

Response Form – Local Plan Review: Regulation 18 Consultation

Six-week consultation from 5 July to 15 August 2024

The Council is undertaking a Review of the Local Plan adopted on 22 May 2019. The Plan is the key planning policy document setting a vision for the future development of Stevenage. It looks to guide development and covers areas like housing, infrastructure, businesses, open spaces and more.

Draft Plan Consultation

This is a draft version of our Plan for Stevenage, which we will formally consult on. We will ask for comments and feedback from the community and stakeholders. This consultation is a legal requirement, and the consultation will last for 6 weeks. (This consultation is known as 'Regulation 18' in the planning world)

How to respond

Online: You can respond on-line, read all supporting documents and helpful guides by going to our consultation website:

<https://stevenagelocalplan.commonplace.is/>

Email: Please send your comments to the Planning Policy Team directly on: planningpolicy@stevenage.gov.uk. Please ensure you state 'Reg 18 Consultation Response' in the subject line.

Post: Complete this response form and post it to:

Planning Policy Consultation
Planning & Regulation
Stevenage Borough Council
Daneshill House
Danestrete
Stevenage
Herts
SG1 1HN

Personal/Contact Details

Please note that if you respond to this consultation your response will be publicly available. This will include your name, who you represent and the company/organisation but not personal contact details such as address or email.

Your Name

Address

Company/Organisation

**Representing
(e.g. - Self/ client name or
organisation)**

Email:

Would you like to receive email communications about planning policy consultations in the future?

Yes

No

Strategic and detailed Climate Change

Climate Change policies will be placed at the top of our Strategic Planning Policies (see pages 32 -33 of the revised Local Plan). We are seeking to get the right balance of new low carbon homes and investment in retrofitting existing homes, alongside new jobs, infrastructure while protecting our green and cultural assets, echoing the TCPA Garden City principles that the original new town was founded on.

New Policy SP1:

The change will be:

Deletion of existing Policy SP1: Presumption in favour of sustainable development and replacement with new Policy SP1: Climate change to reflect the changed priority for the Local Plan to address climate change issues and challenges.

The revised policy can be found on Pages 32 - 33 of the Regulation 18 Local Plan.

What are your comments on the revised policy?

New Chapter on Climate Change

A new chapter on Climate Change containing detailed policies (pages 72 - 81) has been prepared for the revised Local Plan.

These build on the strategic policies to seek a balance between low carbon developments, jobs and infrastructure, whilst protecting our green and cultural assets.

The new policies are shown below. The detailed policies and subtext can be found on Pages 72 - 81 of the Regulation 18 Local Plan.

Please use the boxes below to provide your comments on each policy.

Policy CC1: Energy efficiency

Development proposals must demonstrate how they will maximise reductions in greenhouse gas emissions, with consideration for the following:

- The provision of demand-side energy efficiency measures;
- The provision of supply-side energy efficiency measures; and
- The adoption of ultra-low and zero carbon energy generation.

What are your comments on the new Energy efficiency policy?

Policy CC2: Heating and cooling

Development proposals should minimise demand for energy dependent cooling systems, through the application of the following cooling hierarchy:

1. Balance solar gain and solar shading
2. Minimise internal heat generation
3. Manage the heat within the building
4. Provide passive ventilation
5. Provide mechanical ventilation
6. Provide active cooling systems

What are your comments on the Heating and cooling policy?

Policy CC3: Water efficiency

Development proposals involving the creation of new dwellings must ensure that water consumption does not exceed 110 litres per person per day, including external water use.

Development proposals involving the creation of new dwellings must additionally incorporate rainwater harvesting schemes unless there are clear and convincing reasons for not doing so.

All non-residential development must provide for the recycling of grey water unless there are clear and convincing reasons for not doing so.

What are your comments on the Water efficiency policy?

Policy CC4: Energy infrastructure

Development proposals which create, utilise, or facilitate connection to decentralised energy networks (DENs) or district heat networks (DHNs) will be strongly supported.

The use of ultra-low and zero carbon combined heat and power (CHP) systems will also be strongly supported.

Developments that produce local ultra-low and zero carbon renewable energy with surplus injected into the grid will be strongly supported.

The implementation of Intelligent Energy Systems (IES) is strongly encouraged.

What are your comments on the Energy infrastructure policy?

Policy CC5: Carbon sinks

Development proposals should not result in the loss or deterioration of existing carbon sinks. Development proposals which deliver net gains in carbon sequestration and storage through the enhancement of existing carbon sinks or the provision of new carbon sinks will be strongly supported.

What are your comments on the Carbon sinks policy?

Policy CC6: Green roofs

Development proposals should incorporate green roofs unless there are clear and convincing reasons for not doing so. Where appropriate, development proposals which incorporate biosolar roofs or green walls will be strongly supported.

What are your comments on the Green roofs policy?

Policy CC7: Digital connectivity

Development proposals should ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users unless an affordable alternative 1Gb/s capable connection is made available.

What are your comments on the Digital connectivity policy?

Policy CC8: The green economy

Development proposals which demonstrate consistency with the principles of a circular economy will be strongly supported.

Development proposals involving the provision of new local green jobs during the construction or operational phases will be strongly supported.

Development proposals involving the loss of existing allotments, orchards, gardens and food markets will be refused unless there is clear and convincing justification. Where appropriate, development proposals involving their provision or enhancement will be strongly supported.

What are your comments on The green economy policy?

Flooding and drainage

Policy SP11: Climate change, flooding and pollution have been revised to consider flooding and pollution only and changed to Policy SP11: Flooding and pollution

The revised policy can be found on Pages 65 - 66 of the Regulation 18 Local Plan.

The aim of the revision is to update in accordance with national policy and changes within the Local Plan climate policies.

The changes are:

Deletion of existing Policy FP1: Climate Change and replacement with new Policy FP1: Sustainable Drainage to reflect change in Plan structure and to ensure that:

- major and minor developments utilise sustainable drainage systems (SuDS) wherever possible;
- surface water run-off is not increased; o developments incorporate green, surface-level features (e.g. ponds and swales) wherever possible; and o underground attenuation features and impervious hard surfaces are only used where unavoidable.

Deletion of existing Policy FP2: Flood risk in Flood Zone 1 and Policy FP3: Flood risk in Flood Zones 2 and 3 and replacement **with new comprehensive Policy FP2: Flood risk management** to emphasise:

- the protection and re-naturalisation of watercourses;
- the protection and potential future enhancement of flood defences; and
- the presence of other potential sources of flooding e.g. surface water and groundwater.

What are your comments on the revised flooding and drainage policy?

Tree Policies

Revised Tree Policy NH5: Trees and woodland (pages 189 – 191 of the revised Local Plan) refers to the management of trees within the borough.

The aims of this policy are to manage loss and replacement of trees as well reflect the benefits they have to combat climate change and biodiversity loss.

The revised policy can be found on Pages 189 - 191 of the Regulation 18 Local Plan.

New Policy NH5b: Tree-lined streets (pages 191 - 192 of the revised Local Plan) refers to the national planning policy emphasis on new streets being lined with trees.

The current National Planning Policy Framework (NPPF 2021) recognises the importance of tree-lined streets and their extensive environmental benefits. Street trees have long been a key feature of the urban environment and play a vital role in defining the character of towns and cities. Trees provide ecological benefits to our urban areas by providing habitats, absorbing carbon dioxide and releasing oxygen. For these reasons, street trees support the requirement to conserve and enhance the natural environment as set out in the National Planning Policy Framework (paragraph 131).

The revised policy can be found on Pages 191 - 192 of the Regulation 18 Local Plan.

What are your comments on the revised tree policies?

Station Gateway Opportunity Area: Policy TC4

The Station Gateway Major Opportunity Area is also known as Policy TC4 and has been revised (pages 98 – 101).

In the time that has passed since the adoption of the Local Plan in May 2019, two productive stages of public consultation have been held on the Stevenage Station Gateway Area Action Plan. This has formed a comprehensive and robust evidence base that supports Policy TC4 of the Local Plan.

Officers have considered the options to progress the AAP and have decided to combine the work already undertaken, with the emerging Local Plan Review and incorporate into one combined process up to Examination in Public.

It is important to note that the policy wording in TC4, as a result of the two rounds of public consultation, will not change significantly. It is proposed to be strengthened to highlight the potential the Station Gateway area has in creating an exemplar low carbon development, as well as flexibility in land uses while providing a vibrant environment and active public realm opportunities.

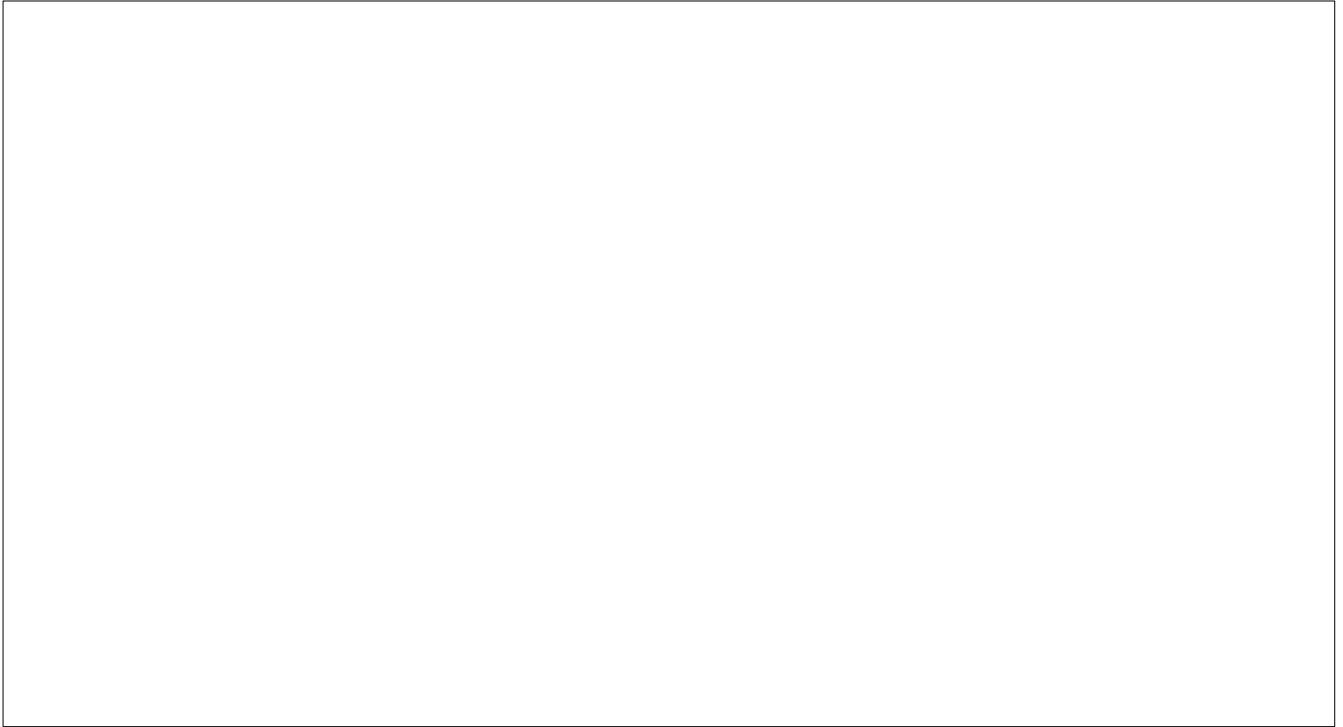
There is a strong degree of fluidity within the policy TC4, to allow the area to be triggered by major infrastructure and development in the medium to long term. The policy does not suggest immediate changes in this area of opportunity for Stevenage.

What are your comments on the revised policy?

Design

New Policy GD2 Design certification (pages 156 – 157). This policy has been added to reflect changes in national guidance and standards in design.

What are your comments on the new policy?



Houses of Multiple Occupation (HMOs)

New Policy HO14: Houses in multiple occupation (page 155 of the revised Local Plan) to clarify that proposals for new Houses in Multiple Occupation (HMOs) must have regard to relevant local policies and impact on surrounding area.

A house in multiple occupation (HMO) is a house occupied by two or more separate households who share basic amenities such as cooking and washing facilities. The aims of this policy are to consider the creation of new HMOs where the impact on housing supply would be acceptable. This applies to both entirely new buildings and conversions of existing buildings.

The revised policy can be found on Page 155 of the Regulation 18 Local Plan.

What are your comments on the new policy?

If you wish to provide any comments on the proposed changes. Please do so below in the comment box.