

## Partial Update of the Stevenage Borough Local Plan 2011-2031

### Schedule of Changes for Regulation 18 Consultation: Adopted Local Plan to Regulation 18 Consultation

Position	Text
New paragraphs 1.7A and 1.7B	<p><u><a href="#">Why have we carried out a partial review and update of the plan?</a></u></p> <p><u><a href="#">Local planning authorities are required to review their planning policies every five years to ensure that they remain fit for purpose. The Local Plan was adopted in May 2019 and the five-year period therefore elapsed in May 2024.</a></u></p> <p><u><a href="#">The review identified that the spatial strategy remains fit for purpose but a number of individual policies required updating. Consequently, a partial update was carried out to address those issues. The key changes are as follows:</a></u></p> <ul style="list-style-type: none"> <li>• <u><a href="#">Climate Change:</a></u> The updated plan takes a stronger approach to climate change, with a new strategic climate change policy, a new chapter of detailed climate change policies, and revised policies relating to sustainable drainage and flood risk.</li> <li>• <u><a href="#">Station Gateway:</a></u> The detailed policy for the Station Gateway Major Opportunity Area has been updated to reflect the Station Gateway Area Action Plan.</li> <li>• <u><a href="#">Housing:</a></u> The requirements for accessible and adaptable housing have been updated to reflect the latest evidence of need.</li> <li>• <u><a href="#">Use Classes:</a></u> Changes have been made throughout the plan to reflect the changes to the Use Classes Order, which came into effect in 2020.</li> </ul>
3.37	As set out above, the <b>North Hertfordshire Local Plan</b> and <b>East Hertfordshire District Plan</b> will be of particular relevance due <del>the</del> <u>to</u> the 'underbounded' nature of the Borough and the potential for these authorities to include proposals around the edge of the existing town.
3.40	Finally, relevant European directives and requirements need to be incorporated. Of particular relevance to this Plan is the <b>Water Framework Directive</b> , which seeks to improve the quality of all water bodies as well as those directives relating <del>the</del> <u>to</u> the protection of key species and the environmental assessment of relevant plans and strategies.
Policy SP1	<p><del><b>Sustainable development</b></del></p> <p><del><b>Policy SP1: Presumption in favour of sustainable development</b></del></p>

Position	Text
	<p><del>When considering development proposals, we will take a positive approach that reflects a presumption in favour of sustainable development.</del></p> <p><del>We will work proactively with applicants to find solutions that will allow proposals to be approved where possible. We will secure development that improves social, environmental and economic conditions in the area.</del></p> <p><del>We will permit planning applications that accord with the policies in this Local Plan and, where relevant, any Neighbourhood Plans unless material considerations indicate otherwise.</del></p> <p><del>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, we will grant permission unless material considerations indicate otherwise. In these cases we will take into account whether:</del></p> <ul style="list-style-type: none"> <li><del>a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or any other relevant planning guidance issued by the Government, taken as a whole; or</del></li> <li><del>b. Specific policies in that guidance indicate that permission should be refused or development should be restricted.</del></li> </ul>
Policy SP1	<p><u><b>Climate Change</b></u></p> <p><u><b>Policy SP1: Climate Change</b></u></p> <p><u>We will require development to contribute to both mitigating and adapting to climate change. The extent to which developments reduce greenhouse gas emissions, sequester and store carbon, prevent overheating and flooding and its negative effects, use water and other resources efficiently, produce clean energy, and contribute to a green local economy will be considered in the assessment of each planning application. Developments which demonstrate positive consideration of these issues will be supported.</u></p> <p><u>We will:</u></p> <ul style="list-style-type: none"> <li>a. <u>apply emission reduction targets to developments according to their scale, supporting developments that achieve these targets by reducing overall energy demand, supplying energy efficiently, and generating ultra-low and zero carbon energy;</u></li> </ul>

Position	Text
	<ul style="list-style-type: none"> <li>b. <u>ensure that any on-site shortfall against emission reduction targets is offset by an alternative off-site proposal or through the operation of the Council's Carbon Offset Fund;</u></li> <li>c. <u>apply water usage targets to developments, seek rainwater harvesting and grey water recycling, and encourage water neutrality;</u></li> <li>d. <u>encourage the sustainable use of all other resources throughout the development life-cycle;</u></li> <li>e. <u>support the use of decentralised energy networks, district heat networks, and intelligent energy systems in developments;</u></li> <li>f. <u>support the use of ultra-low and zero carbon combined heat and power systems in developments;</u></li> <li>g. <u>strongly support development proposals whose primary purpose is to generate ultra-low and zero carbon energy with a surplus to be injected into the national grid;</u></li> <li>h. <u>protect the Borough's existing carbon sinks, support the creation of new carbon sinks, and encourage developments to deliver net gains in carbon sequestration;</u></li> <li>i. <u>encourage urban greening, particularly through the use of green roofs and walls;</u></li> <li>j. <u>reduce the need to travel by ensuring that developments provide for the installation of high-speed digital network infrastructure;</u></li> <li>k. <u>promote a green economy through the provision of local green jobs, local food production, and supporting the principles of a circular economy; and</u></li> <li>l. <u>ensure site waste is disposed of as sustainably as possible.</u></li> </ul>
5.1 to 5.4	<p><del>'Sustainable Development' is a phrase that has been widely used since the 1980s. It means making economic progress while also looking after our social and environmental needs. It also means not using, or permanently removing, too many of the resources that future generations may need.</del></p> <p><del>The Government wants to make sure that the planning system helps the country as a whole to achieve sustainable development. Planning has a vital role to play. It determines how many homes will be built, the types of employment opportunities that are provided and which open spaces and habitats are protected from development.</del></p> <p><del>We have a legal duty to contribute towards sustainable development through our plans<sup>1</sup>. This means getting the balance right between:</del></p> <ul style="list-style-type: none"> <li><del>• Our economic role in supporting a strong economy;</del></li> <li><del>• Our social role in providing necessary housing and services; and</del></li> </ul>

<sup>1</sup> Section 39(2) of the Planning and Compulsory Act 2004

Position	Text
	<p><del>• Our environmental role in protecting and enhancing the natural, built and historic environment.</del></p> <p><del>The Borough Council fully supports the concept of Sustainable Development. Policy SP1 is a 'model policy' previously published by The Planning Inspectorate that is included as standard in all Local Plans. It shows how we will work to meet the requirements of Government policy. We will take a positive approach that ensures we continue to permit the significant majority of planning applications for new development.</del></p>
New paragraphs 5.1A to 5.1H	<p><u>Climate change refers to long-term changes in temperatures and weather patterns. Such changes occur naturally but for the last 200 years, human activity has been the main driver of climate change, primarily due to the burning of fossil fuels.</u></p> <p><u>The average temperature of Earth's surface is now roughly 1.2°C warmer than it was before the industrial revolution, which is warmer than at any time in the last 100,000 years. 2011 to 2020 was the warmest decade on record and each of the last four decades has been warmer than any previous decade since 1850<sup>2</sup>.</u></p> <p><u>The UK has warmed by 1°C since the 1950s. Temperatures reached 34°C seven times between 2011 and 2020, which is as many times as in the preceding 50 years between 1961 and 2010. A new record high temperature of 40.3°C was reached in the summer of 2023, beating the previous record set only three years before that in 2019. Six of the ten wettest years on record have occurred since 1998<sup>3</sup>.</u></p> <p><u>Climate change is placed at the forefront of this plan in recognition of the serious and immediate challenge it presents. Policy SP1 sets out the council's strategic approach to mitigating and adapting to climate change.</u></p> <p><u>Mitigating climate change means reducing the flow of greenhouse gasses into the atmosphere in order to limit further warming. Under the Paris Agreement, the UK has committed to reducing greenhouse gas emissions in an effort to limit global warming to 1.5°C above pre-industrial levels. Locally-driven action will be crucial to meeting this target. Accordingly, the council has committed to ensuring that Stevenage has net-zero emissions by 2030 and has developed a climate change strategy<sup>4</sup> and action plan.</u></p>

<sup>2</sup> United Nations, 2024.

<sup>3</sup> Met Office, 2020.

<sup>4</sup> <https://www.stevenage.gov.uk/about-the-council/climate-change>

Position	Text
	<p><u>The planning system can aid these efforts by ensuring that places are designed to reduce greenhouse gas emissions. To this end, Policy SP1 promotes the sustainable use of resources, sustainable travel, green energy production, energy efficiency and carbon sequestration, as well as outright emission reduction targets.</u></p> <p><u>Adapting to climate change means altering our behaviour to protect ourselves from the effects of climate change. For planning purposes, this means making developments more resilient to extreme weather events, such as intense heat and rainfall, and periods of drought. Policy SP1 therefore promotes the sustainable use of water resources, urban greening, and the balancing of solar gain and solar shading. Flooding is also related to climate change but this issue is covered by a separate policy.</u></p> <p><u>Development proposals will be expected to contribute positively to mitigating and adapting to climate change. Planning applications will be assessed against the detailed policies in the new climate change chapter of this plan and applications which fail to make an acceptable contribution will be refused.</u></p>
Policy SP3(a)	Provide at least 140,000 m <sup>2</sup> of new <b>B-class</b> employment floorspace over the plan period from Allocated Sites for Employment Development;
Policy SP3(b)	Permit high intensity <b>B-class</b> employment uses in the most accessible locations. This includes high-density offices to the west of the railway station as part of a comprehensive and co-ordinated mixed-use development.
Policy SP3(d)	Protect an employment area at Pin Green and retain a range of <b>B-class</b> employment <del>accommodation</del> <u>premises</u> in suitable locations elsewhere in the town.
Policy SP3(f)	Recognise the important role played by the town's retail, health and other <b>non-B-Class</b> land uses in providing employment.
5.14	<p><del>In planning, employment land usually refers to 'B-class' uses<sup>5</sup> and includes:</del></p> <ul style="list-style-type: none"> <li><del>• B1(a) offices</del></li> <li><del>• B1(b) research and development</del></li> <li><del>• B1(c) light industry</del></li> </ul>

<sup>5</sup> ~~Different land uses are categorised into classes by Government. These are defined by the Town and Country Planning (Use Classes) Order (1987) (as amended).~~

Position	Text
	<ul style="list-style-type: none"> <li><del>B2 – general industry; and</del></li> <li><del>B8 – storage and distribution.</del></li> </ul>
5.14	<a href="#">The definition of “employment uses” is provided in appendix D to this plan.</a>
5.15	The NPPF requires local authorities to plan proactively to meet the needs of businesses and support a successful economy. It is estimated that just under half of all jobs in the town are in <del>B-class</del> <a href="#">employment</a> uses. Employment projections for Stevenage have varied significantly over time and are sensitive to changes in the wider economy. Through our evidence base, we recognise that it would be prudent to plan for at least 30 hectares of new employment land to meet locally derived needs over the plan period. In doing so, it is acknowledged that higher levels of provision could be required:
5.19	Beyond the Leisure Park, Gunnels Wood is the town's largest employment area and a key driver of the local economy. Large parts of the employment area have been remodelled over the last twenty years as large-scale occupiers have downsized premises and regenerated their sites. However, the relatively relaxed policy approach taken in the 2004 District Plan means there is no clear distribution of land-uses and few high-quality or landmark buildings. A number of non- <del>B-class</del> <a href="#">employment</a> uses have been introduced in prominent locations.
Bulleted list after 5.27	<ul style="list-style-type: none"> <li>A new strategic allocation at <b>Royston Road, Baldock</b> in North Hertfordshire. This is a key opportunity to provide new employment land close to the Borough. This site falls within the Stevenage and Letchworth sub-area where it would be appropriate to make a full range of <del>B-class</del> <a href="#">employment</a> provision to meet any unmet needs; and</li> <li>The continued development of <b>Stratton Business Park, Biggleswade</b>. This lies beyond Stevenage's immediate sub-market but within the wider FEMA in both commercial property and labour market terms. This is considered suitable to assist in accommodating unmet industrial and distribution (<del>B1(e)</del> <a href="#">E(g)(iii)</a>, B2 and B8) requirements.</li> </ul>
5.29	There are also many jobs provided outside of our main employment areas and <del>B-class</del> <a href="#">employment</a> uses in general. The town's biggest single employer is the Lister Hospital. Thousands of people are employed in retail, leisure and other services. This plan recognises the importance of these sectors to jobs and growth and contains appropriate policies to protect and enhance their contribution in this regard.
Policy SP4(d)(iv)	A Neighbourhood Centre in the south-east of Stevenage development of no more than 500m <sup>2</sup> with a convenience store and other related small-scale Use Class <del>A1</del> <a href="#">E(a)</a> shops sufficient to meet the day-to-day needs of the residents of the new neighbourhood;

Position	Text
Policy SP7(g)	Supplement these homes through the provision of up to 200 bed spaces in supported accommodation subject to up-to-date evidence of need; <u>and</u>
Policy SP8(c)	Set out detailed design criteria and require applicants to have regard to Supplementary Planning Documents and other relevant guidance; <del>and</del>
Policy SP8(d)	Implement the Government's <u>nationally described space standard and Building Regulations</u> optional <del>Technical Standards requirements</del> to ensure schemes deliver the space, accessibility and water efficiency expected of modern developments; <u>and</u>
Policy SP8(e)	<u>Support developments that are designed to achieve high levels of certification against nationally and internationally recognised sustainability standards.</u>
5.100	<del>Policies mainly relate</del> <u>This policy broadly relates</u> to <del>A1</del> , C2, <del>D4</del> <u>E, F.1</u> and <del>D2</del> <u>F.2</u> Use Classes and includes facilities such as local shops, meeting places, sports venues, cultural buildings, healthcare facilities, public houses and places of worship.
Policy SP11	<p><del><b>Policy SP11: Climate change, flooding and pollution</b></del></p> <p><del>We will work to limit, mitigate and adapt to the negative impacts of climate change, flood risk and all forms of pollution. We will:</del></p> <ul style="list-style-type: none"> <li><del>a. ensure new development minimises and mitigates its impact on the environment and climate change by considering matters relating (but not necessarily limited) to the provision of green space, renewable energy, energy efficiency, water consumption, drainage, waste, pollution, contamination and sustainable construction techniques;</del></li> <li><del>b. ensure new development reduces or mitigates against flood risk and pollution;</del></li> <li><del>c. take a sequential approach to development in all areas of flood risk; and</del></li> <li><del>d. protect existing flood storage reservoirs and require new flood storage reservoirs to be provided where appropriate.</del></li> </ul>
Policy SP11	<p><u><b>Policy SP11: Flooding and pollution</b></u></p> <p><u>We will work to minimise flood risk and all forms of pollution. We will:</u></p>

Position	Text
	<ul style="list-style-type: none"> <li>a. <u>direct development to areas at the lowest risk of flooding through the application of a sequential approach;</u></li> <li>b. <u>determine planning applications in accordance with national flood risk planning policies;</u></li> <li>c. <u>ensure development utilises sustainable drainage systems wherever possible, with a preference for the most sustainable, surface SuDS features;</u></li> <li>d. <u>recognise the multifunctional benefits of SuDS;</u></li> <li>i. <u>protect existing flood storage reservoirs and require new flood storage reservoirs to be provided where appropriate;</u></li> <li>j. <u>protect existing watercourses, including requiring their re-naturalisation, where appropriate; and</u></li> <li>k. <u>ensure that development does not result in unacceptable harm to human health or the natural environment as a result of pollution.</u></li> </ul>
5.136	<p><del>Climate change continues to be a subject that features prominently on the World Stage. As part of our commitment to limiting the Borough's negative impacts on the environment, we will ensure that all new developments</del></p> <ul style="list-style-type: none"> <li><del>• are energy efficient;</del></li> <li><del>• have low water consumption;</del></li> <li><del>• incorporate appropriate drainage (SuDS);</del></li> <li><del>• incorporate waste recycling;</del></li> <li><del>• minimise pollution;</del></li> <li><del>• remediate contamination; and</del></li> <li><del>• seek to adopt sustainable construction techniques.</del></li> </ul>
New chapter 6A	<p><u><b>6A Climate change</b></u></p> <p><u><b>Efficiency</b></u></p> <p><u><b>Policy CC1: Energy efficiency</b></u></p> <p><u>Development proposals must demonstrate how they will maximise reductions in greenhouse gas emissions, with consideration for the following:</u></p> <ul style="list-style-type: none"> <li>a. <u>The provision of demand-side energy efficiency measures;</u></li> <li>b. <u>The provision of supply-side energy efficiency measures; and</u></li> </ul>



Position	Text
	<p>c. <u>The adoption of ultra-low and zero carbon energy generation.</u></p> <p><u>Minor development</u></p> <p><u>Minor development proposals must achieve a 35% improvement upon the relevant emissions rate<sup>6</sup> required by Part L of the Building Regulations.</u></p> <p><u>At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet this target.</u></p> <p><u>Post-permission, conditions will be used to ensure that the target is met in practice.</u></p> <p><u>Major development</u></p> <p><u>Major development proposals must achieve net zero regulated operational emissions.</u></p> <p><u>At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet the net zero target.</u></p> <p><u>Post-permission, planning conditions or a legal agreement will be used to:</u></p> <ul style="list-style-type: none"> <li>a. <u>Ensure that the net zero target is met in practice; and</u></li> <li>b. <u>Ensure that building fabric performance has been optimised.</u></li> </ul> <p><u>Large scale major development</u></p> <p><u>Large scale major development proposals<sup>7</sup> must be whole-life carbon net zero<sup>8</sup>.</u></p> <p><u>At the application stage, an energy statement, which includes a whole life-cycle carbon (WLC) assessment, must be submitted to demonstrate how the target will be met.</u></p>

<sup>6</sup> Dwelling emissions rate (DER) or building emissions rate (BER), as applicable.

<sup>7</sup> Defined as proposals involving the creation of more than 150 dwellings or 15,000m<sup>2</sup> of non-residential floor space.

<sup>8</sup> Defined as the total greenhouse gas emissions resulting from the construction and use of a building over its entire life.

Position	Text
	<p><u>Post-permission, planning conditions or a legal agreement will be used to:</u></p> <ul style="list-style-type: none"> <li>a. <u>Secure an updated WLC assessment, using actual emissions figures; and</u></li> <li>b. <u>Ensure that building fabric performance has been optimised.</u></li> </ul> <p><u>Carbon offsetting</u></p> <p><u>Where it is clearly demonstrated that a development proposal cannot fully meet the relevant target on-site, any shortfall must be offset by either:</u></p> <ul style="list-style-type: none"> <li>a. <u>A cash in lieu contribution to the Council's Carbon Offset Fund (COF); or</u></li> <li>b. <u>An alternative off-site proposal, where this has already been identified and delivery is certain.</u></li> </ul> <p><u>The acceptability of option (b) will be subject to agreement with the Council and will be considered on a case-by-case basis.</u></p>
New paragraphs 6A.1 to 6A.10	<p><u>The council is committed to ensuring that Stevenage is net-zero carbon by 2030. Homes and workplaces account for a significant proportion of the borough's emissions and minimising these will be essential to meeting the 2030 target. For this reason, new development must meet the emissions targets set by Policy CC1.</u></p> <p><u>The design, construction and operation of new buildings should be informed by the principles set out at the start of the policy. The priority is to implement demand-side efficiency measures before addressing supply-side efficiency measures and the production of clean energy.</u></p> <p><u>Demand-side energy efficiency measures reduce the overall amount of energy required to operate and maintain a development. This includes energy conservation, monitoring, and the adoption of efficient design principles (e.g. those relating to the form, fabric and orientation of buildings).</u></p> <p><u>Supply-side energy efficiency measures aim to provide the energy required by a development in a way that minimises emissions. Such measures include combined energy production (e.g. combined heat and power), efficient energy distribution (e.g. heat networks), and energy waste recovery.</u></p>

Position	Text
	<p><u>For the majority of developments, the production of clean energy is likely to involve the installation of solar panels but in some instances, there may be feasible alternatives. Where solar panels are considered, developers should be mindful of the requirement to consider green roofs under Policy CC6.</u></p> <p><u>Applicants will be expected to include details of how their proposal will comply with Policy CC1 as part of their submission. The level of detail required will be proportionate to the scale and complexity of the proposal, with large-scale major development proposals being required to include a WLC assessment<sup>9</sup> as part of their energy statement. Householder development is excluded from the policy.</u></p> <p><u>In practice, ensuring that building fabric has been optimised will require the monitoring and reporting of energy demand and emissions post-construction. Submissions should also include details of how this will be carried out, to cover a period of five years from build completion.</u></p> <p><u>Where the targets set by Policy CC1 cannot be wholly met on-site, the calculated shortfall must be offset by a cash contribution to the Council's COF. The price for offsetting emissions will be published in a separate document and regularly reviewed.</u></p> <p><u>As an alternative to a contribution to the COF, applicants may put forward proposals to offset emissions on a different site. However, the council will only consider these where it can be demonstrated that the scheme will be equally or more effective in reducing emissions than a cash contribution and delivery of the scheme can, for all intents and purposes, be guaranteed.</u></p> <p><u>If permission is granted for a proposal, planning conditions and/or a legal agreement will be used to secure any measures agreed at the application stage.</u></p>
New Policy CC2	<p><b><u>Policy CC2: Heating and cooling</u></b></p> <p><u>Development proposals should minimise demand for energy dependent cooling systems, through the application of the following cooling hierarchy:</u></p> <ul style="list-style-type: none"> <li>a. <u>Balance solar gain and solar shading</u></li> <li>b. <u>Minimise internal heat generation</u></li> </ul>

<sup>9</sup> Produced in accordance with a nationally recognised standard.

Position	Text
	<ul style="list-style-type: none"> <li>c. <a href="#">Manage the heat within the building</a></li> <li>d. <a href="#">Provide passive ventilation</a></li> <li>e. <a href="#">Provide mechanical ventilation</a></li> <li>f. <a href="#">Provide active cooling systems</a></li> </ul> <p><a href="#">Minor and major development proposals must demonstrate how this will be achieved through an energy statement. Permission will be refused for proposals which rely on energy dependent cooling systems unless it is demonstrated that their use is essential.</a></p>
New paragraphs 6A.11 to 6A.20	<p><a href="#">Climate change means Stevenage is already experiencing higher temperatures compared to the long-term average and more frequent severe heat events. For the majority of people, the impact of this is feeling uncomfortable or being unable to sleep but for vulnerable people, the impacts can be much more serious. It is important that new development is designed to mitigate this risk.</a></p> <p><a href="#">Active cooling systems, such as air conditioning, have significant energy requirements and also require maintenance. For these reasons, they are not a sustainable solution. Instead, the risk of overheating should, first and foremost, be mitigated through building design.</a></p> <p><a href="#">The impacts of excessive cold can be just as serious as those of excessive heat and it is therefore important that buildings are suitably warm during periods of colder temperatures. Designing buildings to be cool during the summer only to require additional energy for heating during the winter would be counterproductive.</a></p> <p><a href="#">Therefore, the challenge is to ensure that buildings remain comfortable and safe throughout the year, including during periods of extreme temperatures, without increasing energy demand. Policy CC2 explains how new development should approach this challenge.</a></p> <p><a href="#">The priority should be to balance the warming effects of the sun (i.e. solar gain) and the cooling effects of shade (i.e. solar shading). This can be done through careful consideration of building orientation, building fabric, and fenestration. High-albedo materials can be used to reflect sunlight where necessary, while green infrastructure, such as green roofs and walls, can also be used to great effect, acting as insulation during winter and providing cooling through evapotranspiration during summer.</a></p> <p><a href="#">Following this, consideration should be given to minimising internal heat generation. This can be achieved through energy efficiency, which will limit the amount of waste energy being lost as heat.</a></p>

Position	Text
	<p><u>The heat within buildings can be managed effectively through the use of high ceilings and exposed internal thermal mass. Both of these measures make buildings take longer to heat up, making them less susceptible to sudden temperature shocks.</u></p> <p><u>For ventilation, passive methods should be favoured over mechanical methods, although external noise should be considered in determining the most appropriate solution. It is also more difficult to passively ventilate single-aspect dwellings, which should be avoided as far as possible.</u></p> <p><u>Policy CC2 recognises that in some instances, the use of active cooling systems may be unavoidable. This may include healthcare and laboratory settings, where precise temperature control is essential to the use. In these circumstances, the cooling systems should ideally be designed to reuse the waste heat that they produce.</u></p> <p><u>For minor and major development proposals, applicants will be expected to include details of how Policy CC2 will be complied with as part of an energy statement at the point of application submission. Applicants for householder proposals will not need to submit an energy statement but will still be expected to comply with the policy.</u></p>
New Policy CC3	<p><b><u>Policy CC3: Water efficiency</u></b></p> <p><u>Development proposals involving the creation of new dwellings must ensure that water consumption does not exceed 110 litres per person per day, including external water use.</u></p> <p><u>Development proposals involving the creation of new dwellings must additionally incorporate rainwater harvesting schemes unless there are clear and convincing reasons for not doing so.</u></p> <p><u>All non-residential development must provide for the recycling of grey water unless there are clear and convincing reasons for not doing so.</u></p> <p><u>Development proposals which demonstrate water neutrality will be strongly supported.</u></p>
New paragraphs 6A.21 to 6A.27	<p><u>Stevenage lies in an area of severe water stress and water consumption is above the national average. With a growing population, it is therefore essential that we use our limited water resources more efficiently. For this reason, new development must comply with Policy CC3.</u></p>

Position	Text
	<p><u>Proposals for new dwellings must ensure that potable water consumption does not exceed 110 litres per person per day. This aligns with the Building Regulations optional requirement G2(2)(b). Where planning permission is granted, planning conditions will be used to ensure that this target is met.</u></p> <p><u>Proposals for new dwellings must also incorporate rainwater harvesting schemes unless there are clear and convincing reasons for not doing so. This may include instances where it would be exceptionally difficult to install or impractical to maintain.</u></p> <p><u>All non-residential development must provide for the recycling of grey water unless there are clear and convincing reasons for not doing so. The council will consider this in the same way as rainwater harvesting for residential developments.</u></p> <p><u>For the avoidance of doubt, financial cost will not, in and of itself, be accepted as a reason for failing to install rainwater harvesting or grey water recycling schemes. However, where the cost of installing these systems would demonstrably compromise other objectives in this plan (i.e. where a fully policy-compliant development is not viable), the council will seek to take a flexible and balanced approach to the requirements of Policy CC3.</u></p> <p><u>Notwithstanding the mandatory requirements of the policy, all types of development are encouraged to limit water consumption and incorporate both rainwater harvesting and greywater recycling as far as possible. Where a proposal can demonstrate water neutrality (i.e. not increasing demand for water abstraction above existing levels), the council will strongly support it by attributing weight in favour of granting permission.</u></p> <p><u>Where planning permission is granted, planning conditions will be used to secure any rainwater harvesting or greywater recycling measures agreed at the application stage.</u></p>
New Policy CC4	<p><b><u>Sustainable infrastructure</u></b></p> <p><b><u>Policy CC4: Energy infrastructure</u></b></p> <p><u>Development proposals which create, utilise, or facilitate connection to decentralised energy networks (DENs) or district heat networks (DHNs) will be strongly supported.</u></p> <p><u>The use of ultra-low and zero carbon combined heat and power (CHP) systems will also be strongly supported.</u></p>

Position	Text
	<p><u>Developments that produce local ultra-low and zero carbon renewable energy with surplus injected into the grid will be strongly supported.</u></p> <p><u>The implementation of Intelligent Energy Systems (IES) is strongly encouraged.</u></p>
New paragraphs 6A.28 to 6A.31	<p><u>Almost all of Stevenage's energy needs are currently met from outside of the borough, with electricity imported via the National Grid and pipelines supplying natural gas for heating. Work is underway to decarbonise the National Grid but this is not expected to be completed until 2035 and at present, only about 40% of UK electricity comes from renewable sources. It will be impossible to decarbonise heating without moving away from natural gas.</u></p> <p><u>For these reasons, the council will strongly support development proposals that incorporate sustainable energy infrastructure. This includes DENs, DHNs, ultra-low and zero carbon CHPs, and renewable energy production which generates a surplus. Where these are proposed, the council will apply weight in favour of granting planning permission.</u></p> <p><u>It is recognised that any large-scale proposals for renewable energy generation are likely to be located beyond the borough boundary. The council will, in principle, be supportive of such schemes and will seek to work with neighbouring authorities, energy companies and developers to implement any necessary supporting infrastructure within the borough boundary.</u></p> <p><u>The council also strongly encourages developers to incorporate IES in their proposals. These are combinations of technologies which allow for the monitoring and management of energy usage, similar to smart meters but with a far greater level of detail. IES therefore acts as a tool to help understand and then reduce energy usage.</u></p>
New Policy CC5	<p><b><u>Policy CC5: Carbon sinks</u></b></p> <p><u>Development proposals should not result in the loss or deterioration of existing carbon sinks. Development proposals which deliver net gains in carbon sequestration and storage through the enhancement of existing carbon sinks or the provision of new carbon sinks will be strongly supported.</u></p>
New paragraphs 6A.32 to 6A.34	<p><u>A carbon sink is anything which absorbs more carbon dioxide from the atmosphere than it releases. In Stevenage, grasslands, wetlands and woodlands are likely to be the most significant carbon sinks but hedgerows, allotments and gardens also play a role.</u></p>

Position	Text
	<p><u>Some carbon sinks are already afforded a degree of protection by other policies in this plan. The council is also in the process of identifying the most important carbon sinks within the borough and may, in the longer term, provide these with specific protection. In the interim, the contribution made by all carbon sinks to mitigating climate change will be recognised and proposals resulting in their loss or deterioration will be resisted on this basis.</u></p> <p><u>In contrast, proposals resulting in net gains in carbon sequestration and storage through the enhancement of existing carbon sinks or the provision of new carbon sinks will be strongly supported. The council will publish separate guidance on how carbon sequestration and storage should be calculated.</u></p>
New Policy CC6	<p><b><u>Policy CC6: Green roofs</u></b></p> <p><u>Development proposals should incorporate green roofs unless there are clear and convincing reasons for not doing so. Where appropriate, development proposals which incorporate biosolar roofs or green walls will be strongly supported.</u></p>
New paragraphs 6A.35 to 6A.42	<p><u>Green roofs, also referred to as living roofs or sedum roofs, are rooftops covered by vegetation in a multi-layered system comprising a waterproof membrane, a substrate or growing medium and (usually) a drainage layer. Green roofs have a wide variety of benefits, including:</u></p> <ul style="list-style-type: none"> <li>• <u>sequestering carbon dioxide from the atmosphere;</u></li> <li>• <u>delaying or reducing surface water run-off;</u></li> <li>• <u>naturally treating surface water run-off before it is discharged;</u></li> <li>• <u>increasing biodiversity by acting as a habitat;</u></li> <li>• <u>insulating buildings during colder months;</u></li> <li>• <u>cooling buildings through evapotranspiration during warmer months;</u></li> <li>• <u>reducing the heat island effect in built-up areas; and</u></li> <li>• <u>acting as a form of sound insulation.</u></li> </ul> <p><u>In order to realise these benefits, Policy CC6 requires new development to incorporate green roofs unless there are clear and convincing reasons for not doing so. The policy applies to all developments but the council will recognise that for many smaller scale and householder developments, the installation of a green roof would be impractical. For larger-scale proposals, the incorporation of green roofs should be seen as the starting point and factored in at the outset of the design process.</u></p>



Position	Text
	<p><u>For the avoidance of doubt, financial cost will not, in and of itself, be accepted as a reason for failing to install green roofs. However, where the cost of installing green roofs would demonstrably compromise other objectives in this plan (i.e. where a fully policy-compliant development is not viable), the council will seek to take a flexible and balanced approach to the requirements of the policy.</u></p> <p><u>Visual considerations are also unlikely to be accepted as reasons for not installing green roofs. Buildings which incorporate green roofs are currently the exception rather than the rule and in order for the policy to be effective, some degree of divergence from established character will be necessary. Applicants should note that the incorporation of a green roof does not necessarily mean a flat roof, since solutions for pitched green roofs are now widely available.</u></p> <p><u>Visual considerations may be taken into account where a site is located in an especially sensitive location or where there would be additional related impacts, for example on heritage assets. Proposals for listed buildings or within conservation areas will generally not be expected to utilise green roofs but the council will support them where they are incorporated sensitively.</u></p> <p><u>Given that this plan strongly encourages the production of renewable energy, the council will take a balanced approach to proposals which incorporate solar panels instead of green roofs. Solar panels have the potential to deliver much greater reductions in greenhouse gas emissions through the production of clean electricity and/or hot water, whilst green roofs deliver a wider array of benefits, notably for flood risk and biodiversity. Applicants should therefore provide an assessment of the relative benefits and drawbacks of each solution as part of their submission.</u></p> <p><u>Applicants should also consider that green roofs and solar panels are not mutually exclusive. “Biosolar” roofs combine the benefits of green roofs and solar panels and when designed properly, can actually improve the effectiveness of both the green roof (by providing shade) and the panels (by providing cooling). Proposals incorporating biosolar roofs will be strongly supported.</u></p> <p><u>Green walls provide many of the same benefits as green roofs but are harder to install and maintain, particularly in terms of irrigation. For this reason, developments will not be required to incorporate green walls but the council will be supportive of proposals that include them.</u></p>
New Policy CC7	<p><b><u>Policy CC7: Digital connectivity</u></b></p> <p><u>Development proposals should ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users unless an affordable alternative 1Gb/s capable connection is made available.</u></p>

Position	Text
New paragraphs 6A.43 to 6A.45	<p><u>High-speed digital connectivity is essential in today's economy and is perhaps as important to the proper functioning of development as energy, water and waste management services. It also has a role to play in driving down greenhouse gas emissions by allowing people to work and access services effectively from home, thereby limiting the need to travel.</u></p> <p><u>A typical broadband connection involves running fibre cables from the exchange to a box on the street, with the final connection to premises made with copper wire. Full fibre, also known as fibre to the premises (FTTP), is where fibre optic cables connect premises directly to the exchange and is the fastest and most reliable type of connection, offering speeds around 30 times faster than a typical connection.</u></p> <p><u>As of June 2024, only about 43% of premises in Stevenage benefit from access to full fibre connection, well behind the UK average of 67%. In order to address this, new development will be required to provide sufficient ducting space for a full fibre connection to be installed, unless an affordable alternative capable of similar speeds is made available.</u></p>
New Policy CC8	<p><u><b>A green economy</b></u></p> <p><u><b>Policy CC8: The green economy</b></u></p> <p><u>Development proposals which demonstrate consistency with the principles of a circular economy will be strongly supported.</u></p> <p><u>Development proposals involving the provision of new local green jobs during the construction or operational phases will be strongly supported.</u></p> <p><u>Development proposals involving the loss of existing allotments, orchards, gardens and food markets will be refused unless there is clear and convincing justification. Where appropriate, development proposals involving their provision or enhancement will be strongly supported.</u></p>
New paragraphs 6A.46 to 6A.50	<p><u>A circular economy is one where materials are retained in use at their highest value for as long as possible, with minimal residual waste. A move to a more circular economy will save resources, increase the resource efficiency of businesses and help to drive down greenhouse gas emissions. For these reasons, the council will support development proposals which demonstrate consistency with the principles of a circular economy by applying weight in favour of granting permission.</u></p>

Position	Text																								
	<p><u>In practice, the adoption of circular economy principles in development will mean designing buildings to be adapted, reconstructed and deconstructed. This is to extend the life of buildings and allow for their materials to be salvaged for reuse or recycling. How site waste is dealt with during demolition and construction will also be a key consideration. To this end, it is expected that applications for major development will be accompanied by a site waste management plan.</u></p> <p><u>The definition of “local green jobs” is provided in appendix D to this plan. Development proposals resulting in the provision of new local green jobs will be strongly supported by the council, particularly where the positions would be filled by Stevenage residents.</u></p> <p><u>Producing food sustainably will also be an important component of the transition to a green economy. Producing food locally will reduce the greenhouse gas emissions associated with its transportation and processing, as well as reducing food waste and generally providing better nutrition. For these reasons, proposals that would reduce the borough’s ability to produce its own food will be refused unless there is clear and convincing justification. This is likely to be limited to instances where it would deliver overriding benefits when assessed against the objectives of this plan as a whole. Conversely, proposals that would increase local food production in appropriate locations through the provision or enhancement of allotments, orchards and gardens will be strongly supported.</u></p> <p><u>Food that is grown locally also requires space to be sold locally. For this reason, the council will apply similar protections to food markets and will strongly support the provision or enhancement of food markets in appropriate locations.</u></p>																								
Table under Policy EC1	<table><tr><th>Reference</th><th>Site</th><th>Use Classes</th><th>Target floorspace provision</th></tr><tr><td>EC1/1</td><td>Stevenage GSK and Bioscience Catalyst Campus</td><td><del>B1(b), B1(e)</del> <u>E(g)(ii), E(g)(iii)</u> with ancillary uses</td><td>50,000m<sup>2</sup></td></tr><tr><td>EC1/2</td><td>South of Bessemer Drive, Gunnels Wood</td><td><del>B1(a), B1(b)</del> <u>E(g)(i), E(g)(ii)</u></td><td>12,000m<sup>2</sup></td></tr><tr><td>EC1/3</td><td>West of Gunnels Wood Road</td><td><del>B1(b), B1(e)</del> <u>E(g)(ii), E(g)(iii)</u></td><td>4,000m<sup>2</sup></td></tr><tr><td>EC1/4</td><td>Land west of North Road</td><td><del>B1(e)</del> <u>E(g)(iii)</u>, B2 and / or B8</td><td>20,000m<sup>2</sup></td></tr><tr><td>EC1/5</td><td>Stevenage Central</td><td><del>B1(a)</del> <u>E(g)(i)</u></td><td>35,000m<sup>2</sup></td></tr></table>	Reference	Site	Use Classes	Target floorspace provision	EC1/1	Stevenage GSK and Bioscience Catalyst Campus	<del>B1(b), B1(e)</del> <u>E(g)(ii), E(g)(iii)</u> with ancillary uses	50,000m <sup>2</sup>	EC1/2	South of Bessemer Drive, Gunnels Wood	<del>B1(a), B1(b)</del> <u>E(g)(i), E(g)(ii)</u>	12,000m <sup>2</sup>	EC1/3	West of Gunnels Wood Road	<del>B1(b), B1(e)</del> <u>E(g)(ii), E(g)(iii)</u>	4,000m <sup>2</sup>	EC1/4	Land west of North Road	<del>B1(e)</del> <u>E(g)(iii)</u> , B2 and / or B8	20,000m <sup>2</sup>	EC1/5	Stevenage Central	<del>B1(a)</del> <u>E(g)(i)</u>	35,000m <sup>2</sup>
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EC1/5	Stevenage Central	<del>B1(a)</del> <u>E(g)(i)</u>	35,000m <sup>2</sup>																						

Position	Text				
	EC1/6	West of Stevenage	<del>B1(a)*, B1(b), B1(e)</del> <u>E(g)(i)*, E(g)(ii), E(g)(iii)</u>	10,000m <sup>2</sup>	
	EC1/7	Land west of Junction 8	B8 and ancillary uses	12,500m <sup>2</sup>	
6.2	In relation to the Stevenage GSK and Bioscience Catalyst Campus, initial master planning undertaken by GSK suggests that this site may have capacity for a significantly greater level of <del>B1(b)</del> <u>E(g)(ii)</u> and <del>B1(e)</del> <u>E(g)(iii)</u> floorspace than has previously been consented on the site. Any floorspace beyond the previously consented floorspace would need to be the subject of a fresh planning application. Other uses will be allowed where they are ancillary to these uses and help to nurture the continued growth of this international facility.				
Policy EC2b(a)	Development (including changes of use) is for use classes <del>B1(a)</del> <u>E(g)(i)</u> offices or <del>B1(b)</del> <u>E(g)(ii)</u> research and development;				
Policy EC2b	Planning permission will only be granted as an exception to these criteria where the proposed development is ancillary to <del>B1(a)</del> <u>E(g)(i)</u> or <del>B1(b)</del> <u>E(g)(ii)</u> uses or essential to the continued operation of an established <del>B-class</del> <u>employment</u> use.				
Policy EC3(a)	Development (including changes of use) is for use classes <del>B1(e)</del> <u>E(g)(iii)</u> light industry, B2 general industry and / or B8 storage and distribution; and				
Policy EC3	Planning permission will only be granted as an exception to these criteria where the development is ancillary, or essential to the continued operation of, an established <del>B-class</del> <u>employment</u> use.				
Policy EC4(a)	Development (including changes of use) is for use classes <del>B1(b)</del> <u>E(g)(ii)</u> research and development, <del>B1(e)</del> <u>E(g)(iii)</u> light industry, B2 general industry and / or B8 storage and distribution;				
Policy EC4	Planning permission for <del>B1(a)</del> <u>E(g)(i)</u> offices will only be granted as an exception to criterion (a) where:  i. it is ancillary to a <del>B1(b), B1(e)</del> <u>E(g)(ii), E(g)(iii)</u> , B2 or B8 use; ii. essential to the continued operation of an established <del>B1(a)</del> <u>E(g)(i)</u> use; or iii. a sequential test clearly demonstrates that no suitable sites are available in more accessible locations.				
6.25	In some instances, <del>set-backs</del> <u>setbacks</u> and / or less active frontages will be required for operational or other reasons. Where required, privacy can be maintained through the use of obscured or mirrored glazing. Where setbacks are				

Position	Text
	required, strong definition can still be achieved through the use of high quality boundaries and/or landscaping as well as clear signage at the entrance point.
Policy EC6(a)	Development (including changes of use) is for use classes: <ul style="list-style-type: none"> <li>• <del>B1(b)</del> <u>E(g)(ii)</u> research and development; <del>B1(e)</del> <u>E(g)(iii)</u> light industry;</li> <li>• B2 general industry; and / or</li> <li>• B8 storage and distribution; and</li> </ul>
Policy EC6	Planning permission for <del>B1(a)</del> <u>E(g)(i)</u> offices will only be granted where: <ul style="list-style-type: none"> <li>i. it is ancillary to an acceptable <del>B1(b), B1(e)</del> <u>E(g)(ii), E(g)(iii)</u>, B2 or B8 use;</li> <li>ii. essential to the continued operation of an established <del>B1(a)</del> <u>E(g)(i)</u> use; or</li> <li>iii. a sequential test clearly demonstrates that no suitable sites are available in more accessible locations.</li> </ul>
6.28	New development at Pin Green must be for <del>B-class</del> <u>employment</u> uses. A range of <del>B-class</del> <u>employment</u> uses will be allowed. However, office uses are better located near to the Town Centre and main transport hub and will not normally be permitted <sup>10</sup> . Notwithstanding this point, established office premises will continue to be supported.
Policy EC7	New major employment development will not be permitted outside of allocated areas and centres. Planning permission for <del>B-class use</del> <u>employment uses</u> on sites not allocated for any specific purpose will be granted where proposals:
Policy EC7(a)	Are on previously developed land; <u>and</u>
Policy EC7(c)	<del>Are of an appropriate size and scale; and</del>
Policy EC7(d)	<del>Do, and will, not have an unacceptable adverse impact on the local environment and residential amenity</del>
Policy EC7(iii)	It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, <del>over a considerable period of time</del> <u>for at least six months</u> .

<sup>10</sup> The National Planning Policy Framework defines offices as a main town centre use and requires a sequential test for proposals outside of designated centres and not in accordance with an up-to-date plan.

Position	Text
6.31	The significant majority of existing and future employment supply lies within the sites, areas and centres allocated in this plan. These areas rightly provide the focus for the provision of <del>B-class</del> <u>employment</u> uses in Stevenage. As a planned new town, major new employment proposals should be sited here.
6.34	At the same time, this plan recognises that future opportunities in the Borough are likely to be insufficient to meet identified requirements. These requirements already incorporate some allowance for the loss of existing premises. However, it is important to ensure that this situation is not unnecessarily exacerbated. The loss of existing premises outside of designated areas will be permitted where this has been taken into account. <del>The Council will normally expect a site to have remained vacant and been actively marketed for a period of at least six months to satisfy criterion iii.</del>
Policy TC2(c)	New Use Class <del>D4</del> <u>F.1/F.2</u> civic hub;
Policy TC3(b)	Replacement Use Class <del>D1, D2 leisure and Use Class A3 and A4 bar,</del> <u>E(b)</u> restaurant and cafe, <u>E(d) indoor sport and recreation, and sui generis leisure, bar and entertainment</u> uses;
Policy TC3(d)	New Use Class <del>B4</del> <u>E(g)(i)</u> office premises;
Policy TC3(e)	New de minimis (by volume) Use Class <del>A4</del> <u>E(a)</u> shop units sufficient to serve the day-to-day convenience retail needs of the residents of Centre West;
7.30	Centre West is currently the site of the Stevenage Leisure Park, which comprises a large surface car park and a mixture of Use Class <del>D1, D2 assembly</del> <u>E</u> and <u>sui generis food, drink, leisure;</u> <del>Use Class A3 restaurants and cafes; and Use Class A4 bar units.</del> <u>entertainment uses.</u> To ensure that such facilities continue to meet local shopping needs we will consider removing Permitted Development rights and / or using legal agreements under Policy SP4 to retain any new units in <del>A4</del> <u>E(a)</u> use.
Policy TC4	<p><del><b>Policy TC4: Station Gateway Major Opportunity Area</b></del></p> <p><del>Within the Station Gateway Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</del></p> <p><del>a. An extended and regenerated train station;</del></p> <p><del>b. New bus station;</del></p> <p><del>c. High density Use Class C3 residential units;</del></p>

Position	Text
	<p><del>d. New multi-storey or basement car parking;</del>  <del>e. New Use Class B1 office premises;</del>  <del>f. A new Use Class C1 hotel; and</del>  <del>g. New Use Class A1 and Use Class A3 restaurant and cafe uses.</del></p> <p><del>Applications should address the following design and land use principles:</del></p> <ul style="list-style-type: none"> <li><del>i. Major reconfiguration of Lytton Way between Fairlands Way and Six Hills Way;</del></li> <li><del>ii. Demolition of the Arts &amp; Leisure Centre to facilitate better east-west integration and create new development sites in the environs of the train station</del></li> <li><del>iii. The provision of replacement sports and theatre facilities elsewhere within Stevenage Central</del></li> <li><del>iv. A significantly regenerated and enlarged dual-frontage train station of high quality, with associated facilities</del></li> <li><del>v. New public squares on the eastern and western frontages of the train station</del></li> <li><del>vi. High quality office buildings within a short walking distance of the train station</del></li> <li><del>vii. At least one multi-storey car park and cycle parking plus drop-off space to specifically serve train customers</del></li> <li><del>viii. Establishment of an attractive east-west pedestrian route across the East Coast Main Line</del></li> <li><del>ix. High quality landmark gateway environment to create a positive image of Stevenage for all rail visitors</del></li> </ul>
Policy TC4	<p><b><u>Policy TC4: Station Gateway Major Opportunity Area</u></b></p> <p><u>Within the Station Gateway Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:</u></p> <ul style="list-style-type: none"> <li>a. <u>A regenerated train station;</u></li> <li>b. <u>High-density Use Class C3 residential units;</u></li> <li>c. <u>New Use Class E(g)(i) office premises;</u></li> <li>d. <u>A new Use Class C1 hotel; and</u></li> <li>e. <u>New Use Class E(a) and Use Class E(b) restaurant and cafe uses.</u></li> </ul> <p><u>Applications should address the following design and land use principles:</u></p>

Position	Text
	<ul style="list-style-type: none"> <li>i. <a href="#">Major reconfiguration of Lytton Way between Fairlands Way and Six Hills Way to incorporate sustainable travel and improved connectivity in all forms of travel;</a></li> <li>ii. <a href="#">Creating an exemplar, low carbon “urban village” with climate change consideration in all developments;</a></li> <li>iii. <a href="#">Demolition of the Arts &amp; Leisure Centre to facilitate better east-west integration and create new development sites in the environs of the train station;</a></li> <li>iv. <a href="#">The provision of replacement sports and theatre facilities elsewhere within Stevenage Central;</a></li> <li>v. <a href="#">A significantly regenerated and enlarged high quality dual-frontage train station with associated facilities;</a></li> <li>vi. <a href="#">New public squares and the inclusion of green infrastructure on the eastern and western frontages of the train station;</a></li> <li>vii. <a href="#">High-quality, mixed-use developments within a short walking distance of the train station to unlock economic and employment opportunities;</a></li> <li>viii. <a href="#">Improved cycle connectivity and parking plus drop-off space to specifically serve train customers;</a></li> <li>ix. <a href="#">Celebrate the heritage of the town in the fabric, layout and design of the Station Gateway;</a></li> <li>x. <a href="#">Establishment of an attractive east - west pedestrian route across the East Coast Main Line; and</a></li> <li>xi. <a href="#">High-quality gateway and arrival experience to create a positive image of Stevenage for all rail visitors.</a></li> </ul>
7.36	<p>The Station Gateway area currently comprises the 1970s train station, the Arts and Leisure Centre (including the Gordon Craig Theatre), a series of surface level car parks and the southern section of Lytton Way. The train station is one of the top three busiest stations in Hertfordshire, alongside St Albans and Watford Junction. To ensure that such facilities continue to meet local shopping needs we will consider removing Permitted Development rights and / or using legal agreements under Policy SP4 to retain any new units in <b>A1 E(a)</b> use.</p>
7.38	<p>Stevenage train station, whilst relatively modern (1973), is struggling to cope with the volumes of users that it experiences. There are issues over the width of the concourse, the gate line, the platform capacity and the stairs. The booking hall is cramped and waiting facilities are quite basic. The small-scale nature of the retail offer makes the station a relatively unattractive place to wait. <del>Car</del> <a href="#">Connectivity to the station from all forms of travel needs to comply with modern standards</a> and <del>cycle parking are inadequate,</del> drop-off and taxi facilities are <del>cramped and bus interchange is sub-optimal</del> <a href="#">not designed for the current capacity.</a></p>



Position	Text
New paragraphs 7.38A to 7.38F	<p data-bbox="465 233 2033 328"><u>Redevelopment in the Opportunity Area since the adoption of the 2019 Local Plan includes the opening of a fifth platform at the railway station in 2020, a new bus interchange located on Lytton Way and a multi storey car park located north of the train station with secure cycle parking.</u></p> <p data-bbox="465 368 2033 464"><u>Since 2019, ongoing work has been commissioned to review the needs of the area. The Stevenage Station Gateway Area Action Plan (AAP) resulted from a holding direction placed on the Stevenage Borough Local Plan in 2017. This led to two rounds of consultation in 2021 and 2023 to review the vision and proposals for the area.</u></p> <p data-bbox="465 504 2033 568"><u>Within this policy context, high-level policy objectives were developed which align with the Local Plan and national policy direction for the AAP to respond to. These include:</u></p> <ul data-bbox="517 608 1424 927" style="list-style-type: none"> <li><u>• A new gateway and arrival experience;</u></li> <li><u>• Creating an exemplar, low carbon “urban village”;</u></li> <li><u>• Sustainable travel considered throughout;</u></li> <li><u>• Mixed-use development to unlock economic opportunity;</u></li> <li><u>• Green infrastructure in the public realm;</u></li> <li><u>• Climate change consideration in all development decisions;</u></li> <li><u>• Design of the highest architectural standards;</u></li> <li><u>• Celebrating the heritage of the town; and</u></li> <li><u>• Making the most of digital connectivity and high-speed broadband.</u></li> </ul> <p data-bbox="465 967 2033 1158"><u>Climate change is one of the most important objectives for the AAP to respond to. The Council declared a climate emergency in June 2019 and reconfirmed a commitment to tackling climate change and its impacts by setting a target to ensure that Stevenage has net zero carbon emissions by 2030. Added to this, the Government has strategic targets to have net zero emissions by 2050. The Council has been proactive in producing a Climate Change Strategy and outlined a Climate Change Action Plan. Both the Strategy and Action Plan are being updated to ensure that the Council’s commitment to battling climate change is kept at the top of its priorities.</u></p> <p data-bbox="465 1198 2033 1334"><u>The high level, strategic options proposed for the area included within the AAP will be strongly influenced by the masterplan for the SG1 development, which lies to the east and within the town centre. Connections to this development and connections through into the town square and central area will form the emerging physical context within which the AAP sits.</u></p>

Position	Text
	<u>The Station Gateway area of Stevenage is a key location for economic competitiveness. Other locations which are a similar time distance away from London terminals are seeing considerable commercial growth, for example Reading, Slough, Milton Keynes and Croydon. Stevenage is perfectly placed in terms of mobility, and already hosts major international companies in the Gunnel Wood Industrial Area as well as GlaxoSmithKline (GSK) to the south, a major pharmaceutical company.</u>
7.39	A high quality major mixed-use redevelopment <del>of</del> <u>around</u> the train station that addresses these concerns is necessary to meet the growing expectations of a rising population and the international business community located in the Borough. Such <del>a scheme</del> <u>schemes</u> will enable the station to have <del>better</del> <u>an improved</u> concourse and booking facilities, <del>build a new fifth platform on the west side of the station, free the pedestrian over-bridge from clutter</del> <u>easy</u> and <del>other uses</del> <u>improved accessibility for all pedestrians</u> , introduce a customer-focused retail offer of an appropriate scale, create two passenger-friendly faces (to the Central Core and to Centre West MOAs) and to have active ground floor frontages. Taxi and drop-off facilities should <del>move to be designed with</del> the <del>west of proposals set out in</del> the <del>station; a relocated AAP and provide connectivity with the bus station</del> <u>will allow easy inter-modal transfer and be located to the east of the station. Multi and multi-storey car parking facilities can be provided to the east and/or west of the train station park</u> to meet the growing needs of train passengers.
New paragraphs 7.39A to 7.39E	<p><u>The AAP, through two rounds of consultation, has set out 4 “high-level” options or scenarios for the area adjacent to Stevenage Railway Station incorporating the section of Lytton Way, between Swingate and Danesgate:</u></p> <ul style="list-style-type: none"> <li><u>Option 0 – Do nothing.</u></li> <li><u>Option 1 – All traffic modes: reduces the central area of Lytton Way between Swingate and Danesgate to a single carriageway suitable for all modes of traffic.</u></li> <li><u>Option 2 – Bus and Taxi only: reduces the central area of Lytton Way between Swingate and Danesgate to a single carriageway and restricts movement to buses and taxis only.</u></li> <li><u>Option 3 – Pedestrianised Plaza: removes regular vehicle movement from the front of the station and Lytton Way ceases to be a through-route. An access through-route is retained for emergency vehicles needing to access and egress the station and immediate environs.</u></li> </ul> <p><u>There were two proposed cycle path options in the AAP. Potential Layout 1 retains the existing cycle route, running alongside the railway line and at the extreme western edge of the AAP site boundary and adds a cycle route alongside Lytton Way. Potential Layout 2 removes the existing cycle route and replaces it with a cycle route alongside Lytton Way.</u></p>

Position	Text
	<p><u>The proposed reconfiguration of Lytton Way is a bold idea but the options look to flexibility. The Preferred Options AAP presented the preferred approach as Option 2, but with flexibility to progress to Option 1 or Option 3 as and when circumstances developed. Potential Layout 1 for the cycle path option was taken forward in the Preferred Options AAP, as the preferred cycle layout.</u></p> <p><u>All proposed options for the reconfiguration of Lytton Way have a set of core enhancements, primarily in the northern and southern zones of the AAP area, north of Swingate and south of Danesgate. Further details can be viewed within the Stevenage Station Gateway Area Action Plan: Preferred Options Report (2023)<sup>11</sup>.</u></p> <p><u>Creating an attractive, healthy, memorable and enjoyable place in the Station Gateway area will provide the seeds for high quality mixed-use development to come forward and make the most of the station area and contribute widely across the town.</u></p>
7.40 to 7.42	<p><del>Station Gateway is the key area necessary to stimulate market demand for new office space in Stevenage. The office market outside London remains weak. Stevenage must provide both sites and a general environment that can compare with competing locations, such as Reading and Milton Keynes. Fortunately, Stevenage offers a competitive advantage over both these locations, with quicker journey times into Central London. The fastest services take only 18 minutes to Kings Cross, where Google's new European headquarters are located.</del></p> <p><del>The proposed reconfiguration of Lytton Way is a bold and irreversible step. Traffic will be re-directed onto the nearby parallel routes of Gunnels Wood Road and St George's Way. Only through the reconfiguration of Lytton Way will sufficient land be created to allow a new frontage to be inserted onto the eastern side of the train station. This step will also create new office and residential development sites close to the train station. The removal of the Arts and Leisure Centre will enable easy ground-level access from the train station to Town Square and the retail streets. Detailed studies are currently underway to confirm the best locations for the sports and theatrical facilities elsewhere within Stevenage Central.</del></p> <p><del>The three keys to unlocking this site are the regeneration of the train station, the reconfiguration of Lytton Way and the removal of the Arts and Leisure Centre.</del></p>
Policy TC5(b)	New Use Class <del>A1, A3</del> <u>E(a), E(b)</u> and <del>A4</del> <u>sui generis</u> shop, bar, restaurant and cafe uses;

<sup>11</sup> <https://www.stevenage.gov.uk/documents/planning-policy/consultation-documents/stevenage-station-gateway-aap-preferred-options-report.pdf>

Position	Text
Policy TC5(d)	New Use Class <del>B4</del> <u>E(g)(i)</u> office premises;
Policy TC5(e)	New Use Class <del>D4</del> <u>F.1</u> and <del>D2</del> <u>E(d)</u> leisure, cultural and civic uses, including a replacement theatre and museum; and
7.43	The Central Core currently comprises the buildings surrounding Town Square, the Borough Council's Danestrete and Swingate offices, Mecca bingo, the magistrates courts, surface car parking and Use Class <del>A4</del> E(a) shops <del>and A2</del> , <u>E(c)(i)</u> financial <u>services</u> and <u>E(c)(ii)</u> professional services uses. To ensure that such facilities continue to meet local shopping needs we will consider removing Permitted Development rights and / or using legal agreements under Policy SP4 to retain any new units in <del>A4</del> <u>E(a)</u> use.
Policy TC6(b)	New Use Class <del>B4(a)</del> <u>E(g)(i)</u> office premises;
Policy TC6(c)	New Use Class <del>A1, A3</del> <u>E(a), E(b)</u> and <del>A4</del> <u>sui generis</u> shop, bar, restaurant and cafe uses;
Policy TC6(d)	Replacement Use Class <del>A4</del> <u>E(a)</u> major foodstore;
7.50	Northgate currently includes the Tesco Extra store and its associated large surface car park, servicing and filling station, together with the Saffron Ground office building. To ensure that such facilities continue to meet local shopping needs we will consider removing Permitted Development rights and / or using legal agreements under Policy SP4 to retain any new units in <del>A4</del> <u>E(a)</u> use.
Policy TC7(b)	New Use Class <del>D4</del> <u>F.1</u> and <del>D2</del> <u>E(d)</u> leisure, cultural and civic uses;
Policy TC7(c)	New Use Class <del>A1, A3</del> <u>E(a), E(b)</u> and <del>A4</del> <u>sui generis</u> shop, bar, restaurant and cafe uses; and
7.54	This Major Opportunity Area currently includes the parkland of Town Centre Gardens, the Borough Council's Marshgate car park, Park Place shop units, Hertfordshire County Council's Bowes-Lyon House youth centre and the Borough Council's Swimming Centre. To ensure that such facilities continue to meet local shopping needs we will consider removing Permitted Development rights and / or using legal agreements under Policy SP4 to retain any new units in <del>A4</del> <u>E(a)</u> use.
Policy TC8	The spatial extent of the Town Centre Shopping Area (TCSA) is defined on the policies map. Within the TCSA, uses appropriate to a town centre will be permitted at ground floor level, including Use Classes <del>A1, A2, A3, A4, C1, D1 and/or D2</del> <u>E and C1, as well as some other sui generis uses</u> .

Position	Text
Policy TC8(a)	<p>The proposal is for use class <del>A3</del> <u>E(b)</u> (restaurants &amp; cafes) at the following locations:</p> <ul style="list-style-type: none"> <li>• 50 - 56, 60 - 64 &amp; 75 Queensway</li> <li>• 2 - 6 &amp; 20 - 22 The Forum and 98 &amp; 103 Queensway;</li> </ul>
Policy TC8(b)	<p>In other locations, the benefits to the overall vitality and viability of the town centre would equal or outweigh those that would be provided by an <del>A1</del> <u>E(a)</u> or <del>A2</del> <u>E(c)</u> use in the equivalent location. This will be considered having regard to whether:</p> <ul style="list-style-type: none"> <li>• The proposal will retain an active frontage;</li> <li>• The proposal will generate footfall equivalent to, or greater than, an <del>A1</del> <u>E(a)</u> or <del>A2</del> <u>E(c)</u> use in the equivalent location; and</li> <li>• The unit has been unsuccessfully marketed for <del>A1</del> <u>E(a)</u> or <del>A2</del> <u>E(c)</u> use, or has remained vacant, for at least six months.</li> </ul>
Policy TC8	<del>Subject to the above criteria, the redevelopment of existing premises will be permitted within the TCSA where this would not cause harm to the Town Square Conservation Area.</del>
Policy TC9	Within the HSSA, planning permission for development of a scale appropriate to the High Street's location in the retail hierarchy and which falls into Use Classes <del>A1, A2, A3, A4</del> <u>E</u> , C1, C3, <del>D1</del> <u>F.1</u> or <del>D2</del> <u>F.2</u> will be granted where it:
Policy TC9(a)	Would not take land or premises allocated or identified for other, specific uses; <u>and</u>
Policy TC9(b)	<del>Would not cause harm to the significance of any designated heritage asset(s) including through harm to their setting;</del>
Policy TC9(c)	Does not propose Class- <del>A</del> <u>E</u> uses outside of the High Street Primary <del>Shopping Area</del> <u>Frontages</u> .
Policy TC10	Within the High Street Shopping Area, planning permission will be granted for Use Classes <del>A1, A2, A3 or A4</del> <u>E(a), E(b), E(c) or drinking establishments</u> where:
Policy TC10(a)	At least 60% of the Primary Frontages, as measured by both units and floorspace, will remain in Class <del>A1</del> <u>E(a)</u> use should the proposal be implemented;

Position	Text
Policy TC10(c)	Any additional Use Class <del>A3</del> <u>E(b)</u> or <del>A4</del> <u>drinking establishment</u> uses will not adversely affect the character of the centre or otherwise result in a detrimental over-concentration of such uses in the vicinity of the application site.
Policy TC10	<p>Planning permission will be granted as an exception to these criteria where there are overriding benefits to the overall vitality and viability of the High Street, having regard to whether:</p> <ul style="list-style-type: none"> <li>• The proposal will retain an active frontage;</li> <li>• The proposal will generate footfall equivalent to, or greater than, a normally acceptable <del>A</del> <u>E</u>-class use in the equivalent location; and</li> <li>• The unit has been unsuccessfully marketed for normally acceptable <del>A-class</del> uses or has remained vacant for <del>a considerable amount of time</del> <u>at least six months</u>.</li> </ul>
Policy TC10	Within the High Street Shopping Area, further <del>Class A5</del> <u>hot food takeaway</u> uses will not be permitted.
7.65	Whilst the High Street fulfils a number of different retail roles, including making an important contribution to the Borough's leisure offer and providing opportunities for more specialist shopping and services not catered for in the Town Centre Shopping Area, one role that is particularly valued is its ability to meet a range of local convenience shopping needs for people in the immediate locality. For this reason, this plan identifies a Primary Frontage in the High Street where Class <del>A4</del> <u>E(a)</u> uses are protected.
7.67	Given the already strong mix of cafes, sandwich shops, supermarkets, newsagents and take-aways (often offering food of limited nutritional value), coupled with the location of two large secondary schools at the northern end of the High Street, the Borough Council has determined not to permit any further <del>A5</del> <u>hot food takeaway</u> uses within the High Street Shopping Area as a part of its commitment to providing opportunities for healthy lifestyles, especially amongst young people.
Policy TC11	New Class <del>A4</del> <u>E(a)</u> convenience retail floorspace provision will be expected to follow the sequential test and the Borough's retail hierarchy.
Policy TC11	A Neighbourhood Centre will be permitted in the South-East of Stevenage development of no more than 500m <sup>2</sup> with a convenience store and other related small-scale Use Class <del>A4</del> <u>E(a)</u> shops, sufficient to meet the day-to-day needs of the residents of the new neighbourhood.

Position	Text					
Policy TC11	A site for a major new <del>foodstore</del> <u>food store</u> of up to 4,600m <sup>2</sup> net convenience goods floorspace and 920m <sup>2</sup> net comparison goods floorspace to serve Borough-wide needs post-2023 is identified on the policies map at Graveley Road. A retail impact assessment will be required, particularly focusing upon the impact on Local Centres and Neighbourhood Centres.					
7.70	A site on Graveley Road, currently already in Class <del>A1</del> <u>E(a)</u> use as a garden centre, is identified to accommodate such a large store. The northern tip of the garden centre site lies in North Hertfordshire District: as it is outside of the Borough, this local plan cannot allocate that part of the site. Given the fact that there is no immediate need for additional floorspace, and allowing for construction and trading establishment, we will entertain a planning application for this store from 2018 onwards. This new store should not be trading before 2023. Although on the northern edge of the Borough, this store will be well located in respect of the new neighbourhood North of Stevenage (see Policy HO3). Also, there are no alternative sites capable of accommodating a store of the required size.					
7.71	The impact of this new store, given that it will essentially draw its trade from existing stores, will need to be assessed by the applicants and included with any planning application. To ensure that such facilities continue to meet local shopping needs we will consider removing Permitted Development rights and / or using legal agreements under Policy SP4 to retain any new units in <del>A1</del> <u>E(a)</u> use.					
7.76	We will follow the guidance in the NPPF (paragraphs 24 - 26) that we should apply a sequential test to planning applications for Town Centre uses (as defined in Annex 2 to the NPPF) that are outside of the Town Centre. We have set a local threshold for <del>for</del> an impact assessment for proposals outside the Town Centre, as the alternative would be that applications are assessed against the national threshold (of 2,500m <sup>2</sup> ), which our evidence suggests could be potentially harmful to centres.					
8.2	A scheme of approximately 1,350 homes plus supporting uses to the west of Stevenage within the Borough boundary can be delivered using the existing access points underneath the A1(M) at Bessemer Drive and Meadway. The entrance to the site at Meadway will require enhancements to provide alternating one-way access. In the long-term, it is our intention that this access point will be <del>superceded</del> <u>superseded</u> for motorised traffic by a new route across the A1(M) to the north of the existing tunnel (see Policy IT2).					
Policy IT4(a)	Development would not have an <del>adverse</del> <u>unacceptable</u> impact upon highway safety;					
Table after 8.26	<table><tr><td></td><td>Transport Statement</td><td>Transport Assessment</td></tr></table>				Transport Statement	Transport Assessment
	Transport Statement	Transport Assessment				

Position	Text		
	Residential	More than 50 dwellings	More than 80 dwellings
	Business (Use Class <del>B4</del> <u>E(g)</u> )	More than 1,500m <sup>2</sup> Gross Floor Area (GFA)	More than 2,500m <sup>2</sup> GFA
	Industrial (B2)	More than 2,500m <sup>2</sup> GFA	More than 4,000m <sup>2</sup> GFA
	Warehousing (B8)	More than 3,000m <sup>2</sup> GFA	More than 5,000m <sup>2</sup> GFA
	Non-food retail	More than 800m <sup>2</sup> GFA	More than 1,500m <sup>2</sup> GFA
8.44	However, the role of walking and cycling in the town has declined. The proportion of journeys to work by these modes in Stevenage has fallen by more than 60% over the last forty years. This is reflected in the state of the network with some stretches showing signs of poor maintenance and under-investment. However, cycling in particular is experiencing a renaissance in many towns and cities. It is important that Stevenage capitalises on this and promotes <del>it's</del> <u>its</u> ground-breaking heritage in this <del>regards</del> <u>regard</u> . This will deliver wider benefits in terms of health and wellbeing and also helps prevent a self-fulfilling prophecy whereby a lack of suitable provision results in a (perceived) lack of demand.		
9.32	The site is also adjacent to an Area of Archaeological Significance. A full <del>archeological</del> <u>archaeological</u> assessment will be required and guidance should be sought from Hertfordshire County Council.		
Policy HO5(a)	<b>Policy HO5: Windfall sites</b>  <b>Windfall sites</b>  Planning permission for residential development on unallocated sites will be granted where: <ul style="list-style-type: none"> <li>a. The site is on previously developed land or is <del>a small</del>, <u>an</u> underused urban site; <u>and</u></li> </ul>		
Policy HO5(b)	<del>There is good access to local facilities;</del>		
Policy HO5(c)	<del>There will be no detrimental impact on the environment and the surrounding properties;</del>		
Policy HO5(d)	Proposals will not prejudice our ability to deliver residential development on allocated sites; <del>and</del> .		
Policy HO5(e)	<del>The proposed development would not overburden existing infrastructure.</del>		



Position	Text
Policy HO6(a)	It would provide a small-scale social, health, community or leisure facility or a small-scale extension to an existing business use in the same building; <u>and</u>
Policy HO6(b)	<del>It would not adversely affect the surrounding or adjoining properties; and</del>
Policy HO7	Planning permission will be granted for residential developments that maximise affordable housing provision. The following target levels of affordable housing provision will apply to schemes that meet the thresholds set out in <del>national guidance</del> <u>the NPPF</u> :
Policy HO7	Residential or mixed use schemes, that are not compliant with the above targets, <del>or fail to meet other Local Plan policies,</del> must be accompanied by a financial appraisal, based on agreed costs and development values at the time of the application. Where an appraisal shows that affordable housing provision in excess of the relevant target level can be supported, a higher level of provision will be encouraged.
Bulleted list after 9.72	On large sites this could require a significant number of aspirational homes that might not be <del>desireable</del> <u>desirable</u> in a single location. A lower proportion of homes will be acceptable in these instances;
Policy HO10	<del>Planning permission for sheltered and supported housing schemes will be granted where:</del>  <del>a. The site is well served by passenger transport;</del> <del>b. There is good access to local services and facilities such as neighbourhood centres;</del> <del>c. Appropriate levels of amenity space and car parking for residents, visitors and staff are provided; and</del> <del>d. The proposal is appropriate to its locality.</del>
Policy HO10	On large developments in excess of 200 units, an element of sheltered <del>and/</del> or supported accommodation within use classes C3 should be provided where practicable <del>and consistent with the above criteria</del> as part of the general housing mix requirements of Policy HO9. The new neighbourhoods to the north and west of Stevenage should additionally include an element of accommodation in use class C2 as part of a comprehensive offer.
Policy HO11	<del>Planning permission for major residential schemes will generally be conditioned to ensure that at least 50% of all new dwellings are Category 2: accessible and adaptable dwellings. Where practicable, applications for minor schemes should seek to incorporate this standard.</del>

Position	Text
Policy HO11	<u>At least 10% of dwellings within major residential developments to which Part M of the Building Regulations applies should comply with optional standard M4(3)(2)(b) for wheelchair user dwellings, with a further 40% complying with optional standard M4(2) for accessible and adaptable dwellings. Minor residential developments which meet these standards will be strongly supported.</u>
9.86	Over the lifetime of this plan, there will be a significant increase in the aged population. <del>The</del> <u>and the</u> national trend <del>however</del> is for <del>more and more</del> <u>a greater proportion of</u> elderly and disabled residents to stay in their own home, rather than live in a residential institution or retirement home. As a result, there needs to be an increase in the overall percentage of new homes built over the plan period that will be required to meet accessible and adaptable dwellings standards.
9.87	The Government's <del>revised approach to technical standards</del> <u>requirements</u> for <del>new development identifies</del> <u>the access to and use of dwellings are set out in Part M4 of Schedule 1 to the Building Regulations 2010 (as amended), which contains</u> three categories <del>of accessibility for new development:</del>
Bulleted list after 9.87	M4(3) - wheelchair user dwellings <sup>12</sup>
9.88	<del>Our evidence demonstrates that setting a requirement for half of new homes to be accessible and adaptable will make a positive contribution to the anticipated requirements<sup>13</sup>. All major schemes should ensure this target is met unless there are specific extenuating circumstances. It is recognised that this requirement may not be practicable for some smaller schemes, for example in conversions of existing stock. In these instances, a revised requirement will be negotiated having regard to site specific circumstances.</del>
New paragraphs 9.87A to 9.87E	<u>Regulation M4(1) is mandatory for all new dwellings unless a planning condition requires compliance with one of the optional requirements M4(2) or M4(3). Where requirement M4(3) applies, a dwelling may either be designed to be readily adapted to the needs of a wheelchair user or designed to meet the needs of a wheelchair user from the outset. The former is known as a 'wheelchair adaptable' dwelling and conforms to requirement M4(3)(2)(a), while the latter is known as a 'wheelchair accessible' dwelling and conforms to requirement M4(3)(2)(b).</u>

<sup>12</sup> ~~The Building Regulations 2010, Approved Document M: Access to and use of buildings, 2015 edition.~~

<sup>13</sup> ~~Housing Technical Paper (SBC, 2015)~~

Position	Text
	<p><a href="#">Our most up-to-date evidence<sup>14</sup> shows a need for approximately 5% of new market dwellings and 20% of new affordable dwellings in Stevenage to be wheelchair accessible. However, the need for accessible and adaptable dwellings was not assessed because of Government plans to make this a mandatory standard for all new homes<sup>15</sup>. These plans have yet to come forward.</a></p> <p><a href="#">In contrast, our previous evidence<sup>16</sup> showed a need for 50% of new dwellings in Stevenage to be accessible and adaptable. A need for 12% of dwellings to be wheelchair adaptable was included in this figure.</a></p> <p><a href="#">Taking all of this evidence into account, Policy HO11 requires at least 10% of new dwellings within major residential developments to comply with optional requirement M4(3)(2)(b) and a further 40% to comply with optional requirement M4(2). This applies to major developments which are entirely residential and major mixed-use developments which include a residential component.</a></p> <p><a href="#">All such developments should ensure the targets set by Policy HO11 are met unless there are clear and convincing reasons as to why it would be inappropriate. This may include practical difficulties, for example in converting existing buildings, or instances where compliance with the targets would compromise other Local Plan objectives, for example the delivery of affordable housing. In these circumstances, a revised requirement will be negotiated having regard to site-specific circumstances.</a></p>
9.89	<p>Compliance with the standard will <a href="#">ultimately</a> be assessed through the Building Regulations process. However, any preceding planning application should <del>ensure that schemes have been designed so as to enable this requirement to be met</del> <a href="#">clearly set out the extent of intended compliance</a>.</p>
9.95	<p>It is considered that the site allocated by Policy HO12 is sufficient to meet all permanent Gypsy and Traveller needs arising within the plan period. However, circumstances do change and <del>unforeseen</del> <a href="#">unforeseen</a> applications for Gypsy and Traveller provision in alternate locations may arise over the plan period.</p>
New Policy HO14	<p><a href="#">Houses in multiple occupation</a></p> <p><a href="#">Policy HO14: Houses in Multiple Occupation</a></p>

<sup>14</sup> [Strategic Housing Market Assessment \(Opinion Research Services, 2023\)](#)

<sup>15</sup> [Raising accessibility standards for new homes: summary of consultation responses and government response \(DLUHC, 2022\)](#)

<sup>16</sup> [Housing Technical Paper \(SBC, 2015\)](#)

Position	Text
	<p><u>Planning permission will be granted for new smaller (use class C4) and larger (sui generis) houses in multiple occupation where the proposed scheme would have an acceptable impact on housing supply and comply with other relevant policies in this plan.</u></p>
<p>New paragraphs 9.98A to 9.98F</p>	<p><u>A house in multiple occupation (HMO) is a house occupied by two or more separate households who share basic amenities such as cooking and washing facilities. For planning purposes, there are two types of HMO: 'smaller HMOs', which house up to and including six residents and fall within use class C4; and 'larger HMOs', which house more than six residents and are sui generis.</u></p> <p><u>Ordinarily, the conversion of a single family dwellinghouse to a smaller HMO would constitute permitted development. However, the Council issued a direction in 2017 to remove these rights. Since that time, all new HMOs in Stevenage have required an application for planning permission to be made to the Council and approximately 50 such applications have been received to date.</u></p> <p><u>Under the Housing Act 2004, HMOs which house more than five people also usually require a licence. There are currently 228 HMOs licenced by the Council, a number which broadly corresponds with the 183 households living in HMOs reported by the 2021 census. HMOs therefore make up a relatively small proportion of the roughly 37,000 total households in Stevenage.</u></p> <p><u>HMOs can serve an important purpose within the housing market, fulfilling a need for low-cost accommodation when self-contained affordable houses or flats are unavailable. However, widespread conversion of other forms of accommodation to HMOs (whether across the borough as a whole or concentrated within a particular area) could conflict with the council's strategic objective of providing an appropriate mix of homes.</u></p> <p><u>Policy HO14 reflects these considerations by supporting the creation of new HMOs where the impact on housing supply would be acceptable. This applies to both entirely new buildings and conversions of existing buildings.</u></p> <p><u>It is recognised that HMOs can sometimes have a disproportionate impact on issues such as noise, parking availability and antisocial behaviour. These and other potential material considerations are covered by policies elsewhere in this plan. Proposals for HMOs will be expected to comply with those policies in the same way that proposals for other forms of accommodation would.</u></p>

Position	Text
Policy GD1(e)	Does not lead to an <a href="#">unacceptable</a> adverse impact on the amenity of future occupiers, neighbouring uses or the surrounding area;
New Policy GD2	<p><b><a href="#">Policy GD2: Design certification</a></b></p> <p><a href="#">Development proposals which demonstrate that they have been designed to achieve a rating of excellent or higher against the relevant BREEAM standard will be strongly supported.</a></p> <p><a href="#">Residential development proposals which demonstrate that they have been designed to achieve the BRE Home Quality Mark will also be strongly supported.</a></p>
New paragraphs 10.5A to 10.5F	<p><a href="#">The Building Research Establishment Environmental Assessment Method (BREEAM) is a method of specifying and measuring the sustainability performance of buildings and development projects. Ratings are independently assessed, which allows for reliable comparison of schemes.</a></p> <p><a href="#">There are six BREEAM technical standards, which cater to different sorts of projects and different stages of the built environment lifecycle. Four of these standards are likely to be applicable to proposals submitted to the council:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">BREEAM Communities, which considers the masterplanning of new communities;</a></li> <li>• <a href="#">BREEAM New construction, which considers new-build development;</a></li> <li>• <a href="#">Home Quality Mark, which considers residential developments; and</a></li> <li>• <a href="#">BREEAM Refurbishment and fit-out, which considers refurbishment projects.</a></li> </ul> <p><a href="#">Against the relevant standard, projects are assessed for their sustainability performance in the following categories:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Management</a></li> <li>• <a href="#">Water</a></li> <li>• <a href="#">Energy</a></li> <li>• <a href="#">Transport</a></li> <li>• <a href="#">Health and wellbeing</a></li> <li>• <a href="#">Resources</a></li> <li>• <a href="#">Resilience</a></li> <li>• <a href="#">Land use and ecology</a></li> </ul>

Position	Text
	<ul style="list-style-type: none"> <li>• <a href="#">Pollution</a></li> <li>• <a href="#">Materials</a></li> <li>• <a href="#">Waste</a></li> <li>• <a href="#">Innovation</a></li> </ul> <p><a href="#">Once independently assessed, the project will be given a rating. “Excellent” is the second highest rating and “Outstanding” is the highest rating.</a></p> <p><a href="#">Policy GD2 does not make BREEAM certification mandatory for development proposals within the borough. This is in recognition of the fact that it is a very rigorous method of assessment covering a broad range of issues and achieving the highest ratings will often demand more than is required to make a development acceptable in planning terms. However, if a proposal is designed to achieve either an excellent or outstanding rating, this will carry weight in favour of granting permission.</a></p> <p><a href="#">At the application stage, applicants can demonstrate how their proposal is likely to perform by using the BREEAM pre-assessment tools. Where these are accepted and planning permission is granted for the development, planning conditions will be used to ensure that the proposed rating is achieved following construction.</a></p>
Policy HC1(b)	District and Local Centres would continue to provide a range of retail, light industrial (use class <del>B1(b)</del> <a href="#">E(g)(ii)</a> ), health, social, community, leisure, cultural and / or residential uses and retain at least 50% of ground-floor units and floorspace in the main retail area as Class <del>A1</del> <a href="#">E(a)</a> (shops) use;
Policy HC1(c)	Neighbourhood centres would continue to provide a range of small-scale retail, health, social, community, leisure, cultural and / or residential uses and maintain at least one unit in Class <del>A1</del> <a href="#">E(a)</a> (shops) use;
Policy HC1(v)	It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, <del>over a considerable period of time</del> <a href="#">for at least six months</a> .
Bulleted list after 11.10	Between 500 and 4,000m <sup>2</sup> of Class <del>A1</del> <a href="#">E(a)</a> -led floorspace in a parade or centre containing at least six units;
11.11	Within the proposed local centres, at least 50% of floorspace and units in the main retail parade are currently in Class <del>A1</del> <a href="#">E(a)</a> (shops) use <sup>17</sup> . We will seek to maintain this share. Our baseline monitoring shows that only Marymead does not

<sup>17</sup> Stevenage Retail Study (Applied Planning, 2014)

Position	Text
	meet this figure <sup>18</sup> . In this local centre, we will allow applications where there would be no further fall in the percentage of units.
11.12	Permissions will only be granted as an exception to this where <del>A1</del> <u>E(a)</u> units have been actively marketed as such but remained vacant for a period of at least six months.
Bulleted list after 11.13	Between 250 and 1,000m <sup>2</sup> of Class <del>A1</del> <u>E(a)</u> (shops) - led floorspace in a parade containing between two and six units;
Policy HC2	Freestanding shops and small parades will generally be retained. Planning permission for the redevelopment of existing sites to alternate uses or for the change of use of individual units from Class <del>A1</del> <u>E(a)</u> (shops) will be granted where:
Policy HC2(e)	It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant, <del>over a considerable period of time</del> <u>for at least six months</u> .
Policy HC3	Planning permission will be granted for appropriate Class <del>D4</del> <u>E(e)</u> or C2 healthcare uses. Other use classes will be permitted where they provide ancillary facilities which support the site's principal function.
Policy HC5	Planning permission will be granted for appropriate <del>D4</del> <u>E(e)</u> healthcare uses. Other uses will only be accepted where they are required for ancillary facilities.
11.24	<del>These policies refer to health, social and community facilities, as covered by the following Use Classes:</del>  <ul style="list-style-type: none"> <li><del>• C2</del></li> <li><del>• D4<sup>19</sup></del></li> <li><del>• D2 - community centres only.</del></li> </ul>
11.24	<u>The definition of "health, social and community facilities" is provided in appendix D to this plan.</u>
11.31	<del>These policies refer to leisure and cultural facilities, as covered by the following Use</del>

<sup>18</sup> This is in terms of the number of units only: Five out of eleven (45%) units are in ~~A1~~ E(a) use. The proportion of floorspace in ~~A1~~ E(a) use exceeds the minimum threshold.

<sup>19</sup> ~~Insofar as this use class reasonably relates to this type of facility. Facilities including (but not necessarily limited to) art galleries, museums, libraries, halls and church halls are not considered to be health, social or community facilities, in this context, and so are not covered by Policy HC4 and Policy HC5.~~

Position	Text
	<p><del>Classes:</del></p> <ul style="list-style-type: none"> <li><del>• D1<sup>20</sup></del></li> <li><del>• D2 – excluding community centres</del></li> <li><del>• Sui Generis – the theatre only.</del></li> </ul>
11.31	<u>The definition of “leisure and cultural facilities” is provided in appendix D to this plan.</u>
Policy FP1	<p><b>Climate change</b></p> <p><b>Policy FP1 Climate change</b></p> <p><del>Planning permission will be granted for developments that can incorporate measures to address adaptation to climate change. New development, including building extensions, refurbishments and conversions will be encouraged to include measures such as:</del></p> <ul style="list-style-type: none"> <li><del>• Ways to ensure development is resilient to likely future variations in temperature; Reducing water consumption to no more than 110 litres per person per day including external water use;</del></li> <li><del>• Improving energy performance of buildings;</del></li> <li><del>• Reducing energy consumption through efficiency measures;</del></li> <li><del>• Using or producing renewable or low carbon energy from a local source; and Contributing towards reducing flood risk through the use of SuDS or other appropriate measures.</del></li> </ul>
13.1 to 13.6	<p><del>Climate change has been reported to represent 'by far' the greatest threat to our natural environment, social wellbeing and economic future<sup>24</sup>.</del></p> <p><del>Climate change is a strategic cross-cutting theme that relates to many aspects of the environmental, economic and social issues that we address in this document, with many policy areas in this Local Plan relating to it.</del></p>

<sup>20</sup> ~~Insofar as this use class reasonably relates to this type of facility. Facilities including (but not necessarily limited to) churches, clinics, health centres, day nurseries and non residential education centres are not considered to be leisure or cultural facilities in this context, and so are not covered by Policy HC6 and Policy HC7~~

<sup>24</sup> ~~Town and Country Planning Association 2009. Planning and Climate Change Coalition: Position Statement – October 2009~~



Position	Text
	<p><del>Developments can address temperature fluctuations by ensuring that buildings are well insulated and are ventilated with natural air movement. They should also take full advantage of natural light and heat from the sun to help minimise the need for additional energy for lighting and heating.</del></p> <p><del>The Environment Agency have identified that Stevenage lies within an area of 'Water Stress'<sup>22</sup>. Therefore, the more stringent target of 110 litres per person per day has been adopted for all new developments in Stevenage in line with NPPG. All new development should ensure that stringent water management systems are incorporated into their design.</del></p> <p><del>In order to improve the energy performance of buildings, both new and existing, developers should adopt more energy efficient measures in order to contribute to the overall energy performance of the development. This could include, for example:</del></p> <ul style="list-style-type: none"> <li><del>• The use of photo-voltaic panels;</del></li> <li><del>• Micro-wind generators; and</del></li> <li><del>• The installation of ground source heat pumps.</del></li> </ul> <p><del>At a strategic level, developments should incorporate SuDS in order to help reduce flood risk. The most sustainable SuDS contribute to reducing flood risk and pollution, and provide landscape and wildlife benefits. These would include, for example:</del></p> <ul style="list-style-type: none"> <li><del>• Living roofs and walls; Basins and ponds;</del></li> <li><del>• Filter strips and swales; and</del></li> <li><del>• Infiltration devices, such as soakaways.</del></li> </ul>
Policy FP1	<p><b><u>Water management and flood risk</u></b></p> <p><b><u>Policy FP1: Sustainable drainage</u></b></p> <p><u>All major and minor development proposals must incorporate sustainable drainage systems (SuDS) unless there are clear and convincing reasons for not doing so.</u></p> <p><u>SuDS proposals must:</u></p>

<sup>22</sup> ~~As identified in the Rye Meads Water Cycle Study Review Adopted September 2015~~

Position	Text												
	<p>a. <u>be designed to ensure that peak discharge rates from the site will not increase;</u></p> <p>b. <u>on greenfield sites, achieve greenfield run-off rates;</u></p> <p>c. <u>on brownfield sites, aim to achieve greenfield run-off rates;</u></p> <p>d. <u>be designed in accordance with the surface water disposal hierarchy, as shown in Table 4; and</u></p> <p>e. <u>be designed in accordance with the SuDS hierarchy, as shown in Table 5 below.</u></p> <p><u>Proposals reliant on surface water discharge to the foul network will be refused unless it can be shown to be unavoidable.</u></p> <p><u>Proposals reliant on underground attenuation features or impervious hard surfaces will be refused unless their use can be shown to be unavoidable.</u></p> <p><u>At the application stage, development proposals involving SuDS must, as a minimum, be supported by a SuDS strategy which demonstrates how the above principles will be complied with. Where relevant, this must include evidence of agreement to the proposed discharge rates by the appropriate statutory undertaker.</u></p> <p><u>Post-permission, conditions will be used to secure the final detailed design of the drainage system and measures for management and maintenance.</u></p>												
New Table 4	<table border="1"> <tr> <td>Most preferable</td><td>Rainwater use as a resource</td></tr> <tr> <td>↑</td><td>Infiltration to ground at or close to source</td></tr> <tr> <td></td><td>Attenuation in green infrastructure for gradual release</td></tr> <tr> <td></td><td>Discharge direct to a watercourse</td></tr> <tr> <td>↓</td><td>Discharge to a surface water sewer or drain</td></tr> <tr> <td>Least preferable</td><td>Discharge to a combined sewer</td></tr> </table> <p><u><b>Table 4 – surface water disposal hierarchy</b></u></p>	Most preferable	Rainwater use as a resource	↑	Infiltration to ground at or close to source		Attenuation in green infrastructure for gradual release		Discharge direct to a watercourse	↓	Discharge to a surface water sewer or drain	Least preferable	Discharge to a combined sewer
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↓	Discharge to a surface water sewer or drain												
Least preferable	Discharge to a combined sewer												



Position	Text
	<p><del>iii. Plans for managing surface water and for making sure there is no increase in the volume of surface water and rate of surface water runoff.</del></p> <p><del>b. The use of SuDS has been maximised on-site so as not to increase flood risk, and to reduce flood risk wherever possible; and</del></p> <p><del>c. It can be demonstrated that flood resilience and flood resistance construction can be designed into the proposed development scheme.</del></p>
Policy FP2	<p><b><u>Policy FP2: Flood risk management</u></b></p> <p><u>All development proposals must:</u></p> <ul style="list-style-type: none"> <li>a. <u>Ensure that flood risk is not increased, whether on-site or elsewhere;</u></li> <li>b. <u>Where appropriate<sup>23</sup>, be supported by a site-specific flood risk assessment at the application stage;</u></li> <li>c. <u>Pass the sequential and exception tests, as required<sup>24</sup>;</u></li> <li>d. <u>Preserve the functional floodplain, also known as Flood Zone 3b;</u></li> <li>e. <u>Protect the integrity of adjacent flood defences and allow sufficient space for access, maintenance and future upgrades;</u></li> <li>f. <u>Provide an 8m undeveloped buffer zone from the top of the bank of any adjacent main rivers;</u></li> <li>g. <u>Provide a 3m undeveloped buffer zone from the top of the bank of any adjacent ordinary watercourses;</u></li> <li>h. <u>Provide for the re-naturalisation of any on-site culverted watercourses;</u></li> <li>i. <u>Where appropriate, provide flood warning and evacuation plans; and</u></li> <li>j. <u>Be appropriately flood resistant and resilient.</u></li> </ul>
New paragraph 13.12A	<p><u>Flood Zones 2 and 3 are not extensive in the town. Broadly speaking, they run along the Stevenage and Aston End Brook but only through the southern end of the town. Proposals for Flood Zone 2 or 3 will have to demonstrate that there is no other reasonably available site in a lower flood risk category in the Borough.</u></p>
New paragraph 13.13A	<p><u>Proposals must also ensure adequate buffers to watercourses. A developer wishing to build within eight metres of the top of the bank of a main river will require consent from the Environment Agency, while developers wishing to build within</u></p>

<sup>23</sup> In accordance with NPPF footnote 59.

<sup>24</sup> In accordance with NPPF paragraph 174 and footnotes 59 and 60.

Position	Text
	<p><u>three metres of the bank of an ordinary watercourse will require consent from Hertfordshire County Council. This consent may not necessarily be granted.</u></p>
13.14 to 13.18	<p><del>Proposals should maximise the use of SuDS to reduce the risk of flooding and minimise any negative impacts on buildings and land uses that may suffer from flooding. SuDS direct surface water run off from increased rainfall, back into suitable ground locations, mimicking natural drainage systems. In doing so, they help reduce the risk of flooding by easing the pressure on the storm water drainage network.</del></p> <p><del>A site can accommodate a wide range of different SuDS techniques. These can range from individual properties incorporating permeable paving in driveways, to larger developments incorporating ponds, wetlands and green roofs and/or walls. SuDS can also improve water quality and enhance the amenity and biodiversity value of the surrounding area.</del></p> <p><del>The need for SuDS is likely to increase to meet environmental challenges such as climate change and population growth.</del></p> <p><del>Proposals should adopt the SuDS hierarchy. In instances where proposals are unable to maximise SuDS on site, evidence will be required to demonstrate how and why this might not be viable or practicable to implement. The developer will also be required to provide alternative mitigation either on site, or elsewhere in the Borough.</del></p>

Position	Text																												
	<div><div><div><div>Most Sustainable</div><div>↑</div><div>↓</div><div>Least Sustainable</div></div><table><tr><th>SUDS technique</th><th>Flood Reduction</th><th>Pollution Reduction</th><th>Landscape &amp; Wildlife Benefit</th></tr><tr><td>Living roofs</td><td>✓</td><td>✓</td><td>✓</td></tr><tr><td>Basins and ponds<ul style="list-style-type: none"><li>- Constructed wetlands</li><li>- Balancing ponds</li><li>- Detention basins</li><li>- Retention ponds</li></ul></td><td>✓</td><td>✓</td><td>✓</td></tr><tr><td>Filter strips and swales</td><td>✓</td><td>✓</td><td>✓</td></tr><tr><td>Infiltration devices<ul style="list-style-type: none"><li>- soakaways</li><li>- infiltration trenches and basins</li></ul></td><td>✓</td><td>✓</td><td>✓</td></tr><tr><td>Permeable surfaces and filter drains<ul style="list-style-type: none"><li>- gravelled areas</li><li>- solid paving blocks</li><li>- porous paviers</li></ul></td><td>✓</td><td>✓</td><td></td></tr><tr><td>Tanked systems<ul style="list-style-type: none"><li>- over-sized pipes/tanks</li><li>- storms cells</li></ul></td><td>✓</td><td></td><td></td></tr></table></div><div><p><b>SuDS Hierarchy</b></p><p>The Local Flood Risk Management Strategy (LFRMS) and its associated SuDS Policy Statement should be consulted when considering the drainage system.</p></div></div>	SUDS technique	Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit	Living roofs	✓	✓	✓	Basins and ponds <ul style="list-style-type: none"><li>- Constructed wetlands</li><li>- Balancing ponds</li><li>- Detention basins</li><li>- Retention ponds</li></ul>	✓	✓	✓	Filter strips and swales	✓	✓	✓	Infiltration devices <ul style="list-style-type: none"><li>- soakaways</li><li>- infiltration trenches and basins</li></ul>	✓	✓	✓	Permeable surfaces and filter drains <ul style="list-style-type: none"><li>- gravelled areas</li><li>- solid paving blocks</li><li>- porous paviers</li></ul>	✓	✓		Tanked systems <ul style="list-style-type: none"><li>- over-sized pipes/tanks</li><li>- storms cells</li></ul>	✓		
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Policy FP3	<p><b>Policy FP3: Flood risk in Flood Zones 2 and 3</b></p> <p>Planning permission will be granted where:</p> <div><div>a. It can be demonstrated that the functional floodplain, also known as Flood Zone 3b, is protected;</div><div>b. It can be demonstrated that a sequential approach is taken at site level;</div><div>c. An appropriate fluvial flood risk assessment is submitted which demonstrates;</div><div><div>i. Whether a proposed development is likely to be affected by current or future flooding from any source;</div></div></div>																												

Position	Text
	<p><del>ii. That the development will not increase flood risk elsewhere;</del>  <del>iii. That the measures proposed to deal with these effects and risks are appropriate;</del>  <del>iv. The evidence for us, as the local planning authority, to apply (if necessary) the Sequential Test; and</del>  <del>v. That the development will be safe and pass the Exception Test, if applicable.</del></p> <p><del>d. The use of SuDS has been maximised on-site so as not to increase flood risk, and to reduce flood risk wherever possible;</del>  <del>e. A natural buffer zone adjacent to any watercourse is included as part of the development. The buffer zone should be a minimum of eight metres wide from the top of the bank of the watercourse along the entire length of the watercourse on-site;</del>  <del>f. Any culverted watercourse present on-site can be re-naturalised; and</del>  <del>g. It can be demonstrated that flood resilient and flood resistant construction can be designed into the proposed development scheme.</del></p>
13.19 to 13.22	<p><del>Flood Zones 2 and 3 are not extensive in the town. Broadly speaking, they run along the Stevenage and Aston End Brook but only through the southern end of the town. Proposals for Flood Zone 2 or 3 will have to demonstrate that there is no other reasonably available site in a lower flood risk category in the Borough.</del></p> <p><del>As well as the measures identified above (for proposals in Flood Zone 1), additional measures will be required to ensure flood risk is minimised.</del></p> <p><del>A fluvial Flood Risk Assessment will be required to demonstrate how the proposal meets the Policy criteria.</del></p> <p><del>On occasions where the developer is unable to maximise the natural buffer zone adjacent to the watercourse, the developer must provide mitigation elsewhere on-site, or elsewhere in the Borough. A developer wishing to build within eight metres of the top of the bank of a watercourse will require Flood Defence Consent from the Environment Agency. This consent may not necessarily be granted.</del></p>
13.23	<p>Development proposals which do not involve <del>decuverting</del> <u>de-culverting</u> or, indeed, propose culverting of watercourses, will have an adverse impact on the town's river corridors and water meadows. <u>Such proposals will be refused</u>. Opening up river corridors can help to improve the chemical and biological quality of a watercourse. This, in turn, improves habitats for biodiversity and also contributes to open space and health and wellbeing in the town. <del>The developer will need to provide mitigation elsewhere in the Borough. This may involve the deculverting of an alternative length of watercourse.</del></p>

Position	Text
13.24	River corridors and flood storage reservoirs (FSRs) play an important role in controlling the surface water <del>run-off</del> <u>runoff</u> from the town, as they allow excess run off during storms to be temporarily stored. Protecting river corridors and FSRs from inappropriate development and culverting is therefore important so as not to increase flood risk in the town.
Policy NH1	NH1/32 <del>Whomeley</del> <u>Whomerley</u> Wood
Policy NH2(a)	Would not result in <del>substantive</del> <u>substantial</u> loss or deterioration of a Wildlife Site; and
Policy NH3(a)	Would not have a <del>substantive</del> <u>substantial</u> adverse effect upon a Green Corridor;
14.25	This includes those footpaths and bridleways which link to the Stevenage Outer Orbital Path (StOOP). This is a 27-mile route which circles Stevenage using <del>foothpaths</del> <u>footpaths</u> and other routes that are open to the public. All of StOOP lies outside of the Borough boundary. However, it is connected to Stevenage by eight 'link paths' which use public rights of way within our administrative area.
Policy NH5	<p><b><del>Policy NH5: Trees and woodland</del></b></p> <p><del>Proposals which affect, or are likely to affect, existing trees, will require an arboricultural report. Existing trees must be protected and retained where possible, and sensitively incorporated into developments.</del></p> <p><del>Planning permission for proposals where the loss of trees is demonstrated to be unavoidable will be granted where:</del></p> <ul style="list-style-type: none"> <li><del>a. Sufficient land is reserved for appropriate replacement planting and landscaping;</del></li> <li><del>b. Replacement trees or planting are provided which are;</del> <ul style="list-style-type: none"> <li><del>i. Of equal or better quality than the trees which are lost;</del></li> <li><del>ii. Sensitively incorporated into the development; and</del></li> <li><del>iii. Where appropriate, locally native species of similar maturity; and</del></li> </ul> </li> <li><del>c. In the case of a loss of woodland:</del> <ul style="list-style-type: none"> <li><del>i. It can be demonstrated that any adverse affects can be satisfactorily mitigated;</del></li> <li><del>ii. The need for the use of the site outweighs the amenity of the woodland; or</del></li> </ul> </li> </ul>



Position	Text																		
	<div>iii. <del>It can be demonstrated that there would be a net gain in the quality of any remaining woodland through the enhancement of the recreational, amenity, landscape and/or nature conservation value of the remaining woodland and that there would be provision for its improved long-term management.</del></div>																		
New Policy NH5(a)	<div><b><u>Policy NH5a: Trees and woodland</u></b></div> <div><u>All development proposals which involve works to, or within the vicinity of, existing trees or woodland must be accompanied by an arboricultural impact assessment (AIA) at the application stage.</u></div> <div><u>Individual trees</u></div> <div><u>Development proposals resulting in harm to the health or longevity of existing individual trees which are worthy of retention<sup>25</sup> will be refused unless:</u></div> <div><div>a. <u>The harm is demonstrated to be unavoidable;</u></div><div>b. <u>Replacement trees would be planted in accordance with Table 6 below; and</u></div><div>c. <u>Any replacement trees would be of an appropriate size and species, and planted in an appropriate location.</u></div></div> <div><u>Post-permission, conditions will be used to secure any replacement planting and safeguard any retained trees.</u></div> <div><table><tr><th colspan="2"><u>Trees Felled</u></th><th><u>Replacements</u></th></tr><tr><th><u>Category</u></th><th><u>Diameter at Breast Height</u></th><td></td></tr><tr><td><u>Small</u></td><td><u>Less than or equal to 30cm</u></td><td><u>2</u></td></tr><tr><td><u>Medium</u></td><td><u>Greater than 30cm and less than or equal to 60cm</u></td><td><u>5</u></td></tr><tr><td><u>Large</u></td><td><u>Greater than 60cm and less than or equal to 90cm</u></td><td><u>10</u></td></tr><tr><td><u>Very Large</u></td><td><u>Greater than 90cm</u></td><td><u>21</u></td></tr></table></div> <div><b><u>Table 6 – Individual tree replacement standard</u></b></div> <div><u>Woodland</u></div>	<u>Trees Felled</u>		<u>Replacements</u>	<u>Category</u>	<u>Diameter at Breast Height</u>		<u>Small</u>	<u>Less than or equal to 30cm</u>	<u>2</u>	<u>Medium</u>	<u>Greater than 30cm and less than or equal to 60cm</u>	<u>5</u>	<u>Large</u>	<u>Greater than 60cm and less than or equal to 90cm</u>	<u>10</u>	<u>Very Large</u>	<u>Greater than 90cm</u>	<u>21</u>
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<sup>25</sup> Defined as category C or above according to BS 5837:2012 or equivalent.

Position	Text
	<p><u>Development proposals resulting in the loss or deterioration of existing woodland<sup>26</sup> will be refused unless:</u></p> <ul style="list-style-type: none"> <li>a. <u>There are exceptional reasons which justify the loss or deterioration;</u></li> <li>b. <u>Replacement habitat would be provided in accordance with the statutory biodiversity metric;</u></li> <li>c. <u>Following replacement, there would be no net-loss of woodland by area; and</u></li> <li>d. <u>Appropriate measures are proposed for the long-term management of any replacement woodland.</u></li> </ul> <p><u>Post-permission, the planting and management of any replacement woodland will be secured by conditions or legal agreement.</u></p> <p><u>Ancient and veteran trees</u></p> <p><u>Development proposals resulting in the loss or deterioration of ancient or veteran trees will be refused unless:</u></p> <ul style="list-style-type: none"> <li>a. <u>There are wholly exceptional reasons which justify the loss or deterioration; and</u></li> <li>b. <u>A suitable compensation strategy exists.</u></li> </ul> <p><u>Post-permission, any compensation will be secured by conditions or legal agreement.</u></p> <p><u>Arboricultural offsetting</u></p> <p><u>Replacement trees or woodland must be provided on-site unless there are clear and convincing reasons for not doing so. Where it is satisfactorily demonstrated that a development proposal cannot fully provide the necessary replacement planting on-site, any shortfall must be offset by either:</u></p> <ul style="list-style-type: none"> <li>a. <u>A cash in lieu contribution to the Council; or</u></li> <li>b. <u>An alternative off-site proposal, where this has already been identified and delivery is certain.</u></li> </ul> <p><u>The acceptability of option (b) will be subject to agreement with the Council and will be considered on a case-by-case basis.</u></p>

<sup>26</sup> Defined as a contiguous area of 0.5 hectares or more under stands of trees with, or with the potential to achieve, tree crown cover of more than 20% of the ground.

Position	Text
New Policy NH5(b)	<p><b><u>Policy NH5b: Tree-lined streets</u></b></p> <p><u>Development proposals involving the creation of new streets must ensure that those streets are tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate.</u></p>
14.32	<p>However, it is important that all woodlands and trees of amenity value are retained where this is practicable and desirable. An arboricultural <del>report</del> <u>method statement</u> will be required where trees are to be affected. This should provide details about the location and characteristics of existing trees and clearly indicate which are to be removed or retained.</p>
New paragraphs 14.32A to 14.32E	<p><u>Where it is proposed to fell individual trees, they should be replaced in accordance with Table 6. This tree replacement standard has been informed by the statutory biodiversity net gain (BNG) provisions insofar as the value of the existing tree is determined by its diameter at breast height (1.3 metres above ground level) and the number of replacements is equal to the number of small replacement trees required to achieve a 10% net gain according to the statutory metric.</u></p> <p><u>For applications subject to the statutory BNG provisions, Policy NH5a will effectively act as an additional trading rule, requiring that individual trees be replaced by individual trees. In all other cases, the policy will operate as an independent standard.</u></p> <p><u>Where replacement planting takes place, trees may not mature and achieve a similar canopy, ground cover or ecological value if inappropriate species or techniques are used. For these reasons, the acceptability of the size, species and location of replacement trees will be assessed on a case-by-case basis.</u></p> <p><u>The loss or deterioration of existing woodland should only take place where it is justified by exceptional reasons. In this context, “exceptional reasons” should be understood to mean instances where the proposed development is of an unusual nature, where the public benefits of the proposal would outweigh the harm caused by the loss of woodland, and where there is no reasonable and viable alternative to the loss or deterioration. Most residential development<sup>27</sup> will fail these tests and the council expects that the loss or deterioration of woodland will usually only be justified by proposals for public service infrastructure.</u></p> <p><u>The loss or deterioration of ancient or veteran trees should only take place where it is justified by wholly exceptional reasons. Here, “wholly exceptional reasons” should be understood to mean instances where refusal of the application would be very obviously contrary to the objectives of this plan when read as a whole.</u></p>

<sup>27</sup> With the exception of residential development falling within use classes C2 and C2A.

Position	Text																	
14.33	<del>Without sensitive planning, mature trees can be permanently damaged during construction or create long term problems for the occupiers of new developments such as shade, storm damage and subsidence. Where new planting takes place, trees may not mature and achieve a similar canopy, ground cover or ecological value if inappropriate species or techniques are used.</del>																	
14.34	Tree Preservation Orders (TPOs) are used to protect important specimens. Consent is required to fell or carry out any tree surgery work on a <del>TPO'd</del> <a href="#">TPO</a> tree. Where individual trees, groups of trees or woodlands of particular value are under threat, the Council will consider making new TPOs. In considering TPO applications, the Council will have regard to expert advice, relevant British Standards and any other appropriate information.																	
14.36	The general presumption is that only those spaces which are of a poor or very poor quality will be considered for disposal. A number of sites of this nature are detailed in the evidence base. However, the circumstances around any site may change over <del>time</del> time and all schemes that seek to utilise unallocated open space will be scrutinised.																	
Bulleted list after 15.3	<b>Hertfordshire County Council</b> as (variously) waste and minerals planning authority, highway authority and authority responsible for education. Our plan and policies map, where relevant and necessary, reflect proposals in those parts of the statutory Development Plan for which the county council retain <del>responsibility</del> <a href="#">responsibility</a> . Mitigation schemes to ensure appropriate capacity on the local highway network and in the education system have been included;																	
Table after 15.10	<table><tr><th>Objective</th><th>Policy</th><th>Target</th><th>Indicator(s)</th></tr><tr><td rowspan="5">Sustainable development</td><td rowspan="4">Reduce deprivation and improve quality of life</td><td>-</td><td>Index of multiple deprivation</td></tr><tr><td>For average earnings to increase over the plan period</td><td>Average weekly earnings for residents</td></tr><tr><td>-</td><td>Housing affordability</td></tr><tr><td>-</td><td>Resident satisfaction</td></tr><tr><td>Support facilities and services that encourage people to live, work and spend leisure time in Stevenage</td><td>To reduce the distance travelled to work</td><td>Distance travelled to work</td></tr></table>	Objective	Policy	Target	Indicator(s)	Sustainable development	Reduce deprivation and improve quality of life	-	Index of multiple deprivation	For average earnings to increase over the plan period	Average weekly earnings for residents	-	Housing affordability	-	Resident satisfaction	Support facilities and services that encourage people to live, work and spend leisure time in Stevenage	To reduce the distance travelled to work	Distance travelled to work
Objective	Policy	Target	Indicator(s)															
Sustainable development	Reduce deprivation and improve quality of life	-	Index of multiple deprivation															
		For average earnings to increase over the plan period	Average weekly earnings for residents															
		-	Housing affordability															
		-	Resident satisfaction															
	Support facilities and services that encourage people to live, work and spend leisure time in Stevenage	To reduce the distance travelled to work	Distance travelled to work															

Position	Text				
	A strong, competitive economy	Provide sites for new <del>B-Class</del> employment floorspace	At least 140,000m <sup>2</sup> employment floorspace to be completed 2011-2031	Employment floorspace completions	
			-	Employment land supply	
			-	Claimant count	
			-	Number of jobs	
			-	New business start ups	
		Protection of the Employment Areas	To protect the Gunnels Wood and Pin Green Employment Areas	Employment land up-take	
	A vital town centre	Preserve the viability and vitality of the retail hierarchy	-	Retail vacancy rates	
		Support the type and range of retail required to meet identified need	7,600m <sup>2</sup> of additional convenience retail floorspace by 2031	Retail, office and leisure completions	
		Reserve the Primary Frontage for <del>A4</del> <u>E(a)</u> Use	For at least 80% Primary Frontage to be in <del>A4</del> <u>E(a)</u> Use	<del>A4</del> <u>E(a)</u> Retail	
	Infrastructure	Require new development to meet the demand it creates	-	Developer contributions	
	Sustainable transport	Create conditions for significant increase in passenger transport	To increase the use of passenger transport	Mode of travel to work	
		Direct high density development to the most sustainable locations	For 100% of residential completions to be within 30 minutes of key services	Accessibility of services	
		Require new development to provide relevant plans and assessments	For all major applications to include a Travel Plan	Travel Plans	

Position	Text				
	High quality homes	Provide sites for new residential development	At least 7,600 new homes to be completed 2011-2031	Housing completions	
		45% of new homes to be on Previously Developed Land	45% of new homes to be on Previously Developed Land	Housing completions on PDL	
		Maintain at least a five-year supply of land for housing	-	Housing supply	
		To deliver up to 40% affordable homes, where viability permits	For at least 20% of all new homes to be affordable	Affordable housing completions	
				Affordable housing supply	
		To re-balance the housing stock by delivering a mix of housing types and sizes	For all major sites to comply with the mix identified in the SHMA	Housing Mix	
			-	Aspirational homes	
		Provide sites for new Gypsy and Traveller provision	At least 11 new Gypsy and Traveller sites to be provided	Gypsy and Traveller provision	
	Good design	New developments are effective in designing out crime	For the overall crime rate in Stevenage to be reduced	Crime rates	
		New development to meet water usage standards	The design achieves a maximum of 110 litres per person per day including external water use	None – Building Regulation Approval will not be granted unless this is complied with	
	Healthy communities	Avoid the loss of any health, social or community facilities	To see no decrease in <del>D1, D2, C2 Uses</del> <u>health, social and community uses</u> across the town	Retail, office and leisure completions	
		For new health, social and community facilities to be located	-		

Position	Text			
		within identified centres, in accordance with the sequential test		
	Climate change, flooding and pollution	Reduce or mitigate against flood risk	For all Flood Storage Reservoirs to be retained	Number of Flood Storage Reservoirs
			To grant no permissions against Environment Agency advice	Environment Agency advice
			For all schemes to incorporate SUDS	Sustainable Urban Drainage Systems
	Green infrastructure and the natural environment	Protection of Principal Open Spaces	No reduction in the total area of Principal Open Space	Principal Open Spaces
		Protection of wildlife sites	No reduction in the number or area of designated sites through development	Wildlife Sites
		Protection of Green Corridors	No reduction in the total area of designated sites through development	Green corridors
		Protection of Green Links	No reduction in the total area of designated sites through development	Green Links
	The historic environment	Preserve and enhance conservation areas	For no conservation areas to be 'at risk'	Conservation areas
		Preserve and enhance listed buildings	For no listed buildings to be 'at risk'	Listed Buildings
New Appendix D	<a href="#">D Glossary</a>  <a href="#">Accessible and adaptable dwelling</a> : A dwelling complying with requirements M4(2) of the Building Regulations.			

Position	Text
	<p><b><u>Aspirational home:</u></b> A dwelling that complies with one of the following definitions:</p> <p><b><u>Aspirational house:</u></b> A house which meets all of the following criteria: (a) built as part of a small group in suburban or edge-of-town location; (b) low density, typically between 8 and 15 dwellings per hectare; (c) detached with at least four bedrooms and two bathrooms; (d) sited on a large plot with a footprint in excess of 100m<sup>2</sup> and a rear garden of at least 200m<sup>2</sup>; and (e) set back from the road and provided with at least two off-street parking spaces.</p> <p><b><u>Aspirational flat:</u></b> A flat which meets all of the following criteria: (a) located close to the town centre and railway station; (b) on the upper floor(s) of a multi-storey development; (c) provides significantly larger than average accommodation<sup>28</sup>; and (e) internally finished to a high specification.</p> <p><b><u>Assisted living housing:</u></b> Housing regulated by the Care Quality Commission comprising self-contained flats where care is available 24 hours per day.</p> <p><b><u>Employment uses:</u></b> Uses falling within classes B2, B8 and E(g).</p> <p><b><u>Extra care housing:</u></b> See Assisted living housing.</p> <p><b><u>Health, social and community facilities:</u></b> Uses falling within classes C2, E(e), E(f) and F.2(b).</p> <p><b><u>Larger HMO:</u></b> Use as a sui generis house in multiple occupation by more than six residents not forming a single household.</p> <p><b><u>Leisure and cultural uses:</u></b> Uses falling within E(d), F.1(b), F.1(c), F.1(d), F.1(e), F.2(c) and F.2(d).</p> <p><b><u>Local green jobs:</u></b> Employment positions which contribute directly or indirectly towards meeting the UK's net zero emissions target and other environmental goals, such as nature restoration and mitigation against climate risks.</p> <p><b><u>Permitted development:</u></b> Development which has planning permission by reason of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p><b><u>Smaller HMO:</u></b> Use as a house in multiple occupation falling within class C4.</p>

<sup>28</sup> In excess of 100m<sup>2</sup> GIA for penthouse-style accommodation and in excess of 85m<sup>2</sup> GIA in all other cases.



Position	Text
	<p><b><u>Sheltered housing:</u></b> Housing with a resident warden.</p> <p><b><u>Supported housing:</u></b> Housing where care, support or supervision is provided to enable residents to live as independently as possible in the community.</p> <p><b><u>Sui generis:</u></b> A use of land not falling within any of the classes defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).</p> <p><b><u>Wheelchair accessible dwelling:</u></b> A dwelling complying with requirements M4(3)(2)(b) of the Building Regulations.</p> <p><b><u>Wheelchair adaptable dwelling:</u></b> A dwelling complying with requirements M4(3)(2)(a) of the Building Regulations.</p>