

SBLP Main Mods consultation responses July 2017

Consultee					Agent										
Person ID	Title	Given Nam	Family Na	Company / Organisation	Person ID	Title	Given Nam	Family Na	Company / Organisation	ID	Number	Support?	Summary of response	Representation relevant to Main Mods consultation?	Background / helpful info
1029889	Mr	Thomas	Southgate	Terence O'Rourke Ltd						18	General comment		Support references the new development should conform with advice on airport noise. Support HO2. Support minor	General comment. Not relevant to any Main	
763085	Mr	Richard	Carr	Transport for London						23	General comment		No comments made		
922051	Eur Ing	John	Spiers	Friends of Forster Country						10	Table MM2	No	Modification is contradicted by intention to build on Forster Country (HO3).	General comment. Not relevant to the modification.	
903161	A.N.Oth	Historic	England							45	Table MM2		Amendment noted		
405069	Mr	Nigel	Smith	North Hertfordshire District Council						56	Table MM4	Yes	Welcome modification, which reflects the MoU.		
769036		(Jo)	(Male)	Wyvale Garden Centres Ltd	769040		Jo	Male	Gregory Gray Associates	19	Table MM7		Suggest insertion of words ' <i>convenience goods floorspace</i> ' in respect of the net floorspace figure to avoid any future misunderstandings.		
405069	Mr	Nigel	Smith	North Hertfordshire District Council						37	Table MM11		SBC should satisfy themselves that the proposed changes will deliver an appropriate housing mix. A reference to explain boosting the supply of smaller units could free up larger stock would be useful.		
405069	Mr	Nigel	Smith	North Hertfordshire District Council						38	Table MM12		SBC should satisfy themselves that the proposed changes will deliver an appropriate housing mix. A reference to explain boosting the supply of smaller units could free up larger stock would be useful.		
405069	Mr	Nigel	Smith	North Hertfordshire District Council						40	Table MM17		NHDC supports the development of GSK, but seek clarification as to whether the additional capacity referenced impacts upon the agreement with NHDC to provide employment land for Stevenage.		Additional capacity would not have any impact on the shortage of employment land identified and thus the requirement for NHDC to provide employment land for Stevenage. The Employment Tech Paper (ED124, p11) shows only 1ha of the 12ha being provided at GSK would contribute towards the trend-based demands, due to the limitations on uses within this site.
903161	A.N.Oth	Historic	England							46	Table MM17		Due to additional capacity, supporting text should be included that highlights opportunities for improved design and layout, to improve views out from the Knebworth grade II* registered park and garden.		
903161	A.N.Oth	Historic	England							47	Table MM19	Yes	Welcome modification		
903161	A.N.Oth	Historic	England							48	Table MM20	Yes	Welcome modification		
903161	A.N.Oth	Historic	England							49	Table MM23	Yes	Welcome modification		
903161	A.N.Oth	Historic	England							50	Table MM25	Yes	Welcome modification		
903161	A.N.Oth	Historic	England							51	Table MM27	Yes	Welcome modification		
769036		(Jo)	(Male)	Wyvale Garden Centres Ltd	769040		Jo	Male	Gregory Gray Associates	20	Table MM28		Suggest insertion of words ' <i>convenience goods floorspace</i> ' in respect of the net floorspace figure to avoid any future misunderstandings.		
769036		(Jo)	(Male)	Wyvale Garden Centres Ltd	769040		Jo	Male	Gregory Gray Associates	21	Table MM29	Yes	Welcome modification		
769036		(Jo)	(Male)	Wyvale Garden Centres Ltd	769040		Jo	Male	Gregory Gray Associates	22	Table MM30	Yes	Welcome modification		
1048303	MR	Michael	Sweeney							6	Table MM41	No	People want to use cars. Removing funding/capacity for roads and reallocating to sustainable transport modes is unacceptable.		
405069	Mr	Nigel	Smith	North Hertfordshire District Council						41	Table MM41		NHDC broadly supportive of mobility strategy (particularly in relation to school journeys) and welcome modifications. However, some observations made: Complex patterns of movement between towns and villages mean sustainable solutions may not always be possible; NHDC should be consulted on any new Parking SPD.		

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405069	Mr	Nigel	Smith	North Hertfordshire District Council						42	Table MM48		NHDC broadly supportive of mobility strategy (particularly in relation to school journeys) and welcome modifications. However, some observations made: Complex patterns of movement between towns and villages mean sustainable solutions may not always be possible; NHDC should be consulted on any new Parking SPD.			
405069	Mr	Nigel	Smith	North Hertfordshire District Council						43	Table MM49		NHDC broadly supportive of mobility strategy (particularly in relation to school journeys) and welcome modifications. However, some observations made: Complex patterns of movement between towns and villages mean sustainable solutions may not always be possible; NHDC should be consulted on any new Parking SPD.			
773057				RPF Developments	983513	Mr	Stuart	Mills	Iceni Projects Limited	25	Table MM50	Yes	Support deletion of text			
976805				Bragbury End Sports LLP						30	Table MM51	Yes	Support proposed deletion of text.			
768523	Mr	Roy	Warren	Sport England						1	Table MM52	Yes	Proposed amendment positively reflects consultation response made by Sport England. Will help to ensure qualitative deficiencies are addressed.			
1104865	Mrs	Ailsa	Davis	Hertfordshire County Council						5	Table MM52	No	Playing field not used since 2005. Not an existing sports facility. Disposal would not require consent under the Schools Standards and Frameworks Act or the Academies Act as it has been closed for over 10 years. Sport England would not be a statutory consultee. No evidence to suggest loss of field should be mitigated.		Sport England suggested the modification being proposed.	
768523	Mr	Roy	Warren	Sport England						2	Table MM53	Yes	Proposed amendment positively reflects consultation response made by Sport England. Ensures policy accords with Para. 74 of NPPF and Sport England's playing fields policy.			
636284				Taylor Wimpey / Persimmon	960704	Ms	Alyson	Jones	Barton Wilmore	54	Table MM54		Support most of the modifications. However, the plan still does not provide clarity as to how a masterplan would be approved. Amend to make clear a masterplan should be approved prior to the 'determination' of detailed proposals. Provision of GP surgery should be on a 'commercial basis'. Additional proposed wording in ED175 at 9.21a-d should be included.		Discussed in detail at hearings sessions. We believe approval of masterplan prior to a detailed application being submitted is crucial.	
768523	Mr	Roy	Warren	Sport England						3	Table MM55	No	Wording of modification could be improved. Suggest replacement of 'demand' with 'need/insufficient need'. Specific bodies could usefully be referenced with whom pre-app discussions should be required.			
636284				Taylor Wimpey / Persimmon	960704	Ms	Alyson	Jones	Barton Wilmore	55	Table MM55	Yes	Welcome modification			
636284				Taylor Wimpey / Persimmon	960704	Ms	Alyson	Jones	Barton Wilmore	57	Table MM56	Yes	Welcome modification			
903161	A.N.Oth	Historic	England							53	Table MM57	No	Areas outside of the conservation area would also be visible from the heritage assets. Wording should be amended to say 'Building styles and layout visible from the designated heritage assets to the east.....'		Amendment was proposed in line with consultation response/discussions with Bellway/Miller. I am not sure we have a particularly strong view either way.	
342302	Mrs	Geraldine	Hackett							24	Table MM58		Concern around traffic exiting onto North Road from HO3	General comment. Not relevant to Modification.		
773057				RPF Developments	983513	Mr	Stuart	Mills	Iceni Projects Limited	26	Table MM60	Yes	Support modifications. Welcome acknowledgement that GP surgery and sports facilities will be required specifically on southern part of the site. Strongly support deletion of part 'g'.			
773057				RPF Developments	983513	Mr	Stuart	Mills	Iceni Projects Limited	27	Table MM61		No objection to these modifications.			

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773057				RPF Developments	983513	Mr	Stuart	Mills	Iceni Projects Limited	28	Table MM63		Welcome deletion of text in first sentence and clarification provided by additional paragraph at the end of the policy. Object to financial appraisal being required if scheme fails to meet 'other Local Plan policies'. No justification as to why affordable housing above the HO7 targets should be required if a scheme fails to meet other policy requirements.		
976805				Bragbury End Sports LLP						31	Table MM63		Support additional text relating to affordable housing thresholds in line with National Policy. Welcome deletion of text in first sentence and clarification provided by additional paragraph at the end of the policy. Object to financial appraisal being required if scheme fails to meet 'other Local Plan policies'. No justification as to why affordable housing above the HO7 targets should be required if a scheme fails to meet other policy requirements. Unclear whether this would introduce requirement for schemes of 10 dwellings or fewer.		
773057				RPF Developments	983513	Mr	Stuart	Mills	Iceni Projects Limited	29	Table MM64		Welcome amendment meaning financial appraisal is not always required. Object to financial appraisal being required if scheme fails to meet 'other Local Plan policies'. No justification as to why affordable housing above the HO7 targets should be required if a scheme fails to meet other policy requirements.		
976805				Bragbury End Sports LLP						32	Table MM64		Welcome clarification that appraisals are only required if HO7 requirements are not met. Object to financial appraisal being required if scheme fails to meet 'other Local Plan policies'. No justification as to why affordable housing above the HO7 targets should be required if a scheme fails to meet other policy requirements.		
976805				Bragbury End Sports LLP						33	Table MM65	Yes	Support proposed amendments, which reflect national policy.		
405069	Mr	Nigel	Smith	North Hertfordshire District Council						39	Table MM66		SBC should satisfy themselves that the proposed changes will deliver an appropriate housing mix. A reference to explain boosting the supply of smaller units could free up larger stock would be useful.		
1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Graveley Parish Council	14	Table MM71	No	No CPO power under section 236 of the TCPA 1990. Assumed reference to s.236 should read s.226. Inclusion of this text is recognition that site is not deliverable. Landowner will not sell before 2022. Lack of delivery means policy is unsound. Evidence shows site is needed now. An undeliverable site, coupled with uncertain evidence, means exceptional circumstances are not met. Definition of G&T's is contrary to PPTS. Evidence uses the incorrect definition so is out-of-date and cannot be relied upon.		
1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Graveley Parish Council	15	Table MM72	No	No CPO power under section 236 of the TCPA 1990. Assumed reference to s.236 should read s.226. Inclusion of this text is recognition that site is not deliverable. Landowner will not sell before 2022. Lack of delivery means policy is unsound. Evidence shows site is needed now. An undeliverable site, coupled with uncertain evidence, means exceptional circumstances are not met. Definition of G&T's is contrary to PPTS. Evidence uses the incorrect definition so is out-of-date and cannot be relied upon.		
1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Graveley Parish Council	16	Table MM73	No	No CPO power under section 236 of the TCPA 1990. Assumed reference to s.236 should read s.226. Inclusion of this text is recognition that site is not deliverable. Landowner will not sell before 2022. Lack of delivery means policy is unsound. Evidence shows site is needed now. An undeliverable site, coupled with uncertain evidence, means exceptional circumstances are not met. Definition of G&T's is contrary to PPTS. Evidence uses the incorrect definition so is out-of-date and cannot be relied upon.		

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1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Graveley Parish Council	17	Table MM74	No	No CPO power under section 236 of the TCPA 1990. Assumed reference to s.236 should read s.226. Inclusion of this text is recognition that site is not deliverable. Landowner will not sell before 2022. Lack of delivery means policy is unsound. Evidence shows site is needed now. An undeliverable site, coupled with uncertain evidence, means exceptional circumstances are not met. Definition of G&T's is contrary to PPTS. Evidence uses the incorrect definition so is out-of-date and cannot be relied upon.			
1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Parish Council	12	Table MM76	No	Existing hospital site does not allow sufficient space for successful future operation as suggested.	relevant to the modification.		
341380	Mr	Paul	Foster	(East And North Herts NHS Trust)	341337	Mr	Paul	Foster	Barton Willmore LLP	34	Table MM76	No	Modification provides some clarity but does not address the need for some market residential development being required to make a scheme for new staff accommodation viable.			
341380	Mr	Paul	Foster	(East And North Herts NHS Trust)	341337	Mr	Paul	Foster	Barton Willmore LLP	35	Table MM77	No	Addition of 'and an element of residential accommodation for non-staff' should be added to the end of the new text being inserted.			
1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Graveley Parish Council	11	Table MM78	No	Land allocated for new healthcare uses is not suitable.	General comment. Not relevant to the modification.		
341380	Mr	Paul	Foster	(East And North Herts NHS Trust)	341337	Mr	Paul	Foster	Barton Willmore LLP	36	Table MM78	No	Do not agree this site provides a suitable opportunity for additional healthcare uses and the site is too small. Para 11.22 should be deleted.			
768523	Mr	Roy	Warren	Sport England						4	Table MM79	Yes	Proposed amendment positively reflects consultation response made by Sport England.			
903161	A.N.Oth	Historic	England							52	Table MM85		Amendment noted			
1048303	MR	Michael	Sweeney							9	Table MM87	No	Response relates to MM88. Residents need to use their cars. Public transport is not 'well used'. Unacceptable to try and prevent people from using cars.			
405069	Mr	Nigel	Smith	North Hertfordshire District Council						44	Table MM87		NHDC broadly supportive of mobility strategy (particularly in relation to school journeys) and welcome modifications. However, some observations made: Complex patterns of movement between towns and villages mean sustainable solutions may not always be possible; NHDC should be consulted on any new Parking SPD. Need to ensure local housing needs are being met rather than facilitating migration from London.			
1048303	MR	Michael	Sweeney							8	Table MM88	No	No reasons provided			
1105399	Mr	Jack	Rigg	Graveley Parish Council	1105398	Mr	Jack	Rigg	Graveley Parish Council	13	Table MM88	No	Mobility Strategy does not take into account impact on existing road network or impact of NHDC's plan. Improving sustainable transport will not deal with reality of increasing congestion. A significant number of people will still need to commute outside of the Borough. This strategy may discourage businesses from locating here. Evidence used is not Stevenage specific. Object to use of traffic lights at North Road/B197 junction instead of new roundabout. Assumptions around reductions is traffic volumes take no account of travel to Stevenage from other areas.			