reference to the further evidence produced for the examination
General / document-wide	Replace relevant references to sustainability appraisal to read "Sustainability Appraisal of <b>the</b> North Hertfordshire Local Plan <del>Submission Version</del> (CAG <del>2016</del> <b>2022</b> )" (or equivalent wording)	Factual update; The Local Plan will be accompanied by a consolidated / final version of the Sustainability Appraisal to meet legal requirements

Policy / Paragraph	Modification	Reason / source
Foreword	<i>Replacement foreword</i>	Original foreword was written in 2016 and reflects the status of the Plan at that time. <i>To be added following Full Council decision and prior to final publication.</i>
About this consultation	<i>Delete</i>	Relates to consultation which took place in 2016. Previously consulted upon as potential modification MM001.
<b>SECTION ONE</b>	<b>INTRODUCTION AND CONTEXT</b>	
<b>CHAPTER 1</b>	<b>INTRODUCTION</b>	
Paragraph 1.5 and Footnote 1	<p>The National Planning Policy Framework (NPPF)<sup>1</sup> <b>was first</b> published in 2012 <b>and revised in 2018 and 2021. The NPPF</b> sets out the Government’s planning policies for England and must be taken into account along with other national planning policy in the preparation of local and neighbourhood plans and in determining planning applications. The NPPF is supplemented by detailed Planning Practice Guidance (PPG), <b>first</b> released in 2014, which provides additional detail on certain topics. Local plans must be consistent with national planning policy to pass examination. <b>This Local Plan has been prepared in accordance with the 2012 version of the NPPF.</b></p> <p><sup>1</sup> National Planning Policy Framework (DCLG) March 2012 – <a href="http://www.communities.gov.uk">http://www.communities.gov.uk</a>  <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a></p>	Factual update; An updated version of the NPPF was published in July 2021 after consultation on the Inspector’s Main Modifications had closed. Amendments to this paragraph and footnote previously consulted upon as potential modification FM010.
Paragraph 1.12	<p>The first step in preparing a neighbourhood plan is to define a neighbourhood area. There are currently <del>eleven</del> <b>thirteen</b> neighbourhood planning areas designated within the District with <del>one further community</del> <b>another two communities</b> considering preparing a neighbourhood plan. <b>Four neighbourhood plans have been “made” and form part of the Development Plan: Pirton, Wymondley, Preston and the joint neighbourhood plan for Bygrave, Baldock &amp; Clothall.</b> Those plans under preparation include the parishes of Ashwell, Barkway and Nuthampstead, Codicote, Ickleford, Kimpton, Knebworth, <del>Pirton, Preston,</del> St Ippolyts, St. Pauls Walden and <del>Wymondley</del> <b>Wallington. In addition, a neighbourhood planning forum and planning area has been designated for the unparished area of Charlton.</b></p>	Factual updates since submission of the Plan in 2017. Amendments to this paragraph and footnote previously consulted upon as potential modification MM004 and FM011.

Policy / Paragraph	Modification	Reason / source
Paragraph 1.16	The Local Plan must undergo a Sustainability Appraisal (SA) and a Strategic Environment Assessment (SEA) as part of its preparation. These are required under <del>both national and European</del> law. SEA takes into consideration the likely impacts of the Plan on the environment. The SA appraises the likely significant environmental, social and economic effects of the proposed policies in the Plan and how these can be mitigated and controlled. These assessments are normally carried out as a single process and this approach has been taken.	Factual update; The UK has left the European Union
1.19 (Footnote 3)	<a href="#">North Hertfordshire Statement of Community Involvement</a> updated <del>xxx</del> <b>2015 July 2020</b> .	Factual update; a revised SCI was adopted during the examination process. Previously consulted upon as potential modification FM012.
1.19 (Footnote 3)	NHDC Habitats Regulations Assessment (2018); <b>Habitats Regulations Assessment Addendum Note (2021)</b>	Factual update; To include reference to the further assessment published alongside the 2021 further Main Modifications
1.20 (Footnote 4)	The Local Plan has <del>also</del> been prepared in accordance with the Council's Local Development Scheme <sup>4</sup> which <del>shows provides information about the programme for preparing planning documents to be prepared as part of the this</del> Local Plan. <del>This includes documents that have been produced already and a the</del> timetable for the production of future documents <b>its review</b> .  <sup>4</sup> North Hertfordshire Local Development Scheme <del>April 2017</del> <b>November 2022</b>	Factual update; A new Local Development Scheme is presented alongside the new Plan showing the correct dates for the key stages in its preparation and incorporating the commitment to an early review contained in Policy IMR2.
After 1.27 (New paragraph)	<b>Further consultation was undertaken on the Inspector's Proposed Main Modifications in 2019 and 2021.</b>	Factual update. Previously consulted upon as potential modification FM014
<b>CHAPTER 2</b>	<b>A PICTURE OF NORTH HERTFORDSHIRE</b>	
Figure 1	<i>Replacement figure showing North Hertfordshire in context</i>	For legibility and accessibility; previous map is unclear. <i>Change to be made prior to final publication.</i>
Figure 2	<i>Replacement figure showing North Hertfordshire in detail</i>	For legibility and accessibility; previous map is unclear. <i>Change to be made prior to final publication.</i>

Policy / Paragraph	Modification	Reason / source
Paragraph 2.6 and Footnote 8	<p>North Hertfordshire is a diverse area. The total population figure for North Hertfordshire, from the <del>2015 Mid-Year Estimates</del>, was <del>131,696</del> (males = <del>64,621</del> and females = <del>67,075</del>) <b>2019 Mid-Year Estimates, was 133,570</b> (males = <b>65,382</b> and females = <b>68,188</b>)<sup>8</sup>. Over 70% of the population live in the four main settlements of Hitchin, Letchworth Garden City, Royston and Baldock.</p> <p><sup>8</sup> ONS (2016<del>9</del>) Mid <del>2015</del> <b>2019</b> Population Estimates for UK, England and Wales, Scotland and Northern Ireland</p>	Factual update. Previously consulted upon as potential modification FM015.
Paragraph 2.7 / Footnote 9	<p>The District age profile <del>differs from the East of England profile as</del> <b>shows that</b> there is a lower proportion of 15-29 year olds <b>than in Hertfordshire</b> (North Hertfordshire <del>15.7%</del> <b>14.9%</b> compared to East of England <del>17.8%</del> <b>16.6% in the county</b>). There are, however, more in the age groups from 30-54 (North Hertfordshire <del>36%</del> compared to East of England <del>33.6%</del>) <b>However, the proportion of people in the District in the 30 – 54 age group mirrors the proportion in the county as a whole (North Hertfordshire 35.1% compared to 34.9% for Hertfordshire)</b><sup>9</sup>.</p> <p><sup>9</sup> ONS (<del>2016</del><b>2019</b>) Population Estimates by single year of age</p>	Factual update. Previously consulted upon as potential modification FM016.
Paragraph 2.8 / Footnote 10	<p>Official statistics indicate that the population is likely to increase over the next <del>15</del> <b>10</b> years by <del>just over 24,000</del> <b>nearly 9,000</b> residents (population estimate at 2031 – <del>153,400</del><b>146,500</b>)<sup>10</sup>. This is due to a combination of factors, including people living longer, changes in social patterns, and the attractiveness of the District as a place to live. This will put considerable pressure not just on our housing numbers but on vital social support mechanisms such as schools and GP surgeries as well as our transport infrastructure.</p> <p><sup>10</sup> <del>Stevenage and North Hertfordshire SHMA Update 2015</del> <b>ONS 2016</b></p>	Factual update. Previously consulted upon as potential modification FM017.
Paragraph 2.10 and Footnotes 11-13	<p><b>More than 8 in 10</b> (<del>86.9%</del>) <b>(87.6%)</b> of North Hertfordshire's 16-64 year olds are economically active (in or seeking employment) compared to a national figure of <b>79%</b> <del>77.8%</del><sup>11</sup>. The unemployment rate in North Hertfordshire is <del>3.4%</del> <b>2.8%</b>; this is below the East of England figure (<del>3.8%</del>) <b>(3.6%)</b> and below the national rate (<b>4.2%</b>) (<del>5.1%</del>)<sup>12</sup>. Approximately 1 in 5 (<del>13.1%</del>) <b>(12.4%)</b> of North Hertfordshire's 16-64 year olds are economically inactive<sup>13</sup>.</p> <p><sup>11</sup> Nomis (<del>2016</del> <b>2020</b>) – Official Labour Market Statistics; Employment and unemployment (<del>Apr 2015 – Mar 2016</del>) <b>(Oct 2019 – Sept 2020)</b></p> <p><sup>12</sup> Nomis (<del>2016</del>) <b>(2020)</b> – Model based estimates of unemployment (<del>July 2016</del>) <b>(Sept 2020)</b></p>	Factual update. Previously consulted upon as potential modification FM018.

Policy / Paragraph	Modification	Reason / source
	<sup>13</sup> Nomis <del>(2016)</del> <b>(2020)</b> – Official Labour Market Statistics; Employment and unemployment <del>(Apr 2015 – Mar 2016)</del> <b>(Oct 2019 – Sept 2020)</b>	
Paragraph 2.11 and footnote 14	<p>According to the <del>2015</del> <b>2019</b> Index of Multiple Deprivation, North Hertfordshire is relatively affluent compared to other local authority areas. The District ranks <del>271<sup>st</sup></del> <b>269<sup>th</sup></b> out of <del>326</del> <b>317</b> local authority areas in England (1 being the most deprived)<sup>14</sup>. None of the District's population lives in areas within the bottom 10% of Super Output Areas (SOA) nationally, i.e. in the most deprived parts of the country. North Hertfordshire does however have <del>four</del> <b>five areas</b> in the next two cohorts, i.e. those which are in the top 30% are seen as being most deprived, this includes one area in Hitchin and <del>three</del> <b>four</b> in Letchworth Garden City.</p> <p><sup>14</sup> <del>Department for Communities and Local Government (2015) – English indices of deprivation-2015</del> <b>Ministry of Housing, Communities and Local Government English indices of deprivation 2019</b></p>	Factual update. Previously consulted upon as potential modification FM019.
Paragraph 2.12 and footnote 15	<p>On the whole the quality of life in North Hertfordshire is good. Life expectancy in North Hertfordshire is similar to the national figure; the male rate is currently <del>80.4</del> <b>81</b> years compared to <del>79.4</del> <b>79.8</b> years for England, and the female equivalent is <del>83.2</del> <b>84.3</b> years compared to <del>83.1</del> <b>83.7</b> years nationally. Life expectancy is <del>3.7</del> <b>4.7</b> years lower for men in the most deprived areas of North Hertfordshire than in the least deprived areas<sup>15</sup>.</p> <p><sup>15</sup> <del>Public Health England (2015)</del> <b>(2019 - 2020)</b> – North Hertfordshire Health Profile <del>2015</del></p>	Factual update. Previously consulted upon as potential modification FM020.
Paragraph 2.14 and footnote 16	<p>Adult and child obesity rates in North Hertfordshire are below the national and regional averages. <b>Adult obesity rates in the District at 2020 were 58.2% of all adults compared with a national rate of 62.3% which still presents a key challenge for the District</b> <del>19.1% v 23.0% for adults and 12.6% v 19.1% for children; however, these figures still present a key challenge for the District</del><sup>16</sup>.</p> <p><sup>16</sup> <del>Public Health England (2015)</del> <b>(2019 - 2020) – Obesity Profile</b> North Hertfordshire Health Profile <del>2015</del></p>	Factual update. Previously consulted upon as potential modification FM021.
Paragraph 2.15 and footnote 17	<p>Like most areas North Hertfordshire did not escape the detrimental affects of the economic downturn in 2009 and many variables including unemployment and job growth figures suffered as result. Figures have only recently returned to pre-2008 levels and the local employment environment is improving and the figures are moving in the right direction. It is estimated that there are around <del>48,800</del> <b>54,000</b> jobs<sup>17</sup> in North Hertfordshire.</p>	Factual update. Previously consulted upon as potential modification FM022.

Policy / Paragraph	Modification	Reason / source
	<sup>17</sup> <del>Nomis (2014)</del> <b>Nomis Local Authority Profile 2019</b>	
Paragraph 2.18	The District has a working age population of <del>81,700</del> <b>81,600</b> of which <del>71,800</del> <b>76,700</b> are economically active. The majority of these are employees and work full-time but a small proportion of the population are self employed ( <del>10.4%</del> ) <b>(10.5%)</b> .	Factual update. Previously consulted upon as potential modification FM023.
Paragraph 2.19	<del>In 2015 the median gross pay for full-time workers in the area (residence based) was £637.3 per week. This was considerably higher than the median earnings of those living in the East of England region (£551.0 per week) and the National Average (£529.6 per week), reflecting the high earnings associated with the proportion of the public that commute out of the District.</del> <b>In 2020, the median gross pay for full time employees was £644.10 per week which compares favourably with the national average of £586.70.</b>	Factual update. Previously consulted upon as potential modification FM024.
Paragraph 2.20	<del>15.7%</del> <b>16.65%</b> of the population do not have access to a car. This is much lower than the national figure ( <del>24.9%</del> ) <b>(25.8%)</b> and slightly lower than regionally ( <del>17.7%</del> ) <b>(16.93%)</b> .	Factual update. Previously consulted upon as potential modification FM025.
Paragraph 2.22 and footnote 20	House prices in the District are well above the regional and national averages, although slightly below the average for Hertfordshire which is skewed significantly upwards by prices in areas such as St Albans. The average cost of a home in the District is around <del>£350,000</del> <b>£355,000</b> , meaning prices are around <del>one-quarter</del> <b>44%</b> higher than the national average <sup>20</sup> .  <sup>20</sup> <del>Quarterly House Price Data for Hertfordshire (HertsLIS, 2016)</del> <b>ONS House Price Statistics for Small Areas 2019-2020</b>	Factual update. Previously consulted upon as potential modification FM026.
Paragraph 2.25 and footnote 22	There are currently more than <del>1,600</del> <b>2,100</b> households on the local authority housing register awaiting assistance with their housing needs <sup>22</sup>  <sup>22</sup> <del>Stevenage and North Hertfordshire Strategic Housing Market Assessment Update: Volume Two (ORS, 2016)</del> <b>NHDC Summary Statistics 2020</b>	Factual update. Previously consulted upon as potential modification FM027.
Figure 3	<b>HMA Housing Market Areas</b>	For ease of reading; avoid unnecessary use of acronym
Paragraph 2.41	Luton's plan and associated evidence base identifies a requirement for approximately 18,000 homes in the Borough but has capacity for just <del>7,000</del> <b>8,500</b> . <b>The most recent projections for Luton did not lead to a meaningful change in the housing situation presented in Luton's adopted Plan.</b> The issue of unmet needs from Luton is therefore a significant matter to be considered under the Duty to Co-operate.	Factual update. Previously consulted upon as potential modification FM029.
Paragraph 2.43	The Functional Economic Market Area (FEMA) covers a similar area to the Stevenage HMA. Our evidence shows that Stevenage, North Hertfordshire and the eastern half of Central Bedfordshire form a clearly defined FEMA that stretches along the A1 corridor . 70% of people	To reflect layout of adoption version of the Plan

Policy / Paragraph	Modification	Reason / source
	that work in this area, also live here. The economic profiles of the three areas are complementary while commercial property market data does not suggest that nearby commercial property markets, such as Luton, Bedford or Watford, extend this far). The FEMA is shown in figure 4 <del>on the following page</del> <b>below</b> .	
Paragraph 2.45	A number of key plans and strategies are produced at a county level to which the Council should have regard to in preparing the Local Plan. Key amongst these <del>is</del> <b>are</b> the: <ul style="list-style-type: none"> <li>• Strategic Economic Plan, <b>2017 - 2030</b> <del>and Growth Deal of both the Hertfordshire Local Enterprise Partnership (LEP) and the Greater Cambridge, Greater Peterborough LEP.</del></li> <li>• Hertfordshire Local Nature Partnership</li> <li>• Hertfordshire Waste and Minerals Local Plans</li> </ul> Hertfordshire Local Transport Plan	Factual update. Previously consulted upon as potential modification FM030.
Paragraph 2.46	In October 2013 the Hertfordshire LEP published their Strategic Economic Plan for the county <b>which was refreshed in July 2017</b> . This strategy sets out the LEPs vision, that by 2030, Hertfordshire will be the leading economy at the heart of the UKs Golden Triangle, which encompasses Cambridge, Oxford and London. To deliver the vision, the LEP has identified a number of priority areas, which represent major opportunities for Hertfordshire. These include: <ul style="list-style-type: none"> <li>• Maintaining Hertfordshire's global excellence in science and technology;</li> <li>• Harnessing Hertfordshire's relationship with London (and elsewhere); <del>and</del></li> <li>• Re-invigorating Hertfordshire's places for the 21st Century; <b>and</b></li> </ul> <b>Building the wider foundations for growth across both businesses and people.</b>	Factual update. Previously consulted upon as potential modification FM031.
After paragraph 2.47 (delete paragraph)	<del>Given that the northern part of the District is heavily influenced by the Cambridgeshire economy, the District is also part of Greater Cambridge, Greater Peterborough LEP. The goal of the Greater Cambridge, Greater Peterborough LEP is to create an economy with 100,000 major businesses and create 160,000 new jobs by 2025, in an internationally significant low carbon, knowledge-based economy, balanced wherever possible with advanced manufacturing and services.</del>	Factual update. Previously consulted upon as potential modification FM032.
Paragraph 2.48	The <del>Hertfordshire LEPs</del> <b>are</b> is responsible for bidding and prioritising infrastructure investment within <del>their areas</del> <b>the county</b> .	Factual update. Previously consulted upon as potential modification FM033.
After paragraph 2.54 [new paras. 2.55 & 2.56]	<b>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.</b>  <b>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</b>	Factual update. Previously consulted upon as potential modification MM005.

Policy / Paragraph	Modification	Reason / source
	<p><b>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).</b></p>	
<p>Paragraph 2.58</p>	<p>It will therefore be necessary to both have regard to this strategy and work with the Highway Authority when taking forward the development sites set out in the Local Plan. <del>Work on the next iteration of the LTP—the 2050 Transport Vision—is well under way and is expected to be finalized by the end of 2016. This vision will set out proposals for accommodating growth in this Local Plan and other local plans in Hertfordshire.</del></p>	<p>Factual update. Previously consulted upon as potential modification FM035.</p>
<p>Paragraph 2.59</p>	<p>The Local Plan is a key Council document. It is the spatial expression of the District’s priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council’s <del>Corporate Plan 2021—2026</del> <b>2022-2027</b>, and other Council strategies covering economic development, housing, leisure, climate change, environment and waste.</p>	<p>Factual update; a revised Council Plan was approved in September 2021 after consultation on the Inspector’s Main Modifications had closed.</p>
<p>Paragraph 2.60</p>	<p><del>North Hertfordshire Corporate Council Plan</del></p> <p>The North Hertfordshire <del>Corporate Plan 2017-2021</del> recently reviewed in 2016 <b>Council Plan 2022 – 2027</b> sets out the Council’s vision and corporate objectives for the District. The council’s vision set out in the <b>Corporate Council Plan</b> is:</p> <p><i>‘making North Hertfordshire a vibrant place to live, work and prosper’</i></p> <p><b>“We put people first and deliver sustainable services, to enable a brighter future together”</b></p>	<p>Factual update; a revised Council Plan was approved in September 2021 after consultation on the Inspector’s Main Modifications had closed. Changes to this paragraph previously consulted upon as proposed modification FM036</p>
<p>Paragraph 2.61</p>	<p><del>The Corporate Plan draws together the key elements of the Council’s proposals for how it will serve the District over the next few years. As well as looking at the current status of the authority, it considers the opportunities and risks facing the District, and also identifies the high-level projects which will ensure the Corporate Plan is being delivered.</del> <b>The Council plan sets out the priorities that the Council will address over the next five years. The plan also lays out how North Hertfordshire District Council will achieve its aims for the district.</b></p>	<p>Factual update; a revised Council Plan was approved in September 2021 after consultation on the Inspector’s Main Modifications had closed. Changes to this paragraph previously consulted upon as proposed modification FM037</p>
<p>Paragraph 2.62</p>	<p>The <del>Corporate Plan</del> sets the following three objectives <b>Council Plan explains the Council’s co-operative values and sets out three priorities:</b></p> <ol style="list-style-type: none"> <li><del>1. To work with our partners to provide an attractive and safe environment for our residents, where diversity is welcomed and the disadvantaged are supported</del></li> <li><del>2. To promote sustainable growth within our District to ensure economic and social opportunities exist for our communities, whilst remaining mindful of our cultural and physical heritage</del></li> <li><del>3. To ensure that the Council delivers cost effective and necessary services to our residents that are responsive to developing need and financial constraints</del></li> </ol>	<p>Factual update; a revised Council Plan was approved in September 2021 after consultation on the Inspector’s Main Modifications had closed. Changes to this paragraph previously consulted upon as proposed modification FM038.</p>

Policy / Paragraph	Modification	Reason / source
	<ul style="list-style-type: none"> <li>• <b>People First: People make North Herts work. We value all our residents, businesses, staff, contractors, councillors, and other partners, and place them at the heart of everything we do.</b></li> <li>• <b>Sustainability: We recognise the challenges our towns and district as a whole face and are committed to delivering services which are relevant and sustainable. In doing so we will place our environmental responsibilities, as well as sound financial planning, at the centre of our policy making.</b></li> <li>• <b>A Brighter Future Together: We are far-sighted and plan for the long term to secure the best outcomes for our people, towns and villages, and the local economy, ensuring North Herts continues to thrive.</b></li> </ul>	
Footnote 31	North Hertfordshire Infrastructure Delivery Plan September 2016 ( <b>updated 2018</b> )	To include reference to further evidence produced for the examination
Paragraph 2.83	Changes to legislation and national planning policy in 2015 and 2016 mean that the CO2 and water performance of new dwellings is now governed by Building Regulations L, with changes to the Building Regulations in <del>2016</del> <b>2022</b> and <del>2019</del> <b>2025</b> expected to bring in tighter standards for CO2 emissions.	Factual update; Government response to the <i>Future Homes</i> standard was published in 2021
<b>SECTION TWO</b>	<b>SPATIAL STRATEGY AND STRATEGIC POLICIES</b>	
<b>CHAPTER 3</b>	<b>SPATIAL STRATEGY AND SPATIAL VISION</b>	
Vision (2 <sup>nd</sup> bullet)	A mixture of quality new homes including affordable houses with a choice of tenure catering for the needs of North Hertfordshire's residents <b>and, where appropriate, the wider housing market</b> , will be provided in appropriate sustainable locations.	To reflect the provision made towards unmet housing needs from Luton. Previously consulted upon as proposed modification MM006.
Vision (3 <sup>rd</sup> bullet)	New development will have contributed to the creation of sustainable communities. These are safe, attractive and inclusive; well-integrated into settlements; respect local distinctiveness; raise the standards of sustainable design and architectural quality; make a positive contribution to the local area; and ensure the protection, restoration and enhancement of valuable natural and historic resources. Strategic <b>and significant</b> sites will have been masterplanned in accordance with the guiding principles set out within this Plan.	Factual update; to reflect the revised requirements for masterplanning set out in Policy SP9 (MM045 & FM001)
<b>CHAPTER 4</b>	<b>STRATEGIC POLICIES</b>	
Policy SP1	<p><b>Policy SP1: Sustainable development in North Hertfordshire</b></p> <p>This Plan supports the principles of sustainable development within North Hertfordshire. We will:</p> <p>a. Maintain the role of key settlements within and adjoining the District as the main</p>	To more accurately reflect the content of other policies in the Plan. Previously consulted upon as proposed modification MM008.

Policy / Paragraph	Modification	Reason / source
	<p>focus for housing, employment and new development making use of previously developed land where possible;</p> <p>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;</p> <p>c. Grant planning permission for proposals that, individually or cumulatively:</p> <ul style="list-style-type: none"> <li>i. Deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan;</li> <li>ii. Create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;</li> <li>iii. Provide the necessary infrastructure required to support an increasing population;</li> <li>iv. Protect key elements of North Hertfordshire’s environment including <b>biodiversity</b>, important landscapes, heritage assets and green infrastructure (including the water environment); and</li> <li>v. Secure any necessary mitigation measures that reduce the impact of development, including on climate change; and</li> </ul> <p>d. Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.</p>	
Paragraph 4.16	<p><b>The</b> Category A villages, normally <del>those</del> containing primary schools, <del>all</del><b>also</b> have defined boundaries within which development will be allowed and sites have been allocated to meet the District’s overall housing <del>totals requirement</del>. <del>Category A villages have defined settlement boundaries and</del><b>These villages</b> are excluded from the policy designation (either Green Belt or Rural Area Beyond the Green Belt – see Policy SP5) which affects the surrounding countryside.</p>	To provide clarity in relation to neighbourhood planning. Previously consulted upon as potential modification MM013
Paragraph 4.23	<p>North Hertfordshire District Council is a member of <del>both</del> the Hertfordshire Local Enterprise Partnership (LEP). <del>and the Greater Cambridge Peterborough LEP. This reflects its location and the varying economic influences on the District’s settlements and rural area. Both LEPs</del> <b>The LEP will be an important stakeholder</b> <del>stakeholders</del> regarding how the North Hertfordshire economy grows and develops in the future. In particular the Hertfordshire LEP is seeking to regain the county’s competitive edge by encouraging increased employment growth and enterprise.</p>	Factual update; The Greater Cambridge & Peterborough LEP has been superseded by combined authority mayoral arrangements for Cambridgeshire that do not include North Hertfordshire.
Paragraph 4.25	<p>Our evidence shows that, compared to national averages there is a higher concentration of people <del>working in the District</del> employed in sectors such as manufacturing, construction, retail, motor trades, property, entertainment and recreation in North Hertfordshire...</p>	To avoid repetition of “in the District...in North Hertfordshire...”
Paragraph	Green Belt boundaries have been reviewed around all of the main towns within and adjoining	To accurately reflect the final

Policy / Paragraph	Modification	Reason / source
4.59	the District, with the exception of Royston which lies beyond the Green Belt. Boundaries have also been reviewed <b>around a number of villages</b> where they previously surrounded or covered ('washed over') <del>Category A and Category B villages within</del> <b>by</b> the Green Belt.	approach to the settlement hierarchy. Previously consulted upon as potential modification MM024.
Paragraph 4.63	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. <b>It also covers the land to the north and west of Hitchin beyond the outer edge of the Green Belt.</b>	To ensure the extent of the Rural Area beyond the Green Belt is properly explained. Previously consulted upon as potential modification MM026.
Footnote 49	Infrastructure Delivery Plan (RS Regeneration, 2016; <b>RS Regeneration &amp; NHDC, 2018</b> )	To include reference to further evidence produced for the examination
Paragraph 4.105	This needs to be balanced against realistic expectations about when we can expect to see new homes being built. This is especially the case on the largest new sites which <b>require the certainty provided by this Plan in order to proceed and</b> can require significant up-front investment in infrastructure such as new roads. As a result, most of the planned new homes <del>are likely to</del> <b>will</b> be delivered after 2021.	To reflect the final approach to the anticipated delivery of new homes. Previously consulted upon as potential modification FM062.
Paragraph 4.104	These targets require housing completions within the District to accelerate well above those achieved historically. However, past rates have been constrained, in part, by tight village and Green Belt boundaries that have not been reviewed for <b>well over</b> twenty years whilst Government policy supports a 'significant boost' in the supply of housing.	Factual update; to reflect the further passage of time since this paragraph was drafted in 2016.
Paragraph 4.209	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 <del>Stotfold</del> <b>Norton</b> Road could be accommodated in landscape terms <sup>70</sup> . 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. <sup>70</sup> Land north of Letchworth: landscape sensitivity study (LUC, 2013)	Factual correction. Previously consulted upon as potential modification MM062.
Paragraph 4.195	Land to the north of Baldock is the largest, single development site allocated through this Plan. A total of 2,800 homes can be accommodated here, <del>2,500</del> <b>1,400</b> of which are anticipated to be built within the plan period to 2031.	Factual update; for consistency with the approved modifications to Policy SP8 (MM035 / FM057)
Paragraph 4.195	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 north <sup>67</sup> . A masterplanning exercise for this site will need to consider the <b>collective</b> implications of these <del>cross boundary</del> allocations and demonstrate appropriate solutions. This may lead to some	For clarity. Previously consulted upon as potential modification MM406.

Policy / Paragraph	Modification	Reason / source
	facilities which will serve the whole development being located wholly within either North Hertfordshire's or Stevenage's administrative areas. <u>Footnote:</u> <sup>73</sup> Stevenage Borough Local Plan 2011-2031 (May 2019)	
Paragraph 4.232	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 <del>secure</del> <b>deliver</b> a 2FE school on- site.	For clarity. Previously consulted upon as potential modification MM073.
Paragraph 4.246	<del>Much of</del> the revised Green Belt boundary has been drawn along the routes of a public rights of way. Although a clearly defined features, parts of <del>its</del> <b>their</b> alignments cut across <del>more</del> open fields-land. Structural planting here will reinforce the <b>new</b> boundary as well as providing visual containment of the development.	For clarity. Previously consulted upon as potential modification MM080.
<b>SECTION 3</b>	<b>DEVELOPMENT MANAGEMENT POLICIES</b>	
<b>CHAPTER 5</b>	<b>ECONOMY AND TOWN CENTRES</b>	
Policy ETC3(b) (2 <sup>nd</sup> bullet)	<ul style="list-style-type: none"> <li>Letchworth Garden City: 1,000 gross sq.m <del>gross</del> and above;</li> </ul>	Delete repeated word
Paragraph 5.22	We monitor all retail units within the four main town centres on an annual basis, as well as those in the local centres. There is evidence in some centres that shop ( <del>A1 use class</del> ) units are being lost to non-shop uses in the core shopping areas.	Delete reference to defunct use class (replaced by Class E in 2020)
After paragraph 5.31	<del>The Council may consider other non-retail uses, such as surgeries or other community and leisure uses appropriate, if it can be demonstrated that they would meet a local community need.</del>	Previously consulted upon as potential modification FM091.
<b>CHAPTER 7</b>	<b>TRANSPORT</b>	
Paragraph 7.15	<del>Residential</del> Parking standards <b>for residential car and cycle parking</b> 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, <del>including cycle parking,</del> are set out in supplementary guidance <sup>86</sup> . This document also provides general guidance on issues such as design and layout.  <u>Footnote:</u> <sup>86</sup> Vehicle Parking at New Development Supplementary Planning Document (NHDC, 2011)	For clarity. Previously consulted upon as potential modification MM121
<b>CHAPTER 8</b>	<b>HOUSING STRATEGY</b>	

Policy / Paragraph	Modification	Reason / source
Policy HS1	<p><b>Policy HS1: Local Housing Allocations</b></p> <p>Local Housing Allocations are listed by parish and settlement in Chapter 13 and shown on the Policies Map. Planning permission for residential development and associated infrastructure on these sites will be granted <del>where</del> <b>provided that:</b></p> <ul style="list-style-type: none"> <li>a. Development broadly accords with the indicative number of homes shown;</li> <li>b. Proposals successfully address site specific <b>policy</b> considerations; and</li> <li>c. Unless site-specific <b>policy</b> considerations state otherwise, a variety of homes are provided in accordance with the general policy requirements of this Plan.</li> </ul> <p>Planning permission for other uses will be refused.</p>	For clarity and to ensure the Policies Map is correctly referenced. Previously consulted upon as potential modification MM123.
8.1	This Plan establishes targets to provide <del>15,950</del> <b>13,550</b> homes in North Hertfordshire over the period 2011-2031. Approximately 75% of this number is accounted for by the general allowances and Strategic Housing Sites set out in Chapter 3 (see Policies SP8 and SP14 to SP19)	Factual update; to reflect the revised housing requirements set out in Policy SP8 (MM035 / FM057)
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 <b>policies in the</b> Communities chapter of this Plan.	To reflect MM197 which gives policy status to the site-specific requirements. Previously consulted upon as potential modification MM124.
Footnote 101	Stevenage and North Hertfordshire Strategic Housing Market Assessment Update: Volume Two (ORS, 2016); <b>Review of the Official Projections for North Hertfordshire (ORS, 2020)</b>	To include reference to further evidence produced for the examination
8.17	<p>The Council has <del>previously issued</del> <b>prepared</b> supplementary guidance<sup>103</sup> which provides further information on the provision of affordable homes in the District . This will be updated and / or replaced over the lifetime of this Plan. Development proposals should have regard to this information and any other relevant housing strategies.</p> <p>[footnote] <sup>103</sup> <del>Planning Obligations SPD (NHDC, 2006)</del> <b>Draft Developer Contributions SPD (NHDC, 2022)</b></p>	Factual update; In September 2022, Cabinet approved consultation upon an updated Draft Developer Contributions SPD.
Policy HS5	<p><b>Policy HS5: Accessible and adaptable housing</b></p> <p>Planning permission for major residential development will be granted <del>where</del> <b>provided that:</b></p> <ul style="list-style-type: none"> <li>a. Applicants demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard; and</li> </ul>	For clarity. Previously consulted upon as potential modification MM137

Policy / Paragraph	Modification	Reason / source
	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 standard <sup>96</sup> .	
Paragraph 9.26	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. <del>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.</del>	Previously consulted upon as potential modification MM151.
Paragraph 9.27	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, 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 <del>to be</del> <b>was</b> designated an AQMA in 2016.	Factual update. Previously consulted upon as potential modification MM152.
<b>CHAPTER 11</b>	<b>NATURAL ENVIRONMENT</b>	
Footnote 128	The DEFRA Biodiversity Metric 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 Metric is available at : <a href="http://publications.naturalengland.org.uk/publication/5850908674228224">http://publications.naturalengland.org.uk/publication/5850908674228224</a> <a href="http://publications.naturalengland.org.uk/publication/6049804846366720">http://publications.naturalengland.org.uk/publication/6049804846366720</a>	Factual update; In July 2021, Natural England published the Biodiversity Metric 3.0 which updates and replaces the previous version referred to.
11.26	In 2009 the Council commissioned the Green Space Study to understand the existing quantity and accessibility of different types of open space. To ensure the evidence is <del>was</del> <b>was</b> up-to-date in accordance with current national policy, the Council <del>has undertaken</del> <b>undertook</b> a review of open space provision across the District in 2016.	Factual update; to reflect the further passage of time since this paragraph was drafted in 2016.
11.54	<i>Delete footnote at end of first sentence</i>	Factual update; guidance no longer available with no obvious replacement or equivalent
11.65	The policy will allow the Council to achieve a consistent and transparent approach to the redevelopment of land where contamination of the ground may be a constraint. It will also help to meet the objectives of the Water Framework Directive. The policy also allows us to approve	Factual update; to reflect that the Policy does not specifically refer to receptors

Policy / Paragraph	Modification	Reason / source						
	higher value land uses on sites where serious contamination may make other types of development unviable. <del>In the policy below, the term 'receptors' includes</del> <b>Receptors to contamination include</b> human beings, the historic built environment and the natural environment, including controlled waters as defined in Section 4 of the Contaminated Land Statutory Guidance (DEFRA, 2012) .							
<b>SECTION 4</b>	<b>COMMUNITIES</b>							
<b>CHAPTER 13</b>	<b>COMMUNITIES</b>							
Paragraph 13.1	This chapter sets out the site allocations for development for each community in North Hertfordshire. It identifies the detailed site-specific <b>policy</b> criteria for each local housing allocation. Retail and employment allocations are also identified and site- specific <b>policy</b> criteria are provided where considered necessary.	To reflect MM197 which gives policy status to the site-specific requirements. Previously consulted upon as potential modification MM198.						
13.2 (bullet points) and relevant page headings	Cockernhoe, <b>Mangrove Green</b> and East of Luton St Ippolyts & <b>Gosmore</b>	To reflect the changes to Policy SP2 (MM010 / FM039)						
After 13.3 (Note)	Note: For the avoidance of confusion, sites <del>retained from the Preferred Options version of the plan</del> have kept the same reference number <b>throughout the preparation and examination of the Plan</b> . References for sites that were included in the Preferred Options <b>or submission versions of the Plan</b> but have not been carried forward <b>to this final version of the plan</b> have <u>not</u> been re-used. Any new sites have been given the next available reference number. This means that site allocation references for individual communities do not necessarily run sequentially.	Factual update; to reflect the fact that sites have been removed from the Plan as a consequence of the examination process.						
<b>ASHWELL</b>								
Paragraph 13.7	<del>One housing site is identified</del> <b>No sites are allocated for housing</b> in Ashwell for <del>33 new-</del> <b>62 117</b> further homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM201 / FM101.						
Table after Policy AS1 (delete)	<table border="1"> <tbody> <tr> <td>Total allocated sites</td> <td>33 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>62 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>95 homes</td> </tr> </tbody> </table>	Total allocated sites	33 homes	Completions and permissions	62 homes	Total allocated, completed and permitted	95 homes	Factual update. Previously consulted upon as potential modification MM203 / FM103.
Total allocated sites	33 homes							
Completions and permissions	62 homes							
Total allocated, completed and permitted	95 homes							
<b>BALDOCK</b>								
Paragraph 13.12	Baldock is classed as a town in Policy SP2:- <del>Settlement Hierarchy</del> . A boundary for the town is shown on the Policies Map. Beyond this boundary is classed as Green Belt.	Consequential update to MM010 / FM039. Previously consulted upon as potential modification MM204.						

Policy / Paragraph	Modification	Reason / source						
Paragraph 13.15	<del>8</del> <b>Eight</b> housing sites are allocated in and around Baldock. These will deliver an estimated <del>3,436</del> <b>3,360</b> new homes ( <del>3,136</del> <b>1,960</b> during the plan period to 2031). A further <del>154</del> <b>238</b> new homes have been built or granted planning permission since the start of the plan period in 2011.	Factual update. Previously consulted upon as potential modification MM205 / FM105.						
Table After Policy BA11	<table border="1"> <tr> <td>Total allocated sites*</td> <td><del>3,386</del> <b>3,360</b> homes</td> </tr> <tr> <td>Completions and permissions</td> <td><del>204</del> <b>238</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted 2011-2031*</td> <td><del>3,290</del> <b>2,198</b> homes</td> </tr> </table> <p>* Land North of Baldock is allocated for 2,800 homes in total with <del>2,500</del> <b>1,400</b> of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031</p>	Total allocated sites*	<del>3,386</del> <b>3,360</b> homes	Completions and permissions	<del>204</del> <b>238</b> homes	Total allocated, completed and permitted 2011-2031*	<del>3,290</del> <b>2,198</b> homes	Factual update. Previously consulted upon as potential modification MM210 / FM107.
Total allocated sites*	<del>3,386</del> <b>3,360</b> homes							
Completions and permissions	<del>204</del> <b>238</b> homes							
Total allocated, completed and permitted 2011-2031*	<del>3,290</del> <b>2,198</b> homes							
<b>BARKWAY</b>								
Paragraph 13.32	Barkway is identified as a Category A <del>one of five</del> <b>one of five</b> villages where a greater amount of development has been allocated. 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 <b>presently</b> 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 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 to MM010 / FM039. Previously consulted upon as potential modification MM213 / FM108.						
Paragraph 13.34	<del>Three</del> <b>Two</b> sites are allocated in Barkway for an estimated <del>173</del> <b>160</b> new homes. A further <del>31</del> <b>57</b> homes have been built or granted planning permission <b>within the parish</b> since 2011.	Factual update. Previously consulted upon as potential modification MM214 / FM109.						
Table after Policy BK3	<table border="1"> <tr> <td>Total allocated sites</td> <td><del>173</del> <b>160</b> homes</td> </tr> <tr> <td>Completions and permissions</td> <td><del>31</del> <b>57</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>204</del> <b>217</b> homes</td> </tr> </table>	Total allocated sites	<del>173</del> <b>160</b> homes	Completions and permissions	<del>31</del> <b>57</b> homes	Total allocated, completed and permitted	<del>204</del> <b>217</b> homes	Factual update. Previously consulted upon as potential modification MM217 / FM113.
Total allocated sites	<del>173</del> <b>160</b> homes							
Completions and permissions	<del>31</del> <b>57</b> homes							
Total allocated, completed and permitted	<del>204</del> <b>217</b> homes							
Paragraph 13.35	The visible economic activity of the village is limited to a petrol filling station/garage, <del>soft furnishings business</del> and car repairs business. Barkway Park Golf Club is also located near to the edge of the village.	Factual update. Previously consulted upon as potential modification MM218.						
<b>BARLEY</b>								
Paragraph 13.44	There are no sites allocated for residential development in Barley. <del>Four</del> <b>17</b> homes have been granted planning permission or built since 2011.	Factual update. Previously consulted upon as potential modification FM116						
<b>BYGRAVE</b>								
Paragraph 13.49	Our Strategic Housing Site to the north of Baldock (see Policy SP14) is mostly within the parish of Bygrave. No other housing sites are allocated in Bygrave. There have been <del>no planning</del>	Factual update. Previously consulted upon as potential modification FM117						

Policy / Paragraph	Modification	Reason / source						
	<del>permissions granted or new</del> <b>two</b> homes built <b>or granted planning permission</b> in the parish since 2011.							
<b>CLOTHALL</b>								
13.60	Some of the <b>allocated housing</b> sites on the south-eastern edges of Baldock are in the parish of Clothall. For further discussion of these, see the Baldock page. No other housing sites are allocated in Clothall. There have been no planning permissions granted or new homes built within that part of Clothall parish outside of the Baldock urban area since 2011.	Factual update; for clarity						
<b>COCKERNHOE AND EAST OF LUTON</b>								
Paragraph 13.64	Cockernhoe <b>&amp; Mangrove Green</b> is identified as a Category A village. The development boundary is shown on the 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 <b>of Cockernhoe &amp; Mangrove Green</b> and the adjoining expansion of Luton. Outside this boundary the rest of the Cockernhoe ward is classed as Green Belt.	Consequential to MM010 / FM039. Previously consulted upon as potential modification MM221.						
<b>CODICOTE</b>								
Paragraph 13.72	Codicote is <del>identified as a Category A</del> <b>one of five villages where a greater amount of development has been allocated</b> . The development boundary is shown on the 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 Codicote's future development needs.	Consequential to MM010 / FM039. Previously consulted upon as potential modification MM222.						
Paragraph 13.75	Four sites are allocated in and around Codicote village for an estimated 315 new homes. A further <del>49</del> <b>97</b> homes have been built or granted planning permission <del>within</del> the parish since 2011.	Factual update. Previously consulted upon as potential modification MM223 / FM119						
Table after Policy CD5	<table border="1"> <tbody> <tr> <td>Total allocated sites</td> <td>315 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>49 <del>97</del> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>364 <b>412</b> homes</td> </tr> </tbody> </table>	Total allocated sites	315 homes	Completions and permissions	49 <del>97</del> homes	Total allocated, completed and permitted	364 <b>412</b> homes	Factual update. Previously consulted upon as potential modification MM228 / FM124
Total allocated sites	315 homes							
Completions and permissions	49 <del>97</del> homes							
Total allocated, completed and permitted	364 <b>412</b> homes							
<b>GRAVELEY AND NORTH OF STEVENAGE</b>								
Paragraph 13.88	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 <del>8</del> <b>10</b> homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM235.						

Policy / Paragraph	Modification		Reason / source						
Table after Policy GR1	<table border="1"> <tr> <td>Completions and permissions</td> <td>8 10 homes</td> </tr> <tr> <td>Total allocated, completed and permitted 2011-2031*</td> <td>916 793 homes</td> </tr> </table>	Completions and permissions	8 10 homes	Total allocated, completed and permitted 2011-2031*	916 793 homes		Factual update. Previously consulted upon as potential modification MM236 / FM127.		
Completions and permissions	8 10 homes								
Total allocated, completed and permitted 2011-2031*	916 793 homes								
	<p>* Land North of Stevenage is allocated for 900 homes in total with 775 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031</p>								
<b>GREAT ASHBY AND NORTH-EAST STEVENAGE</b>									
Paragraph 13.103	It is recognised that a careful balance needs to be struck between facilitating new development, <b>encouraging sustainable travel choices</b> , 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 <b>less appropriate</b> locations.		Previously consulted upon as potential modification MM242.						
Paragraph 13.104	We will continue to work with the community council, <b>Stevenage Borough Council</b> 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 clarity. Previously consulted upon as potential modification MM243.						
<b>HEXTON</b>									
Paragraph 13.113	There are no sites allocated for residential development in Hexton. Planning permission has been granted for <del>one</del> <b>four</b> new homes since 2011.		Factual update. Previously consulted upon as potential modification MM246 / FM128.						
<b>HITCHIN</b>									
Paragraph 13.128	Seven sites are allocated in and around Hitchin for an estimated <del>1,009</del> <b>971</b> new homes. The significant majority of these will be built at our Strategic Housing Site at Highover Farm. A further <del>638</del> <b>871</b> homes have been built or granted planning permission in Hitchin since 2011.		Factual update. Previously consulted upon as potential modification MM248 / FM129.						
Table after Policy HT10	<table border="1"> <tr> <td>Total allocated sites</td> <td>1,009 971 homes</td> </tr> <tr> <td>Completions and permissions</td> <td>638 871 homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td>1,647 1,842 homes</td> </tr> </table>	Total allocated sites	1,009 971 homes	Completions and permissions	638 871 homes	Total allocated, completed and permitted	1,647 1,842 homes		Factual update. Previously consulted upon as potential modification MM254 / FM130.
Total allocated sites	1,009 971 homes								
Completions and permissions	638 871 homes								
Total allocated, completed and permitted	1,647 1,842 homes								
Ref to Policy	<del>Retail allocations and site-specific criteria</del> <b>Town Centre Uses allocations and site-specific criteria</b>		Previously consulted upon as MM261						

Policy / Paragraph	Modification	Reason / source				
<b>HOLWELL</b>						
Paragraph 13.158	There are no sites allocated for residential development in Holwell. <del>10</del> <b>30</b> homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM265 / FM133.				
<b>ICKLEFORD</b>						
Paragraph 13.161	The civil parish extends north to the District and county boundary with neighbouring Central Bedfordshire. <del>This Plan allocates land for development along the administrative boundary. This site</del> <b>The area at the north of Ickleford parish</b> is considered under a specific section of this chapter on Lower Stondon. This is the settlement within Central Bedfordshire that <del>the site will</del> <b>immediately adjoins North Hertfordshire.</b>	Consequential to FM158. Previously consulted upon as potential modification FM134				
Paragraph 13.162	Ickleford is identified as <del>a Category A</del> <b>one of five villages where a greater amount of development has been allocated.</b> The development boundary <b>of Ickleford</b> is shown on the 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.	Consequential to MM010 / FM0039. Previously consulted upon as potential modification MM266 / FM135				
Paragraph 13.164	Three sites are allocated around the edge of Ickleford village for an estimated 199 new homes. <del>10</del> <b>36</b> further new homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM267 / FM136.				
Table after Policy IC3	<table border="1"> <tr> <td>Completions and permissions</td> <td><del>10</del> <b>36</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>209</del> <b>235</b> homes</td> </tr> </table>	Completions and permissions	<del>10</del> <b>36</b> homes	Total allocated, completed and permitted	<del>209</del> <b>235</b> homes	Factual update. Previously consulted upon as potential modification MM271 / FM137.
Completions and permissions	<del>10</del> <b>36</b> homes					
Total allocated, completed and permitted	<del>209</del> <b>235</b> homes					
<b>KELSHALL</b>						
Paragraph 13.177	No sites are allocated in Kelshall for residential development. <del>One</del> <b>Four</b> new homes <del>has have</del> been built <b>or granted planning permission</b> in the parish since 2011.	Factual update. Previously consulted upon as potential modification MM278 / FM138.				
<b>KIMPTON</b>						
Paragraph 13.173	One site is allocated in Kimpton for an estimated 13 new homes. <del>32</del> <b>43</b> homes have been built or granted permission since 2011.	Factual update. Previously consulted upon as potential modification FM139.				
Table after Policy KM3	<table border="1"> <tr> <td>Completions and permissions</td> <td><del>32</del> <b>43</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>45</del> <b>56</b> homes</td> </tr> </table>	Completions and permissions	<del>32</del> <b>43</b> homes	Total allocated, completed and permitted	<del>45</del> <b>56</b> homes	Factual update. Previously consulted upon as potential modification FM140.
Completions and permissions	<del>32</del> <b>43</b> homes					
Total allocated, completed and permitted	<del>45</del> <b>56</b> homes					

Policy / Paragraph	Modification	Reason / source						
<b>KING'S WALDEN</b>								
Paragraph 13.189	One site is allocated in King's Walden parish, at Breachwood Green, for an estimated 16 new homes. <del>One additional new</del> <b>11</b> homes have been built or granted permission since 2011.	Factual update. Previously consulted upon as potential modification FM141.						
Table after Policy KW1	<table border="1"> <tr> <td>Completions and permissions</td> <td><del>1</del> <b>11</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>17</del> <b>27</b> homes</td> </tr> </table>	Completions and permissions	<del>1</del> <b>11</b> homes	Total allocated, completed and permitted	<del>17</del> <b>27</b> homes	Factual update. Previously consulted upon as potential modification FM142.		
Completions and permissions	<del>1</del> <b>11</b> homes							
Total allocated, completed and permitted	<del>17</del> <b>27</b> homes							
<b>KNEBWORTH</b>								
Paragraph 13.195	Knebworth is identified as a <del>Category A</del> <b>one of five villages where a greater amount of development has been allocated</b> . It is excluded from the Green Belt with a settlement boundary shown on the 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.	Consequential to MM010 / FM039. Previously consulted upon as MM283 / FM143						
Paragraph 13.198	This Plan identifies <del>four</del> <b>three</b> local housing allocations within Knebworth for an estimated <del>598</del> <b>584</b> new homes. A further <del>65</del> <b>175</b> homes have already been built or granted planning permission <b>within the parish. This includes development adjoining the southern edge of Stevenage Borough.</b>	Factual update. Previously consulted upon as potential modification MM284 / FM144.						
Table after Policy KB4	<table border="1"> <tr> <td>Completions and permissions</td> <td><del>65</del> <b>175</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>663</del> <b>759</b> homes</td> </tr> </table>	Completions and permissions	<del>65</del> <b>175</b> homes	Total allocated, completed and permitted	<del>663</del> <b>759</b> homes	Factual update. Previously consulted upon as potential modification MM289 / FM148.		
Completions and permissions	<del>65</del> <b>175</b> homes							
Total allocated, completed and permitted	<del>663</del> <b>759</b> homes							
Paragraph 13.202	There is currently no secondary education provision in Knebworth. Pupils travel to a variety of schools in Hitchin, Stevenage and Welwyn Garden City. <del>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</del>	Previously consulted upon as potential modification MM292.						
Paragraph 13.210	<del>A planning application</del> <b>Planning permission</b> has recently been submitted <del>granted</del> for a new library, doctors' surgery and pharmacy on the site of the current library within the identified village centre.	Factual update. Previously consulted upon as potential modification MM296						
<b>LETCHWORTH</b>								
Paragraph 13.215	<del>Fourteen</del> <b>Twelve</b> sites are allocated in Letchworth for an estimated <del>1,546</del> <b>1,485</b> additional dwellings. A further <del>594</del> <b>693</b> 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.	Factual update. Previously consulted upon as potential modification MM299 / FM149.						
Table after Policy LG10	<table border="1"> <tr> <td>Total allocated sites</td> <td><del>1,523</del> <b>1,485</b> homes</td> </tr> <tr> <td>Completions and permissions</td> <td><del>594</del> <b>693</b> homes</td> </tr> <tr> <td>Broad location – Letchworth Garden City town centre</td> <td>50 homes</td> </tr> </table>	Total allocated sites	<del>1,523</del> <b>1,485</b> homes	Completions and permissions	<del>594</del> <b>693</b> homes	Broad location – Letchworth Garden City town centre	50 homes	Factual update. Previously consulted upon as potential modification MM305 / FM152.
Total allocated sites	<del>1,523</del> <b>1,485</b> homes							
Completions and permissions	<del>594</del> <b>693</b> homes							
Broad location – Letchworth Garden City town centre	50 homes							

Policy / Paragraph	Modification	Reason / source
	<p>Total allocated, completed and permitted <b>2011-2031*</b> <b>2,167 1,928</b> homes</p> <p><b>* Land North of Letchworth is allocated for 900 homes in total with 600 of these anticipated to be completed by 2031. The higher number is used in the total allocated sites. The lower number is used in the total allocated, completed and permitted 2011-2031.</b></p>	
Paragraph 13.230	<p><del>Additionally, in the longer term</del> 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>	Previously consulted upon as potential modification MM308.
Ref to Policy	<p><del>Retail allocations and site-specific criteria</del> Town Centre Uses allocations and site-specific criteria</p>	Previously consulted upon as potential modification MM309.
Paragraph 13.241	<p><del>Schemes</del> <b>New development</b> in Letchworth will be required to make reasonable contributions towards these <del>schemes</del> <b>projects</b> 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 have an impact. In addition, <del>schemes</del> <b>contributions</b> will be required <b>towards</b> <del>make contributions to</del> walking and cycling schemes in Letchworth which aim to influence mode share and free up capacity for new development.</p>	For clarity and to avoid confusing use of “schemes” to mean several different things
<b>LILLEY</b>		
Paragraph 13.249	<p>No sites are allocated in Lilley for residential development. <del>One new home has</del> <b>Nine new homes have been built or</b> granted planning permission since 2011.</p>	Factual update. Previously consulted upon as potential modification MM317 / FM156
<b>LOWER STONDON</b>		
Paragraph 13.250	<p>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 <b>in Henlow parish</b>. This development extends to the administrative boundary between the two authorities.</p>	Factual update. Previously consulted upon as potential modification MM318.
Paragraph 13.255	<p><del>One new site is located</del> <b>Planning permission has been granted for 144 homes</b> adjoining Lower Stondon. Four further new homes have been completed adjacent to <del>the</del> <b>this</b> site since 2011.</p>	Factual update. Previously consulted upon as potential modification FM157.
<b>NEWNHAM</b>		
13.261	<p>No sites are allocated in Newnham for residential development. <del>No</del> <b>Three</b> new homes have been built or granted planning permission since 2011.</p>	Factual update. Previously consulted upon as potential modification FM160.
<b>OFFLEY</b>		
Paragraph 13.271	<p>Offley is a large parish in the western part of the District between Luton and Hitchin. The parish is split into two wards: Offley and Cockernhoe. At the 2011 census the population of the whole</p>	To reflect the changes to Policy SP2 (MM010 / FM039)

Policy / Paragraph	Modification	Reason / source	
	parish was 1,398 and there were 607 dwellings in the parish. Of these, 493 people and 205 dwellings were in the Cockernhoe ward (discussed on the Cockernhoe, <b>Mangrove Green</b> and East of Luton page of this chapter) and the remaining 905 people and 402 dwellings were in the Offley ward (the subject of this page).		
Paragraph 13.262	No sites are allocated in Offley. Since 2011, <del>73</del> <b>84</b> new homes have been built or granted planning permission in the Offley ward of the parish.	Factual update. Previously consulted upon as potential modification MM323 / FM161.	
<b>PIRTON</b>			
Paragraph 13.275	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. <b>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.</b>	Factual update. Previously consulted upon as potential modification MM325.	
Paragraph 13.276	No sites are allocated in Pirton by this Plan. Around <del>94</del> <b>139</b> homes have been built or granted planning permission since 2011 <sup>447</sup> .  [Footnote] <sup>447</sup> Outline 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.	Factual update. Previously consulted upon as potential modification MM326 / FM162.	
<b>PRESTON</b>			
Paragraph 13.277	Preston is a small village to the south of Hitchin. Historically it was part of the parish of Hitchin, becoming a separate civil parish in 1894. The parish covers the village and surrounding countryside. The village has a school, village hall, public house and a church. It is also home to a private school in the former manor house of Temple Dinsley.	Factual update; The Princess Helena College closed in 2021	
Paragraph 13.281	One site is allocated in Preston for an estimated 21 new homes. A further <del>17</del> <b>29</b> homes have been built or granted permission since 2011.	Factual update. Previously consulted upon as potential modification FM163.	
Table after Policy PR1	Completions and permissions	<del>17</del> <b>29</b> homes	Factual update. Previously consulted upon as potential modification FM164.
	Total allocated, completed and permitted	<del>38</del> <b>50</b> homes	
<b>RADWELL</b>			
Paragraph 13.286	No sites are allocated for residential development in Radwell. Since 2011, <del>six</del> <b>10</b> new homes have been either built or granted planning permission.	Factual update. Previously consulted upon as potential modification	

Policy / Paragraph	Modification	Reason / source						
		MM329.						
<b>REED</b>								
Paragraph 13.291	One site is allocated in Reed for an estimated 22 new homes. A further <del>12</del> <b>14</b> new homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM331 / FM165.						
Table after Policy RD1	<table border="1"> <tr> <td>Total allocated sites</td> <td>22 homes</td> </tr> <tr> <td>Completions and permissions</td> <td><del>12</del> <b>14</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>34</del> <b>36</b> homes</td> </tr> </table>	Total allocated sites	22 homes	Completions and permissions	<del>12</del> <b>14</b> homes	Total allocated, completed and permitted	<del>34</del> <b>36</b> homes	Factual update. Previously consulted upon as potential modification MM332 / FM166.
Total allocated sites	22 homes							
Completions and permissions	<del>12</del> <b>14</b> homes							
Total allocated, completed and permitted	<del>34</del> <b>36</b> homes							
<b>ROYSTON</b>								
Paragraph 13.2299	<del>Eight</del> <b>Four</b> sites are allocated in Royston providing a total of more than 1,000 <del>for almost</del> <b>500</b> new homes. <del>663</del> <b>1,421</b> further homes have been built or granted planning permission since 2011. <b>This includes two large sites of around 300 homes each at the eastern and western edges of the town.</b>	Factual update. Previously consulted upon as potential modification MM334 / FM167.						
Policy RY4 (final bullet)	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.	To delete word include in modifications in error						
Table after Policy RY11	<table border="1"> <tr> <td>Total allocated sites</td> <td><del>1,049</del> <b>478</b> homes</td> </tr> <tr> <td>Completions and permissions</td> <td><del>663</del> <b>1,421</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>1,712</del> <b>1,899</b> homes</td> </tr> </table>	Total allocated sites	<del>1,049</del> <b>478</b> homes	Completions and permissions	<del>663</del> <b>1,421</b> homes	Total allocated, completed and permitted	<del>1,712</del> <b>1,899</b> homes	Factual update. Previously consulted upon as potential modification MM342 / FM171.
Total allocated sites	<del>1,049</del> <b>478</b> homes							
Completions and permissions	<del>663</del> <b>1,421</b> homes							
Total allocated, completed and permitted	<del>1,712</del> <b>1,899</b> homes							
Table after 13.301	<table border="1"> <tr> <td><b>Policy RY9</b></td> <td>Land north of York Way</td> <td>10.9</td> </tr> </table>	<b>Policy RY9</b>	Land north of York Way	10.9	For consistency with labelling used for all other site allocations (as required by the Main Modifications)			
<b>Policy RY9</b>	Land north of York Way	10.9						
Paragraph 13.310	Hertfordshire County Council has recently provided additional First School capacity within the town. As a consequence, it is considered that existing <b>first</b> school sites have been developed to capacity.	Factual update. Previously consulted upon as potential modification MM343.						
Paragraph 13.311	<del>A further</del> <b>Land for a new 2FE first school has been secured within the new development currently being built</b> <del>will be required over the plan period. This is the County Council's preferred school size and would normally require the provision of one new site. 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.</del>	Factual update. Previously consulted upon as potential modification MM344 / FM173.						

Policy / Paragraph	Modification	Reason / source						
<b>RUSHDEN</b>								
Paragraph 13.320	There are no sites allocated for residential development in Rushden. <del>Two</del> <b>Six</b> new homes have been built <b>or granted planning permission</b> since 2011.	Factual update. Previously consulted upon as potential modification MM347 / FM174.						
<b>SANDON</b>								
Paragraph 13.325	There are no sites allocated for residential development in Sandon. <del>13</del> <b>17</b> new homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM349 / FM175.						
<b>ST IPPOLYTS</b>								
Paragraph 13.332	Two sites are allocated in St Ippolyts <b>&amp; Gosmore</b> for an estimated 52 new homes. A further <del>34</del> <b>55</b> homes have been built or granted planning permission in the parish since 2011.	Factual update. Previously consulted upon as potential modification MM351 / FM176.						
Table after Policy SI2	<table border="1"> <tr> <td>Completions and permissions</td> <td><del>34</del> <b>55</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>86</del> <b>107</b> homes</td> </tr> </table>	Completions and permissions	<del>34</del> <b>55</b> homes	Total allocated, completed and permitted	<del>86</del> <b>107</b> homes	Factual update. Previously consulted upon as potential modification FM177.		
Completions and permissions	<del>34</del> <b>55</b> homes							
Total allocated, completed and permitted	<del>86</del> <b>107</b> homes							
<b>ST PAULS WALDEN</b>								
Paragraph 13.339	<del>One</del> <b>No</b> sites <del>is</del> <b>are</b> allocated <b>for residential development</b> in St Paul's Walden <del>at Whitwell for an estimated 41 new homes. A further nine</del> <b>54</b> homes have been built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification FM178.						
<b>THERFIELD</b>								
Paragraph 13.334	One site is allocated in Therfield for an estimated 12 new homes. <del>10</del> <b>24</b> further homes have been either built or granted planning permission since 2011.	Factual update. Previously consulted upon as potential modification MM358 / FM180.						
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><del>10</del> <b>24</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>22</del> <b>36</b> homes</td> </tr> </table>	Total allocated sites	12 homes	Completions and permissions	<del>10</del> <b>24</b> homes	Total allocated, completed and permitted	<del>22</del> <b>36</b> homes	Factual update. Previously consulted upon as potential modification MM360 / FM181.
Total allocated sites	12 homes							
Completions and permissions	<del>10</del> <b>24</b> homes							
Total allocated, completed and permitted	<del>22</del> <b>36</b> homes							
<b>WALLINGTON</b>								
Paragraph 13.349	There are no sites allocated for residential development in Wallington. <del>One</del> <b>Two</b> new homes <del>has</del> <b>have</b> been built <b>or granted planning permission</b> since 2011.	Factual update. Previously consulted upon as potential modification FM182.						
<b>WESTON</b>								
Paragraph 13.353	Weston is classed as a Category A village, with a settlement boundary defined on the Policies Map within which additional development will be allowed. In the south of the parish site <del>GA1</del> <b>GA2</b> at Great Ashby is mostly in Weston parish. Most of the rest of the parish is classed as	Factual update. Previously consulted upon as potential modification MM361.						

Policy / Paragraph	Modification	Reason / source						
	Green Belt, apart from the eastern edges of the parish which are classed as rural area beyond the Green Belt.							
Paragraph 13.355	One site is allocated in Weston for an estimated 40 new homes. A further <del>seven</del> <b>eight</b> new homes have been built or granted planning permission.	Factual update. Previously consulted upon as potential modification MM362						
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><del>7</del> <b>8</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>47</del> <b>48</b> homes</td> </tr> </table>	Total allocated sites	40 homes	Completions and permissions	<del>7</del> <b>8</b> homes	Total allocated, completed and permitted	<del>47</del> <b>48</b> homes	Factual update. Previously consulted upon as potential modification MM368 / FM185.
Total allocated sites	40 homes							
Completions and permissions	<del>7</del> <b>8</b> homes							
Total allocated, completed and permitted	<del>47</del> <b>48</b> homes							
<b>WYMONDLEY</b>								
Paragraph 13.361	Little Wymondley is <del>classed as a Category A</del> <b>one of five villages where a greater amount of development has been allocated</b> , with a The settlement boundary is shown on the Policies Map within which additional development will be allowed.	Consequential to MM010 / FM0039. Previously consulted upon as potential modification MM365 / FM183.						
Paragraph 13.365	One site is allocated in Wymondley for an estimated 300 additional homes. <del>15</del> <b>31</b> further homes have been built or granted planning permission <b>in the parish</b> since 2011.	Factual update. Previously consulted upon as potential modification MM366 / FM184.						
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><del>16</del> <b>31</b> homes</td> </tr> <tr> <td>Total allocated, completed and permitted</td> <td><del>316</del> <b>331</b> homes</td> </tr> </table>	Total allocated sites	300 homes	Completions and permissions	<del>16</del> <b>31</b> homes	Total allocated, completed and permitted	<del>316</del> <b>331</b> homes	Factual update. Previously consulted upon as potential modification MM368 / FM185.
Total allocated sites	300 homes							
Completions and permissions	<del>16</del> <b>31</b> homes							
Total allocated, completed and permitted	<del>316</del> <b>331</b> homes							
<b>SECTION 5</b>	<b>IMPLEMENTATION, MONITORING AND REVIEW</b>							
<b>CHAPTER 14</b>	<b>DELIVERY</b>							
Footnote 162	North Hertfordshire Infrastructure Delivery Plan (RS Regeneration, 2016; <b>RS Regeneration &amp; NHDC, 2018</b> )	To include reference to further evidence produced for the examination						
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, <b>the Hertfordshire Local Enterprise Partnership</b> and the Hertfordshire Local Nature Partnership is fundamental in achieving appropriate solutions.	For clarity. Previously consulted upon as potential modification MM371.						
Paragraph 14.12 (first inset)	LEPs are partnerships between businesses and local authorities set up by Government to support growth. North Hertfordshire is covered by <del>two separate LEPs – Hertfordshire and Greater Cambridge Peterborough</del> <b>the Hertfordshire LEP</b> .	Factual update; The Greater Cambridge & Peterborough LEP has been superceded by combined authority mayoral arrangements for Cambridgeshire that do not include North Hertfordshire.						
Paragraph	Grants and programmes – Where individual projects meet specific objectives, they can receive	Factual update; The UK has left the						

Policy / Paragraph	Modification		Reason / source
14.12 (third inset)	grant funding. Well known examples include lottery funding, particularly where there are heritage or health benefits, and programmes currently run by the European Union. North Hertfordshire, for example, benefits from access to the Eastern Plateau Fund which helps to support economic development in rural areas.		European Union
<b>APPENDICES</b>			
Appendix 1, Table [Only rows of the table with changes shown]	<b>District Local Plan No.2 with Alterations To be replaced</b>		Consequential to MM010, MM017, MM050, MM108, MM114, MM157, MM166, MM168, MM173 & MM175. Previously consulted upon as potential modification MM405.
	Policy 3 Settlements within the Green Belt	Replacement Policy contained in the North Hertfordshire Local Plan 2011 – 2031 Policy SP2 Settlement hierarchy and <b>Spatial Distribution</b>	
	Policy 5 Excluded villages	Policy SP2 Settlement hierarchy and <b>Spatial Distribution</b>	
	Policy 7 Selected villages beyond the Green Belt	Policy SP2 Settlement hierarchy and <b>Spatial Distribution</b> Policy D1 Sustainable design	
	Policy 8 Development in towns	Policy SP2 Settlement hierarchy and <b>Spatial Distribution</b>	
	Policy 9 Royston’s development Limits	Policy SP2 Settlement hierarchy and <b>Spatial Distribution</b> Policy CGB1 Rural areas beyond the Green Belt Policy CGB5 Urban Open Land	
	Policy 14 Nature conservation	Policy NE5 <del>New and improved public open space and biodiversity</del> Policy NE6 Designated biodiversity and geological sites <b>Policy SP12 Green Infrastructure, landscape and biodiversity</b> Policy NEx Strategic Green Infrastructure Policy NEx Biodiversity and geological sites	
	Policy 25 Re-use of rural buildings	Policy CGB4 Existing rural buildings in the <b>Rural Area Beyond the Green Belt</b>	
	Policy 29 Rural housing needs	Policy CGB2a Exception sites in rural areas	

Policy / Paragraph	Modification		Reason / source
		<p>for affordable housing in the Green Belt</p> <p><b>Policy CGB2b Community facilities, services and affordable housing in the Rural Area Beyond the Green Belt</b></p>	
	<p>Policy 30 Replacement or extension of dwellings in the countryside</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 42 Shopping</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>	
<p>Appendix 3</p>	<p><b>The star symbol on the adopted Policies Map denotes the general location of the Local Centres identified by Policy SP4. The buildings or areas shown edged and hatched on the following plans shows their extent and the areas to which relevant policies will be applied.</b></p>		<p>For clarity on the extent to which policies are applied. Note: The extents of the Local Centres shown on the following maps have not been altered.</p>

## Changes to the Policies Map

The Policies Map is not defined in statute as a Development Plan document and there are no powers for an Inspector to recommend Main Modifications to it. However, a number of the published Main Modifications to the Plan's policies require further corresponding changes to be made to the policies map compared to the version that was submitted for examination. In addition, there are some instances where changes to the policies map are needed to ensure that relevant policies are justified and effective. These changes are set out below for completeness.

<b>Policy / Paragraph</b>	<b>Modification</b>
<b>POLICIES MAP</b>	
Policy SP3	Remove Letchworth Power Station as an Employment Site (SP3) and denote an Employment Area (ETC1). Previously consulted upon as potential modification MM380.
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. Previously consulted upon as potential modification MM381.
Policy SP18	Include access route to allocation from Mendip Way. Previously consulted upon as potential modification MM382.
Policy ETC1	Remove Business Areas annotation but retain underlying Employment Area status. Previously consulted upon as potential modification MM383.
Policy HS7	Remove site CD4 and add new Gypsy & Traveller allocation at Danesbury Park Road (CD6). Previously consulted upon as potential modification MM385 / FM126.
Housing allocation AS1	Delete as allocation has been implemented. Previously consulted upon as potential modification FM102.
Housing allocation BA2 / Green Belt boundary, Baldock	Amend allocation boundary to reflect land-ownership and defensible features. Previously consulted upon as potential modification MM386.
Housing allocations BA3 & BA4	Amend boundaries between sites and extend BA3 to incorporate 'white land'. Previously consulted upon as potential modification MM387.
Housing allocation BK1	Delete as allocation has been implemented. Previously consulted upon as potential modification FM110.
Housing allocation BK2	Reduce housing allocation to exclude open space. Previously consulted upon as potential modification MM388.
Housing allocation BK3	Enlarge to housing allocation to include reserve school site. Previously consulted upon as potential modification MM389.
Housing allocation HT2	Changed to omit small area of neighbouring property. Previously consulted upon as potential modification MM411.
Housing allocation HT8	Reduce to reflect extent of land remaining for potential development. Previously consulted upon as potential modification MM390.
Settlement boundary - Hitchin	Remove land east of Bedford Road that is not part of The Priory School. Previously consulted upon as potential modification MM391.
Housing allocation KB3	Delete as allocation has been implemented. Previously consulted upon as potential modification FM146.
Housing allocation LG14	Delete as allocation has been implemented. Previously consulted upon as potential modification FM150.
Housing allocation LG17	Delete as allocation has been implemented. Previously consulted upon as potential modification FM151.

<b>Policy / Paragraph</b>	<b>Modification</b>
Housing allocation LS1	Delete as allocation has been implemented. Previously consulted upon as potential modification FM158.
Settlement boundary - Offley	Amend south east boundary of settlement to reflect curtilage boundary. Previously consulted upon as potential modification MM393.
Settlement boundary - Reed	Amend settlement boundary and Rural Area designation to reflect extent of new housing at The Kilns following completion of new development under planning permission 14/02573/1.
Housing allocation RY1	Delete as allocation has been implemented. Previously consulted upon as potential modification FM168.
Housing allocation RY2	Delete as allocation has been implemented. Previously consulted upon as potential modification FM169.
Housing allocation RY5	Delete as allocation has been implemented. Previously consulted upon as potential modification MM392.
Housing allocation RY8	Delete as allocation has been implemented. Previously consulted upon as potential modification FM170.
Settlement boundary – Whitwell	Amend the settlement boundary to exclude the recreation ground to the south of the settlement. Previously consulted upon as potential modification MM395.
Housing allocation SP2	Delete as allocation has been implemented. Previously consulted upon as potential modification FM179.
Housing allocation SI1	Extend the site boundary to abut London Road. Previously consulted upon as potential modification MM396.
Settlement boundary – Therfield	Amend the boundary around the southeast of the settlement (Hay Green) to more tightly follow the limit of existing development. Previously consulted upon as potential modification MM394.
Housing allocation WY1 / Urban Open Land	Amend alignment of housing allocation / urban open land boundary in line with Statement of Common Ground. Previously consulted upon as potential modification MM384.