



# Stevenage Borough Local Plan 2011-2031

First consultation - June 2013

## Statement of Consultation

**Preparation** - *Publication* - *Submission* - *Adoption*

**Stevenage**  
BOROUGH COUNCIL

## Statement of consultation

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# 1 Introduction

## What is a Statement of Consultation?

**1.1** A Statement of Consultation says how we have prepared our planning documents. It says who we consulted and when this happened. A Statement of Consultation summarises the responses that were sent to us. Where relevant, it also says how we have changed our document as a result of these comments.

**1.2** This document allows people that sent us comments to see how we have dealt with them. People who did not send us comments but want to understand more about how we have prepared our plan may also find this document interesting and useful.

**1.3** This Statement reports on the first consultation on new Local Plan for Stevenage.

## What is the new Local Plan for Stevenage?

**1.4** The current Stevenage District Plan Second Review (District Plan) was adopted in 2004. It is now more than eight years old. Since the District Plan was adopted, there have been a number of important changes. There are a number of topics and areas where new information has become available.

**1.5** The combined effect of these changes means that some advice we have used to make decisions in the past has gone, or has been replaced. It means some policies will now not be available for us to use as we had planned.

**1.6** It is now important that we put the right policies in place. This will help us make the best decisions when we are deciding planning applications. These policies will be set in a new Local Plan for Stevenage.

**1.7** The timetable for writing the plan is set in a document called the Local Development Scheme (LDS). This is available on the Council's website, [www.stevenage.gov.uk](http://www.stevenage.gov.uk).

**1.8** Government guidance says that our plans should look at least fifteen years into the future from the date they are adopted. The Local Plan will cover the period from 2011 to 2031.

## How do we decide who to consult?

**1.9** We are required by law to write a document called a Statement of Community Involvement (SCI). The SCI says which groups and organisations we will consult and how we will involve members of the public in our planning documents.

**1.10** We updated our SCI in May 2012. It is available on our website, [www.stevenage.gov.uk](http://www.stevenage.gov.uk). The SCI says that we will use some or all of the following methods to consult you.

- You can see our plans at our offices, in local libraries and on our website.
- We will write to people who have told us they are interested in our planning documents. (We will do this each time there is a consultation).
- We will put adverts in the local newspaper.
- We will send out leaflets and brochures.
- We will set up exhibitions or displays and hold meetings.
- We will give presentations and host workshops.

**1.11** We have a database which holds details of people, businesses and organisations that have told us they are interested in our planning documents. The Data Protection Act will be followed to ensure that personal data is kept securely and personal details are not disclosed.

## 2 Regulation 18 consultation

**2.1** This section of the statement says who we consulted and why and when this happened.

**2.2** We have to go through two different stages when we are preparing a new plan. Government regulations tell us what we must do. These stages are known as:

- Preparation of a local plan (this is known as Regulation 18); and
- Publication of a local plan (Regulation 19).

**2.3** We are currently preparing the local plan. The regulations for this stage are set in broad terms<sup>0</sup>. This means it is up to us to make decisions such as:

- The number of consultations to hold;
- Who we consult; and
- How long we consult for.

**2.4** We also have a separate legal duty that we must meet. This is called the Duty to Co-operate. The Duty to Co-operate says we must work with other councils and certain named organisations when we are writing our plans<sup>0</sup>.

**2.5** We will have to show that we have carried out the Duty to Co-operate before we are allowed to adopt a new plan. If we cannot show that we have carried out the Duty to Co-operate we will have to start again.

**2.6** We carried out a targeted, early stage consultation to help us meet the requirements of Regulation 18 and the Duty to Co-operate. This was held between December 2012 and January 2013. A separate statement provides more details<sup>0</sup>.

**2.7** The first consultation on the local plan was the next stage in this process.

### When was this consultation?

**2.8** The consultation was approved by the Council's Executive on Tuesday 28 May 2013. This recommendation was considered by the Council's Overview and Scrutiny Committee on Monday 3 June 2013.

**2.9** The first consultation on the local plan started on Tuesday 11 June 2013. The consultation was open for six weeks. It ended on Monday 22 July 2013.

### What did we do?

**2.10** The first consultation on the local plan was publicised by a range of measures. These included:

- Writing to or e-mailing everyone on our local plan database to tell them about the consultation;
- Publishing the consultation documents on the internet, including a link from the front page of the Borough Council website for the duration of the consultation;

- Making hard copies of the documents available for inspection at the Borough Council's main offices in Danestrete as well as the libraries in the town centre and Old Town High Street.
- Placing prominent adverts in The Comet on 20 June and 18 July 2013;
- Issuing press releases which resulted in articles in The Herts Advertiser and The Comet on 3 July and 4 July 2013 respectively;
- Announcing the consultation on the Council's Facebook page and Twitter feed;
- Sending a summary leaflet to every residential and business address in the Borough; and
- Holding a series of targeted presentation sessions with the Council's Older Persons Forum (June 13), the local business community (June 18) and the Youth Council (June 26)

**2.11** A selection of the consultation materials are shown in Appendix 1.

## **Who responded to the consultation?**

**2.12** A total of **188 responses** were received to the consultation.

**2.13** The responses have been analysed by Council officers to identify the different representations that have been made. A representation is each different comment that is made in a response. A response can contain more than one representation.

**2.14** Each representation has been assigned to the most relevant question or section of the document. A total of **940 representations** have been identified.

**2.15** The next section contains more detailed analysis of these results.

### 3 Consultation responses

**3.1** This section provides a summary of what people told us during the consultation.

#### Number of responses

**3.2** Of the 188 responses that we received:

- 132 were from members of the public (making 521 representations). Of these:
  - 57 were from Stevenage residents (349 representations)
  - 47 were from residents of Aston (74 representations); and
  - 28 were from other locations or unknown (98 representations);
- 23 were from businesses or landowners (174 representations); while
- 33 were from organisations such as parish councils or special interest groups (245 representations).
- 148 were received by email (making 645 representations);
- 23 were letters (118 representations); and
- 17 were made through our on-line consultation portal (177 representations)

**3.3** Responses were received from both North Hertfordshire District Council and East Hertfordshire District Council, the two local authorities adjacent to the Borough.

**3.4** Five of the nine Parish Councils which share a border with Stevenage responded to the consultation.

**3.5** A full list of respondents is contained in Appendix 2.

#### Summary of responses to issues and options

**3.6** The consultation contained 29 specific issues and questions. A number of these contained options which respondents could choose from. Where appropriate, the Council said which option was its preferred approach (shown **bold** in each of the issues below).

**3.7** All responses to the consultation have been analysed by the Council's planning officers. Representations were recorded against sections, questions or options where this was clearly stated by the respondent or officers were able to reasonably infer this information.

**3.8** An example of a reasonable inference might be:

*"The Council should not build new homes in the Green Belt. They should only build what they can in the urban area".*

**3.9** This would have been recorded as a response under Issue 9 (Housing Target) and support for Option A (urban capacity).

**3.10** A count of the representations received to each question or section of the document is set out below. A more detailed table setting out who responded and the main issues raised in their written comments is contained in Appendix 3. The Council's response has not been set out at this stage. This is because decisions on these matters will not be made until the Publication stage of the local plan (see Section 1). This statement will be updated at this point.

## Issue 1: The role of the sub-region

*No specific options identified in the consultation*

### Question 1

Have we correctly identified those authorities with whom we have most in common? Do you have any further thoughts on how we should try to make the Duty to Co-operate work?

- Number of respondents: 24 (13% of all respondents answered this question)
- Number of representations: 26 (This issue accounted for 3% of all representations)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 2: Identifying the main challenges

*No specific options identified in the consultation*

### Question 2

Do you think we have correctly identified the main issues and challenges for Stevenage? Are there any other issues or challenges that you think we should be talking about?

- Number of respondents: 30 (16% response)
- Number of representations: 32 (3% of representations)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 3: A vision for the future

*No specific options identified in the consultation*

### Question 3

What do you think should be included in our vision? How do you think Stevenage should change by 2031?



- Number of respondents: 25 (13% response)
- Number of representations: 25 (3% of representations)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 4: NPPF model policy

*No specific options identified in the consultation*

### Question 4

Should we include the model policy that is being suggested by the Planning Inspectorate in our new Local Plan? Are there any changes that you think we should make?

- Number of respondents: 27 (14% response)
- Number of representations: 27 (3% of representations)
- 19 respondents (70% of those responding to this question) supported the inclusion of the NPPF model policy.
- 1 respondent (4%) did not support the inclusion of the NPPF model policy.
- 3 respondents (11%) supported a local interpretation of the NPPF model policy.
- 4 respondents (15%) did not express a clear view or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 5: The relationship between homes and jobs

- Prioritise jobs over homes and / or seek higher levels of self-containment
- Seek a reasonable balance between new homes and jobs**
- Prioritise new homes over jobs and / or seek lower levels of self-containment

### Question 5

Should we continue the New Town model of balancing homes and jobs? Is it time to take a different approach?

- Number of respondents: 30 (16% response)
- Number of representations: 30 (3% of representations)
- 2 respondents (7%) supported option a.
- 16 respondents (53%) supported option b.

- 2 respondents (7%) supported option c.
- 10 respondents (33%) did not express a clear view or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 6: Skills

- Allow the free market to decide what types of jobs are provided in Stevenage
- Focus on highly-skilled and professional jobs
- Make sure we provide an appropriate range of jobs to meet the rising skill levels of all residents**

## Question 6

Do you agree with the overall strategy we have suggested? Or should we plan for more people that live in Stevenage to commute elsewhere for their jobs?

- Number of respondents: 28 (15% response)
- Number of representations: 29 (3% of representations)
- 7 respondents (25%) supported option a.
- 0 respondents (0%) supported option b.
- 9 respondents (32%) supported option c.
- 12 respondents (43%) did not express a clear view or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 7 - The town centre, the Old Town and the retail warehouses

- Allocate all of the predicted new comparison floorspace to the town centre, replace existing small shop units with larger units (especially in places like Park Place and the area of the bus station) and improve the shopping streets and car parks.**
- Split the predicted new comparison floorspace between the town centre, the Old Town High Street and the retail warehouses.
- Allocate all of the predicted new comparison floorspace to the retail warehouses, either through allowing new units to be built or existing units to be extended

## Question 7

Where do you think we should provide additional comparison floorspace in the future? Do you agree that we should seek to refurbish or redevelop existing sites in the town centre ahead of new floorspace being required?

- Number of respondents: 32 (17% response)
- Number of representations: 36 (4% of representations)
- 7 respondents (22%) supported option a.
- 1 respondent (3%) supported a combination of option a and option b.
- 0 respondents (0%) supported option c.
- 24 respondents (75%) did not express a clear view or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

### Issue 8: Development Viability

*No specific options identified in the consultation*

#### Question 8

What steps, if any, do you think we should take to make sure new development in Stevenage can be viable?

- Number of respondents: 16 (9% response)
- Number of representations: 18 (2% of representations)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

### Issue 9: Borough housing target

Option	Number of homes 2011-31	
	Total*	Average per year*
a: Urban capacity	2,800	140
<b>b: Borough capacity</b>	<b>5,300</b>	<b>265</b>
c: Population led	6,600	330

\* These targets could go up, down or stay the same when the next plan is produced. This depends on the findings of our evidence and / or new information being made available.

## Question 9

Which housing option (a to c) do you think we should work towards? What are your reasons for choosing this level of development? Are there any options that we have not included in this document that we should be considering?

- Number of respondents: 99 (53% response)
- Number of representations: 114 (12% of representations)
- 47 respondents (47%) supported option a.
  - Of these, 4 respondents (4%) would support a modified option b which excluded development to the north of Stevenage on land known locally as 'Forster Country'.
- 26 respondents (26%) supported option b.
- 5 respondents (5%) supported option c.
- 21 respondents (21%) did not express a clear view or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 10: Gunnels Wood

- a. Continue with a very open policy approach
- b. Identify specific areas for specific uses
- c. Allow a range of job-creating uses in addition to traditional employment uses
- d. Allow a specified part of the area to be redeveloped from employment use to housing

## Question 10

What do you think is the best approach for the town's main employment area?

- Number of respondents: 14 (7% response)
- Number of representations: 14 (1% of representations)
- 3 respondents (21%) supported option a
- 2 respondents (14%) supported option b
- 4 respondents (28%) supported option c
- 1 respondent (7%) supported option d
- 4 respondents (28%) supported a combination of more than one option
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 11: Pin Green

- a. Continue with a very open policy approach
- b. Identify the area for specific uses
- c. Allow a range of job-creating uses in addition to traditional employment uses
- d. Allow a specified part of the area to be redeveloped from employment use to housing

### Question 11

Do you agree that the approach we are suggesting for the Pin Green employment area is the most appropriate for the future?

- Number of respondents: 8 (4% response)
- Number of representations: 8 (1% of representations)
- 1 respondent (13%) supported option a
- 3 respondents (38%) supported option b
- 0 respondents (0%) supported option c
- 1 respondent (13%) supported option d
- 2 respondents (25%) supported a combination of more than one option
- 1 respondent (13%) did not express a clear choice or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 12 - New employment land

- a. Work with North Hertfordshire District Council to deliver a new 30 hectare (ha) employment site at Junction 7 of the A1(M)
- b. **Safeguard or allocate around 6 ha of land to the west of North Road**
- c. Safeguard or allocate up to 10 ha of land to the east of North Road as part of a new neighbourhood
- d. **Safeguard or allocate around 7 ha of land to the north of Stevenage Road**
- e. Safeguard or allocate around 7 ha of land to the west and south-west of Junction 8
- f. Safeguard or allocate up to 10ha of land to the west of the A1(M) as part of a new neighbourhood
- g. Do not safeguard or allocate any new employment land

### Question 12

Which site(s), if any, do you think should be used for employment in the future? Should more than one new site be identified to meet long-term needs and / or make sure our plan can deal with changes in circumstances?

- Number of respondents: 39 (21% response)
- Number of representations: 41 (4% of representations)
- 4 respondents (10%) supported option a
- 3 respondents (8%) supported option b
- 1 respondent (3%) supported option c
- 3 respondents (8%) supported option d
- 4 respondents (10%) supported option e
- 5 respondents (13%) supported option f
- 4 respondents (10%) supported option g
- 24 respondents (62%) did not express a clear choice or made other comments.
- Totals will sum to more than 100% as people could select more than one site / area
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 13: Detailed retail policies

*No specific options identified in the consultation*

### Question 13

Are there any particular issues that you think we should take into account when writing our detailed retail policies?

- Number of respondents: 14 (7% response)
- Number of representations: 15 (2% of representations)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 14: A new foodstore

- a. Identify two or more neighbourhood centres to be redeveloped with new foodstores.
- b. Identify a completely new site for a large foodstore.
- c. **Allow extensions to existing large foodstores and/or neighbourhood centre shops.**

### Question 14

How do you think that we should meet our future food shopping needs?

- Number of respondents: 19 (10%)
- Number of representations: 20 (2%)
- 1 respondent (5%) supported option a
- 0 respondents (0%) supported option b
- 8 respondents (42%) supported option c
- 10 respondents (53%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 15: Passenger transport, walking and cycling

- Provide new or improved bus services
- Encourage more flexible working and home-working
- Improve pedestrian and cycle facilities
- Do all of the above where practicable**

## Question 15

Of the options we have identified, which would be most likely to encourage you to use an alternative mode of transport rather than driving ?

- Number of respondents: 24 (13%)
- Number of representations: 25 (3%)
- 0 respondents (0%) supported option a
- 3 respondents (13%) supported option b
- 0 respondents (0%) supported option c
- 11 respondents (46%) supported option d
- 10 respondents (42%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 16: The location of new homes

*No specific options identified in the consultation*

## Question 16

Are there any new sites that you think we should be considering for housing development?

- Number of respondents: 31 (16%)
- Number of representations: 35 (4%)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 17: House conversions

- Permit the conversion of houses into flats in all circumstances.
- Only permit conversions when existing and potential residents are not adversely affected.**
- Do not permit any further conversions of houses into flats.

## Question 17

In which circumstances should we allow existing homes to be converted into smaller units?

- Number of respondents: 11 (61%)
- Number of representations: 11 (1%)
- 0 respondents (0%) supported option a
- 8 respondents (73%) supported option b
- 1 respondent (9%) supported option c
- 2 respondents (18%) did not express a clear choice or made other comments.
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 18: Affordable housing

- Set targets that require up to 40% affordable housing on qualifying sites**
- Set targets that are higher than Option a
- Set targets that are lower than Option a

## Question 18

Do you agree with our suggested approach to affordable housing? What target do you think we should set?

- Number of respondents: 19 (10%)
- Number of representations: 19 (2%)



- 7 respondents (37%) supported option a
- 0 respondents (0%) supported option b
- 7 respondents (37%) supported option c
- 5 respondents (26%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

### Issue 19: Housing mix

- Build 60% one- and two-bedroom homes; 40% large family homes.**
- Focus on building large family homes.
- Focus on building one- and two-bedroom flats and houses for first time buyers.

### Question 19

Which of the options on housing mix would you prefer us to take and why? Do you have any views on housing density or aspirational homes?

- Number of respondents: 24 (13%)
- Number of representations: 24 (3%)
- 8 respondents (33%) supported option a
- 0 respondents (0%) supported option b
- 1 respondent (4%) supported option c
- 15 respondents (63%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

### Issue 20: Gypsies and Travellers

- Extend the existing site at Dyes Lane
- Identify a new site - probably near to Junction 8 of the A1(M)\*
- Identify a new site elsewhere\*

\* These options will only be pursued if our evidence clearly shows a new site is needed.

### Question 20

Where should we make any new provision for Gypsies and Travellers?

- Number of respondents: 17 (9%)
- Number of representations: 17 (2%)
- 8 respondents (47%) supported option a
- 0 respondents (0%) supported option b
- 1 respondent (6%) supported option c
- 8 respondents (47%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 21: Character zones

- a. Carry forward the approach in the Old Town Area Action Plan for this part of the town
- b. Extend the character zone approach to cover the whole town
- c. **Do not use area-based policies and apply generic criteria to all applications for new development**

## Question 21

What would be the best way of ensuring high quality design in new developments?

- Number of respondents: 15 (8%)
- Number of representations: 15 (2%)
- 3 respondents (20%) supported option a
- 2 respondents (13%) supported option b
- 4 respondents (27%) supported option c
- 6 respondents (40%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 22: Neighbourhood centres and facilities

- a. Keep the existing neighbourhood centre designations
- b. Make changes to the designations that reflect the current nature of our centres and their facilities
- c. Allow for more flexibility and let the market decide what to provide

## Question 22

Which option would be the best way of providing local facilities for people's day-to-day needs?

- Number of respondents: 12 (6%)
- Number of representations: 13 (1%)
- 1 respondent (8%) supported option a
- 1 respondent (8%) supported option b
- 5 respondents (42%) supported option c
- 5 respondents (42%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 23: The Lister Hospital

- Do not identify land for the future expansion of the hospital.
- Safeguard land to the north of the Lister Hospital for future expansion.**

### Question 23

Do you agree that we should safeguard land for the possible future expansion of the hospital site?

- Number of respondents: 26 (14%)
- Number of representations: 27 (3%)
- 0 respondents (0%) supported option a
- 17 respondents (65%) supported option b
- 9 respondents (35%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 24: Leisure and cultural facilities

*No specific options identified in the consultation*

### Question 24

How do you think we should plan for leisure and cultural facilities to be provided in the future?

- Number of respondents: 16 (9%)
- Number of representations: 16 (2%)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 25: Education

*No specific options identified in the consultation*

### Question 25

Are there any issues surrounding education likely to require new land or sites during the lifetime of our local plan?

- Number of respondents: 16 (9%)
- Number of representations: 16 (2%)
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 26: Green Belt

- a. Give priority to maintaining the full current extent of the Green Belt within Stevenage Borough and do not attempt to fully meet the objectively assessed needs of the Borough.
- b. Give priority to fully meeting the objectively assessed needs of Stevenage Borough to 2031 and pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) to allow development to happen.
- c. **Give priority to fully meeting the objectively assessed needs of the Borough to 2031 and beyond. Pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) and seek the identification of 'safeguarded land' for future development in neighbouring council areas.**

### Question 26

Should we place our priority on maintaining the full current extent of the Green Belt within Stevenage Borough or should we roll back the inner Green Belt boundary in order to fully meet the objectively assessed needs of the Borough?

- Number of respondents: 113 (60%)
- Number of representations: 125 (13%)
- 32 respondents (28%) supported option a
- 5 respondents (4%) supported option b
- 6 respondents (5%) supported option c

- 70 respondents (62%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 27: Sustainability standards

- Use Code for Sustainable Homes / BREEAM standards
- Set local targets for renewable energy and low carbon technologies
- Set standards for water consumption in new development
- Use higher emissions standards than building regulations
- Introduce local targets or standards for more than one or all of these things (please specify)
- Do not introduce local targets or standards and rely on national standards and / or existing guidance.

## Question 27

Which, if any, of these matters should we set standards for through the local plan? At what level should any requirements be set?

- Number of respondents: 23 (12%)
- Number of representations: 23 (2%)
- 1 respondent (4%) supported option a
- 1 respondent (4%) supported option b
- 0 respondents (0%) supported option c
- 0 respondents (0%) supported option d
- 2 respondents (9%) supported option e
- 11 respondents (48%) supported option f
- 8 respondents (35%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 28: Open space designations

- Carry forward the District Plan allocations unchanged
- Designate two new Green Lungs and extend protection to allotments
- As option b, but also protect smaller areas of open space**

## Question 28

How do we best protect the key open spaces and features of Stevenage? Are there any other areas near you that we should be protecting?

- Number of respondents: 33 (18%)
- Number of representations: 38 (4%)
- 0 respondents (0%) supported option a
- 1 respondent (3%) supported option b
- 5 respondents (15%) supported option c
- 27 respondents (82%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Issue 29: Heritage assets

- Include local policies to help determine applications that affect heritage assets
- Do not include local policies and rely instead upon national guidance and legislation

## Question 29

What is the best approach to ensure the conservation and enjoyment of the historic environment?

- Number of respondents: 16 (9%)
- Number of representations: 16 (2%)
- 4 respondents (25%) supported option a
- 3 respondents (19%) supported option b
- 9 respondents (56%) did not express a clear choice or made other comments
- See Appendix 3 for a summary of the main issues raised in respondents' written comments.

## Summary of other responses

**3.11** A number of additional comments were made against other sections or topics within the document. These could not be directly attributed to any of the questions above. A count of these is provided below. A summary of the main issues raised is included in Appendix 3.

Chapter / section	Number of respondents (% of all respondents)	Number of representations (% of all representations)
Chapter 1: Introduction	3 (2%)	3 (less than 1%)
Chapter 2: Strategic Context	2 (1%)	2 (less than 1%)
Chapter 5: Strategic Policies	6 (3%)	6 (less than 1%)
Chapter 8: Transport and Infrastructure	37 (20%)	44 (5%)
Chapter 10: Good Design	1 (less than 1%)	1 (less than 1%)

Chapter / section	Number of respondents (% of all respondents)	Number of representations (% of all representations)
Chapter 13: Climate change and flooding	10 (5%)	10 (1%)
Chapter 14: The Natural Environment	2 (1%)	2 (less than 1%)
Chapter 16: Monitoring and Delivery	5 (3%)	5 (less than 1%)
Other general or miscellaneous comments	14 (7%)	15 (2%)

### Late responses

**3.12** Six (6) further responses were received after the deadline for the consultation had passed. These were from:

- Nikki Hamilton
- Mrs C Langston
- Luton Borough Council
- Luton Friends of the Earth
- Mr M McCoy
- Suzanne and Tom Phipps

**3.13** These comments were reviewed. It is not considered that these responses raised any substantive new issues.

## Appendix 1: Consultation material

### Consultation letter

#### Planning, Regeneration and Transport

Head of Planning, Regeneration and Transport: Viv Evans

Dip TP, MRTPI



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Our Ref: LP Consultation  
Contact: Planning Policy  
Direct Line: 01438 242161  
Fax: 01438 242922  
E-mail: [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk)

Date: 10 June 2013

Dear Sir / Madam,

#### Stevenage Borough Local Plan 2011 – 2031: First Consultation

Stevenage Borough Council is currently preparing its new local plan. The plan will set a vision for our town to 2031. The first consultation on the new local plan begins on Tuesday 11 June 2013.

The consultation identifies the main issues we will need to deal with in the new local plan. It tells you the options that we are considering and what we propose to do.

We are writing to you because you have previously responded to one of our planning documents or expressed an interest in the future of the Borough.

The consultation documents can be viewed on our website, [www.stevenage.gov.uk](http://www.stevenage.gov.uk). If you cannot access the internet, the documents are also available to view at the Stevenage Borough Council Offices in Danestrete, Stevenage Central Library at Southgate and the Old Town Library at 38 High Street.

If you have any questions, please contact the Planning Policy team using the details above. The deadline for comments is **5pm on Monday 22 July 2013**.

Comments can be submitted on-line via our website. They can also be posted to the Planning Policy team using the address at the top of this letter, emailed to [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk) or faxed to 01438 242922.

Yours sincerely

Nigel Smith

Principal Planning Officer, Planning Policy



Leaflet sent to all addresses



## A new plan for Stevenage

Planning for the future  
of the town to 2031

### Introduction

**We are beginning to prepare a new plan for Stevenage - a plan that will guide development for the next 20 years.**

In that plan, we will decide how many homes we want and where they should be. We will decide how many jobs should be provided, and what new shops need to be built. The plan will set a vision for our town to 2031. It will affect all of us. It will affect our children and our grandchildren. Before we make the final decision about the future size and shape of the town, we want you to have your say.

Please go to our website [stevenage.gov.uk](http://stevenage.gov.uk) and read the new plan. Let us have your views. We want to hear from you.

**Cllr Sharon Taylor OBE,**  
Leader of Stevenage Borough Council

**Cllr John Gardner,**  
Executive Member for Environment and Regeneration



### The Planning System

The town planning system is about making sure that the right things are built in the right place and stopping the wrong things being built in the wrong places. Most new development in Stevenage needs permission from the council before it can be built. Our planning policies will be set out in the new local plan. They help us to decide if we should grant planning permission. If you care about the town, you should care about planning.

### Vision

How do you see the future of the town? The vision that we set in the new local plan will shape all of the planning policies that it contains. Do you want Stevenage to build homes and jobs for you, your children and your grandchildren? Or do you want to retain the Green Belt at all costs? What is the future of the town centre? What types of schooling and jobs do you want? Help us to shape the future of the town. Have your say.



## Borough Council website




[Job Vacancies](#) | [Contact Us](#) | [Accessibility](#) | [Help](#)
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[Pay your Council Tax bill and more](#)
[Apply for planning permission and more](#)
[Report a missed bin and more](#)
[Find your local councillor and more](#)

[Council Services](#)
[About the Council](#)
[About Stevenage](#)
[News and Events](#)
[Popular Links](#)
[Have Your Say](#)



### A new plan for Stevenage

We are beginning to prepare a new plan for Stevenage - a plan that will guide development for the next 20 years. Before we make the final decision about the future size and shape of the town, we want you to have your say. [More information](#)

### Tell us what you think

Every year the Council takes a look at some of the services it runs or looks at issues of local interest. [More Information](#)

### Are you a Stevenage Leaseholder?

Have your say on the services you have received in the last 12 months. [More Information](#)

### Readers Panel

We ask volunteers to look at different publications throughout the year and tell us if they are easy to read, clear, good quality and well designed.

#### Facebook



Give us your thoughts about our services and the town.

#### Twitter



Follow us and keep up to date with the latest news and events.

#### Flickr



Submit your photos of Stevenage for our online gallery.

#### YouTube



Visit our YouTube channel for videos about Stevenage.

### Tell us what you think

Every year the Council takes a look at some of the services it runs or looks at issues of local interest. [More Information](#)

### Council housing

For information about services available to Council tenants and leaseholders visit our housing website. [www.stevenagehomes.org.uk](http://www.stevenagehomes.org.uk)

### Diversity Calendar

Stevenage Borough Council has produced a Diversity Calendar for 2013 in partnership with Diversiton. [More Information](#)



## Borough Council Twitter feed



The screenshot shows the Twitter profile of Stevenage Council (@StevenageBC). The profile header includes the council's logo, name, handle, and a bio: "Stevenage Borough Council working to represent and support local people Stevenage". It also displays statistics: 1,153 tweets, 37 following, and 2,348 followers, along with a "Follow" button.

On the left sidebar, there are navigation links for Tweets, Following, Followers, Favorites, and Lists, as well as a "Follow Stevenage Council" sign-up form with fields for full name, email, and password, and a "Sign up" button.

The main feed shows two tweets from Stevenage Council:

- Tweet 1 (3h):** Stevenage Council (@StevenageBC) @DogsTrust @KeepBritainTidy @KirstieMAllsopp Stevenage is supporting #TheBigScoop with poop patrols and free dog bag giveaways this weekend. [Expand]
- Tweet 2 (5h):** Stevenage Council (@StevenageBC) We are currently developing a new local plan for Stevenage and want to hear your views on what the vision should be [bit.ly/19tTWpC](http://bit.ly/19tTWpC). [Expand]

Below the sign-up form, there is a grid of six small images showing various community events and council members.

## Advert in The Comet



## A new plan for Stevenage

### Planning for the future of the town to 2031

We are beginning to prepare a new plan for Stevenage - a plan that will guide development for the next 20 years.



**How to have your say**

- View the plan online by going to [Stevenage.gov.uk](http://Stevenage.gov.uk) and clicking on **Have your say**.
- Or email us at [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk).
- Alternatively write to us at: A new plan for Stevenage  
Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, SG1 1HN
- Or by textphone on 01438 242555. Please let us have your comments by 5pm on Monday 22 July.

**Stevenage**  
BOROUGH COUNCIL



## Borough Council Facebook page

Email or Phone

Password

Log in

☐ Keep me logged in

Forgotten your password?

**Stevenage Borough Council**  
848 likes · 65 talking about this

Like

Government Organisation  
Stevenage - A great place to be  
<http://twitter.com/stevenagebc>

About

Photos

Likes

Events

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Highlights

**Stevenage Borough Council** shared a link.  
2 hours ago

Does dog fouling drive you mad? Stevenage is supporting The Big Scoop this weekend to encourage owners to pick up after their pets. We'll be patrolling hotspots and giving out free dog bags - come and collect yours at the Fairlands Valley Park Open Day on Sunday between 11am and 4pm.

**Home**  
[www.thebigscoop.org.uk](http://www.thebigscoop.org.uk)  
We are a nation of dog-lovers. There are some 8 million dogs in the UK and 39% of households own at least one dog. Unfortunately, although the vast majority of

Like · Comment · Share

☐ Hertfordshire What's On likes this.

**Stevenage Borough Council** shared a link.  
23 hours ago

Come down and join us this Sunday at the free Fairlands Valley Open Day.

Find out more about what this great green space has to offer, whilst enjoying a host of events and activities from 11 to 4pm.

**Fairlands Valley Park Open Day**  
[www.stevenage.gov.uk](http://www.stevenage.gov.uk)  
Fairlands Valley Park Sunday 16 June 2013.

Like · Comment · Share

☐ Amanda Zahra, Lucy Peta and Thais Randall like this.

**Stevenage Borough Council** shared a link.  
4 hours ago

We are in the process of developing a new local plan for Stevenage and want to hear your views on what the vision should include.

The new local plan will identify the main issues that are likely to affect Stevenage and set policies to deal with them. See more

**Emerging Local Plan 2013**  
[www.stevenage.gov.uk](http://www.stevenage.gov.uk)  
We are currently preparing a new local plan for Stevenage. The plan will set a vision for our town to 2031.

Like · Comment · Share

☐ Emma Walton and Amanda Zahra like this.

**Stevenage Borough Council** shared a link.  
Yesterday

Recent Posts by Others on Stevenage Borough Council

**Maria Langstrom**  
I walked from the industrial area on the A1M side of Gu...  
2 · 7 June at 04:00

**Nicola Cummings**  
I have a three bedroom house but one of the bedrooms ...  
2 · 5 June at 09:19

**Jeremy Williams**  
Your Traffic Warden parasites are causing a lot of aggro t...  
4 June at 11:07

**Full Metal Roller Derby - Hertfordshire**  
Hi! Hertfordshire's Full Metal Roller Derby are pleased...  
1 June at 11:00

More Posts

Press article in The Advertiser (online version shown)

# THE Advertiser


[News](#)
[Sport](#)
[My area](#)
[Lifestyle](#)

TheAdvertiserGroup -> Daily News -> Stevenage

17:47 Wednesday 03 July 2013 Written by MICHAEL HAVIS

Like

0

Tweet

0

## Stevenage local plan proposes thousands of new homes

Stevenage council is reaching out to residents to have their say on a plan which earmarks land around the town for 5,300 new homes.



The plan, which proposes development space on Green Belt land around Stevenage as well as in urban areas, would form the basis of the town's local plan, a development blueprint for the next 20 years.

Among the sites highlighted as having potential for future developments is Green Belt land to the north, west and south of Stevenage, where three new neighbourhoods could be created.

The council says protection will be provided by policies in the plan for green spaces already in the town.

Several sites are suggested as potential business areas, including land off junction 7 of the A1M, land south of Dyes Lane and several areas near junction 8 of the A1M.

Press article in The Comet

# Council seeks backing for Green Belt housing

GREEN Belt land around Stove-nage could be released if a council's proposed housing strategy is backed by the public.

Stove-nage Borough Council has sent out an eight-page leaflet to every address in the town as part of a consultation which will shape the future of Stove-nage through to 2024.

The leaflet includes details of three options for building new homes, and most importantly means the loss of Green Belt land to the north, west and south of the town of the council's preferred option of 4,500 homes is supported.

The leaflet, which summarises the 144-page Stove-nage through Local Plan, also has maps un-marking possible sites for future business development, including land owned by Henry and Martin Lyson-Cobbold to the west of Junction 7 of the A166, as well as plots either side of the A662 adjacent to Junction 8 of the motor-way.

"It's a difficult commitment as we need to provide enough housing for people to make Stove-nage a viable area to live in but we are told by the Government we must protect the Green Belt," said Stove-nage Borough Council leader Sharon Taylor.

"Something has got to give

People that are going to work here for the next 50 years to live here as well - we probably 7,000 on the waiting list for social housing. It's vital that as many people as possible give their opinions on these proposals so how they want Stove-nage to look in the future."

About the proposals, Mr Lyson-Cobbold, whose family own Knodsworth Park and the surrounding land to the west of the A166, said: "We very much support what the borough council are trying to do and are really keen to help in any way we can but it's important for us to look after Knodsworth Park and the events we offer there as it's a very important community facility."

He said that certain business sites may compromise what Knodsworth Park currently offers, but that the family are keen to see development on the land.

A six-week consultation on the local plan, which also looks at key issues such as transport, education provision and the regeneration of the town centre, runs until July 11.

To have your say or view the plan visit [www.stovenage.gov.uk](http://www.stovenage.gov.uk).

Alternatively, write to the council at its offices in Doneshill House, Doneshill, Stove-nage, NE23 1BN.

## Appendix 2: List of respondents

Aberdeen Asset Management	Mark Bryant
Beryl Alabaster	Mr and Mrs K Burrell
Dr John S Alabaster	Campaign for Real Ale (CAMRA)
Tim Alexander	Alan Cantwell
Mr and Mrs Allard	W Cartwright
Anglian Water	Central Bedfordshire UA
Peter Ansell	David Clarke
John, Daphne & Susan Apter	Mr E A Coles
Margaret Ashby	Mrs E A Coles
Aston Parish Council	Costco Wholesale UK
Aston Village Society	Don Courtman
Irene Auerbach	M Courtman
Dr Robin Bailey	CPRE Hertfordshire
Mr C Barker	Croudace Strategic Limited
Dr Jon Bartlett	East and North Herts NHS Trust
Mrs M Barker	East Hertfordshire District Council
Erik Ga Bean	Bernie Eccles
Bellway, Miller Homes & Wheatley	Jocelyn and Brian Eldridge
Sarah Bissett Scott	Moira Elliott
Mrs D Black	Graham Ellis
Richard Blake	Dr Adrian Emery
Bloor Homes	English Heritage
Peter Bracey	Environment Agency
Margaret Brett	Mr and Mrs G Evans
Mrs E Brown	Janis and Joe Feely
Jacqui & Steve Brown	Jean Foley
Peter Brown	James Fraser

## Appendix 2: List of respondents

Graham Fraser-Andrews	Barbra Higgins
Friends of Forster Country	The Highways Agency
The Garden Centre Group	Joan Hodges
John & Kathleen Gardiner	Sandra Holland
G A S P	The Homes and Communities Agency
Loyd Gerken	The Howard Property Group
GlaxoSmithKline	T M Hudson
Carole Gomez	Miss Nichola Hughes
Graveley Parish Council	Cllr Tony Jackson
Mr John Greenaway	Mr and Mrs N S Jenkins
Peter Greasby	Susan Jones
Great Ashby Community Council	Neale King
James Green	Denis Kingslake
Mary Gregg	Knebworth House
Gautham Gurumurthi	Knebworth Parish Council
Brian Hall	Anselm Kuhn
Keith Hall	Mr L A Lambert
Linda Hale	Geoffrey Laughlin & Phillipe Hartmann
Graeme Harkness	Legal & General Assurance
Mrs H A Harrington	Nicole & Bernard Linsell
M J Harrington	London and Cambridge Properties
Mr & Mrs J Hazell	London Luton Airport Operations Ltd
Hertfordshire County Council	Madeline Lovelock
Herts & Middlesex Wildlife Trust	Charles Macnab
Hertfordshire Gardens Trust	Hugh Madgin
Hertsmere Borough Council	Maxey Grounds & Co
Philip and Brenda Hewett	J A McNab



Susan Mefo	The Ramblers Association
Tony Meredith	Jack Rigg
S Mihailovic	Karen and John Robinson
Pierre Miles	RPF Developments
Mono Consultants Ltd	Sainsburys Supermarkets Ltd
David Morrison	Peter Scott
Jan Mortiboy	Steve Shaw
Linda & Peter Munt	Sue Shearing
Patrick Murphy & Graziella Antonelli	Kath and Derrick Shorten
Hilary Napier	Dian Simm
National Grid	Carol Skull
Natural England	John & Iris Skull
Mr Neave	CJA Slater
North Hertfordshire District Council	Andrew Smith
Diana Northey	Mr G Smith
Sally & John Nutt	Sarah Smith
Jo O'Connor	John Spiers
Mrs K O'Hanlon	Sport England
Marion & Rick Ohlendorf	Peter Stanbury
Joan Ostojic	Peter Stansfield
Peter Ostojic	Stevenage Properties Ltd
PACE	Ms R Stevenson
Dr Richard Parkinson	D G Stimpson
Mrs J R Pitcher	Raymond Stoltzman
Richard Pople	Mr David Stone
Joyce M Prickett	Mr David Sully
Steve Prince	Mrs E A Sypula

Taylor Wimpey / Persimmon

Thames Water

The Theatres Trust

Paul Thompson

Mark Tingley

The Titmuss Family

JRA Tompkins

Transport for London

NA and Mrs RM Tranter

Mrs R Turner

Mr Kevin Twomey

Universities Superannuation Scheme

Cllr Sarah Walker

Walkern Parish Council

Dr Michael Wallis

Sarah Wallis

Nigel & Rosemary Watling

Valerie Webb

Welwyn Hatfield District Council

Mr P Wickham

Anthony Williams

Kay Williams

M Wright

Ron A Wright

Mr David Yates-Mercer

Mrs Verity Yates-Mercer

## Appendix 3: Summary of responses and main issues raised

The tables on the following pages set out who responded to each question or section of the document and provides a summary of the written comments that were received.

The following abbreviations and acronyms have been used:

CIL	Community Infrastructure Levy	SA	Sustainability Appraisal
EHDC	East Hertfordshire District Council	SBC	Stevenage Borough Council
GP	General practitioner (doctor)	SHMA	Strategic Housing Market Assessment
HCC	Hertfordshire County Council	SLAA	Strategic Land Availability Assessment
NHDC	North Hertfordshire District Council	SME	Small- or Medium-Size Enterprise
NHS	National Health Service	SSSI	Site of Special Scientific Interest
NPPF	National Planning Policy Framework	SUDs	Sustainable Urban Drainage system
PACE	Protecting Aston's Community Existence	s106	Section 106 (legal agreement)
RSL	Registered Social Landlord	WFD	Water Framework Directive

Respondents		Summary of main issues raised in written comments
Question 1		
169722	English Heritage	<p>Ascertain whether a joint SHMA should be prepared</p> <p>Disclose details of Duty to Co-operate discussions to allow informed responses</p> <p>Do not develop Forster country / retain rural areas to the north of the town / no justification for Green Belt development</p> <p>Effect of cumulative impact of any development on the edge of Stevenage within North Hertfordshire</p> <p>Engage with Local Nature Partnership and Local Enterprise Partnership</p> <p>Impact on water supply and waste water infrastructure will be an important strategic issue</p> <p>Hertsmere is not part of the same Housing Market Area and should not be referenced</p> <p>No mandatory requirement to create cross-boundary communities</p> <p>Plan should provide more background evidence and justification showing how Duty to Co-operate is being met</p> <p>Refer any non-cooperating parties to the Secretary of State</p> <p>Stevenage should focus on relationship with NHDC and EHDC as adjoining authorities</p> <p>Tightly drawn boundaries make Duty to Co-operate particularly important</p>
291594	Knebworth Parish Council	
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341822	Ms Margaret Ashby	
341857	Thames Water Property	
342025	Mr Peter Bracey	
342203	Jocelyn and Brian Eldridge	
342592	Mrs Marion Ohlendorf	
342729	Mr John Christopher Spiers	
381129	Hertsmere Borough Council	
406781	Herts & Middlesex Wildlife Trust	
464410	Mrs Verity Yates-Mercer	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768086	Croudace Strategic Limited	
770043	Mr David Sully	
770689	Dr Robin Bailey	
771055	Mr David Stone	
771682	Friends of Forster Country	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 2		
169722	English Heritage	<p>Affordable housing is a less pressing problem in Stevenage due to lower house prices</p> <p>Be more proactive / flexible with council home allocations</p> <p>Ensure a vibrant and improved town centre with a more diverse range of uses</p> <p>Further development will place stress on infrastructure</p> <p>Future needs for all types of housing should be acknowledged</p> <p>Greater emphasis on semi-natural habitat, health and wellbeing required.</p> <p>Issues are correctly identified</p> <p>Issues are not correctly identified</p> <p>Maintain and enhance green infrastructure</p> <p>Most housing is to the east of the town centre. Grow to the west to help congestion / balance</p> <p>Need to encourage the 'right' type of person to live in the town</p> <p>Not much reference to historic environment.</p> <p>Problems cannot be resolved by simply building more housing</p> <p>Refer to both mitigation and adaptation measures in relation to climate change</p> <p>Securing co-operation of NHDC is a key challenge</p> <p>Stay within the urban area / existing Green Belt boundary</p> <p>Town should not expand beyond the fixed area which was identified for a planned population</p> <p>Town should not expand to benefit commuters</p> <p>Transport issues are a big concern - Train and bus stations and A1(M) highlighted</p> <p>Welcome recognition of Knebworth Woods SSSI</p>
291594	Knebworth Parish Council	
341581	Maxey Grounds And Co	
341822	Ms Margaret Ashby	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
342720	Mr G Smith	
342729	Mr John Christopher Spiers	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768086	Croudace Strategic Limited	
768301	Mr Pat Wickham	
770041	Stevenage Properties Ltd	
770043	mr david sully	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771055	Mr David Stone	
771682	Friends of Forster Country	
771731	Mr Brian Hall	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 3		
169722	English Heritage	<p>Vision to include need to conserve and enhance historic environment</p> <p>Principles of existing visions should be carried forward into new plan</p> <p>This section is set out as clearly as can be at present</p> <p>Vision should seek return to original New Town philosophy</p> <p>Address negative perceptions of Stevenage</p> <p>Encourage stronger feelings of community and identity</p> <p>Seek to raise secondary school achievement</p> <p>Improve town centre with more residential and leisure / evening facilities</p> <p>Improve the natural environment and ecological network</p> <p>Vision should be truly strategic and build on role of Stevenage as a New Town - major regeneration and renewal</p> <p>Preserve Green Belt / open spaces / Forster Country</p> <p>Deliver the key priorities set out in the NPPF</p> <p>Reduce housing inequalities and meet future needs</p> <p>Provide community facilities for the young and old</p>
341408	Universities Superannuation Scheme Ltd	
341581	Maxey Grounds And Co	
341822	Ms Margaret Ashby	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
342729	Mr John Christopher Spiers	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768086	Croudace Strategic Limited	
768273	Diann Sim	
769623	C J A Slater	
770041	Stevenage Properties Ltd	
770043	Mr David Sully	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771055	Mr David Stone	
771682	Friends of Forster Country	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 4		
341408	Universities Superannuation Scheme Ltd	<p>Any locally specific amendments should not conflict with its intentions</p> <p>Explore possibility of a local interpretation and what sustainable development means to Stevenage</p> <p>Include protection of Green Belt, Forster Country and natural and historic environments</p> <p>Meet NPPF principles to prevent another unsound plan</p> <p>No need to duplication national policy</p> <p>NPPF shows urban expansion / development of Forster Country is not sustainable</p> <p>Support inclusion of the model policy</p>
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341822	Ms Margaret Ashby	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
342720	Mr G Smith	
342729	Mr John Christopher Spiers	
406781	Herts & Middlesex Wildlife Trust	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
769036	The Garden Centre Group	
770043	Mr David Sully	
770203	GlaxoSmithKline	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771055	Mr David Stone	
771682	Friends of Forster Country	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	

Respondents		Summary of main issues raised in written comments
Question 5		
169722	English Heritage	<p>Acknowledge role that Luton Airport makes to Stevenage as a business location</p> <p>County-wide approach needed to reduce unsustainable commuting patterns</p> <p>Create jobs first so new homes do not encourage more commuting</p> <p>Encourage high-tech industry and attract higher earners to move to the town</p> <p>Ensure conservation of the historic environment</p> <p>Ensure jobs for people who live in the town but are not highly skilled</p> <p>Include certain Sui-Generis uses within the definition of employment</p> <p>Minimise loss of B2 or B8 sites to prevent conflict with Waste Local Plan</p> <p>Question whether large amount of additional land is needed for small increase in B-class jobs</p> <p>Regenerate existing sites at higher densities</p> <p>Support option a and prioritise provision of new homes</p> <p>Support option b / a balanced approach</p> <p>Support option c</p>
291594	Knebworth Parish Council	
341391	London Luton Airport Operations Ltd	
341408	Universities Superannuation Scheme Ltd	
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341900	Welwyn Hatfield Council	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
405069	North Hertfordshire District Council	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
407000	Costco Wholesale UK Ltd	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768086	Croudace Strategic Limited	
769036	The Garden Centre Group	
770867	Mr David Yates-Mercer	
771731	Mr Brian Hall	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	



Respondents		Summary of main issues raised in written comments
Question 6		
291594	Knebworth Parish Council	<p>Diversify employment base.</p> <p>Employment market no longer works in same way as when New Town was inceptioned</p> <p>Encourage more technological skills in Stevenage</p> <p>It is not an entitlement to live and work in the same pace</p> <p>Local industry needs to do more to encourage Stevenage children to aim to join them</p> <p>Main priority should be to provide affordable housing.</p> <p>Need more than science -based jobs</p> <p>Option c complements Issue 5 option b</p> <p>Plan high-value employment for unemployed residents</p> <p>Plan should be sufficiently flexible to ensure growth of research and development activities</p> <p>Provide better education to ensure businesses can find locally skilled people</p> <p>Provide jobs for local residents. Do not encourage more commuting</p> <p>Retain sufficient flexibility, restrictive policy framework restricts demand.</p> <p>Re-use existing, vacant employment sites</p> <p>Support option a</p> <p>Support option c</p>
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341822	Ms Margaret Ashby	
341944	Ms Irene Auerbach	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
342729	Mr John Christopher Spiers	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
767033	Mrs June R Pitcher	
769623	C J A Slater	
770203	GlaxoSmithKline	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771055	Mr David Stone	
771494	Howard Property Group	
771682	Friends of Forster Country	
771973	Diana Northey	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	
773173	M Wright	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	

Respondents		Summary of main issues raised in written comments
Question 7		
169722	English Heritage	<p>Conservation area is of considerable merit</p> <p>Correct to consider town centre, leisure park and high street together.</p> <p>Disagree that the town centre serves local people well</p> <p>Do not need to provide any more retail areas / knock through existing units as they become available</p> <p>Do not seek to compete with other centres / London</p> <p>Include conservation and enhancement of heritage assets. Heritage-led regeneration can catalyse further enhancements.</p> <p>Maintain broad scale of town centre</p> <p>Make cosmetic improvements ~ painting upper floors, landscaping etc</p> <p>Move bus station nearer ring road</p> <p>Overly restrictive approach to retail warehouse units conflicts with NPPF</p> <p>Policies should not be overly prescriptive or inhibit commercial returns</p> <p>Protect section of Roman road through the town centre</p> <p>Provide more free parking</p> <p>Remove rats, pigeons and cyclists from the town centre</p> <p>Seek to attract larger retailers to town centre rather than enlarging retail parks</p> <p>Support option a and focus development in the town centre in line with NPPF</p> <p>Too many cheap / pound shops.</p> <p>Town centre needs to provide attractive, modern environment</p> <p>Transport implications of any major floorspace change will need to be modelled</p>
341526	East Hertfordshire District Council	
341944	Ms Irene Auerbach	
342025	Mr Peter Bracey	
342232	Ms Jean Foley	
342516	Mr Hugh Madgin	
342592	Mrs Marion Ohlendorf	
406977	Miss Nicola Hughes	
407647	Dr Graham Fraser-Andrews	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
759461	Aberdeen Asset Management	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
768286	Susan Jones	
768302	Sarah Smith	
768308	Mrs Denise Black	
769036	The Garden Centre Group	
769046	Joyce Prickett	
769090	Peter Ansell	
769095	Richard Pople	
769098	Dr Adrian Emery	
769623	C J A Slater	
770041	Stevenage Properties Ltd	
770867	Mr David Yates-Mercer	
771973	Diana Northey	
773088	Cllr Sarah Walker	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	

Respondents		Summary of main issues raised in written comments
Question 8		
341408	Universities Superannuation Scheme Ltd	<p>Better understanding of infrastructure requirements and deliverability is needed</p> <p>Building resource efficient homes does not need to be costly</p> <p>CIL charges should be worked up and tested alongside the plan</p> <p>Developer contributions will not be sufficient to fund required improvements</p> <p>Ensure policy requirements do not adversely affect viability as per NPPF</p> <p>Greatest requirement is for affordable homes</p> <p>Improve the A1(M)</p> <p>Many issues can only be resolved once final development strategy is known</p> <p>Policies should enable consideration of viability in planning applications</p> <p>Provide a flexible approach to affordable housing</p> <p>Requirements in relation to transport statements and assessments to be set out</p> <p>Support micro generation to reduce strain on resources</p> <p>Support sustainable social housing projects well served by public transport</p> <p>Support use of CIL</p> <p>The town's infrastructure was built for a smaller population</p>
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
406781	Herts & Middlesex Wildlife Trust	
464410	Mrs Verity Yates-Mercer	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
770867	Mr David Yates-Mercer	
771494	Howard Property Group	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 9		
169722	English Heritage	<p>A functioning and connected ecological network should be maintained irrespective of target</p> <p>Approach needs to be evidence based including green infrastructure, landscape sensitivity and Green Belt Review</p> <p>Aspirational homes is an extravagant use of land</p> <p>Build no more than 6,000 - 7,000 new homes</p> <p>Building too many affordable homes will not benefit the town.</p> <p>Consider adequacy of infrastructure</p> <p>Council has previously promised to maintain village atmosphere of Norton Green</p> <p>Do not reduce trend of people leaving and / or reduce in-migration and let housing problem solve itself</p> <p>Duty to co-operate is particularly important but little detail on how it will be met</p> <p>Working relationships with NHDC and EHDC will be key to facilitating growth</p> <p>Finite capacity for Central Bedfordshire to continue absorbing migration from Hertfordshire</p> <p>Further population growth in the south-east of England is unacceptable</p> <p>Given interests of landowners will prevail, option c should be chosen to allow an integrated approach</p> <p>Housing need and urban capacity must be fully evidenced ahead of any proposals for development in the Green Belt</p> <p>Improve Gresley Way and build to the east</p> <p>Issues relating to the A1(M) to be addressed through the Duty to Co-operate</p> <p>Large jump in numbers between options a and b. Need something in between.</p> <p>Make more efficient use of non-Green Belt land / build to higher densities within the urban area</p> <p>NPPF says development in Green Belt requires exceptional circumstances</p> <p>Object to all options</p> <p>Oppose development in the Green Belt</p> <p>Oppose development west of the A1(M)</p> <p>Oppose option b</p> <p>Oppose any Stevenage-led development in Aston Parish</p> <p>Option b is best that can be achieved without reliance on co-operation</p> <p>Option b supported as a minimum but NPPF requires that plans are aspirational</p> <p>Past completions have not met demand - no five year supply</p> <p>Potential harm to heritage assets under all options</p> <p>Preferred approach seeks to avoid meeting objectively assessed needs and / or co-operation with neighbours</p> <p>Preserve rural atmosphere of Norton Green</p> <p>Projections are not 'fact' and should be treated with caution</p> <p>Protect Forster Country from development</p> <p>Question assumptions behind the options / options are not honestly presented</p> <p>Regeneration and renewal can only be achieved by option c</p> <p>Resolve viability issues relating to works required on the A1(M) and identify a funding source</p> <p>Send to development to other areas (e.g. Beds, Cambs, Northants)</p> <p>SHMA did not involve key stakeholders or neighbouring authorities</p> <p>Stevenage may have difficulty in meeting objectively assessed needs within administrative area.</p> <p>Stevenage should not expand any further / town is at capacity</p>
291594	Knebworth Parish Council	
341498	CPRE Hertfordshire	
341526	East Hertfordshire District Council	
341539	J R A Tompkins	
341576	Graveley Parish Council	
341581	Maxey Grounds And Co	
341656	Homes And Communities Agency	
341822	Ms Margaret Ashby	
341900	Welwyn Hatfield Council	
341922	Mrs Beryl Alabaster	
341923	Dr John S Alabaster	
341944	Ms Irene Auerbach	
342025	Mr Peter Bracey	
342146	Mr Donald James Courtman	
342232	Ms Jean Foley	
342458	Mr Leonard Lambert	
342516	Mr Hugh Madgin	
342573	Dr Hilary Napier	
342592	Mrs Marion Ohlendorf	
342720	Mr G Smith	
342729	Mr John Christopher Spiers	
342777	Mr Nicholas Tranter	
349538	The Ramblers (Hertfordshire and North Middlesex Area)	
401300	Mr Jack Rigg	
405069	North Hertfordshire District Council	
406724	The Highways Agency	
406724	The Highways Agency	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
407647	Dr Graham Fraser-Andrews	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
634033	Mr Stephen Prince	
636376	Bloor Homes	
758229	Ms Karen Robinson	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
763103	Central Bedfordshire UA	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
	(continued...)	(continued...)

Respondents		Summary of main issues raised in written comments
	(...continued)	(...continued)
768086	Croudace Strategic Limited	Support assertion that development needs represent exceptional circumstances to review Green Belt Support option a Support option b Support option b with exception of Forster Country Support option c Support some Green Belt development if done sympathetically Support submissions of Aston Parish Council and PACE
768264	Jan Mortiboy	
768267	Linda Hale	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
768274	Mrs Rachelle Turner	
768284	Sandra Holland	
768285	Jo O'Connor	
768286	Susan Jones	
768291	Graeme Harkness	
768297	Madeline Lovelock	
768299	Valerie Webb	
768306	Srboslav Mihailovic	
768308	Mrs Denise Black	
768311	Loyd Gerken	
769034	Mr Dave Clarke	
769036	The Garden Centre Group	
769045	Mr Richard Blake	
769046	Joyce Prickett	
769085	Barbra Higgins	
769093	Mark Bryant	
769624	M Courtman	
769770	Mr James Fraser	
770043	mr david sully	
770447	W Cartwright	
770454	Ms R Stevenson	
770495	Mr Peter Brown	
770684	Mr Bernie Eccles	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771055	Mr David Stone	
771164	Mrs M Barker	
771174	John and Iris Skull	
771194	Carol Skull	
771332	Patrick Murphy and Graziella Antonelli	
771335	Janis and Joe Feely	
771338	Mr Anthony Williams	
771341	Mrs E A Sypula	
771409	Nigel and Rosemary Watling	
771416	Mr C Barker	
771682	Friends of Forster Country	
	(continued...)	

Respondents		Summary of main issues raised in written comments
	(...continued)	
771695	Mr & Mrs G Evans	
771716	Aston Village Society	
771721	Mr Peter Stansfield	
771964	Linda and Peter Munt	
771973	Diana Northey	
771978	Susan Mefo	
771980	Mr Raymond Stoltzman	
771990	Graveley Against SNAP Proposals (GASP)	
772854	Mr Charles McNab	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	
773173	M Wright	
773185	Mr Ron A Wright	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	
Question 10		
341408	Universities Superannuation Scheme Ltd	
341526	East Hertfordshire District Council	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
406977	Miss Nicola Hughes	
407000	Costco Wholesale UK Ltd	
464410	Mrs Verity Yates-Mercer	
770203	GlaxoSmithKline	
770867	Mr David Yates-Mercer	
771494	Howard Property Group	
772854	Mr Charles McNab	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 11		
341526	East Hertfordshire District Council	<p>Approach to Pin Green should form part of an integrated overall strategy</p> <p>Dangerous to sacrifice employment land for housing and create pressures elsewhere</p> <p>Encourage employment but use Pin Green for housing if this helps to meet target</p> <p>Option A or B would be preferable</p> <p>Site is an important employment asset</p> <p>Support Option B</p>
341581	Maxey Grounds And Co	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
770867	Mr David Yates-Mercer	
772945	Bellway Homes, Miller Homes & Wheatley Plc	

Respondents		Summary of main issues raised in written comments
Question 12		
169722	English Heritage	<p>All sites could require significant infrastructure improvements that are beyond feasibility of individual sites</p> <p>Any development at Junction 7 should not prejudice operation of existing companies</p> <p>Consider site E for waste uses</p> <p>Consider use of garden centre site as extension to option b</p> <p>Cross boundary proposals should only be included with agreement of relevant council(s)</p> <p>Industrial buildings not appropriate at option c due to proximity to Conservation Area</p> <p>Industrial uses should not spread beyond A1(M)</p> <p>Is new land required when many offices are empty? Convert these to residential</p> <p>Landowner does not support option a though does support removal from Green Belt for other uses</p> <p>Likely land contamination and transport issues for option f</p> <p>NHDC unlikely to actively pursue their part of option a</p> <p>No guarantee that jobs would go to residents. Would add to congestion</p> <p>Object to greenfield / Green Belt sites being used for employment</p> <p>Object to Option a</p> <p>Object to option c / impact on Forster Country</p> <p>Object to option c which is more suited to housing delivery</p> <p>Object to option f which would impact potential housing delivery</p> <p>Option a could have implications for Knebworth House.</p> <p>Option a is adjacent to SSSI. Option f could also impact</p> <p>Option b already removed from the Green Belt</p> <p>Option c adjoins Conservation Area and within setting of listed building.</p> <p>Option d would lead to serious erosion of Green Belt and lack of clear boundary</p> <p>Options d and e could impact on listed buildings / scheduled monument</p> <p>Options f and c are not properly defined.</p> <p>Provide further development of Gunns Wood Road before other areas</p> <p>Redevelop existing premises at higher densities</p> <p>Several options are crossed by high transmission electricity and / or in proximity to gas main</p> <p>Sites b and c better suited for residential</p> <p>Sites surrounding A1(M) J8 are not suitable</p> <p>Speculative proposals should be market tested</p> <p>Support option a</p> <p>Support option b</p> <p>Support option d</p> <p>Support option f</p> <p>Support Option g / do not provide new employment land</p> <p>Support options c and f as part of mixed use scheme</p> <p>Transport modelling of sites is required</p> <p>Widen A1(M) and provide new industrial area alongside</p>
291594	Knebworth Parish Council	
341498	CPRE Hertfordshire	
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341675	Knebworth Estates	
341724	National Grid	
341822	Ms Margaret Ashby	
341923	Dr John S Alabaster	
341944	Ms Irene Auerbach	
342025	Mr Peter Bracey	
342232	Ms Jean Foley	
342442	Mr Denis Kingslake	
342592	Mrs Marion Ohlendorf	
342720	Mr G Smith	
342729	Mr John Christopher Spiers	
405069	North Hertfordshire District Council	
406724	The Highways Agency	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
758229	Ms Karen Robinson	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
769034	Mr Dave Clarke	
769036	The Garden Centre Group	
769090	Peter Ansell	
770043	mr david sully	
770203	GlaxoSmithKline	
770454	Ms R Stevenson	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771055	Mr David Stone	
771331	Ms E Brown	
771973	Diana Northey	
772854	Mr Charles McNab	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773173	M Wright	



Respondents		Summary of main issues raised in written comments
Question 13		
169722	English Heritage	Allow investors to make own applications rather than setting long-term plans
341526	East Hertfordshire District Council	Any proposals should consider potential for increased bus traffic
342777	Mr Nicholas Tranter	Attract larger retailers into town centre rather than retail parks
636283	Legal & General (Pensions Management) Ltd	Conserve historic environment of retail centres
758638	Great Ashby Community Council	Consider sites currently outside boundary including station, Asda, hotel and leisure facilities etc
759461	Aberdeen Asset Management	Do not extend town centre boundary beyond the ring road
766227	Hertfordshire County Council	Encourage investment in the Old Town.
768264	Jan Mortiboy	Encourage local independent traders within the old town
769036	The Garden Centre Group	Include detailed policy to address needs of existing out-of-centre retailers
770041	Stevenage Properties Ltd	Include Leisure Park within town centre boundary or allocate as defined site
770867	Mr David Yates-Mercer	Introduce more up-market stores
771731	Mr Brian Hall	Object to proposed impact assessment thresholds
772897	Taylor Wimpey / Persimmon	Provide a balanced offer to meet the needs of all
773088	Cllr Sarah Walker	Provide more flexibility in primary frontages
		Provide more, cheaper or free car parking
		Support identification of an appropriate spatial extent to the town centre
		Support strengthening viability and resilience of town and neighbourhood centres
		Support 'town centre first' approach
		Town centre boundary should reflect original extent / ensure key parts are not lost to other uses
		Town centre needs major improvements. Current state discourages use
		Use lower impact assessment threshold than NPPF
Question 14		
169722	English Heritage	<p>A review of the neighbourhood centres should be carried out</p> <p>Additional floorspace should not be provided at Great Ashby</p> <p>Approach should be dependent on overall growth strategy</p> <p>Extensions to existing units could be challenging in Old Town High Street</p> <p>Interest in expanding existing superstores which would be consistent with NPPF and support hierarchy</p> <p>More, larger supermarkets needed to accommodate future growth</p> <p>Question the need for another store</p> <p>Stevenage should seek to attract visitors in general, not just shoppers</p> <p>Support Option C</p>
341398	Sainsbury's Supermarkets Ltd	
341552	Finishing Publications Ltd	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
405069	North Hertfordshire District Council	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
758638	Great Ashby Community Council	
767033	Mrs June R Pitcher	
768264	Jan Mortiboy	
768273	Diann Sim	
768274	Mrs Rachelle Turner	
769098	Dr Adrian Emery	
769623	C J A Slater	
770041	Stevenage Properties Ltd	
770867	Mr David Yates-Mercer	
772897	Taylor Wimpey / Persimmon	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 15		
291594	Knebworth Parish Council	A solution to the A1(M) is required.
341526	East Hertfordshire District Council	Approach is compliant with NPPF
341552	Finishing Publications Ltd	EHDC has no plans to locate development alongside the shared boundary
341581	Maxey Grounds And Co	Encourage parents to send children to local school. More flexibility in education provision
342025	Mr Peter Bracey	Encourage provision of changing / washing facilities to facilitate cycling
342592	Mrs Marion Ohlendorf	Focus development to the south as less congestions here
406781	Herts & Middlesex Wildlife Trust	Great cycleways but none within town centre
406977	Miss Nicola Hughes	Home working will increase due to advances in IT and the cost of travel.
464410	Mrs Verity Yates-Mercer	Improve cycleways / some areas too dangerous for cycling
619933	Natural England	Individual circumstances affect mode choice. None should be restricted.
758638	Great Ashby Community Council	Level of commuting from Stevenage can affect onward dispersal at London stations
762504	London & Cambridge Properties Ltd	Link bus services with train times
763085	Transport for London	Local amenity / shopping hubs will reduce the need to travel.
766227	Hertfordshire County Council	Low levels of bus service at off-peak times and at edges of town
767033	Mrs June R Pitcher	More parking needed for commuters. Use Leisure Park to provide this.
768274	Mrs Rachelle Turner	Paths and cycle tracks to be integrated in planning and not an afterthought
768294	Mark Tingley	Provide high quality bus / rail interchange
768302	Sarah Smith	Provide meeting places for small businesses rather than office complexes
770867	Mr David Yates-Mercer	Provide superfast broadband
771973	Diana Northey	Reduce car dependency
772854	Mr Charles McNab	Reliable, regular and reasonably priced bus service
772897	Taylor Wimpey / Persimmon	Support option d
772945	Bellway Homes, Miller Homes & Wheatley Plc	Trains are overcrowded
773088	Cllr Sarah Walker	Triangular bus service is an aspiration that requires partnership working
		Unclear how flexible working can be encouraged
		Welcome options to encourage sustainable transport

Respondents		Summary of main issues raised in written comments
Question 16		
169722	English Heritage	<p>Building to west of Stevenage would be more balanced / preferable to building to east</p> <p>Built more low rise flats within the urban area</p> <p>Compulsory purchase derelict buildings and convert them</p> <p>Consider entering meaningful discussions with NHDC and EHDC</p> <p>Consider impact of residential development west of the A1(M) on the SSSI</p> <p>Development to north will encourage NHDC to build here to and lead to coalescence with Graveley.</p> <p>Do not use Green Belt until all other options exhausted</p> <p>Object to building on northern edge of town</p> <p>Object to development west of the A1(M)</p> <p>Object to development within Forster Country</p> <p>Promotion of sites by landowners (various)</p> <p>Provide buffer zone around Norton Green</p> <p>Recommendations of Green Belt Review are contrary to conclusions of SLAA.</p> <p>Sites of ecological importance to be ruled out through screening exercise. Mitigation and compensation measures to minimise impact.</p> <p>Suggestion of sites by members of public (various)</p> <p>Support comments by Friends of Forster Country</p> <p>Support development west of A1(M)</p> <p>Support using land at Bragbury End</p> <p>Town is overdeveloped on its eastern side</p> <p>Use brownfield sites including unused land on Gunnels Wood Road</p> <p>Use vacant town centre offices for housing</p> <p>Use west of A1 before other Green Belt sites.</p>
341581	Maxey Grounds And Co	
341656	Homes And Communities Agency	
341944	Ms Irene Auerbach	
342025	Mr Peter Bracey	
342458	Mr Leonard Lambert	
342592	Mrs Marion Ohlendorf	
342707	Mrs Kath Shorten	
406781	Herts & Middlesex Wildlife Trust	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
758229	Ms Karen Robinson	
762504	London & Cambridge Properties Ltd	
768274	Mrs Rachelle Turner	
769036	The Garden Centre Group	
769046	Joyce Prickett	
769090	Peter Ansell	
769093	Mark Bryant	
769768	Alan and Angela Cantwell	
770682	Mr Keith Hall	
770867	Mr David Yates-Mercer	
771331	Ms E Brown	
771392	Mr Tim Alexander	
771716	Aston Village Society	
771724	Mr Tim Hudson	
771885	Mr James Green	
771889	Mary Gregg	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 17		
169722	English Heritage	Changes should not be made without approval of existing residents Convert high rise buildings in the town centre No conversion of historic buildings or in Conservation Areas Only permit conversions where local character is not affected Parking impacts need particular consideration SBC should buy up vacant sites Support option b Support option c Support principle of providing more balanced mix of homes
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
767033	Mrs June R Pitcher	
770867	Mr David Yates-Mercer	
772854	Mr Charles McNab	
773088	Cllr Sarah Walker	
Question 18		
341526	East Hertfordshire District Council	40% target is too high Do not require affordable housing of sites less than 10 units to prevent management issues for RSLs Important that the needs of aging population are accommodated in future housing policy. Policy should be flexible in line with NPPF Preferred approach is in line with IPPS and complements preferred approach in Issue 17. Set lower targets of up to 30% Should have no affordable housing on some sites / 100% on others Sites should be considered individually and not against standard targets Support option a Support option c Updated evidence of viability and other infrastructure requirements is needed
341581	Maxey Grounds And Co	
341900	Welwyn Hatfield Council	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
767033	Mrs June R Pitcher	
768298	Moir Elliott	
770867	Mr David Yates-Mercer	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	

Respondents		Summary of main issues raised in written comments
Question 19		
169722	English Heritage	<p>A blanket policy would be overly simplistic / inflexible</p> <p>Allow the market to decide</p> <p>Any decision should consider impact upon heritage assets.</p> <p>Build more bungalows</p> <p>Do not allow the market to decide / use targets to ensure needs are met</p> <p>Object to building executive homes</p> <p>Option a may enable down-sizing and better use of stock</p> <p>Provide 50 / 50 split between smaller and larger homes</p> <p>Provide affordable and starter home</p> <p>Set minimum unit sizes</p> <p>Size of plot is more important / ensure appropriate garden sizes</p> <p>Support building executive homes</p> <p>Support option a</p> <p>Support proposed approach to housing density</p> <p>Take into account needs of ageing population</p> <p>Unit size requirement depends on the scheme / area of town</p>
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
342025	Mr Peter Bracey	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
634033	Mr Stephen Prince	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
769623	C J A Slater	
770867	Mr David Yates-Mercer	
771731	Mr Brian Hall	
772854	Mr Charles McNab	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	
Question 20		
291594	Knebworth Parish Council	<p>Alleged management issues at existing site</p> <p>Council has previously pledged not to expand this site</p> <p>Expanding existing site would be detrimental to nearby SSSI</p> <p>Further evidence required to support any proposals</p> <p>No mention of travelling showpeople</p> <p>Not meeting local need could impact upon other nearby authorities</p> <p>Not necessary to allocate new land.</p> <p>Object to Option A</p> <p>Option a may require more land than can be made available / could prejudice deliver of other schemes</p> <p>Should not prejudge outcome of evidence studies</p> <p>Site owner / manager has no plans to expand</p> <p>Support option a</p> <p>Unclear why more sites are needed</p>
341526	East Hertfordshire District Council	
341656	Homes And Communities Agency	
341900	Welwyn Hatfield Council	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
405069	North Hertfordshire District Council	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
758229	Ms Karen Robinson	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
770867	Mr David Yates-Mercer	
772854	Mr Charles McNab	
772897	Taylor Wimpey / Persimmon	
773057	RPF Developments	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 21		
169722	English Heritage	2005 Historic Character work by HCC could be used and expanded upon. Better understanding of character is critical to good design Build higher quality and lower density Consider sites on their own merits Ensure sufficient bin storage for new properties Everyone should feel they are part of the same town Gated developments are detrimental to communities Old Town High Street seems to get preferential treatment Preferred approach will lead to unsympathetic development Provide innovative homes / allow creativity and flexibility rather than more of the same Require development to respond to its context and respect constraints Support inclusion of policies of good design / local design standards Support option b Support option c
341656	Homes And Communities Agency	
342025	Mr Peter Bracey	
342592	Mrs Marion Ohlendorf	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
634033	Mr Stephen Prince	
758638	Great Ashby Community Council	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768294	Mark Tingley	
770867	Mr David Yates-Mercer	
772897	Taylor Wimpey / Persimmon	
773057	RPF Developments	
773088	Cllr Sarah Walker	
Question 22		
169722	English Heritage	All new developments to incorporate a centre of focal point Any designation for Old Town High Street could be linked to character zones Centres to be conserved where possible though accepted some change may be necessary. Centres to be maintained and regenerated Complement works carried out at The Hyde and The Glebe. Keep centres at The Oval, Chells and Pin Green. Landowner supports proposed designation for Poplars Neighbourhood centres unlikely to revert to previous role Object to loss of centres or pubs Support Option C The Hyde is well used but lacks variety The market will adjust accordingly.
341398	Sainsbury's Supermarkets Ltd	
341469	Campaign For Real Ale Ltd	
342025	Mr Peter Bracey	
342458	Mr Leonard Lambert	
342592	Mrs Marion Ohlendorf	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
758638	Great Ashby Community Council	
769046	Joyce Prickett	
770867	Mr David Yates-Mercer	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 23		
291594	Knebworth Parish Council	Support Option B Would be irresponsible to prejudice ability of hospital to meet future needs Relocation of the hospital is not a realistic option NHS trust has identified need for additional land Make parking / access more straightforward No room at the Lister to expand Redevelop QE2 hospital at Welwyn rather than closing it down Any policy to make provision for relocation of the rugby club and ensure continuity of operation More dentists and GP surgeries are required
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
342025	Mr Peter Bracey	
342203	Jocelyn and Brian Eldridge	
342592	Mrs Marion Ohlendorf	
342707	Mrs Kath Shorten	
405069	North Hertfordshire District Council	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
589294	East and North Herts NHS Trust	
758638	Great Ashby Community Council	
767033	Mrs June R Pitcher	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
768274	Mrs Rachelle Turner	
768308	Mrs Denise Black	
768311	Loyd Gerken	
768523	Sport England	
769046	Joyce Prickett	
769090	Peter Ansell	
769098	Dr Adrian Emery	
769623	C J A Slater	
770867	Mr David Yates-Mercer	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	
Question 24		
341822	Ms Margaret Ashby	Ensure sufficient protection for continued theatre and performing arts uses in line with NPPF Growing need for D1 uses. Protect existing and allocate space in large new developments Landowner of Leisure Park keen to promote site for mixed use development post 2020 New developments can contribute to enhancement of existing provision. Provide multi-storey car park / free parking for leisure park users Recognise role of Forster Country for informal leisure and recreation Stevenage Garden Centre site provides opportunity for leisure and cultural activities
341874	The Theatres Trust	
342281	Mr John Greenaway	
342592	Mrs Marion Ohlendorf	
342729	Mr John Christopher Spiers	
464410	Mrs Verity Yates-Mercer	
636283	Legal & General (Pensions Management) Ltd	
767033	Mrs June R Pitcher	
768523	Sport England	
769036	The Garden Centre Group	
770043	mr david sully	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771682	Friends of Forster Country	
772897	Taylor Wimpey / Persimmon	
773057	RPF Developments	

Respondents		Summary of main issues raised in written comments
Question 25		
341526	East Hertfordshire District Council	<p>Concern over use of public open spaces to accommodate school expansions</p> <p>Consider relationship with school capacity catchments / capacity in EHDC, especially with regards to Buntingford</p> <p>Provide new primary school at the south-east of town to reduce travel distances</p> <p>Make schools more flexible to accommodate changing needs</p> <p>Existing schools are oversubscribed</p> <p>Improvement in educational attainment would be most important change for the town to 2031</p> <p>SBC should encourage HCC to improve attainment</p> <p>Provide more primary schools close to where children live</p> <p>Provide a new fully selective secondary school</p> <p>HCC needs to refine its understanding of school capacity and keep this under review during the plan period</p> <p>HCC consider new schools should be delivered through s106 on sites of 500+ new homes</p> <p>HCC suggest identifying a new site at Great Ashby to provide flexibility</p> <p>HCC consider there is sufficient expansion potential in existing primary schools to meet demand</p> <p>Reintroduce single sex secondary schools</p> <p>New schools to support growth should be close to homes.</p> <p>Collenswood should not have been shut if is going to re-open in a few years</p> <p>A University of Hertfordshire campus would help the prestige of the town.</p> <p>Make use of existing capacity prior to requiring new land or sites</p> <p>Local Plan should set out allocations based around growth areas.</p>
341944	Ms Irene Auerbach	
342025	Mr Peter Bracey	
342203	Jocelyn and Brian Eldridge	
342729	Mr John Christopher Spiers	
758638	Great Ashby Community Council	
765025	Mr General ABC	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
768308	Mrs Denise Black	
769090	Peter Ansell	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	



Respondents		Summary of main issues raised in written comments
Question 26		
169722	English Heritage	<p>Brownfield sites should be redeveloped at higher densities</p> <p>Concern about approach and methodology of the Green Belt Review</p> <p>Consider the impact of any change on heritage assets and the wider historic environment.</p> <p>Development of the town is already unbalanced towards the east</p> <p>Development to remain within the urban boundary</p> <p>Do not agree purpose of Green Belt is to prevent coalescence of towns and not villages</p> <p>Do not agree with conclusions of Green Belt Review regarding sectors E5 / N4 / N9 (various)</p> <p>EHDC are not obliged to agree to SBC requests under the Duty to Co-operate</p> <p>EHDC have discounted development to the east of Stevenage</p> <p>EHDC were not sufficiently involved with the Green Belt Review</p> <p>Ensure protection of Forster Country</p> <p>Expand to the west, not to the east</p> <p>Findings of the Green Belt Review are inconsistent with the findings of the SLAA</p> <p>Further development to south or east would be unsustainable</p> <p>Further development would have adverse impact on traffic / congestion</p> <p>Green Belt has important roles in terms of wildlife and agriculture</p> <p>Green Belt should have been given a more prominent position in the consultation</p> <p>Green Belt review is necessary to meet objectively assessed development needs</p> <p>Insufficient infrastructure to accommodate new development</p> <p>Need to identify land in neighbouring authorities post-2031 has not been adequately justified</p> <p>NHDC willing to work with SBC on phase 2 of the Green Belt Review</p> <p>No exceptional circumstances to justify roll back of the Green Belt</p> <p>No need to reverse trend of out-migration</p> <p>Object to option c</p> <p>Object to roll back of Green Belt east of Gresley Way and / or development of land between Stevenage and Aston</p> <p>Option A should not preclude economic growth or achievement of housing target.</p> <p>Preferred approach is in line with NPPF which says Green Belt reviews should be plan-led</p> <p>Review would damage Aston village and / or Beane Valley</p> <p>Review would damage Forster Country / countryside north of Stevenage</p> <p>SBC have not sought the opinion of EHDC on the matter of safeguarded land</p> <p>Support Option a / Oppose Green Belt review</p> <p>Support option b</p> <p>Support option c</p> <p>Support submissions of Aston Parish Council / PACE / Aston Village Society</p> <p>Working farmland should be protected</p>
291594	Knebworth Parish Council	
341431	Aston Parish Council	
341498	CPRE Hertfordshire	
341526	East Hertfordshire District Council	
341576	Graveley Parish Council	
341581	Maxey Grounds And Co	
341675	Knebworth Estates	
341776	Ms Sarah Bisset Scott	
341822	Ms Margaret Ashby	
341895	Walkern Parish Council	
341923	Dr John S Alabaster	
342025	Mr Peter Bracey	
342203	Jocelyn and Brian Eldridge	
342458	Mr Leonard Lambert	
342592	Mrs Marion Ohlendorf	
342720	Mr G Smith	
342729	Mr John Christopher Spiers	
379538	The Ramblers (Hertfordshire and North Middlesex Area)	
401300	Mr Jack Rigg	
405069	North Hertfordshire District Council	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
469449	PACE	
619933	Natural England	
634033	Mr Stephen Prince	
758638	Great Ashby Community Council	
764095	Hertfordshire Gardens Trust	
767033	Mrs June R Pitcher	
768086	Croudace Strategic Limited	
768284	Sandra Holland	
768285	Jo O'Connor	
768294	Mark Tingley	
768297	Madeline Lovelock	
768302	Sarah Smith	
769034	Mr Dave Clarke	
769036	The Garden Centre Group	
769603	Dr Michael Wallis	
769604	Mr Graham Ellis	
769605	Tony Meredith	
769606	Kay Williams	
	(continued...)	

Respondents		Summary of main issues raised in written comments
	(...continued)	
769607	Dr Jon Bartlett	
769614	Mr Peter Scott	
769623	C J A Slater	
769762	Philip and Brenda Hewett	
769768	Alan and Angela Cantwell	
769770	Mr James Fraser	
770043	mr david sully	
770454	Ms R Stevenson	
770460	Steve Shaw	
770498	Neale King	
770504	Mr and Mrs J Hazell	
770540	Mrs E A Coles	
770684	Mr Bernie Eccles	
770685	Mr and Mrs K Burrell	
770687	Joan Hodges	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771153	Mr Kevin Twomey	
771164	Mrs M Barker	
771167	Cllr Tony Jackson	
771171	Sally and John Nutt	
771178	Mrs K O'Hanlon	
771185	Carole Gomez	
771189	Mr Peter Ostojic	
771194	Carol Skull	
771332	Patrick Murphy and Graziella Antonelli	
771338	Mr Anthony Williams	
771340	John, Daphne & Susan Apter	
771341	Mrs E A Sypula	
771344	Jacqui and Steve Brown	
771346	John and Kathleen Gardiner	
771349	Nicole and Bernard Linsell	
771392	Mr Tim Alexander	
771395	M J Harrington	
771400	Pierre Miles	
771404	Mrs Hilary Harrington	
771406	Mr David Morrison	
771409	Nigel and Rosemary Watling	
771410	Sue Shearing	
771416	Mr C Barker	
771682	Friends of Forster Country	
771690	Mr J A McNab	
	(continued...)	

Respondents		Summary of main issues raised in written comments
	(...continued)	
771695	Mr & Mrs G Evans	
771716	Aston Village Society	
771721	Mr Peter Stansfield	
771724	Mr Tim Hudson	
771733	D G Stimpson	
771736	Mr Paul Thompson	
771741	Mr & Mrs N Jenkins	
771808	Margaret Brett	
771893	Joan Ostojic	
771958	Mr Andrew Smith	
771964	Linda and Peter Munt	
771969	Mr Geoffrey Laughlin	
771980	Mr Raymond Stoltzman	
771990	Graveley Against SNAP Proposals (GASP)	
772854	Mr Charles McNab	
772872	Mr Peter Stanbury	
772883	Sarah Wallis	
772888	Dr Richard Parkinson	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773045	Mr Peter Greasby	
773057	RPF Developments	
773088	Cllr Sarah Walker	
773173	M Wright	
773179	Mr E A Coles	
773185	Mr Ron A Wright	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	

Respondents		Summary of main issues raised in written comments
Question 27		
169722	English Heritage	<p>Adopt more stringent standards than Building Regulations</p> <p>Climate change is not a proven fact and it would be difficult for Stevenage to be flooded.</p> <p>Combination of standards may be most sustainable.</p> <p>Consider the impact on heritage assets and the wider historic environment.</p> <p>Costs of local standards will result in less development and / or act as a barrier to investment.</p> <p>If councils are not proactive only minimum standards will ever be achieved.</p> <p>Initial higher costs of high-quality homes are offset in the long-term by running costs</p> <p>Introduction of standards at a national level provides a clear and consistent timeframe for industry</p> <p>Local standards would result in duplication of national policy.</p> <p>Policies should be flexible to capture changing technologies and allow for viability considerations</p> <p>Premature to base policy on standards which are under review</p> <p>Question whether resources exist to 'police' locally adopted standards.</p> <p>Support option f.</p> <p>Support robust target for water use.</p> <p>Sustainability should be encouraged but not mandated</p> <p>Use communal ground source heat pumps.</p>
291594	Knebworth Parish Council	
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
406781	Herts & Middlesex Wildlife Trust	
406977	Miss Nicola Hughes	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
636011	Environment Agency	
758638	Great Ashby Community Council	
762504	London & Cambridge Properties Ltd	
768294	Mark Tingley	
769623	C J A Slater	
770203	GlaxoSmithKline	
770867	Mr David Yates-Mercer	
771973	Diana Northey	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773057	RPF Developments	
773088	Cllr Sarah Walker	
774013	Mr Neave	
774015	Mr and Mrs Allard	
774017	The Titmuss Family	

Respondents		Summary of main issues raised in written comments
Question 28		
169722	English Heritage	<p>Areas in Norton Green do not meet criteria and should be excluded</p> <p>Biodiversity and water environment not currently addressed in the plan.</p> <p>Childrens play areas are essential</p> <p>Consider a Green Infrastructure Plan for Stevenage</p> <p>Consider need for policies to protect and enhance soils, landscape and tranquillity</p> <p>Consider SSSIs near Borough boundary</p> <p>Evidence base is out of date and needs to be updated and replaced</p> <p>Green Belt is prime open space and should not be developed.</p> <p>HCC Rights of Way Improvement Plan is not mentioned.</p> <p>Most open space in Stevenage is south of Fairlands Way</p> <p>No more green open spaces within the urban area to be developed.</p> <p>No public RoW for Horse and Pony Route across Knebworth Estate</p> <p>No reference to Forster Country. Would be helpful to know Council's current approach.</p> <p>Officially designate permissive bridleway along Borough boundary</p> <p>Open spaces, parks and woodlands to be preserved at all costs</p> <p>Protect existing and create new green spaces / infrastructure at every opportunity</p> <p>Protect Forster Country</p> <p>Provide bus stop in Six Hills Way to allow access to Fairlands Valley Park</p> <p>Publicise nearby facilities in NHDC to residents of Stevenage.</p> <p>Smaller open spaces provide informal recreation and need to be maintained</p> <p>Support Fairlands Valley Lakes and provision of more water-based features</p> <p>Support option c.</p> <p>Support tighter restrictions on dogs</p> <p>Use term 'Local Wildlife Site' for countywide consistency</p> <p>Wildlife corridors should be protected.</p>
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341675	Knebworth Estates	
341822	Ms Margaret Ashby	
341923	Dr John S Alabaster	
342592	Mrs Marion Ohlendorf	
342707	Mrs Kath Shorten	
342729	Mr John Christopher Spiers	
406781	Herts & Middlesex Wildlife Trust	
464410	Mrs Verity Yates-Mercer	
619933	Natural England	
636011	Environment Agency	
758229	Ms Karen Robinson	
758638	Great Ashby Community Council	
766227	Hertfordshire County Council	
767033	Mrs June R Pitcher	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
768523	Sport England	
769034	Mr Dave Clarke	
769090	Peter Ansell	
770043	mr david sully	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771682	Friends of Forster Country	
771731	Mr Brian Hall	
771808	Margaret Brett	
771889	Mary Gregg	
771973	Diana Northey	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
773088	Cllr Sarah Walker	

Respondents		Summary of main issues raised in written comments
Question 29		
169722	English Heritage	Support option a Support option b Archaeology and historic buildings / areas should be considered holistically Allow flexibility which provides protection whilst recognising development needs SBC's cultural heritage is limited and should be protected. Forster Country is a site of national and international significance Core of the town centre should be Grade 1 listed as a monument of international importance No adverse development within or near historic environment Include historic parks and gardens as per NPPF Setting to historic areas is equally important Inappropriate to duplicate national policy. Sites should not be subject to burdens that affect viability Appropriate for local plan to include policies Policies should be flexible and allow for development where this would secure long-term future of an asset.
341526	East Hertfordshire District Council	
341581	Maxey Grounds And Co	
341822	Ms Margaret Ashby	
342516	Mr Hugh Madgin	
342592	Mrs Marion Ohlendorf	
342729	Mr John Christopher Spiers	
464410	Mrs Verity Yates-Mercer	
758638	Great Ashby Community Council	
764095	Hertfordshire Gardens Trust	
767033	Mrs June R Pitcher	
770689	Dr Robin Bailey	
770867	Mr David Yates-Mercer	
771682	Friends of Forster Country	
772897	Taylor Wimpey / Persimmon	
772945	Bellway Homes, Miller Homes & Wheatley Plc	
Chapter 1: Introduction		
768308	Mrs Denise Black	Planning it the council's jobs, not residents' but should be carried out in liaison with the community Planning permission should not be granted until the new local plan is completely signed off
769623	C J A Slater	
771055	Mr David Stone	
Chapter 2: Strategic context		
406781	Herts & Middlesex Wildlife Trust	Functions of different types of green infrastructure need to be understood and enhanced
770041	Stevenage Properties Ltd	No specific mention of 'healthy environment' among themes of draft Community Plan
		Strong retail policies are required to aid the regeneration of the town centre
Chapter 5: Strategic policies		
169722	English Heritage	Green Belt land should be preserved in its entirety Support identification of waste management as a strategic issue Support proposed strategic policies for Green Belt, natural environment, historic environment
341923	Dr John S Alabaster	
406781	Herts & Middlesex Wildlife Trust	
619933	Natural England	
766227	Hertfordshire County Council	
771055	Mr David Stone	

Respondents		Summary of main issues raised in written comments
Chapter 8: Transport and Infrastructure		
169722	English Heritage	<p>A1(M) is overloaded and roads within Stevenage are congested.</p> <p>A602 and A1 infrastructure is as per 1960s</p> <p>Any available money to be spent on maintaining existing surfaces.</p> <p>Any land take for A1(M) improvement should be from Gunnels Wood side, not SSSI</p> <p>Build bypass around Hitchin</p> <p>Collect all rubbish weekly</p> <p>Commuting should be discouraged.</p> <p>Consider impact of road schemes on heritage assets.</p> <p>Existing road network needs to be made more efficient.</p> <p>Extend Six Hills Way to west of motorway to join B656</p> <p>Further work to determine what mitigation is necessary</p> <p>Include a telecoms policy in line with NPPF</p> <p>Infrastructure cannot cope with proposed growth</p> <p>Issues within capacity and parking and train station</p> <p>NHDC willing to continue working with SBC to lobby for A1(M) improvements</p> <p>No funding available for A1(M) improvements</p> <p>No further growth to take place until infrastructure is improved</p> <p>Plan should include light transit - suggested tramway from Lister Hospital to railway station.</p> <p>Provide one car parking space per bedroom with one additional space per home</p> <p>Requirement for water network upgrades will depend on scale, timing and location of development</p> <p>Support need for A1(M) improvement scheme</p> <p>Upgrading of the A1(M) is essential</p> <p>Water Cycle Study will need to be updated</p>
291594	Knebworth Parish Council	
341393	Mobile Operators Association	
341576	Graveley Parish Council	
341857	Thames Water Property	
342203	Jocelyn and Brian Eldridge	
342232	Ms Jean Foley	
342458	Mr Leonard Lambert	
342516	Mr Hugh Madgin	
342777	Mr Nicholas Tranter	
405069	North Hertfordshire District Council	
406724	The Highways Agency	
407647	Dr Graham Fraser-Andrews	
619933	Natural England	
626248	Anglian Water	
758229	Ms Karen Robinson	
766227	Hertfordshire County Council	
768264	Jan Mortiboy	
768270	Mr Erik Ga Bean	
768273	Diann Sim	
768274	Mrs Rachelle Turner	
768285	Jo O'Connor	
768286	Susan Jones	
768308	Mrs Denise Black	
769034	Mr Dave Clarke	
769046	Joyce Prickett	
769090	Peter Ansell	
769606	Kay Williams	
769623	C J A Slater	
769762	Philip and Brenda Hewett	
769768	Alan and Angela Cantwell	
769770	Mr James Fraser	
770460	Steve Shaw	
770867	Mr David Yates-Mercer	
771716	Aston Village Society	
771808	Margaret Brett	
773045	Mr Peter Greasby	
Chapter 10: Good design		
169722	English Heritage	Proposals for public realm could contribute towards positive strategy for the historic environment

Respondents		Summary of main issues raised in written comments
Chapter 13: Climate change and flooding		
169722	English Heritage	Developers should be required to demonstrate that adequate capacity exists within the network
341857	Thames Water Property	Development should be located in areas of lowest risk
342203	Jocelyn and Brian Eldridge	Land to north of Stevenage suffers poor drainage and regularly floods. Development will adversely affect
342458	Mr Leonard Lambert	No water available to meet future supply requirements
626248	Anglian Water	Policies to set out approach to sequential and exception tests, sequential approach, risk assessment requirements etc.
636011	Environment Agency	Policies will need to address all forms of flooding including sewer flooding and surface water.
766227	Hertfordshire County Council	SUDs to avoid areas of archaeological interest
771973	Diana Northey	Support continued protection of Flood Storage Reservoirs and encourage creation of new ones in development areas
773045	Mr Peter Greasby	Support SUDs in new development
773185	Mr Ron A Wright	
Chapter 14: The natural environment		
341391	London Luton Airport Operations Ltd	Next draft should include robust policy on land contamination to comply with WFD.
636011	Environment Agency	Support reference to noise sensitive uses and reuse of relevant policy from withdrawn Core Strategy
Chapter 16: Monitoring and delivery		
342777	Mr Nicholas Tranter	Detailed comments on Infrastructure Delivery Plan
406781	Herts & Middlesex Wildlife Trust	Ensure provision of high speed broadband to new houses
619933	Natural England	Green Infrastructure should be a necessary requirement integrated into CIL / s106 agreements
766227	Hertfordshire County Council	Infrastructure should be provided before, or at same time, as new development
769098	Dr Adrian Emery	Monitoring should look at functionality of green spaces, not just numerical provision
		Use SA indicators to monitor effects on habitats and biodiversity
General / miscellaneous comments		
341498	CPRE Hertfordshire	<p>Compliment on the consultation document</p> <p>Concern at approach which effectively invites comment on other authorities' planning policy frameworks</p> <p>Construct an anabolic digester as running out of landfill sites.</p> <p>Criticism of the consultation document / leaflet</p> <p>Further evidence studies required to demonstrate development needs taking account of Census results</p> <p>Government policy is to expand population in the south-east despite pressure on infrastructure</p> <p>Leaflets / notifications not received / not enough publicity</p> <p>Leaflets / notifications should have been sent to Aston residents</p> <p>Most HCC services could be better provided in Stevenage in a single-tier system</p> <p>Need to move on from original Masterplan for Stevenage</p>
341675	Knebworth Estates	
341923	Dr John S Alabaster	
342203	Jocelyn and Brian Eldridge	
342516	Mr Hugh Madgin	
407647	Dr Graham Fraser-Andrews	
769046	Joyce Prickett	
769762	Philip and Brenda Hewett	
769770	Mr James Fraser	
771178	Mrs K O'Hanlon	
771331	Ms E Brown	
771695	Mr & Mrs G Evans	
771973	Diana Northey	
773173	M Wright	





