

Stevenage Borough Council

The Draft Design Guidance Supplementary Planning Document

Consultation Statement

19 September 2022 – 31 October 2022



Introduction

This document has been prepared to show how the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 were adhered to during the production of the Stevenage Borough Council Design Guidance Supplementary Planning Document.

The SPD will be a material consideration in planning decisions and the purpose of the SPD is to give further guidance and clarity regarding policies SP8: Good design and GD1: High quality design of the adopted Stevenage Borough Local Plan.

Town and Country Planning Regulations

The SPD has been produced in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012. The most relevant regulations relating to the process are as follows:

- Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.
- Regulation 12(b) requires the Council to publish the documents for a minimum 4 week consultation, specify the date when responses should be received and identify the address to which responses should be sent.
- Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps;
 - Make the document available at the principal office and other places within the area that the Council considers appropriate;
 - Publish the document on the Council's website

Details of consultation

Following approval at a meeting of the SBC Executive, consultation was undertaken on the Draft Design Guidance SPD for a period of six weeks, from 19th September to 31st October 2022. Consultation was undertaken in line with the Council's Statement of Community Involvement. Consultees who have previously signed up to the planning consultation list were contacted by email, or by post where no email address had been provided.

The consultation was also advertised on the Council's website home page and Planning Policy pages. It also appeared on the Stevenage Borough Council social media pages and a hard copy of the consultation document was available at the Council offices and Customer Service Centre.

Representations were submitted via the Council's website:

<https://www.stevenage.gov.uk/have-your-say/planning-policy-consultations> or were sent via email to Planning.Policy@Stevenage.gov.uk.

Who was consulted?

A list of consultees is provided in Appendix 1.

What were the main issues raised during the consultation?

The main topics raised during the consultation were:

Response	Reasons for Amendment
Homes and bedroom sizes	The National Described Space Standard from national government will be included within the SPD as a guide.
Appropriate buildings and forms – reflecting NPPF guidance	The Built Form section will be reviewed in line with recommendation and amendment made in line with the NPPF.
Use of Sustainable Materials - Resources	The use of recycled aggregates within the design stage is a valid request and this will be reflected where appropriate in the Design SPD and align the SPD with HCC's Minerals and Waste Local Plan.
Refer to new and updated documents from Sports England, HCC and Historic England	To ensure the robust nature of the document Incorporate guidance and best practice from Historic England, HCC and Sport England
Embed 'Active Design' into the document	Help to promote a more physically active and mentally stimulating environment in all aspects of design.
Review the proposed species for street tree planting	Biosecurity regulations, for example Ash Dieback.
Review references to hedgerows	The use of the word 'attractive' implies negativity to something that is aesthetically unattractive, would be more appropriate to use alternative language such as 'important' or 'valued'.
Socially Inclusive – Homes for older people	Incorporate SPD in line with HAPPI standards
New guidance from BRE on daylight/sunlight best practice	SPD will update the guidance in accordance with this new document

How has the Council responded to these issues and what changes has the Council made to the SPD document as a result?

The main concepts and principles of the Draft SPD have been maintained and brought forward into the draft revised version of the SPD taking into account a number of significant amendments suggested by respondents' comments.

A complete schedule of consultation responses, the Council's response to the comments and the areas of changes proposed in the SPD are provided overleaf:

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
1	Member of the public	DESIGN - 001	General	<p>Apologies if I missed this point in the document but I saw no reference to the minimum size of bedrooms. Over the last year I have visited numerous new builds and I am appalled at the size of the bedrooms. Most of these bedrooms don't allow for sufficient storage cupboards without having to squeeze past the bed etc. It is a travesty that people are paying hundreds of thousands of pounds for such 'rabbit hutches'. The developers just need to provide an extra 1m x 1m to each bedroom to make rooms practical and pleasurable to live in and allow people to sufficient storage for normal use.</p>	Comments noted and acknowledged. The National Described Space Standard from national government will be included within the SPD as a guide.
2	Member of the public	DESIGN - 002	Design - Homes and Bedroom sizes	<p>Most of the statements are of the blindingly obvious - A high quality environment is essential for providing a good quality of life for residents, Subways or footbridges should be well lit and as short and as wide as possible. Traffic calming not only aids pedestrian safety, but by encouraging slower driving it can also help to reduce vehicle emission levels...Play spaces for children and young people should be provided across the borough...</p> <p>Green roofs (is this to help compensate for all those allowed to block pave their front gardens for parking?) No thanks. I'll stick with tiles. The green roof development of homes near the roundabout at Welwyn North looks an eyesore.</p> <p>Overall, it will be interesting to see if the council practises what it preaches. Past evidence is not encouraging.</p>	Comments noted and acknowledged. We look to improve things through new initiatives and will continue to be open to new ideas in order to assist with providing a high-quality environment for all.
3	Member of the public	DESIGN - 003	Heritage and Movement M.5	<p>lots of use of 'encourage' and 'principle' but not much definition of legal 'teeth'. Developers will ride all over this.</p> <p>I have no idea what the 10 are - the index says they are on page 9 but there are not 10 so</p> <p>The Built Form section contains guidance on tall buildings - not one of which has been applied in Stevenage today or in plans currently approved but not yet built.</p> <p>Section M talks about cycle paths but the current network does not integrate well - some sections are in inverse form (pedestrian on left) and new installations are moving to mixed use - just a wider pavement basically. This is not a safe environment.</p> <p>Section M5 also sets out what streets should be the original Stevenage estate separated car and people. There is no evidence of this thinking in new estates being planned now.</p> <p>Overall this document is a lovely piece of marketing spin but the reality of achieving some of this over what a developer wants to build is a flight of fancy. Look at The Icon site and the debacle and the grotesque designs.</p>	<p>Local Plan review will incorporate many of these concerns and local plan policies will be examined to ensure they are sound. This SPD is to provide guidance and where possible direct to guidance already issued. Page 8 has the diagram with 10 design characteristics, but this will be made clear within the document.</p> <p>The chapters have been titled with the 10 characteristics and they start from page 9. Tall buildings - going forward into the local plan review - sustainable travel and LTP4/5, will look into the problems with the current cycle ways</p>
3	Member of the public	DESIGN - 004	Movement - M.3	<p>In M.3 you say "routes for pedestrians and cyclists run alongside vehicular routes, but ... non-vehicular traffic is forced to travel under a series of underpasses in order to cross the roads. This makes it easier to travel by car, rather than promoting the benefits of sustainable</p>	<p>The use of sustainable travel is an important point, and this comment is noted. Our Mobility Strategy (2016), Future Town, Future Transport (2019) and Walking/Cycling Strategy (2018) work towards a modal shift and sustainable transport methods</p>

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				transport. It also creates safety concerns, as some sections of routes receive no natural surveillance".	to encourage walking and cycling. This is being pushed further with Stevenage Sustainable Travel Town (STT) Implementation Plan. The key difference from previous initiatives is that the Sustainable Travel Town will fully integrate behavioural change techniques with infrastructure improvements. This will assist with the overall vision for the delivery of growth plans, sustainable development and promoting a healthy and active community. Where appropriate, the Design SPD will incorporate these comments to further support these initiatives.
4	Member of the public	DESIGN - 005	Movement - M.18	<p>And in M.18 you say "Stevenage also comprises numerous subways where segregated footpaths and cycleways run under the main vehicle roads. Whilst being a useful way of ensuring the flow of traffic on both the cycle/pedestrian network and that on the road, these can cause safety concerns resulting in these routes being underutilised."</p> <p>That is mostly nonsense. Being 'forced' under an underpass is a major safety feature, as it keeps pedestrians & cyclists separate from cars, meaning it's impossible to be run over by a car. As a cyclist I feel MUCH safer thanks to this, and I think this safety-from-cars *promotes* sustainable transport. We should keep following the example of the Netherlands, whose very high bicycle usage is partly due to them keeping cyclists separate from cars (including underpasses where possible). I have no safety concerns from non-surveillance on the MAIN pedestrian/cyclist routes, as these tend to be fairly straight & so there tends to be high visibility from other people using these routes. There ARE exceptions, mainly along Gunnels Wood Road, where you can be hidden from view by sharp corners + deep underpasses, but that's more to do with poor design/planning & does not mean the whole concept of underpasses is a bad idea. (Don't throw out the baby with the bath water.)</p> <p>I presume that underpasses are more expensive to build, and that's the real for the nonsense arguments against them. I feel that people's lives are more important: Crossing any vehicle road has a relatively high risk of injury & death, for both pedestrians & cyclists. Even on Gunnels Wood Road, because the vehicle roads are busy, during the day you are clearly still much safer taking an underpass than if you had to dodge cars while crossing a busy road</p>	Lighting and anti-social behaviour are an issue but there is work ongoing with the Sustainable Travel Town (STT) and cultural and heritage strategy to improve vibrancy, which will provide good examples/case studies. Work will be ongoing to improve these issues and work towards encouraging walking and cycling. The comments are noted.
4	Member of the public	DESIGN - 006	Movement - M.20	<p>In M.20 you say "Subways or footbridges should be well lit and as short and as wide as possible. They should be visible throughout (the exit should be visible from the entrance) and CCTV should be installed."</p> <p>I strongly agree with this. Also, good lighting & CCTV are solutions to the few cases where past design/planning means there is poor visibility due to sharp corners + deep underpasses.</p>	Support is noted.
5	Member of the public	DESIGN - 007	General and typo	Para M.11 typo - 4th line "behaviour change programme sand" needs to be changed to "programmes and"	Noted and amendment will be provided.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
6	Member of the public	DESIGN - 008	Context, Identity and Built Form - Preserving Stevenage's Heritage	More emphasis on the design principles behind the now historic landscape of the New Town. The landscape designer Gordon Patterson's wish to include existing trees to give continuity, and the choice of the Norway Maple as the Stevenage NT signature trees. More emphasis on the older designed landscapes of Shephalbury and other sites incorporated into the New Town and their heritage. To be referenced in any future developments	Noted and as per amendment (Tree section with Herts. County Council comments)
7	Taylor Wimpey and Persimmon Homes	DESIGN - 009	General	<p>Paragraph 1.1 states that the draft Design Guidance supports the strategic and detailed policies in the Stevenage Borough Local Plan (SBLP) and that it forms a Supplementary Planning Document (SPD), which will be as an additional 'material consideration' in planning decisions. It explains that the guidance replaces the Stevenage Design Guide 2009; updating advice where appropriate and providing new guidance on matters introduced or strengthened in the SBLP, including long-term sustainability through the use of durable, low maintenance materials.</p> <p>We welcome the fact that in paragraph 1.5, the Guide says that design principles are for all developments, and refers to the fact that the document is accompanied by illustrations and good practice examples, to help deliver good design and clearly signpost where more detailed guidance can be accessed. It states that it aims to be user-friendly and does not seek to replicate existing policy and regulations that will continue to apply to all development. This is important to recognise, given that SPD cannot amend regulations or policies of a higher planning status.</p> <p>The Council needs to have careful regard to the content of the Planning Practice Guidance (PPG). It states that Supplementary Planning Documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an Adopted Local Plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents. In exceptional circumstances a Strategic Environmental Assessment may be required when producing a Supplementary Planning Document.</p> <p>We believe that it is particularly important that the Borough Council has very careful regard to the potential resultant cost implications in relation to the implementation of any new standards and the potential impact on housing delivery rates.</p> <p>Given the pressing need for SBC to ensure that assumed housing delivery rates are achieved, it is crucial that it does not jeopardise achieving this by any inflexible implementation of its proposed new design standards.</p>	General support noted - Local Plan Review will consider your comments in regard to housing and the desire to not unnecessarily place more financial burdens on development. SBC will continue to work with all during the Local Plan Review process to ensure policies work for the future of Stevenage

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				If you require any further clarification regarding our representations, please do not hesitate to contact me.	
7	Taylor Wimpey and Persimmon Homes	DESIGN-010	Context	<p>Paragraph C.15 acknowledges that a substantial amount of new housing is now required in Stevenage in order to meet the Objectively Assessed housing figures produced by Central Government. It goes on to specify that this provides the opportunity for Stevenage to learn from any past mistakes, make a real impact in terms of urban design, by modernising the town and preserving and enhancing the existing surroundings and historical attributes of Stevenage, where appropriate.</p> <p>Paragraph C.31 says that due to growth requirements for the town, there is a need to provide a substantial number of additional homes in Stevenage. It goes on to identify higher density development is set out as a key requirement of National guidance, and, where appropriate, densities will need to be raised in order to meet these targets for new homes. This will need to be carefully balanced with the need to retain open space provision within the urban area as access to open space was a key original feature of the town.</p> <p>We consider that paragraphs C.15 and C.31 have important implications with regard to some of the proposed content of the Draft Design Guide SPD, which we discuss in further detail below.</p>	Note
7	Taylor Wimpey and Persimmon Homes	DESIGN - 011	Built Forms	<p>Appropriate building types and forms</p> <p>Paragraph B.8 states that buildings should follow the existing building line of the area and respond positively to the existing frontage of a street. A sense of enclosure should be created by reducing the number of blank frontages and underutilised space. This will all contribute to improving the quality of the street scene.</p> <p>Paragraph B.9 then goes on to say that setback distances should be minimised to ensure buildings interact effectively with the existing public realm. It stipulates that variation from the building line will only be allowed where it would not have any substantial impact on the surrounding environment and street scene.</p> <p>We consider that the text ought to also reflect the NPPF's requirement to ensure that land is used efficiently. Consequently, we believe that the latter text should be amended to:</p> <p>"...stipulates that variation from the building line will only be allowed where it would not have any substantial impact on the efficient use of land, the surrounding environment and street scene.</p>	
7	Taylor Wimpey and Persimmon Homes	DESIGN - 012	Uses - U.21	<p>Paragraph U.21</p> <p>Privacy and scale</p> <p>Paragraph U.20 specifies that In order to ensure that a reasonable degree of privacy for residents is provided, both within their habitable rooms and garden areas, the position of dwellings, and the</p>	Noted and minimum separation distances are taken from the Local Plan 2019 and are unchanged in the 2009 Design SPD. The Design SPD will clarify any guidance.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				<p>arrangement of their rooms and windows, should not create significant overlooking of other dwellings' windows or private garden areas and not lead to any overbearing impacts or adversely affect the residential amenities of existing dwellings.</p> <p>Paragraph U.21 then goes on to stipulate that the following minimum separation distances should be achieved:</p> <p>No of Storeys Type of Separation Min. distance (metres) see table on page 38</p> <p>We have concerns regarding the minimum separation distances proposed under paragraph U.21.</p> <p>The above separation distances mirror those set out in Table 4: Separation distances for dwellings contained within the Adopted Local Plan. However, it is important to note that the aforementioned states that "...the minimum separation distances set out below should be achieved unless the design of any new buildings and / or disposition of windows mitigates against any overlooking" (our emphasis).</p> <p>It is important to remember that Policy HO2: Stevenage West in the Adopted Stevenage Local Plan (May 2019) stipulates that Land to the west of Stevenage, as defined by the policies map, is allocated for the development of approximately 1,350 dwellings, and indeed it is now the Council's expectation that more than this are delivered following the resolution to grant planning permission for up to 1,500 dwellings in December 2021.</p> <p>Paragraph 5.81 of the Adopted Local Plan states that as well as ensuring the Council meet the overall housing target; national guidance also requires it to maintain a rolling five-year housing land supply. It acknowledges that the Council is reliant on a number of large schemes, and relatively few small sites,</p> <p>Consequently, it says that many of its new homes are likely to be delivered towards the end of the Plan period. As such, it has chosen not to phase development, so that sites can be delivered whenever the market decides. It says that it will actively encourage development to come forward towards the front end of the plan period.</p> <p>The Stevenage Five Year Housing Land Supply Update (August 2021) refers to envisaged housing delivery from Policy HO2: Land West of Stevenage – Phase 1. It identifies that Phase 1 of the development will deliver 390 dwellings in the five-year period.² It refers to the fact that a hybrid application had been submitted</p> <p>for 1,500 dwellings as part of a residential-led, mixed-use development at this site under planning ref. 21/00356/FPM (as noted above, this has since been approved). The Land Supply Update states that the developers and the Local Planning Authority (LPA) signed a Statement of Common Ground in August 2020 covering the detailed permission (Phase 1 only) part way through an extensive PPA pre-application process detailing key milestones and expected build out</p>	

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				rates for the detailed scheme.	
7	Taylor Wimpey and Persimmon Homes	DESIGN - 013	Homes and Buildings H.14 and H.15	<p>Paragraphs H14 & H15</p> <p>Our Clients also have concerns regarding minimum standard garden space sizes, which the Adopted Local Plan is silent upon.</p> <p>Paragraph H.14 states that for new houses the minimum standard garden space for terraced and semidetached houses should normally be 50 square metres. It goes on to specify that each dwelling should normally have a minimum rear garden depth of 10m and that the shape and slope of the garden should ensure that it is useable. Larger detached houses will generally be required to provide a larger rear garden area. The garden should normally be enclosed by a 1.8m high close boarded fence or wall and direct access should be afforded to rear gardens for activities such as refuse storage, cycle parking and maintenance.</p> <p>Paragraph H.15 says that in new flatted developments where there is no communal space, balconies or roof gardens should be provided for the occupants of these units. SBC will normally aim to achieve a minimum useable communal area of 50 square metres for schemes up to 5 units, plus an additional 10 square metres per additional unit over 5. Garage courts, parking areas and bin storage areas are not considered as part of the useable garden amenity requirements.</p> <p>Our Clients are concerned that minimum garden size requirements could adversely affect the delivery of much needed 1 and 2-bedroom sized dwellings. This again is likely to cause issues with respect to making the most efficient use of the West of Stevenage development site, and ensuring that the approved 1,500 dwellings can all be accommodated within the residential parcels defined on the approved Land Use Parameter Plan.</p> <p>Recommendation: Due to the potential adverse impact on smaller sized housing provision, we recommend that minimum standard garden space size and depth requirements are only applied to dwellings of 3-bedrooms or larger in size. Accordingly, in respect of 2- bedroom houses providing not less than 10m rear garden depths, there should be no set minimum garden size.</p>	Comments Noted and will be explored through the Local Plan Review.
7	Taylor Wimpey and Persimmon Homes	DESIGN - 014	General	<p>The Council needs to have careful regard to the content of the Planning Practice Guidance (PPG). It states that Supplementary Planning Documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an Adopted Local Plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set</p>	Comments noted.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				<p>out the requirements for producing Supplementary Planning Documents. In exceptional circumstances a Strategic Environmental Assessment may be required when producing a Supplementary Planning Document. We believe that it is particularly important that the Borough Council has very careful regard to the potential resultant cost implications in relation to the implementation of any new standards and the potential impact on housing delivery rates.</p> <p>Given the pressing need for SBC to ensure that assumed housing delivery rates are achieved, it is crucial that it does not jeopardise achieving this by any inflexible implementation of its proposed new design standards.</p>	
8	The Coal Authority	DESIGN - 015	General	No specific comments to make on any stages of your Local Plan; SPDs etc.	Noted and acknowledge the Coal Authority for replying to the consultation.
9	Hertfordshire County Council - Mineral and Waste Team	DESIGN - 016	Resources - Use of sustainable materials	<p>'Homes and Buildings' is one of the ten characteristics elaborated within Part 2 of the Design Guidance SPD. This section provides details pertaining to waste storage and collection (Pages 44-47).</p> <p>Part 2 of the Design Guidance SPD also includes a section on Resources and details information on the selection of materials and construction techniques. It is considered that this section could go further in encouraging the sustainable selection of materials by promoting the use of secondary and recycled aggregates within the design stage. Secondary aggregates are by-products of other industrial, production or extractive processes, which can be used as an aggregate for construction purposes. These include blast furnace iron and steel slags, incinerator bottom ash, fly ash, furnace bottom ash and more. Depending on their quality and composition, secondary aggregates can be used as replacement construction aggregates, in the manufacture of concrete and concrete products, and in a range of other construction applications. Recycled aggregates are materials derived from construction, demolition, and excavation wastes (CD&E) which are reprocessed and/or re-used as an aggregate for construction purposes whenever possible. This includes crushed concrete, stone and brick, asphalt road plantings and railway ballast.</p> <p>Encouraging an increased use of secondary and recycled aggregates helps to reduce the need for virgin sand and gravel and other virgin aggregates such as crushed rock. Well-designed places and buildings should help to conserve natural resources.</p>	A valid suggestion and is noted. The use of recycled aggregates within the design stage is a valid request and this will be reflected where appropriate in the Design SPD.
9	Hertfordshire County Council - Mineral and Waste Team	DESIGN - 017	Resources - Use of secondary and recycled aggregate	<p>The county council as the Minerals Planning Authority wishes to reduce the reliance on virgin sand and gravel wherever possible and increase the use of secondary and recycled aggregate as an alternative. Sand and gravel is a priority for the Minerals Planning Authority as it is the only virgin aggregate planned for within the county.</p> <p>This is due to the geology of Hertfordshire and the fact that it contains no naturally occurring resources of hard rock.</p> <p>The adopted Minerals and Waste Planning documents include policies which encourage an increased use of secondary and recycled aggregates and resource efficiency. Adopted</p>	A valid suggestion and is noted. Where appropriate, reference to the Minerals and Waste Plan will be placed with the Design SPD.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				Minerals Local Plan Policy 7: Secondary and Recycled Aggregates states that the County Council will seek, encourage and support the increased use of secondary and recycled materials in place of primary land-won aggregates in development proposals.	
9	Hertfordshire County Council - Mineral and Waste Team	DESIGN - 018	Resources - Waste Local Plan Policy 12: Sustainability	Adopted Waste Local Plan Policy 12: Sustainable Design, Construction and Demolition requires development proposals to address the principles of sustainability by incorporating construction and demolition methods that minimise waste generation and re-use/recycle materials and buildings, as far as practicable on site. The policy also requires proposals to incorporate design principles and construction methods that minimise the use of primary aggregates and encourage the use of high-quality building materials made from recycled and secondary sources. It is suggested that the following wording or similar be inserted after Paragraph R.8 of the Resources chapter: 'Construction, demolition, and excavation (C,D&E) wastes can be re-used and recycled on-site to provide an alternative to virgin aggregates such as sand and gravel. For developments that include demolition of existing structures, opportunities to reuse or recycle demolition waste should be considered when planning for the construction phase. This helps to not only reduce reliance on virgin aggregates but also promotes a circular economy for waste materials and reduces the need to transport materials to site. Reducing the need for virgin sand and gravel can also be encouraged by selecting secondary and or recycled materials for use within the project. For example, secondary and or recycled aggregates could be used as a substitute material in the production of concrete.	A valid suggestion and is noted. Where appropriate, reference to the Minerals and Waste Plan will be placed with the Design SPD.
10	Historic England	DESIGN - 019	Context, Identity and Built Form - Preserving Stevenage's Heritage	Welcome the commitment in paragraph C.5 that that the individuality of Stevenage should be preserved, and enhanced, and the acknowledgement that once Stevenage's original features are lost, they can never be replaced. However, it is disappointing that the numerous references to the historic environment within the previous draft SPD have been deleted, notably paragraphs S.1 – S.30. The importance of distinctive placemaking is emphasised in both Government and Historic England guidance. Development should draw on local vernacular/building materials and built forms, allowing development to have a clear and distinctive character. To this end we request that the analysis set out in paragraphs S.1 - S.30 of the previous draft are reinstated within the appendices of the SPD.	Advice is noted. The 2021 Design SPD featured a detailed section on the distinctiveness of the original architecture used in the town centre. However, Stevenage Borough Council have worked with the Building Design Partnership (BDP) to produce a Public Realm Guide for redevelopment of the town centre. This will act as a supporting document to this Design Guidance SPD. The Public Realm Guide seeks to ensure continuity between the original buildings and new development in the Town Centre. This will include specific visions for open space and ensure that the design of buildings in the town centre are reflective of the architecture tone achieved by the Stevenage Development Corporation. This will provide a detailed and appropriate guide on Stevenage's heritage and the importance of distinct placemaking, and it will replace the removed sections.
10	Historic England	DESIGN - 020	Provide links to Historic England documents	The recent Historic England report on Stevenage Town Centre: https://historicengland.org.uk/research/results/reports/8209/TheNewTownCentreStev	The extra link to new documents is extremely valuable and appreciated. Where appropriate, the Stevenage Design SPD will incorporate the new links, or note.
10	Historic England	DESIGN - 021	Provide links to Historic England documents	Residential Densities: https://historicengland.org.uk/images-books/publications/increasing-residential-density-in-historic-environments/	The extra link to new documents is extremely valuable and appreciated. Where appropriate, the Stevenage Design SPD will incorporate the new links, or note.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
10	Historic England	DESIGN - 022	Provide links to Historic England documents	Streets for All publication which focuses on public realm https://historicengland.org.uk/imagesbooks/publications/increasing-residentialdensity-in-historic-environments/	The extra link to new documents is extremely valuable and appreciated. Where appropriate, the Stevenage Design SPD will incorporate the new links, or note.
10	Historic England	DESIGN - 023	Provide links to Historic England documents	Advice for Highway Engineers and Designers Historic England (link to be added)	The extra link to new documents is extremely valuable and appreciated. Where appropriate, the Stevenage Design SPD will incorporate the new links, or note.
10	Historic England	DESIGN - 024	Amendment on para C.9	Finally, the National Heritage List for England is kept by Historic England, and not English Heritage as stated in paragraph C.9. I would be grateful if the draft could be amended accordingly.	The advice is noted, and section will be reviewed in line with recommendation.
11	Sport England	DESIGN - 025	Explain how developments can promote healthy and active lifestyles rather than encourage. - Request a specific section which list the 10 Active Design Principles from Sport England's guidance.	Support is offered for how the design guidance has implicitly encouraged physical activity through design under the ten characteristics especially in relation to mobility, nature and public spaces. However, in view of the above context it would be helpful if a section of the design guidance specifically and explicitly provided guidance on how developments can be designed to promote healthy and active lifestyles. Sport England, in conjunction with Public Health England, has produced 'Active Design' https://www.sportengland.org/facilities-planning/active-design/ , a guide to planning new developments that create the right environment to help people get more active. It is therefore requested that the design guide includes a specific section which sets out advice (e.g. listing the 10 Active Design principles) on how developments can be designed to promote physical activity and this can signpost to Active Design for further detail.	<p>The support is appreciated. In regard to 'Active Design', these are important considerations and noted. Active Design is a combination of 10 principles that promote activity, health and stronger communities through the way we design and build our towns and cities.</p> <p>Sport England's partnership with Public Health England, have produced the Active Design Guidance which works as a step-by-step guide to implementing an active environment.</p> <p>The 10 principles have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles. The Stevenage Design SPD has incorporated these elements but will note the principles and where appropriate, amend the SPD to emphasise the need for Active Design principles.</p>
11	Sport England	DESIGN - 026	Movement	<p>Support guidance in para. M5, M7, M9, M10, M11, M12, M16, M19, M20, M24 and M30. Although The following suggestions are made about how the guidance could be improved to enhance opportunities for encouraging physical activity through design:</p> <ul style="list-style-type: none"> •As well as developments providing connections to enhance the bridleway network as set out in M24, new developments on the periphery of Stevenage should be expected to provide pedestrian/cycle links to connect with existing public rights of way to allow residents of new development to easily walk/cycle from the development markers to encourage leisure use of these routes e.g. to support residents to • New pedestrian routes should be supported by seating in appropriate locations to encourage all potential users of the routes to use it e.g. for the elderly, those with • Where possible, cycle and pedestrian paths should be segregated to avoid conflicts • In both residential and other developments, cycle parking should be located in prominent and secure locations to make it a more attractive option than using the car e.g. at the entrance to public buildings rather than a corner of a remote car park. In places where there is significant 	Support for paragraphs is noted and appreciated. The advice for encouraging physical activity through design is noted. Our Mobility Strategy (2016), Future Town, Future Transport (2019) and Walking/Cycling Strategy (2018) work towards a modal shift and sustainable transport methods to encourage walking and cycling. This is being pushed further with Stevenage Sustainable Travel Town Implementation Plan. The key difference from previous initiatives is that the Sustainable Travel Town will fully integrate behavioural change techniques with infrastructure improvements. This will assist with the overall vision for the delivery of growth plans, sustainable development and promoting a healthy and active community. Where appropriate, the Design SPD will incorporate these comments to further support these initiatives.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				demand for cycle storage, provision should be made for basic bike maintenance facilities such as public foot pumps.	
11	Sport England	DESIGN - 027	Nature	<p>Support N5 and N6. Although the following suggestions are made about how the guidance could be improved to enhance opportunities for encouraging physical activity through design:</p> <ul style="list-style-type: none"> • It should be made explicit that new open spaces should be designed so that they are multi-functional so that they encourage people to visit the spaces for a range of activities and therefore be suitable for meeting the activity needs of all groups within the community. For example, designing spaces so that they can be used for sport and informal recreation, designing SuDS so that they attract people to visit them as a • Open spaces should be designed to integrate with existing and proposed active travel routes so that open spaces along the routes can be used for physical activity while people are travelling to their destination and to encourage walking/cycling to the <p>Where appropriate, open space should have waymarked routes e.g. circular</p>	Support is noted and where appropriate include the suggestions about the guidance enhancing opportunities for physical activity through design. Many of these principles are already included in our documents Our Mobility Strategy (2016), Future Town, Future Transport (2019) and Walking/Cycling Strategy (2018) but where appropriate these principles can be enhanced through the Design SPD.
11	Sport England	DESIGN - 028	Nature	<p>Welcome P3, P4, P6, P15 and P21. Although, the following suggestions are made about how the guidance could be improved to enhance opportunities for encouraging physical activity through design:</p> <ul style="list-style-type: none"> • It should be made explicit that new public spaces such as civic spaces should be designed so that they are multi-functional so that they encourage people to visit the spaces for a range of activities and therefore be suitable for meeting the activity needs of all groups within the community. For example, designing civic spaces so that they can be used for events and informal activity as well as providing a community focal point, landscaping etc; • Public spaces should be designed to support informal children's play as this will encourage parents to visit and spend time in the public spaces <p>Where appropriate, especially in town and neighbourhood centre settings, new or enhanced public spaces should be supported by public conveniences, drinking fountains and accessible seating to encourage visits by all groups within the community and to encourage people to spend time in these spaces.</p>	Support is noted. Where appropriate, the Design SPD will look to include wording such as multi-functional and encourage people to visit them for a few activities/reasons.
11	Sport England	DESIGN - 029	Uses	<p>The following suggestions are made about how the guidance could be improved to enhance opportunities for encouraging physical activity through design:</p> <ul style="list-style-type: none"> • It should be made explicit that community uses should be co-located wherever possible in order to support linked trips by active travel modes. For example, schools, shops, workplaces, open space. Where appropriate, uses should be integrated into the same building to encourage their use e.g., combining leisure uses with health services and community facilities; 	A valid suggestion and support the notion that community uses should incorporate active travel networks. This will be included under the Sustainable Travel Town Implementation Plan but where appropriate will include this suggestion within the Design SPD.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				<ul style="list-style-type: none"> Co-located community uses should be focal points within active travel networks. 	
11	Sport England	DESIGN - 030	Homes and Buildings	<p>The following suggestions are made about how the guidance could be improved to enhance opportunities for encouraging physical activity through design of new homes and buildings:</p> <ul style="list-style-type: none"> The guidance on flatted developments should encourage roof gardens and podiums to provide some communal space within the development that could provide opportunities for physical activity e.g. outdoor gym equipment, space for informal exercise; Buildings should be designed to promote the use of the stairs and consider providing feature staircases; Employment/community buildings should be supported by cycle storage, lockers, showers and changing rooms; Informal sports facilities should be integrated into larger buildings e.g. table tennis in atriums/courtyards; <p>Space for parking wheelchairs and pushchairs should be incorporated into places of work and community buildings.</p>	A valid suggestion and support the notion that community uses should incorporate active travel networks. This will be included under the Sustainable Travel Town Implementation Plan but where appropriate will include this suggestion within the Design SPD.
12	TFL	DESIGN - 031	General	Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the latest Draft Design SPD	Noted and acknowledge TFL for replying to the consultation.
13	Member of the public	DESIGN - 032	Nature, Public Realm and Uses (mix of home tenures and shopfronts)	<ul style="list-style-type: none"> Shop fronts with shutters look extremely unattractive and imply that there is a serious crime problem in the area. I believe shops shouldn't have shutters. Wherever possible, solar panels should be mandated as part of building development/improvements. Parking charges are killing the Town Centre. Parking for shoppers should be free. Increased noise pollution from Luton Airport should be challenged possible. New housing (whether rented or for private purchase) should be prioritised for existing Stevenage residents and their children. HMOs should be discouraged. <p>Greenspace within the town needs to be protected from development.</p>	<p>Noted and Acknowledged. Shutters – in-line with national guidance and businesses are required under security and practical reasons. Solar Panels - Comments noted.</p> <p>Parking charges - noted. Luton Airport - the Council has a position on air pollution and noise. HMOs - Article 4 - link to guidance for applying for planning permission Greenspace - reference to GI and regeneration in the town centre will be provided.</p>
14	SBC Housing	DESIGN - 033		<p>Uses - socially inclusive (Older people)</p> <p>Proposed paragraph to include in the future Public Health responses to a proposed development: "Improving housing options for older people:</p> <ul style="list-style-type: none"> Public Health recommends the developer to sensitively plan for older person's housing in mixed developments to encourage healthy communities that include housing suitable for an ageing population. <p>All new housing for older people of any tenure should be built to</p>	<p>This is a good suggestion and will be implemented within the text. Good design needs to be inclusive and, guidance needs to be incorporated for all, including older people.</p> <p>The Design SPD will be updated to reflect these standards.</p>

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				<p>accessible and sustainable standards, conforming to HAPPI design standards[1], be digitally enabled for assistive and other technology, and encourage developers to build to energy efficient and carbon neutral specifications, and thus promoting accessible, adaptable, and dementia friendly design.</p> <ul style="list-style-type: none"> • All new housing for older people should investigate options such as PassivHaus and other eco-build designs for specialist older persons housing, to reduce thermal variances and the associated costs, and assist in preventing poor health outcomes in older people. • The development should contribute to the priorities with regard to public health and the built environment as set out in the Housing for Older People Strategy. In particular, they should be taken into account during the design stage and consideration of how they have been considered should be included in a planning application e.g. as part of the Health Impact Assessment or Design and Access Statement." <p>[1] https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI</p> <p>the proposed wording that can be included in Public Health response to new developments.</p>	
15	HCC - Highways GI Infrastructure	DESIGN - 034	Nature - GI infrastructure/ Trees and Movement M.29	<p>I do not agree with the planting proposals from Stevenage. Without knowing locations I would say the proposed species are poor.</p> <ol style="list-style-type: none"> 1. We should only be planting English Oak – Quercus robur 2. Ash should not be planted on the network, Ash Die back etc. 3. Norway Maple – Very boring, other maples could be utilised, Paper Bark, Box Elder etc 4. Tiliacs are good so long as they are in park land location or managed as Pollards for street trees. Here are columnar species available. 5. Ulmus _ I would prefer Ulmus dodens, or U lutece. <p>I do not agree with the planting proposals from Stevenage. Without knowing locations I would say the proposed species are poor.</p>	<p>The advice will be noted, and necessary changes made in the document. The types of trees used in design is incredibly important and with the threat of diseases, it is vital to include a suitable list and assess the appropriateness of tree species by a site-by-site basis.</p> <p>The necessary changes will be made to the Design SPD.</p>
16	HCC - Countryside Management Service and Rights of Ways	DESIGN - 035	Movement	<p>M27 - We think that this reference should be to the Borough's Public Rights of Way network (Footpaths, Bridleways, Restricted Byways and Byways Open to All Traffic). The network as a whole presents opportunities for active travel within and into the town from surrounding communities. It is also a recreation facility for health and wellbeing interconnecting as it does with green space and out into the wider countryside. Areas of disconnect exist in the network as a whole. This is keenly apparent for those wishing to explore by horse and pony. Cyclists and walkers may also use Bridleways. New provision to at least Bridleway status as well as upgraded routes (from Footpath to Bridleway) should be designed into and beyond developments to extend the network for users. A design Guide for Non-motorised Routes is available from the Highways Authority for Public Rights of Way (HCC) that sets out width and surface requirements where such proposals are being developed. When considering road crossings where Bridleways</p>	<p>The advice is noted. The necessary wording will be amended in line with the suggestions made.</p>

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				interface with the Highway Network, Pegasus Crossing facilities should be built into the design. These enable use of button controlled traffic lights by horse mounted users without necessitating dismounting; equestrians should be separated from other users at the crossing.	
15	HCC - Countryside Management Service and Rights of Ways	DESIGN - 036	Movement M.29	<p>M.29 Tree species that should be considered are: Hackberry (Celtis australis) Elm (Ulmus minor) Common ash (Fraxinus excelsior) Wild linden Small-leaved Lime (Tilia cordata) Turkey oak (Quercus cerris) Norway maple (Acer platanoides) Ginkgo (Ginkgo biloba) Broad-leaved linden lime (Tilia platyphyllos)</p> <p>This comment adds to and reiterates comments made by LEADS on the 2021 consultation. The strikethroughs represent species of concern. There is concern for the list of proposed species and whether or not they are indeed appropriate for street tree planting in Stevenage. With regards to Ash (Fraxinus excelsior), the planting of new ash trees is subject to strict biosecurity regulations to combat the spread of 'Ash Dieback,' a disease which has led to a serious decline of Ash trees in the UK since around 2012. Ash trees are no longer available for planted as new trees in the UK. Turkey Oak is also unsuitable in areas where native Oak are present in the town and particularly in proximity to the ancient woodlands. Turkey Oak readily hybridises with the native species. A broader range of species is suggested; limiting the range in this way makes the future of trees in an environment beset with disease and the impacts of climate change uncertain. Native trees such as Field Maple and Hornbeam, tree species found growing successfully throughout the borough, should be included in any more expansive list. Native tree species support a far wider range of associated biodiversity. Species choice should also reflect the ability of tree species to intercept particulate pollutants.</p>	The advice will be noted, and necessary changes made in the document. The types of trees used in design is incredibly important and with the threat of diseases, it is vital to include appropriate guidance on trees. HCC LEADS team suggested guidance from the Trees and Design Action Group, and where appropriate this will be implemented into Stevenage Borough Council's Design SPD to provide direction for the appropriateness of tree species in design.
15	HCC - Countryside Management Service and Rights of Ways	DESIGN - 037	Public Spaces P.21	The view that directional signage may clutter the public realm is too narrow a view. Consideration needs to be made as to the purpose of the signage. Directional signage on the Stevenage Cycle Network could be improved. The majority of cycle routes within Stevenage are sealed and separate from the broader highway network, therefore lend themselves to surface signage applications as per the Alban Way.	The advice is noted, and necessary amendment will be made to the wording in the Design SPD.
15	HCC - Highways	DESIGN - 038	General	<p>Page 8 para 1.23 HCC is the 'highway authority' for the county, not the 'Highways Authority'. This repeats throughout the guide e.g. under 'A-boards' in Appendix B on Page 69 and in respect of banners or shrouds on page 72</p> <p>Page 8 para 1.23 the emerging guidance will be called 'Place and Movement Planning and Design Guide'</p>	The advice on typos will be amended in the Design SPD.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				<p>Page 8 para 1.23 The HCC Place and Movement Planning Design Guidance [Guide] is mentioned in 1.23 however it also should feature within the Movement section on Page 20.</p> <p>Page 21 covers hierarchy of streets. HCC believes that there ought to be an equivalent to HCCs hierarchy of road users detailed in this section</p>	
15	HCC - Highways	DESIGN - 039	Movement M.35 - 37	M.35 -M.37 - Regarding EV Charging and Parking, It is recommended that SBC would be wise to review the SPD in light of this guidance: - https://www.bsigroup.com/en-GB/our-services/events/webinars/pas-1899-launch/	The launch of BSI PAS1899:2022 is incredibly useful for the design and implementation of EV charging points. SBC will assess this guidance and where appropriate update the Design SPD.
15	HCC - LEADS team	DESIGN - 040	Movement M.29	<p>M.29 (page 25.) Tree species</p> <p>The promotion of street trees is fully supported due to the wide range of benefits that they deliver.</p> <p>There is concern for the list of proposed species and whether or not they are indeed appropriate for street tree planting. With regards to Ash (<i>Fraxinus excelsior</i>), there remains significant concern for the planting of new ash trees that are subject to strict biosecurity regulations to combat the spread of 'Ash Dieback,' a disease which has led to a serious decline of Ash trees in the UK since around 2006.</p> <p>It is advised that the approach should reflect the recommendations of industry recognised guidance 'Trees in Hard Landscape A Guide for Delivery, Trees and Design Action Group' (TDAG) which states that "The temptation is strong to call for simple lists of "suitable trees" for urban settings. This is less useful than it might seem: "safe" lists can result in overly limited choices that produce the disease-prone monoculture biases that most towns and cities face today."</p> <p>The guide goes on to say that it is essential to choose the right tree for the right place. It states that the possible combinations of the variables that influence tree choices are so numerous and recommends conducting a site-specific robust assessment with support from a knowledgeable tree expert as the best approach.</p>	Note the support for Street Trees. The guidance suggested from the Trees and Design Action Group will be implemented into Stevenage Borough Council's Design SPD.
15	HCC - LEADS team	DESIGN - 041	Nature	<p>Nature (page 29)</p> <p>This section is titled 'Nature,' the introductory sentence refers to 'Public open spaces,' and the first section talks about 'green open spaces and green corridors.' The following section is then title 'Public spaces.'</p> <p>Overall, there is concern for the lack of clarity between the different roles and functions of each open space typology – for example it should be clear that not all open spaces may be suitable for both people and wildlife, indeed there may be areas where it is important to restrict public access to protect sensitive habitats.</p> <p>It is surprising that green infrastructure (GI) is only mentioned twice within the SPD document. Multifunctionality (ecosystem services/soil/water/air regulation) and connectivity (people and/or wildlife) are at the heart of the</p>	This is a good suggestion. The term Green Infrastructure is an excellent term to bring together nature, public spaces and movement. However, Nature is one of the ten characteristics of the National Design Guide and this document is divided up into each of these to accurately reflect the National guidance. Although, the term Green Infrastructure can be reflected in the text to bring the elements of multifunctionality together and is noted as a term to clarify within the text.

ID	Name/Organisation	Comment ID	Theme of comment	Comments	SBC response and amendments
				GI approach and represent the framework of green/blue spaces that public open spaces and movement routes sit within. It is suggested that this section would benefit from being renamed as 'Green Infrastructure' and reframed to promote a GI approach and its numerous benefits.	
15	HCC - LEADS team	DESIGN - 042	Landscaping	<p>Landscaping (page 77)</p> <p>The statement that "proposals should not result in the loss of attractive trees or hedgerows..." is not supported. Unattractive trees/hedgerows can still have historic, or biodiversity, or other importance values. The term "attractive" is subjective and with regards to trees, could be more strongly worded to reflect the intent of the local plan policy (NH5) for trees which states that "Existing trees must be protected and retained where possible, and sensitively incorporated into developments."</p> <p>With regards to hedgerows, the local plan under various policies refers to the importance of existing historic hedgerows that should be protected.</p> <p>It is suggested that the terms 'important' and 'valued' would be more appropriate here and reflect national/local policy.</p>	The advice is noted and the Design SPD will be amended to incorporate the suggestions made by HCC.
16	SBC - Planning and Regulation	DESIGN - 043		APPENDIX C - Sunlight, daylight and overshadowing - new guidance from BRE has been issued and the Design SPD will need to reflect these changes within this section.	Comments noted and the Design SPD will be updated accordingly.

Appendix 1 - Consultees

Specific Consultee Bodies and Duty to Cooperate Bodies consulted

- The Coal Authority,
- The Environment Agency,
- Historic England,
- The Marine Management Organisation,
- Natural England,
- Network Rail,
- Highways England,
- East and North Herts NHS Trust
- East and North Herts Clinical Commissioning Group
- Communications operators/organisations (including; Mobile Operators Association, BT Cellnet
- Limited, Telefonica, O2 UK Limited, Telereal Trillium, T-Mobile, Virgin Media, Virgin Mobile,
- Vodafone Ltd.
- The Homes and Communities Agency
- North Hertfordshire District Council
- East Hertfordshire District Council
- Other Hertfordshire authorities (including; Borough of Broxbourne, Dacorum Borough Council, Hertsmere Borough Council, St Albans City And District Council, Three Rivers District Council, Watford Borough Council, Welwyn Hatfield Borough Council)
- Hertfordshire County Council (including Growth & Infrastructure Unit, Public Health, Passenger Transport)
- Hertfordshire Highways
- Hertfordshire LEP
- Parish councils (including; Aston Parish Council, Codicote Parish Council, Datchworth Parish Council, Graveley Parish Council, Knebworth Parish Council, St Ippolyts Parish Council, Walkern Parish Council, Weston Parish Council, Woolmer Green Parish Council, Wymondley Parish Council)
- Hertfordshire Constabulary
- Anglian Water
- Thames Water
- Veolia Water Central (VWC)
- National Grid

General consultation bodies/organisations

5th Stevenage Air Scout Group	Broadwater Community Association
Aberdeen Asset Management	Broom Barns JMI
Active4Less	Brown And Lee
Adlington Planning Team	Brown And Lee Chartered Surveyors
Age Concern Stevenage	Buddhist Centre
Ahmadiyya Muslim Association	Building Research Establishment
Aldi Stores	Bus Users Group Stevenage
Aldwyck Housing Association	C.D.Bayles
Almond Hill Junior Mixed School	Campaign for Real Ale
Alzheimer's Society	Campaign For Real Ale Ltd
Anglian Water	Camps Hill Community Primary School
Aragon Land And Planning	Canyon Play Association
Archangel Michael And St Anthony Coptic Orthodox Church	Carers in Hertfordshire
Arriva	Catesby Property Group
Arriva The Shires And Essex Buses	CBRE Ltd.
Ashtree Primary School	Central Bedfordshire UA
Asian Women Group	Centrebus
Association of North Thames Amenity Societies	Chair North Herts Ramblers Group
Aston Parish Council	Chambers Coaches Stevenage Ltd
Aston Village Society	Chells Community Association
Aviva Investors	Chells Manor Community Association
BAA Safeguarding Team	Chells Scout Group
Barclay School	Chelton Radomes
Barker Parry Town Planning	Christadelphian Community
Barnwell School	Churches Together
BEAMS Ltd	Churches Together in Stevenage
Bedwell Community Association	Circle Anglia
Bedwell Primary And Nursery School	Citizens Advice Bureau
Bell Cornwell LLP	Clague Ashford
Bellway (Northern Home Counties)	Codicote Parish Council
Bellway Homes	Colinade Associates Ltd
Bellway Homes Miller Homes	Colliers International
Bellway Homes, Miller Homes & Wheatley Plc	Commercial Estates Group
Bidwells	Connexions Stevenage
Bloor Homes	Cortex
Bloor Homes South Midlands	Costco Wholesale UK Ltd
Borough of Broxbourne	Countryside Management Service
Bragbury End Residents Group	Countryside Properties plc, Stevenage Rugby Club and the Homes and Communities Agency (Cambridge)
Bridge Builders Christian Trust	CPRE Hertfordshire
British Horse Society	Crossroads Care (Hertfordshire North)

Croudace Strategic Ltd	Finishing Publications Ltd
CTC The National Cycling Charity	First Plan
Cycling UK Stevenage	Fitness First Plc
Dacorum Borough Council	Friends of Forster Country
Datchworth Parish Council	Friends of the Earth (Luton)
Davies And Co	Friends Religious Society
Defence Infrastructure Organisation	Friends, Families and Travellers and Traveller Law Reform Project Community Base
Deloitte	Fusion
Department For Business, Innovation and Skills	Gabriel Securities Ltd
Department For Culture Media And Sport	Genesis Housing Group
Department For Environment Food And Rural Affairs	GHM Consultancy Group Ltd (Logic Homes)
Department For Transport Rail Group	Giles Junior School
Design Council	Giles School
Dixons Dispatch Ltd	Glanville
Douglas Drive Senior Citizens Association	Glasgow City Council
DPDS Consulting Group	GlaxoSmithKline
EADS Astrium	Government Equalities Office
East and North Herts Clinical Commissioning Group	Graveley Against SNAP Proposals (GASP)
East and North Herts NHS Trust	Graveley Parish Council
East Coast	Graveley School
East Hertfordshire District Council	Great Ashby Community Council
East Herts District Council	Great Ashby Community Group
East Herts Footpath Society	Great Ashby Community Resource Centre
East of England Ambulance Service	Greene King Plc
East Of England Local Government Association (formerly EERA)	Greenside School
Eastlake Stevenage Limited	Gregory Gray Associates
Ecovril Ltd	Gujarati Hindu Association
Endurance estates	Hanover Housing Association
Environment Agency	HAPAS
Epping Forest District Council	Heaton Planning Ltd
Essex County Council	Hermes Real Estate Investment Ltd
Executive	Hertford Road Community Association
F&C REIT Asset Management	Hertfordshire Action on Disability
Fairlands Primary School And Nursery	Hertfordshire Association for the Care and Resettlement of Offenders
Fairlands Valley Sailing Centre	Hertfordshire Association Of Parish And Town Councils
Fairview Road Residents Association	Hertfordshire Association of Parish and Town Councils / Welwyn Hatfield Association of Local Councils
Featherstone Wood Primary School	Hertfordshire Association Of Young People
Fields in Trust	Hertfordshire Biological Records Centre

Hertfordshire Care Trust	Iceni Projects Ltd
Hertfordshire Chamber Of Commerce And Industry	Independent Custody Visitors Scheme
Hertfordshire Constabulary	Intercounty Properties
Hertfordshire County Council	J Young Investments Ltd.
Hertfordshire County Council (Archaeology)	JB Planning Associates
Hertfordshire County Council (Estates)	Jehovah's Witnesses
Hertfordshire County Council (Highways)	John Henry Newman RC School
Hertfordshire County Council Public Health	Jones Day
Hertfordshire Fire And Rescue Service	Jones Lang LaSalle
Hertfordshire Gardens Trust	Kirkwells
Hertfordshire Hearing Advisory Service	Knebworth Estates
Hertfordshire Highways	Knebworth House Education and Preservation Trust
Hertfordshire LEP	Knebworth Parish Council
Hertfordshire Police	Lambert Smith Hampton
Hertfordshire Police Authority	Land Registry Head Office
Hertfordshire Police Eastern Area	Lanes New Homes
Hertfordshire Property (HCC)	Langley Parish Meeting
Hertfordshire Society for the Blind	Larwood School
Hertfordshire Stop Smoking Service	Lepus Consulting
Hertfordshire University	Letchmore Infants And Nursery School
Hertfordshire Visual Arts Forum	Letchworth Garden City Heritage Foundation
Herts & Middlesex Wildlife Trust	Leys Primary And Nursery School
Herts Against the Badger Cull	Lincolns Tyre Service Ltd.
Herts and Middlesex Wildlife Trust	Living Streets
Herts Gay Community	Lodge Farm Primary School
Hertsmere Borough Council	London and Cambridge Properties Ltd
Hightown Praetorian Churches Housing Association	London Borough of Barnet
Highways England	London Borough of Enfield
Hill Residential Limited	London Borough of Harrow
HilliersHRW Solicitors LLP	London Gypsies and Travellers Unit
Historic England	Longmeadow Primary School
Hitchin Town Action Group	Lonsdale School
Holiday Inn Express	Luton Borough Council
Holy Trinity Church	Mantle
Home Builders Federation	Marine Management Organisation
Home Group	Marriotts Gymnastics Club
Homes And Communities Agency	Marriotts School
Howard Cottage Housing Association	Martin Ingram Opticians
Howard Property Group	Martins Wood Primary School
HSBC Trust Company (UK) Limited	Mayor of London
Hubert C Leach Ltd	MBDA UK Ltd
Hythe Ltd	Miller Strategic Land

Mind in Herts	Pin Green Community Centre
MKG Motor Group	Pin Green Residents Association
Moss Bury Primary School	Pin Green Residents Group
Moult Walker Chartered Surveyors	Planning Issues Ltd
MS Society Mid Hertfordshire	Planning Potential Ltd
NaCSBA	Planware Ltd
National Express	Planware Ltd.
National Housing Federation	POhWER
Natural England	Princes Trust
Network Rail	Putterills Of Hertfordshire
NFGLG	Rapleys LLP
NHS East and North Hertfordshire CCG	REACT
North Hertfordshire and Stevenage Green Party	Redrow Homes (Eastern) Ltd
North Hertfordshire College	Redrow Homes Eastern Division
North Hertfordshire District Council	Regional Land Holdings Ltd.
North Hertfordshire Friends Of The Earth	Relate North Hertfordshire And Stevenage
North Hertfordshire People First	Renshaw UK Limited
North Herts & Stevenage Green Party	rg+p Ltd
North Herts and Stevenage Community Learning Disability Team	Richborough Estates
North Herts Homes	Ridgemonnd Park Training Centre
North Herts People First	River Beane Restoration Association
North Stevenage Consortium	Road Haulage Association
Odyssey Group Holdings	Roebuck and Marymead Residents Association
Office for Rail Regulation	Roebuck Nursery And Primary School
Old Stevenage Community Association	Round Diamond Primary School
On Behalf Of St. Peter's Church	RPF Developments
Origin Housing Group	RPS Planning and Development Ltd
Oval Community Centre	RSPB
PACE	Sainsbury's Supermarkets Ltd
Paradigm Housing Group	Savills
Passenger Transport Unit, Hertfordshire County Council	Saving North Herts Green Belt
Patient Liaison Group	Secretary of State for Communities
Peacock And Smith	Seebohm Executors
Peartree Spring Junior School	Shephalbury Sports Academy
Pennyroyal Ltd.	Shephall Community Association
Pentangle Design	Shephall Residents Association
Persimmon Homes	Showmen's Guild Of Great Britain
PHD Associates	Simmons And Sons
Physically Hanidcapped And Able Bodied Club	South East Midlands Local Enterprise Partnership
Picture Ltd	Sport England
Pigeon Investment Management Ltd	Sport Stevenage

Pigeon Land Ltd	Springfield House Community Association
St Albans City And District Council	Thames Water Property
St Ippolyts Parish Council	The Baha'I Community of Stevenage
St Margaret Clitherow RC Primary School	The Campaign for Real Ale
St Nicholas Community Centre	The Coal Authority
St Nicholas School	The Greens & Great Wymondley Residents Association
St Vincent De Paul RC Primary School	The Guinness Trust
St. Nicholas and Martins Wood Residents Association	The Guinness Partnership
Stanhope Plc	The Gypsy Council
STARCOURT CONSTRUCTION LTD	The Hitchin Forum
Stevenage And North Hertfordshire Indian Cultural Society	The Living Room
Stevenage and North Herts Women's Resource Centre	The National Trust
Stevenage Borough Council	The Nobel School
Stevenage Borough Council Transportation Development	The Salvation Army
Stevenage Business Initiative	The Theatres Trust
Stevenage Caribbean and African Association	The Woodland Trust
Stevenage Caribbean And African Association (SCARAFA)	Theatres Trust
Stevenage Cricket Club	Thomas Alleyne School
Stevenage CVS	T-Mobile
Stevenage Depression Alliance	TRACKS (Autism)
Stevenage Haven	Transport for London
Stevenage Irish Network	Trotts Hill Primary And Nursery School
Stevenage League Of Hospital Friends	Troy Planning
Stevenage Mosque	Turley
Stevenage Polish Association	Universities Superannuation Scheme Ltd
Stevenage Quakers	USF Nominees Ltd.
Stevenage Regeneration Ltd.	Veale Associates
Stevenage Sikh Cultural Association	Veolia Water Central (VWC)
Stevenage Town Rugby Club	VEOLIA WATER CENTRAL LIMITED
Stevenage Women's Refuge	Vincent And Gorbing Planning Associates
Stevenage World Forum For Ethnic Minorities	Virgin Media
Stevenage Youth Council	Visit East Anglia
Stewart Ross Associates	Vodafone Ltd
Strutt and Parker LLP	Waitrose Ltd
Symonds Green Community Association	Walkern Parish Council
Taylor Wimpey	Watford Borough Council
Taylor Wimpey / Persimmon	Welwyn Hatfield Borough Council
Telefonica O2 UK Limited	Welwyn Hatfield Council
Telereal Trillium	West Stevenage Consortium
Terence O'Rourke Ltd	Weston Parish Council

Thames Water	Wheatley Homes
Wheatley Homes Ltd	Woolmer Green Parish Council
Willmott Dixon Housing	WPNPF
Wm Morrisons Supermarket Plc	Wymondley Parish Council
Women's Link	Wyvale Garden Centres Ltd
Woodland Trust	Young Pride in Herts
Woolenwick Infant And Nursery School	Youth Council

Approximately 950 individuals on the Council consultation register were also consulted.