



LOCAL DEVELOPMENT FRAMEWORK

Core Strategy
Statement of Consultation (Reg.25)

Submission to the Secretary of State - May 2010



Stevenage
BOROUGH COUNCIL

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1 Introduction

What is a Statement of Consultation?

1.1 A Statement of Consultation says how we have prepared our planning documents. It should show that we have met the legal requirements set out by the Government when preparing our plans⁽¹⁾.

1.2 It says who we consulted and when this happened. The Statement of Consultation summarises the responses that were sent to us and also says how we have changed our document as a result of these comments.

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

1.4 This Statement accompanies the Core Strategy.

What is the Core Strategy?

1.5 The Core Strategy forms part of the Local Development Framework (LDF) for Stevenage. The LDF is a set of planning documents that we will use to help us decide whether to grant planning permission for new development.

1.6 The Core Strategy tells you our overall vision for the future of Stevenage. It says how we want the town to develop and change and includes the policies that will help us to achieve this. The Core Strategy also contains a set of more detailed requirements. These are called Generic Development Management Policies. They give more information about how new buildings should be designed and what we will require new developments to provide.

1.7 Please read the main consultation document if you would like to find out more about the Core Strategy and the LDF.

How do we decide who to consult?

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

1.9 We adopted our SCI in December 2006. It is available on our website (www.stevenage.gov.uk). The SCI says that we will use some or all of the following methods to consult you.

- You can see our plans at our offices, in local libraries and on our website.
- We will write to people who have told us they are interested in our planning documents. (We will do this each time there is a consultation).
- We will write press releases and put adverts in the local newspaper.
- We will send out leaflets and brochures.

1 The Town and County Planning (Local Development) (England) Regulations 2004 (as amended).

- We will set up exhibitions or displays and hold meetings.
- We will give presentations and host workshops.

1.10 We have a database which holds details of people, businesses and organisations that have told us they are interested in our planning documents.

2 Regulation 25 Consultation

2.1 This section of the statement says who we consulted, when this happened and what people said. It shows how we have taken these comments into account when writing our plan.

What is Regulation 25?

2.2 The Government says that we must consult certain organisations when we prepare our planning documents. We should also ask groups that have an interest in the future of Stevenage for their comments and think about the best way(s) to involve local people and businesses. These requirements are known as Regulation 25.

2.3 The organisations that we must consult are called “specific consultation bodies”. They include:

- Central government agencies such as Natural England and The Environment Agency.
- Local authorities that are next to Stevenage or cover (parts of) the same area. This means North Hertfordshire and East Hertfordshire districts and Hertfordshire County Council.
- Parish Councils that are in or next to Stevenage. This includes areas such as Graveley and Knebworth.
- The local health authority.
- Companies that provide electricity, gas and water in the area.

2.4 It is important to point out that the rules that say how we must prepare our planning documents have changed while we have been writing the Core Strategy. When we began work in 2005, the rules required us to carry out two separate periods of consultation:

- Key Issues and Alternative Options; and
- Preferred Options⁽²⁾.

2.5 We carried out these consultations in 2006 and 2007. In 2008, the rules changed and these two stages were replaced by a new Regulation 25. The consultations that we carried out meet the requirements of the new Regulation 25.

Key Issues and Alternative Options (2006)

2.6 A Key Issues and Alternative Options document identifies the main things that a plan needs to deal with. It then shows different ways this could be done.

When was this consultation?

2.7 The consultation was approved by the Council’s Executive on 30th May 2006.

2.8 The consultation started on 19th June 2006. It ended on 28th July 2006. A copy of the consultation plan is available on our website, www.stevenage.gov.uk⁽³⁾.

2 As set out in Regulations 25 and 26 of The Town and County Planning (Local Development) (England) Regulations 2004 prior to their amendment and the 2004 version of Planning Policy Statement 12: Local Development Frameworks

3 Core Strategy Key Issues and Alternative Options (2006)

2.9 The consultation included 26 questions on a number of topics. These included employment, housing, transport and natural habitats.

Who was consulted?

2.10 We consulted the following specific consultation bodies:

- East of England Regional Assembly (EERA)
- The Countryside Agency
- The Environment Agency
- English Heritage (Historic Buildings and Monuments Commission for England)
- English Nature
- Department for Rail Transport Group (Strategic Rail Authority)
- The Highways Agency
- Hertfordshire County Council
- East Hertfordshire District Council
- North Hertfordshire District Council
- Graveley Parish Council, Knebworth Parish Council, Langley Parish Meeting, St Ippolyts Parish Council and Wymondley Parish Council (in North Hertfordshire District)
- Aston Parish Council, Datchworth Parish Council and Walkern Parish Council (in East Hertfordshire District)
- East of England Development Agency (EEDA)
- NTL UK, Mobile Operators Association, British Telecommunications Plc, Hutchinson 3G, O2, Ofcom, Orange, T-Mobile, Tracker Network UK Ltd, Virgin Mobile, Vodafone Ltd
- Bedfordshire and Hertfordshire Strategic Health Authority
- Eastern Electricity, National Grid Transco, Ofgem, Powergen Retail Ltd, EDF Energy
- British Gas
- Anglian Water Services Ltd, Thames Water Services Ltd, Three Valleys Water

2.11 We also asked more than 500 people, businesses and organisations to tell us what they thought. This list was created from the details on our LDF database.

What did we do?

2.12 We sent a cover letter and a copy of the consultation plan to:

- The specific consultation bodies in the list above; and
- The Government Office for the East of England.

2.13 We also sent a copy of our environmental report and assessment⁽⁴⁾ to:

- The Countryside Agency;
- The Environment Agency;
- English Heritage; and
- English Nature.

4 Sustainability Appraisal and Strategic Environmental Assessment Scoping Report; Core Strategy Key Issues and Alternative Options Initial Sustainability Appraisal.

2.14 We sent a letter and information leaflet to the people, businesses and organisations on our LDF database. There were more than 500 entries in our database at the time of the consultation.

2.15 We made copies of the following documents available at our main office:

- The consultation plan;
- Our environmental assessment;
- Information leaflets; and
- The response form

2.16 We also gave copies of these documents to the libraries in Stevenage town centre and Old Town High Street.

2.17 The documents were put on the Council's website (www.stevenage.gov.uk). The website included an online response form and copies of the studies we had used to write the plan.

2.18 We put a local advert in the Comet newspaper on 22nd June 2006. We published a reminder in the Comet newspaper on 20th July 2006. We put an advert in the London Gazette on 23rd June 2006. We sent posters and leaflets to the community centres and leisure centres in the Borough. We wrote a press release for the local media. Copies of these are in Appendix 1.

2.19 We displayed posters and leaflets in a van used by our Community Safety team. Between the 19th and 23rd June 2006, the van visited ten neighbourhood centres and other venues in Stevenage. We put six display boards in the reception of our Daneshill House office. These were left up for the whole consultation period.

2.20 We hosted two events called "Have your Say". These were held on Wednesday 5th July 2006 and Saturday 15th July 2006 in the Council Chamber. Stevenage-based organisations and businesses were invited. Invites were sent with the covering letter and leaflet.

Who responded to the consultation?

2.21 We were sent fifty-four (54) responses by the end of the consultation. The list below shows who sent comments:

British Wind Energy Association	Mr David Stone
Charles Planning Associates for Croudace Strategic Ltd	Mr Douglas Draper
Countryside Agency	Mr J A Pease
Dacorum Borough Council	Mr John D Amess
Daniel Rinsler and Co for Morley Fund Management	Mr Oliver Christopherson
Development Planning Partnership for Tesco's	Mr Owen James
Development Planning Partnership for the Department for Constitutional Affairs	Mr Sam Odell
East Hertfordshire District Council	Mr Sean Zag

East of England Development Agency (EEDA)	Mrs Francis Lee
English Heritage	Mrs June Pitcher
Environment Agency	Nathaniel Lichfield for GlaxoSmithKline
Family Ogden Senior	North Hertfordshire District Council
Friends of Forster Country	North Herts and Stevenage Primary Care Trust
GO-East	Peacock and Smith for Wm Morrisons Supermarkets Plc
Hertfordshire Biological Records Centre	Pegasus Planning for Martin Grant Homes
Hertfordshire Chamber of Commerce and Industry	RPS for Fairview New Homes Ltd
Hertfordshire County Council (Forward Planning)	RPS for Stevenage Regeneration Ltd
Hertfordshire County Council (Property)	SBC Community Development Team for Dyes Land Gypsies and Travellers
Herts and Middlesex Wildlife Trust	Sport England
Highways Agency	Stevenage Borough Council Estates
Indigo for Sainsbury's Supermarkets Ltd	Stevenage Partnership (the Stevenage Local Strategic Partnership)
Knebworth Estates	Stevenage Society for Local History
Leith Planning Ltd for Cygnet Healthcare Ltd	Stevenage Town Rugby Club and Stevenage Sports Club Ltd
Mono Consultants Ltd for Mobile Operators Association	Terence O'Rourke for London Luton Airport Operations Ltd (LLAOL)
Mr Alan Luff	Thames Water Plc
Mr Brian Phillips	The Theatres Trust
Mr Bryan Womersley	Turley Associates for Intercounty Properties

2.22 Four (4) responses were received after the 28th July 2006 deadline. These were from: East of England Regional Assembly (EERA); English Nature; Mrs Margaret Ashby; and Mrs Margaret Selby.

2.23 A monitoring response form was used. This asked respondents to provide information on subjects including their gender, age and ethnic group. The Key Issues and Options Consultation took place at the same time as consultations on other planning documents⁽⁵⁾. It is not possible to

5 The Site Specific Policies Key Issues and Alternative Options, Old Town Area Action Plan Key Issues and Alternative Options, Gunnels Wood Area Action Plan Key Issues and Alternative Options were consulted on at the same time as the Core Strategy Key Issues and Alternative Options

tell which document(s) the monitoring response form relates to. Because of this, these results relate to all of the forms that we received. The number of people who answered varied between questions.

- 47 responses were from males and 31 were from females (this question was completed on 78 forms);
- 42 respondents were working, 31 were retired and five were involved in some other form of family caring or voluntary work (78 forms).
- 25 responses were from people aged 56-65. This was the largest number for any of the identified age groups. The full results are shown in table 1.

Age groups of respondents to Key Issues and Options consultations

Age	No. of responses	Age	No. of responses	Age	No. of responses
0-16	0	36-45	11	66-75	13
16-25	0	46-55	18	75+	6
26-35	6	56-65	25		

- 72 forms were complete by people living in Stevenage (83).
- Four people said they had a disability which affected their day-to-day lives (82).
- 74 respondents were white British, five were from other white backgrounds and one was mixed white and black Caribbean (80).
- 27 people gave their religion as Christian, two had no religion and one was Bahá'í (30). This question was not available on the online form.

What were the main issues that people commented on?

2.24 A detailed analysis of the results was published in 2007⁽⁶⁾. This report is available on our website (www.stevenage.gov.uk).

2.25 Because it was the first stage of consultation, a wide variety of comments were received. This is because most of the questions asked respondents to choose their preference from a range of options.

2.26 The table in Appendix 2 shows how we used the comments from this consultation to help us write the next version of the document.

Preferred Options consultation (2007)

2.27 We held a second consultation in 2007. This was called Preferred Options. This version of the plan provided more details of our preferred approach. A table showing how the questions in the Key Issues and Options relate to the policies in the Preferred Options consultation is below.

6 Core Strategy Key Issues and Alternative Options consultation summary (September 2007)

How did the policies in the Preferred Options consultation relate to the questions asked in 2006 (Core Strategy)

Policy in Preferred Options consultation (2007)	Key Issues and Alternative Options Question(s) (2006)
Vision and objectives	CS1) Do you agree with our overall vision for Stevenage?
[CS1] Sustainability and quality of life	CS2) How can we ensure that people have the best possible quality of life?
[CS2] Balance and self-containment	CS3) Should Stevenage become a more self-contained community?
[CS3] Prosperity through regeneration and growth	CS4) How many new jobs should there be in Stevenage?
[CS4] Strategic housing trajectory	CS6) How can residents gain the benefit of “substantial employment growth” and the rise in prosperity?
[CS5] House types	<i>We did not ask questions about this topic in 2006</i>
[CS6] Brownfield target	CS11) What should the balance of housing types be?
[CS7] Gypsies and Travellers and Travelling Showpeople	<i>We did not ask questions about this topic in 2006</i>
[CS8] Employment sites	CS14) Should we meet the identified need for Gypsy and Traveller accommodation?
[CS9] Town centre and shopping	CS4) How many new jobs should there be in Stevenage?
[CS10] Natural environment	CS7) What should happen to our existing areas of employment?
[CS11] Open spaces	CS8) Do we need new employment land?
[CS12] Green links	CS16) What facilities should be provided in new neighbourhoods?
[CS13] Forster Country Park	CS10) What type of town centre do we want for the benefit of the growing town?
	CS15) What is the future of neighbourhood centres?
	CS16) What facilities should be provided in new neighbourhoods?
	CS16) What facilities should be provided in new neighbourhoods?
	CS17) How can we protect existing heritage and deliver regeneration and growth? What implications does this have?
	CS18) How should we conserve and enhance biodiversity and natural habitats?
	CS24) What open space, leisure and recreation facilities should we provide for the growing population?

Policy in Preferred Options consultation (2007)	Key Issues and Alternative Options Question(s) (2006)
[CS14] Green Belt review	CS25) What type of cemetery does Stevenage need?
[CS15] Built environment	CS17) How can we protect existing heritage and deliver regeneration and growth? What implications does this have?
[CS16] Old Town	<i>We did not ask questions about this topic in 2006</i>
[CS17] Education	CS5) How can education provision be transformed?
[CS18] Health care	CS16) What facilities should be provided in new neighbourhoods?
[CS19] Community and leisure facilities	CS24) What open space, leisure and recreation facilities should we provide for the growing population?
[CS20] Buses, trains, walking and cycling	CS16) What facilities should be provided in new neighbourhoods?
[CS21] Road and rail transport	CS23) How can we encourage more sustainable transport?
[CS22] London Luton Airport	<i>We did not ask questions about these topics in 2006.</i>
[CS23] Utilities, sewerage and flood prevention	
[CS24] Local delivery vehicle	
[CS25] Simplified planning zones	CS9) Should we designate any employment Simplified Planning Zones?
[CS26] Planning obligations	CS16) What facilities should be provided in new neighbourhoods?
	CS26) What planning obligations should we ask for and how should they be secured?

How did the policies in the Preferred Options consultation relate to the questions asked in 2006? (Generic Development Control policies)

Policy in Preferred Options consultation (2007)	Key Issues and Alternative Options Question(s) (2006)
[DC1] Sustainability and quality of life statement	CS2) How can we ensure that people have the best possible quality of life?
[DC2] Energy efficiency and renewable energy	CS20) How should renewable energy and energy efficiency be provided?
[DC3] Sustainable construction principles	CS21) Should we develop principles of sustainable development for new and existing buildings?
[DC4] Waste management	<i>We did not ask questions about this topic in 2006.</i>

Policy in Preferred Options consultation (2007)	Key Issues and Alternative Options Question(s) (2006)
[DC5] Water consumption	CS21) Should we develop principles of sustainable development for new and existing buildings?
[DC6] Sustainable Urban Drainage Systems (SUDs)	<i>We did not ask questions about these topics in 2006</i>
[DC7] Pollution and contaminated land	
[DC8] Balance and self-containment statement	CS3) Should Stevenage become a more self-contained community?
[DC9] Prosperity through regeneration and growth	CS6) How can residents gain the benefit of “substantial employment growth” and the rise in prosperity?
[DC10] Affordable / social housing thresholds	CS12) What if the best affordable housing threshold?
[DC11] House sizes	CS11) What should the balance of housing types be?
[DC12] Housing density	CS13) What are appropriate housing density ranges?
[DC13] Windfall sites	<i>We did not ask a question on this topic in 2006.</i>
[DC14] Gypsy and Traveller sites	CS14) Should we meet the identified need for Gypsy and Traveller accommodation?
[DC15] Travelling Showpeople sites	
[DC16] Uses in Employment Areas	CS7) What should happen to our existing areas of employment?
[DC17] Employment uses outside Employment Areas	<i>We did not ask questions about these topics in 2006.</i>
[DC18] Retail parks, supermarkets and freestanding shops	
[DC19] Natural environment statement	
[DC20] Open Space standards	
[DC21] Green Belt	
[DC22] Green Links	CS17) How can we protect existing heritage and deliver regeneration and growth? What implications does this have?
[DC23] Areas of biodiversity and geological importance	CS18) How should we conserve and enhance biodiversity and natural habitats?
[DC24] Built environment statement	<i>We did not ask a question on this topic in 2006.</i>
[DC25] Listed Buildings and locally listed buildings	CS19) Should we create a list of locally important buildings?

Policy in Preferred Options consultation (2007)	Key Issues and Alternative Options Question(s) (2006)
[DC26] Conservation Areas	<i>We did not ask a question on this topic in 2006.</i>
[DC27] Ancient Lanes and associated hedgerows	CS17) How can we protect existing heritage and deliver regeneration and growth? What implications does this have?
[DC28] Design out crime statement	<i>We did not ask questions about these topics in 2006.</i>
[DC29] Areas of Archaeological Significance	CS17) How can we protect existing heritage and deliver regeneration and growth? What implications does this have?
[DC30] Community and Leisure facilities	<i>We did not ask a question on this topic in 2006.</i>
[DC31] Green Travel Plans	CS23) How can we encourage more sustainable transport?
[DC32] Home Zones and shared spaces	CS22) Should we encourage more Home Zones?
[DC33] Car parks	<i>We did not ask questions about these topics in 2006.</i>
[DC34] Flood risk	
[DC35] Telecommunications	

When was this consultation?

2.28 The consultation was approved by the Council's Executive on 12th September 2007.

2.29 The six week Preferred Options consultation period ran from Monday 24th September 2007 to Friday 2nd November 2007. A total of thirty-six (36) responses were received.

2.30 However, at the end of the consultation we found out that our online response form had not been working properly. We decided to re-consult on the same document from Thursday 8th November 2007 to Thursday 20th December 2007.

2.31 A copy of the consultation plan⁸ is available on our website, www.stevenage.gov.uk.

2.32 The consultation included twenty-six (26) preferred policy directions for the Core Strategy and thirty-five (35) draft policy directions for Generic Development Control policies. Subjects included housing, employment, open spaces and design.

Who was consulted?

2.33 We consulted the following specific consultation bodies:

- East of England Regional Assembly (EERA)
- The Environment Agency
- English Heritage (Historic Buildings and Monuments Commission for England)
- Natural England (formerly English Nature)
- Department for Rail Transport Group (Strategic Rail Authority)
- The Highways Agency
- Hertfordshire County Council
- East Hertfordshire District Council
- North Hertfordshire District Council
- Graveley Parish Council, Knebworth Parish Council, Langley Parish Meeting, St Ippolyts Parish Council and Wymondley Parish Council (in North Hertfordshire District)
- Aston Parish Council, Datchworth Parish Council and Walkern Parish Council (in East Hertfordshire District)
- East of England Development Agency (EEDA)
- NTL UK, Mobile Operators Association, British Telecommunications Plc, Hutchinson 3G, O2, Ofcom, Orange, T-Mobile, Tracker Network UK Ltd, Virgin Mobile, Vodafone Ltd
- Bedfordshire and Hertfordshire Strategic Health Authority
- Eastern Electricity, National Grid Transco, Ofgem, Powergen Retail Ltd, EDF Energy
- British Gas
- Anglian Water Services Ltd, Thames Water Services Ltd, Three Valleys Water

2.34 We also asked approximately 700 other people, businesses and organisations to tell us what they thought. This list was created from the details on our LDF database.

2.35 When we restarted the consultation, we contacted all organisations, businesses and individuals registered on our LDF consultation database to inform them of the new consultation period. We also sent a further letter to the thirty-six (36) respondents who had submitted comments asking them to let us know whether their comments were still valid.

What did we do?

2.36 We made copies of the following documents available at our main office:

- The consultation plan;
- Supporting documents⁽⁷⁾ ;
- Information leaflets.

2.37 We also gave copies of these documents to the libraries in Stevenage town centre and Old Town High Street.

2.38 The documents were put on the Council's website (www.stevenage.gov.uk). The website also included an online response form and copies of the studies we had used to write the plan.

2.39 We sent out 728 letters and leaflets. We sent these to the people and organisations shown above. The letter said where the consultation plan and supporting documents could be viewed. We sent copies of our environmental assessment to Natural England, the Environment Agency and English Heritage. We sent a copy of the response summary to the people who responded to the Key Issues and Options consultation in 2006.

2.40 Display boards were placed in the front reception of the council's Daneshill House office.

2.41 We put an advert in the Comet Newspaper on September 27th 2008. We sent leaflets to the community centres and leisure centres. We put an article in the Council's Chronicle magazine which is sent to all residents in the Borough. We wrote a press release for the local media. Copies of these are in Appendix 3.

Who responded to the consultation?

2.42 We were sent sixty-one (61) responses by the end of the consultation. The list below shows who sent comments:

Anglian Water Services Ltd	Knebworth Estates
Atisreal for BAe Systems Plc	Leith Planning Ltd for Cygnet Health Care Ltd
Barton Willmore for Waitrose Ltd	Mono Consultants Ltd for Mobile Operators Association
Bidwells for Stevenage Rugby Club, Hill Residential Ltd and English Partnerships	Mr A P Holtham
British Wind Energy Association	Mr Alan Luff
Charles Planning for North Stevenage Consortium	Mr Colin Killick
Churches Together in Stevenage	Mr D J Courtman
CPRE The Hertfordshire Society	Mr John Greenaway representing Johavah's Witnesses in Stevenage

⁷ Core Strategy and Generic Development Control Issues and Options response summary; Core Strategy and Generic Development Control Policies Preferred Options Sustainability Appraisal Report (September 2007).

CTC Cyclists	Mr Oliver Christopherson
Daniel Rinsler for Morley Fund Management	Mr Steve Bottomley
DPP for Tesco Stores Ltd	Ms D G Knott
Drivas Jonas for Universities Superannuation Scheme Ltd	Nathanial Lichfield for GlaxoSmithKline
East of England Development Agency	Nathanial Lichfield for Knebworth House Trust
English Heritage	Nathanial Lichfield for Terrace Hill Developments Ltd
Environment Agency	Natural England
Freeth Melhuish for Three Valleys Water Plc	Network Rail
Friends of Forster Country	North Hertfordshire District Council
Government Office for the East of England	Peacock and Smith for Wm Morrisons Supermarket Plc
Grounds and Co	Royal Society for the Protection of Birds (RSPB)
Hertfordshire Biological Records Centre	RPS for Costco Wholesale UK Ltd
Hertfordshire Constabulary	RPS for Fairview New Homes Ltd
Hertfordshire County Council Historic Environment	RPS for Stevenage Regeneration Ltd
Hertfordshire County Council Property	Shire Consulting for Barclays Bank Plc
Highways Agency	Sport England
Home Builders Federation	St Ippolyts Parish Council
Indigo for Sainsbury's Supermarkets	Terence O'Rourke for London Luton Airport Operations Ltd
Keymer Cavendish for Hythe Ltd	Thames Water Plc
Keymer Cavendish for Picture Ltd	Theatres Trust
Keymer Cavendish for Seebohm Executors	Turley Associates for Friends Provident and Hermes Real Estate Investments Ltd
Keymer Cavendish for Wheatley Homes	Turley Associates for Intercounty Properties Welwyn Hatfield Council

2.43 Five responses were sent after the consultation deadline. These were from Hertfordshire County Council Forward Planning, Mr Alan J Lines, Mr John Greenaway representing Jehovah's Witnesses (additional comments), Mrs J R Pitcher and Ms Claire Riches.

What were the main issues that people commented on?

2.44 A wide range of comments were made on the Preferred Options document. Some of the main issues raised included:

- The need for a more robust evidence base to support our policies. This included suggestions that we carry out the following studies:
 - Strategic Flood Risk Assessment (SFRA)
 - Strategic Housing Land Availability Assessment (SHLAA)
 - Strategic Housing Market Assessment (SHMA)
 - Water Cycle Study (WCS); and
 - Further transport work
- We should focus more housing development in the town and on previously developed land;
- We needed to justify our requirements for affordable housing and certain housing types;
- Our employment policies needed to better reflect Stevenage's status in the East of England Plan;
- Our retail policies were unsound because they did not allow for consultation on the town centre proposals, did not quantify the amount of floorspace required and were supporting too high a level of retail growth;
- Concerns over infrastructure provision and, in particular, waste water infrastructure;
- The need for clear monitoring and delivery arrangements; and
- The need to make the submission version of the plan clearer, contain more detail in certain policies and remove policies which were not considered necessary or appropriate.

2.45 The table in Appendix 4 summarises the responses we received by the deadline. It shows how we used these comments to help us write the next version of the document.

2.46 The pre-submission version of the Core Strategy addresses these issues. Since the last consultation, we have carried out significant work on our evidence base. These studies are referenced throughout the Core Strategy.

2.47 Using the findings of our SHLAA, we can now better identify what amounts of development can take place inside and outside of the existing town and on previously developed and undeveloped land. This has informed Policy CS02 and our housing trajectory.

2.48 The findings of our SHMA, viability studies and other relevant evidence support other housing policies including requirements relating to affordable housing, aspirational housing and other market homes.

2.49 The employment policies are more closely linked to the requirements of the adopted East of England Plan.

2.50 Our retail policies are based on an updated assessment of retail capacity. Policy CS09 sets out how future comparison and convenience floorspace will be distributed. The town centre proposals are not presented as a 'given', though they are acknowledged in our delivery section. Our assessment shows that the scale of retail provision we are planning for is needed to support the growth of the town.

2.51 We have carried out a WaterCycle Study with the help of the Environment Agency, water companies and other local authorities. Its findings have been used to inform, in particular, Policy CS05 which sets out our approach to infrastructure provision.

2.52 The Core Strategy now contains a specific Delivery chapter setting out who will be responsible for what, and when we expect it to happen.

2.53 Finally, we have significantly changed how the document looks. This includes presenting the information in themes that relate to our Community Strategy and, wherever possible using simple and non-technical language to explain our proposals.



Appendices

Core Strategy Statement of Consultation (Reg.25)

Appendix 1: Publicity for the 2006 Key Issues and Options consultation

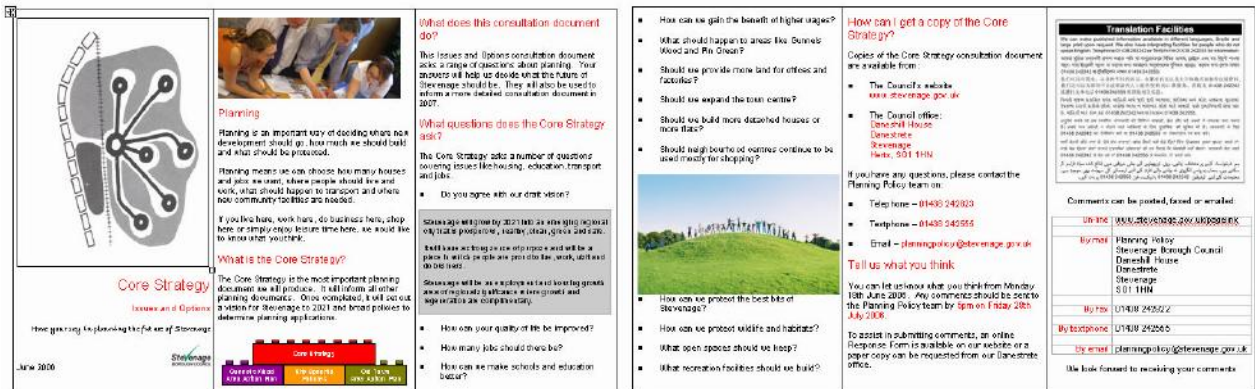


Fig Appendix 1.1 - Consultation leaflet



Fig Appendix 1.2 – Display boards in the Stevenage Borough Council reception area

Have your say in planning the future of Stevenage

Fig Appendix 1.3



A local press advert

Planning is an important way of deciding where new development should go, how much we should build and what should be protected.

If you live, work, do business, shop or simply enjoy leisure time in Stevenage, we would like to know what you think.

The Borough Council has prepared your planning documents for public consultation:

- Core Strategy
- Site Specific Policies
- Quinnes Wood Area Action Plan
- Old Town Area Action Plan

Copies of all four consultation documents are available from:

www.stevenage.gov.uk or Dane Hill House, Dane Circle, Stevenage, Herts, SG1 1HU

Please let us know what you think

Any comment should be sent to the Planning Policy team by 5pm on Friday 28th July 2006

Please call us on 01438 242003 or textphone 01438 242666 if you have any queries.



Fig Appendix 1.4

A jigsaw model of the LDF assisted visitors to our events to understand how the documents worked together.



Appendix 2: Summary of main issues raised by Key Issues and Options consultation

This appendix shows the comments you sent us in response to the Key Issues and Options consultation. This consultation was held in June and July 2006. The table below provides an index of the questions we asked you. This is to help you to read the table of responses which begins on the following page.

Table 4: Questions asked in the Key Issues and Options consultation.

CS01	Do you agree with the overall vision for Stevenage?
CS02	How can we ensure that people have the best quality of life?
CS03	Should Stevenage become a more self-contained community?
CS04	How many new jobs should there be in Stevenage?
CS05	How can education provision be transformed?
CS06	How can residents gain the benefit of “substantial employment growth” and the rise in prosperity?
CS07	What should happen to our existing areas of employment?
CS08	Do we need new employment land?
CS09	Should we designate any Simplified Planning Zones?
CS10	What type of town centre do we want for the benefit of the growing town?
CS11	What should the balance of housing types be?
CS12	What is the best affordable housing threshold?
CS13	What are the appropriate housing density ranges?
CS14	Should we meet the identified need for gypsy and traveller accommodation?
CS15	What is the future of neighbourhood centres?
CS16	What facilities should be provided in new neighbourhoods?
CS17	How can we protect existing heritage and deliver regeneration and growth? What implications does this have?
CS18	How should we conserve and enhance biodiversity and natural habitats?
CS19	Should we create a list of locally important buildings?
CS20	How should renewable energy and energy efficiency be provided?
CS21	Should we develop principles of sustainable development for new and existing buildings?
CS22	Should we encourage more Home Zones?
CS23	How can we encourage more sustainable transport?
CS24	What open space, leisure and recreation facilities should we provide for the growing population?
CS25	What type of cemetery does Stevenage need?
CS26	What planning obligations should we ask for and how should they be secured?

Table 5: Key Issues and Options consultation – Summary of main issues raised and Council response

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
CS IO01	Charles Planning Associates For Croudace Strategic Ltd Countryside Agency Dacorum Borough Council DPP For Her Majesty's Court Service East Of England Regional Assembly English Heritage English Nature Environment Agency Friends Of Forster Country Government Office For The East Of England Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Herts And Middlesex Wildlife Trust Highways Agency Leith Planning Ltd For Cygnet Healthcare Ltd Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Nathanial Lichfield For GlaxoSmithKline North Hertfordshire And Stevenage Primary Care Trust North Hertfordshire District Council Peacock And Smith For Wm Morrisons Supermarket Plc Stevenage Partnership Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd Terence O'Rourke For London Luton Airport Operations Ltd Thames Water Plc The Theatres Trust Turley Associates For Intercounty Properties	(KICS20042/1) (10002/1) (KICS20661/4) (KICS20065/1) (KICS10001/1) (10004/00002/001) (10005/00001/001) (KICS10003/1) (KICS20095/1) (KICS10041/7) (KICS20121/1) (KICS10018/4) (KICS20116/1) (KICS10007/1) (KICS20464/1) (50112/1) (KICS50093/1) (KICS50114/1) (KICS50102/1) (KICS20305/1) (KICS50104/1) (KICS50061/1) (KICS50113/1) (KICS50109/1) (KICS50095/1) (KICS50008/1) (50026/1) (KICS50098/1) (20445/1) (KICS20438/1) (KICS10009/2) (KICS20249/1) (KICS20459/1) (KICS50018/1) (KICS20318/2) (KICS20369/1) (KICS10039/1) (KICS20370/1) (KICS20465/2)	General support for vision. Support aim to become a regional city. Object to aim to become a regional city. Object to referring to rolling back the Green Belt. Built and natural environment should be considered as separate objectives. Support reference to green infrastructure. Quoting housing figures is too specific. Support references to self-containment. Object to building more homes as a solution to existing problems. Vision should refer to transport and infrastructure. Vision should seek to retain the green areas planned as part of the New Town. Vision should be more 'spatially specific' with better links to objectives and policies. Vision should refer to high quality design in new development. Vision should refer to the need to manage flood risk. Vision goes beyond that expressed in the Community Strategy. Vision should refer to climate change and sustainable development. Vision should acknowledge the economic benefits of expansion of Luton Airport. Vision should refer to the need for inter-agency working and significant funding. Vision should refer to sport, leisure and health. Object to use of term "regional city". Stevenage is not a city while "regional", in this context, is meaningless Vision should include an ambition to enhance the historic built and natural environment Vision should include reference to high quality design Bullet points appear to be a list of objectives required to achieve the vision	Support noted The Spatial Vision in the preferred options document has been developed to take a number of these points into account.
CS IO02	East Of England Regional Assembly English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley	(KICS10001/2) (10005/00001/003) (KICS10003/2) (KICS20095/2) (KICS20121/2) (KICS10018/5) (50112/2) (KICS50093/2) (KICS50114/2)	All options should be addressed as far as the planning process is able to do so. Quality of life is not defined. Education, health and housing are the issues which most affect quality of life. Education, health and employment are the issues which can most improve quality of life. Providing multifunctional green space will be an important part of delivering quality of life. The amount of weight given to factors should be determined locally. Doubts over extent to which this can be delivered.	It is acknowledged that some of these issues lie outside the control of the planning system. However, the results helped to inform the development of Preferred Options policies including CS1, CS2 and CS3

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS50102/2) (KICS50104/2) (KICS50061/2) (KICS50113/2) (KICS50109/2) (KICS50095/2) (KICS50008/2) (50026/2) (KICS50098/2) (KICS20463/2) (KICS20318/6)		
CS IO03	Charles Planning Associates For Croudace Strategic Ltd DPP For Her Majesty's Court Service East Of England Regional Assembly English Nature Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield For GlaxoSmithKline North Hertfordshire District Council Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20042/2) (KICS20065/2) (KICS10001/3) (10005/00001/004) (KICS20095/3) (KICS20121/3) (KICS10018/6) (KICS10007/2) (50112/3) (KICS50093/3) (KICS50114/3) (KICS50102/3) (KICS20305/2) (KICS50104/3) (KICS50061/3) (KICS50113/3) (KICS50109/3) (KICS50095/3) (KICS50008/3) (50026/3) (KICS50098/3) (KICS50138/1) (20445/2) (KICS10009/6) (KICS20463/3) (KICS20318/7)	This is a worthy objective but difficult to achieve in practice. High in-commuting rates reflect the lack of suitable housing. Aligning jobs with housing does not necessarily mean new houses will be occupied by the employees in the new jobs. Support self-containment to reduce pressure on the road network. General support for idea of self-containment. General objection to the idea of self-containment. Self-containment is one of the principles of the draft East of England Plan. Policy should acknowledge the contribution to the local economy made by those who work outside of the town in terms of spending power. Self-containment may reduce as Thameslink programme makes commuting to / from the town easier.	Support noted. We acknowledge that it is difficult to achieve this in practise as we cannot directly control the living and working arrangements of residents. However, the Core Strategy recognises that we can achieve greater self-containment by aligning the number of jobs and homes providing the opportunity for people to live and work in the town. Our preferred approach to support and increase self-containment was supported by the majority of respondents.
CS IO04	Charles Planning Associates For Croudace Strategic Ltd English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess	(KICS20042/3) (10005/00001/005) (KICS10003/3) (KICS20095/4) (KICS20121/4) (KICS10018/7) (KICS10007/3) (50112/4) (KICS50093/4) (KICS50114/4) (KICS50102/4) (KICS50104/4)	The Core Strategy should aim to deliver the aims of the Regional Economic Strategy. Employment provision should take account of environmental considerations. A good mix of employment uses is required. Some of the options exceed the total jobs target set for Stevenage, North Hertfordshire and East Hertfordshire in the draft East of England Plan. A wide range of schemes will be required to promote the town. Impact of competition from surrounding centres. Varying levels of support for all options presented. Supporting infrastructure will need to be provided.	Comments noted. The Core Strategy recognises that the highest option presented would require a high degree of intervention and could result in the East of England Plan target being exceeded. It also concludes that the lower targets would be unsustainable. The majority of respondents supported the higher growth options and this is reflected in our preferred approach.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Selby North Hertfordshire District Council Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd Terence O'Rourke For London Luton Airport Operations Ltd	(KICS50061/4) (KICS50113/4) (KICS50109/4) (KICS50095/4) (KICS50008/4) (50026/4) (KICS50138/2) (KICS10009/7) (KICS20463/4) (KICS20318/8) (KICS20369/2)		
CS IO05	English Nature Friends Of Forster Country Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield For GlaxoSmithKline North Hertfordshire District Council Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(10005/00001/006) (KICS20096/5) (KICS10018/8) (KICS20150/1) (50112/5) (KICS50093/5) (KICS50114/5) (KICS50102/5) (KICS50104/5) (KICS50061/5) (KICS50113/5) (KICS50109/5) (KICS50095/5) (KICS50008/5) (KICS50098/4) (KICS50138/3) (20445/3) (KICS10009/8) (KICS20463/5) (KICS20318/9)	The County Council are best placed to decide on future education provision as they are the education authority. The Core Strategy should take account of the education policies in the East of England Plan. Varying levels of support for all options presented. It is important to raise the skills level of the future workforce. Concentrating schools will generate more traffic as pupils will live too far away to walk or cycle.	Comments noted. Our preferred option states that we will work with the County Council to transform education as agreed through the <i>Building Schools for the Future</i> programme. We will support other relevant opportunities for formal and informal education.
CS IO06	Charles Planning Associates For Croudace Strategic Ltd Dacorum Borough Council Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby	(KICS20042/4) (KICS20661/5) (KICS20095/5) (KICS20121/5) (KICS10018/9) (50112/6) (KICS50093/6) (KICS50114/6) (KICS50102/6) (KICS50104/6) (KICS50061/6) (KICS50113/6) (KICS50109/6) (KICS50095/6) (KICS50008/6) (50026/5) (KICS50098/5) (KICS50138/4)	Higher skilled jobs should be provided to raise skills and salaries. Support local training programmes so local employers have a more skilled labour pool. Providing specialist colleges alongside high-tech business will be mutually beneficial. We should address the image and perception of Stevenage before promoting growth. Jobs at all skill levels are required to make a prosperous town. Programmes should support the existing population. Question over the extent to which planning can address this issue. Good levels of support for all of the options presented, particularly raising the skills of young people.	Our preferred option sets out a general aspiration to improve education standards and learn new skills. This includes the existing population. The overall strategy for the town aims to address image and perception <u>through</u> the growth agenda, rather than pursuing the two separately. Although the planning system cannot directly control the (quality of) people's education, it can ensure that policies provide and protect the land and facilities that are required to deliver our aspirations.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Nathanial Lichfield For GlaxoSmithKline North Hertfordshire And Stevenage Primary Care Trust Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(20445/4) (KICS20438/2) (KICS20463/6) (KICS20318/10)		
CS IO07	DPP For Her Majesty's Court Service English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield For GlaxoSmithKline Pegasus Planning Group For Martin Grant Homes Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20065/3) (10005/00001/007) (KICS10003/4) (KICS20095/6) (KICS20121/6) (KICS10018/10) (KICS10007/4) (50112/7) (KICS50093/7) (KICS50114/7) (KICS50102/7) (KICS20305/3) (KICS50104/7) (KICS50061/7) (KICS50113/7) (KICS50109/7) (KICS50095/7) (KICS50008/7) (50026/6) (KICS50098/6) (KICS50138/5) (20445/5) (20250/1) (KICS20463/7) (KICS20318/11)	New development should conserve and / or enhance biodiversity and geological assets Proposed focus on Gunnels Wood may impact upon Knebworth Woods SSSI. Economic and / or social benefits should not be prioritised over environmental benefits. Support provision of mixed land used in all areas of employment. Support for efforts to revitalise Gunnels Wood. Support enhancing the image of Pin Green. Support review of employment land to be considered for alternate land uses. Support focussing office development in the town centre. Providing appropriate office space in the town centre should help retain businesses and lead to prosperity. Office development should be close to the town centre and railway but should also be allowed in other areas. Original plan separated residential and commercial areas. This should continue. Main commercial areas must be maintained. Policy should acknowledge contribution of non-B class activities. Consolidation of heavy industry means employment areas should be reviewed to reflect today's needs and the constraint on finding suitable brownfield sites. Support high-density residential, mixed use and offices in the urban core. ABB site was a wasted opportunity to provide housing in a sustainable location. The Arlington redevelopment is not 'Stevenage' in character. Access to Gunnels Wood is better than to Pin Green. Activities which generate significant traffic should not be in Pin Green.	The preferred options takes forward a number of these comments. It recognises Gunnels Wood as the town's main employment area; this was the most frequently supported option in the consultation. It maintains the separation of employment zones from residential areas. The preferred options acknowledge the potential of higher intensity development in and around the town centre.
CS IO08	DPP For Her Majesty's Court Service English Nature Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Herts And Middlesex Wildlife Trust Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby	(KICS20065/4) (10005/00001/008) (KICS20095/7) (KICS20121/7) (KICS10018/11) (KICS20116/2) (KICS10007/5) (50112/8) (KICS50093/8) (KICS50114/8) (KICS50102/8) (KICS50104/8) (KICS50061/8) (KICS50113/8) (KICS50109/8) (KICS50095/8) (KICS50008/8) (50026/7) (KICS50098/7) (KICS50138/6)	Biodiversity value of brownfield sites should be recognised. Allocation of brownfield sites for biodiversity or recreation purposes should be considered. No new employment land should be identified. Existing sites should be reviewed to determine how many additional jobs could be accommodated. Distribution of jobs target between Stevenage, North Herts. and East Herts. needs to be determined. Priority should be given to regenerating existing sites before new sites are identified to prevent attention being drawn away for these areas. Need for new sites will depend on the overall employment strategy and jobs target. Further evidence is required to determine the best option. Support for emerging employment vision for Stevenage in the East of England Plan. One strategic site should be identified. Encourage grants for businesses offering future skills. Any new sites should be located close to the A1(M) / on the outskirts of Stevenage. Two strategic employment sites should be identified. Expansion plans will require new sites. A new site should be created west of the A1(M).	Given the wide range of comments and opinions, it is not possible to take all responses on board. Our preferred option supports the identification of new employment land in the area to be covered by the Stevenage and North Herts Action Plan. However, it also supports the intensification of existing areas where this is appropriate.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Nathanial Lichfield For GlaxoSmithKline North Hertfordshire District Council Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(20445/6) (KICS10009/9) (KICS20463/8) (KICS20318/12)		
CS IO09	DPP For Her Majesty's Court Service English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield For GlaxoSmithKline Stevenage Society For Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20065/5) (10005/00001/009) (KICS10003/5) (KICS20095/8) (KICS20121/8) (KICS10018/12) (50112/9) (KICS50093/9) (KICS50114/9) (KICS50102/9) (KICS50104/9) (KICS50061/9) (KICS50113/9) (KICS50109/9) (KICS50095/9) (KICS50008/9) (50026/8) (KICS50098/8) (KICS50138/7) (20445/7) (KICS20463/9) (KICS20318/13)	Support for simplified planning zone(s) in Gunnels Wood Support for simplified planned zone in Pin Green Development should take into account environmental constraints and considerations. The emerging East of England Plan does not contain specific proposals for simplified planning zones at Stevenage. The Core Strategy should follow the strategic plan. Market requirements should dictate the location and type of development in Gunnels Wood. A simplified planning zone would be restrictive. Consider the redevelopment of existing sites to cater for the future workforce. Expand Gunnels Wood across the A1(M). Support for simplified planning zone(s) on new employment sites. Opposed use of simplified planning zone(s). Simplified planning zone(s) will make Stevenage more attractive to investors. Options are too limited. Question suggests simplified planning zones can be used in any area with a detailed plan. New Town principles should be retained in new development.	This option cannot be taken forward until the East of England Plan is finalised.
CS IO11	Charles Planning Associates for Croudace Strategic Ltd Development Planning Partnership for Tesco Stores Ltd DPP for Her Majesty's Court Service English Heritage English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Hertfordshire Property (HCC) Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher	(KICS20042/5) (KICS20460/1) (KICS20065/6) (10004/00002/003) (10005/00001/010) (KICS10003/6) (KICS20095/9) (KICS20121/9) (KICS10018/13) (KICS20150/2) (KICS10007/6) (50112/10) (KICS50093/10) (KICS50114/10) (KICS50102/10) (KICS20305/4) (KICS50104/10) (KICS50061/10) (KICS50113/10) (KICS50109/10) (KICS50095/10) (KICS50008/10) (50026/9)	Extending the Town Square conservation area should be considered. Features that support biodiversity in the built environment should be sought. Support for redevelopment and expansion of the town centre. The success of the town centre and Gunnels Wood are interlinked. Policies should provide clear impetus for the expansion and improvement of the town centre. Preserving the town centre would inhibit the town's ability to meet the growth and improvement objectives in the emerging East of England Plan. Evidence supports significant growth in floorspace. The town centre is the most sustainable location to focus regeneration efforts. A comprehensive approach should be sought - piecemeal development should be resisted. Any higher order provision of retail will need to be justified to meet the requirements of the East of England Plan. Any redevelopment should incorporate high environmental standards. A greater mix of uses and progressive design is required. Town centre does little to promote a positive image of Stevenage. Introducing residential uses is key to making the town centre more viable and vital. Town centre regeneration should be phased / staged to best reflect the emerging trends and habits of the expanded population. Town centre regeneration would support increased self-containment levels. Support for preservation of some features (e.g. clock tower, town square). Town centre needs to improve current 'low grade' retail offer. The town centre should be expanded to include Stevenage Leisure Park. Stevenage Leisure Park is a highly-sustainable location for high-density mixed use development. Existing Tesco store provides an anchor for the town centre.	Our preferred option, to regenerate the town centre, was supported by the majority of respondents. The Core Strategy cites our evidence studies which quantify the amount of retail floorspace that is required to 2021. Our preferred option supports the creation of a high quality environment in the town centre to address a number of the concerns raised.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield for GlaxoSmithKline RPS Planning for Stevenage Regeneration Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd Turley Associates for Intercounty Properties	(KICS50098/9) (KICS50138/8) (20445/8) (20455/1) (KICS20463/10) (KICS20318/14) (KICS20465/3)	Redevelopment does not necessarily have to be achieved through a comprehensive scheme. Peripheral areas to the west and south and some employment land should become a high-density urban core. The town centre looks faded and outdated. High quality cultural facilities are essential.	
CS IO11	Charles Planning Associates for Croudace Strategic Ltd DPP for Her Majesty's Court Service Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield for GlaxoSmithKline North Hertfordshire And Stevenage Primary Care Trust North Hertfordshire District Council Pegasus Planning Group for Martin Grant Homes RPS Planning for Fairview New Homes Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd Turley Associates for Intercounty Properties	(KICS20042/6) (KICS20065/7) (KICS20095/10) (KICS20121/10) (KICS10018/14) (KICS20150/3) (50112/11) (KICS50114/11) (KICS50102/11) (KICS50104/11) (KICS50061/11) (KICS50113/11) (KICS50109/11) (KICS50095/11) (KICS50008/11) (50026/10) (KICS50098/10) (KICS50138/9) (20445/9) (KICS20438/3) (KICS10009/10) (20250/2) (20268/2) (KICS20463/11) (KICS20318/15) (KICS20465/4)	Housing balance should be market led. Housing balance should be evidence led. A wider choice of housing should be provided. Housing choice should allow employees to live in the town. Suggestions for % balance of housing types and tenure. Housing balance should reflect requirements of the East of England Plan. The council should work closely with North Hertfordshire to ensure a consistent approach to cross-boundary urban extension sites. Evidence is required on housing need to 2021. Provision of aspirational housing should not prejudice ability of lower earners to access housing. New provision should redress existing imbalances. All housing stock should be of the highest standard. Key worker housing is not explicitly mentioned. Support for provision of aspirational housing. Object to high-rise buildings. Houses should be adaptable for (e.g.) wheelchair access. Current decisions are losing the aspirational housing that this policy aims to provide.	Our preferred option identifies a proportional split between affordable, market and more expensive homes. This approach is based upon existing and emerging evidence. We will work with North Hertfordshire District Council to try and ensure a consistent approach. The proportion of 'more expensive' homes is not provided at the expense of affordable homes.
CS IO12	Charles Planning Associates for Croudace Strategic Ltd Dacorum Borough Council DPP for Her Majesty's Court Service East Of England Regional Assembly Friends Of Forster Country Hertfordshire County Council Mr Alan Luff Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Oliver Christopherson Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher	(KICS20042/7) (KICS20661/6) (KICS20065/8) (KICS10001/5) (KICS20095/11) (KICS10018/15) (50112/12) (KICS50114/12) (KICS50102/12) (KICS20305/5) (KICS50104/12) (KICS50061/12) (KICS50109/12) (KICS50095/12) (KICS50008/12) (50026/11)	Support for a threshold of 25 dwellings / 1 hectare Support for a threshold of 15 dwellings. Suggested threshold of 0.75 hectares. Affordable housing should be determined on a site-by-site basis. Affordable housing targets should be indicative. Extraordinary costs in the town centre may require affordable housing targets to be carefully considered. Provision of affordable housing should not exacerbate existing patterns in areas with high levels of social housing stock. Affordable housing targets should be evidence based. The council should work closely with North Hertfordshire to ensure a consistent approach to cross-boundary urban extensions sites. Affordable housing policies should provide an appropriate range of intermediate housing options. Suggested threshold of 50 dwellings or 0.25 hectares for high density development. A percentage of <u>any</u> development should be possible.	Our preferred approach is to use a tiered approach. This is based on viability studies which demonstrate that the suggested requirements can be met. Our preferred option allows for contributions or exemptions where it can be shown that other objectives would be compromised. Our preferred approach is to work with North Hertfordshire District Council to ensure a consistent approach.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council Pegasus Planning Group for Martin Grant Homes RPS Planning for Fairview New Homes Ltd RPS Planning for Stevenage Regeneration Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS50098/11) (KICS50138/10) (KICS10009/11) (20250/3) (20268/1) (20455/2) (KICS20463/12) (KICS20318/16)		
CS IO13	Charles Planning Associates for Croudace Strategic Ltd Dacorum Borough Council East Of England Regional Assembly English Nature Friends Of Forster Country Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council Pegasus Planning Group for Martin Grant Homes RPS Planning for Stevenage Regeneration Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd Turley Associates for Intercountry Properties	(KICS20042/8) (KICS20661/7) (KICS10001/6) (10005/00001/011) (KICS20095/12) (KICS10018/16) (KICS20150/4) (50112/13) (KICS50114/13) (KICS50102/13) (KICS20305/6) (KICS50104/13) (KICS50113/12) (KICS50109/13) (KICS50095/13) (KICS50008/13) (50026/12) (KICS50098/12) (KICS50138/11) (KICS10009/12) (20250/4) (20455/3) (KICS20463/13) (KICS20318/17) (KICS20465/5)	Density should be based on environmental limits. This might include policy requirements such as provision of sustainable transport or biodiversity. Density should be judged on a site-by-site basis. Densities significantly above 70dph are achievable in the town centre. There should be no ceiling on densities. High density development should be permitted where it is of a high design quality and in an appropriate location. Density should follow Government guidelines. Support for lower densities in the Old Town. Support for higher densities in existing suburban areas and new neighbourhoods. Follow guidance in the emerging East of England Plan to build at the highest possible density. The council should work closely with North Hertfordshire to ensure a consistent approach to urban extension sites. Policy should allow for exceptions to minimum densities. Support for a combination of suggested approaches. Wider issues of character and distinctiveness should influence density. Prescriptive density policies may not be useful. Stevenage Leisure Park is a suitable location for development in excess of 100dph. Support for higher densities in the Old Town. Support for lower densities in existing suburban areas and new neighbourhoods. Density should be guided by design. High density developments are potential slums. Support for lower densities in the town centre. Support for higher densities in the town centre.	The consultation provided a mix of responses Our preferred approach supports the overall minimum in draft Government guidance and states that more detailed standards may be set in subsidiary plans. Higher densities are more likely to be achieved in the town centre, neighbourhood centres and more accessible parts of the Old Town.
CS IO14	Community Development for Gypsy And Traveller Community Dacorum Borough Council East Hertfordshire District Council East Of England Regional Assembly English Nature Environment Agency Friends Of Forster Country Government Office for The East Of England Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sean Zag	(KICS20466/1) (KICS20661/8) (KICS10008/1) (KICS10001/7) (10005/00001/012) (KICS10003/7) (KICS20095/13) (KICS10041/8) (KICS10018/17) (KICS20150/5) (50112/14) (KICS50114/14) (KICS50102/14) (KICS50104/14) (KICS50061/13) (KICS50109/14)	Support for identifying an additional site(s). Support for extending the existing site at Dyes Lane. The East of England Regional Assembly is currently carrying out a review to provide pitch allocations for districts and boroughs. Development should take account of environmental constraints. Caravans and mobile structures should be located outside the floodplain. Policies will need to take account of evidence study once finalised. Potential sites need to be considered against alternatives in surrounding areas. Question whether making no provision is a reasonable option. Support for making no additional provision. G&T community do not support extension of existing site. G&T community support provision of a new site ~ possibly to the north of Stevenage and close to the A1(M).	There was no clear consensus in the consultation results This is reflected in our preferred approach that states we will use our evidence to inform the regional policy and reflect any requirements in our forthcoming plans.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby North Hertfordshire District Council Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS50095/14) (KICS50008/14) (50026/13) (KICS50098/13) (KICS10009/13) (KICS20463/14) (KICS20318/18)		
CS IO15	Charles Planning Associates for Croudace Strategic Ltd Development Planning Partnership for Tesco Stores Ltd Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Highways Agency Indigo Planning for Sainsbury's Supermarkets Ltd Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Peacock And Smith for Wm Morrisons Supermarket Plc Stevenage Borough Council Estates Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20042/9) (KICS20460/2) (KICS10003/8) (KICS20095/14) (KICS20121/11) (KICS10018/18) (KICS10007/7) (20456/1) (50112/15) (KICS50093/11) (KICS50114/15) (KICS50102/15) (KICS50104/15) (KICS50061/14) (KICS50113/13) (KICS50109/15) (KICS50095/15) (KICS50008/15) (50026/14) (KICS50098/14) (KICS50138/12) (KICS20249/2) (KICS20469/1) (KICS20463/15) (KICS20318/19)	Extension of existing Sainsbury's stores could absorb a significant amount of convenience floorspace capacity. Large neighbourhood centres should be retained. Corey's Mill should be allocated as a neighbourhood centre. Neighbourhood centres should provide more local day-to-day services. Redevelopment should maximise opportunities for environmental enhancement. Redefining the role of neighbourhood centres should reduce to need for travel by private car. Neighbourhood centres have a role to play in meeting national and regional policy requirements to provide local facilities. Further technical work is needed to determine most appropriate strategy for each centre. Support consolidation of network with redevelopment of some centres. Neighbourhood centres have become tatty due to lack of investment. Support for provision of specialist neighbourhood centres. Centres will only survive and prosper if they provide an alternative to the local large supermarket. A co-ordinated neighbourhood centre, education and employment strategy should be explored. The Tesco store at Broadwater should be allocated as a neighbourhood centre. This might include adjacent units. The neighbourhood centres have experienced changing trends of lettings including takeaways and specialist retailers. There has been no need to commercially advertise premises in last two years due to tenant demand. Long-term sustainability of larger centres (The Hyde, The Oval & The Glebe) is questionable due to poorer demand, anti-social behaviour and fear of crime. 'Do nothing' is not a realistic option. 'Do nothing'. The centres have viable businesses and community benefit. Why change this? There is some overlap of trade between centres in close proximity. Redefining centres for day-to-day or specialist roles might not be commercially viable. Occupation levels suggest there is significant demand from local residents for these facilities. Other services should be allowed into neighbourhood centres alongside retail. Facilities such as doctors, community centres, churches and pubs are important.	Our preferred option, to regenerate and improve the neighbourhood centres, is supported by a number of the comments made. Decisions on which centres will, and will not, be identified will be taken forward through our subsidiary plans. Evidence work is ongoing to determine the most appropriate strategy for our centres.
CS IO16	Charles Planning Associates for Croudace Strategic Ltd English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Hertfordshire Property (HCC) Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper	(KICS20042/10) (10005/00001/013) (KICS10003/9) (KICS20095/15) (KICS20121/12) (KICS10018/19) (KICS20150/6) (KICS10007/8) (50112/16) (KICS50093/12) (KICS50114/16) (KICS50102/16)	Neighbourhoods should include multifunctional green spaces. New greenspaces should be linked to existing habitats. Appropriate provision depends on size and location of extension. All options presented are appropriate. Support for various (combinations of) options presented. Allocation of facilities must be fully informed by environmental constraints. A mix of facilities should be provided to reduce to need to travel by car for day-to-day needs. Masterplanning of new communities will clarify relationship with existing towns and list of required facilities and any priorities. Detailed requirements should be informed by rigorous assessments of requirements and / or deferred to subordinate plans. Urban extensions should be as self-sustainable as possible to reduce the need to travel	The responses supported the provision of a wide range of facilities in new neighbourhoods. This is reflected in various preferred option policies which require, for example, shops, social facilities, community facilities and open spaces to be provided.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council Peacock And Smith for Wm Morrisons Supermarket Plc Pegasus Planning Group for Martin Grant Homes Sport England Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS50104/16) (KICS50061/15) (KICS50113/14) (KICS50109/16) (KICS50095/16) (KICS50008/16) (50026/15) (KICS50098/15) (KICS50138/13) (KICS10009/14) (KICS20249/3) (20250/5) (KICS20276/1) (KICS20463/16) (KICS20318/20)	Sports facilities should be acknowledged as key community infrastructure. New neighbourhoods should be in the urban core and have all facilities on-site or within easy walking distance. An attractive rapid public transit system so people don't want to use anything else. Monorail linking to the train station.	
CS IO17	Charles Planning Associates for Croudace Strategic Ltd Countryside Agency DPP for Her Majesty's Court Service English Heritage English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Hertfordshire Property (HCC) Herts And Middlesex Wildlife Trust Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd The Theatres Trust	(KICS20042/11) (10002/2) (KICS20065/9) (10004/00002/004) (10005/00001/014) (KICS10003/10) (KICS20095/16) (KICS20121/13) (KICS10018/20) (KICS20150/7) (KICS20116/3) (50112/17) (KICS50093/13) (KICS50114/17) (KICS50102/17) (KICS50104/17) (KICS50061/16) (KICS50113/15) (KICS50109/17) (KICS50095/17) (KICS50008/17) (50026/16) (KICS50098/16) (KICS50138/14) (KICS10009/15) (KICS20463/17) (KICS20318/21) (KICS20370/2)	General support for urban concentration. Good quality access to greenspace will become more important as brownfield sites are developed. Policies should ensure conservation and enhancement of biodiversity assets. Plan should aim to provide a coherent network of open spaces and greenways. Policy should be informed by recently completed Open Space Study. Council should be aspirational in terms of the quality and design of new development. Solutions can complement the quality of the historic environment. Historic landscape character should inform the masterplanning of new neighbourhoods. Important assets should be treated sensitively. Consider the production of an SPD. Support for a balanced approach allowing new development where harm can be mitigated. Natural and built environment should be subject to different policies. Replacement habitats should be a worst-case scenario. Policies should avoid or mitigate harm where possible. Definition of "important" features should be clear to avoid unnecessary land take. Suggested landscape objectives to be included in the LDF A joined-up approach between East Herts, North Herts and Stevenage is required Support for prioritising protection and minimising development Emerging East of England Plan policies mean some options are not implementable Support for prioritising development to meet growth agenda Oppose development that would cause or increase flood risk	The majority of responses support a balanced approach. We think this is reflected in our preferred policies which support growth but also seek to preserve important features.
CS IO18	Charles Planning Associates for Croudace Strategic Ltd English Nature Environment Agency Friends Of Forster Country Hertfordshire Biological Records Centre Hertfordshire County Council	(KICS20042/12) (10005/00001/015) (KICS10003/11) (KICS20095/17) (KICS20167/1) (KICS10018/21)	LDF should reflect principles of national guidance in PPS9 Knebworth Woods SSSI is an important consideration Consider declaring Local Nature Reserves Existing provision / us of Government guidance is satisfactory Support for a pro-active approach to biodiversity in general River corridors should be recognised in the Biodiversity Action Plan	Our preferred policies support a mixture or responsive provision and pro-active identification of sites. These were the two most popular answers in the key issues consultation. Our policies say we will identify important links and protect important habitats.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Herts And Middlesex Wildlife Trust Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20116/4) (50112/18) (KICS50093/14) (KICS50114/18) (KICS50102/18) (KICS50104/18) (KICS50113/16) (KICS50109/18) (KICS50095/18) (KICS50008/18) (50026/17) (KICS50098/17) (KICS50138/15) (KICS10009/16) (KICS20463/18) (KICS20318/22)	Open Space Study should be used to identify those areas where biodiversity enhancement should be pursued Support for requiring biodiversity measures to be secured through planning applications Local wildlife sites should be more proactively identified and managed Conserve Green Belt land and protect farmland Core Strategy should include a key diagram identifying biodiversity resources Relying solely on national guidance would conflict with advice in PPS9 Protected species should be considered in planning decisions	It also says new habitats and features should be created in the new neighbourhoods.
CS IO19	Charles Planning Associates for Croudace Strategic Ltd English Heritage Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20042/13) (10004/00002/005) (KICS20095/18) (KICS20121/14) (KICS10018/22) (KICS20150/8) (50112/19) (KICS50093/15) (KICS50114/19) (KICS50102/19) (KICS50104/19) (KICS50061/17) (KICS50113/17) (KICS50109/19) (KICS50095/19) (KICS50008/19) (50026/18) (KICS50098/18) (KICS50138/16) (KICS20463/19) (KICS20318/23)	Support for creation of a local list Local lists encourage a wider understanding and interest in buildings LDF should include a greater consideration of the historic built environment Support for not creating a local list Pre-New Town buildings should be protected New town features that define character and appearance should be protected A local list would just be another layer of complexity Creating a list would suggest all other buildings are unimportant Buildings that represent key milestones in the town's development (coaching route, arrival of railway etc) should be protected	Creating a local list was the most popular option amongst respondents. However, our preferred option is not to create a list. This is because we would have limited ability to control development and would not want to offer false hope to those who oppose development proposals.
CS IO20	Charles Planning Associates for Croudace Strategic Ltd Dacorum Borough Council East Of England Regional Assembly English Nature Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess	(KICS20042/14) (KICS20661/9) (KICS10001/8) (10005/00001/016) (KICS20095/19) (KICS20121/15) (KICS10018/23) (50112/20) (KICS50093/16) (KICS50114/20) (KICS50102/20) (KICS50104/20)	Support for policy reducing pollution impacts Any targets should be realistic and take viability into account Support for retaining East of England Plan target Support for a higher target than in the East of England Plan Refer to Policy ENV8 of the emerging East of England Plan Support for all options as they are not mutually exclusive Government guidance requires LDFs to include an appropriate framework for renewable energy All new buildings should be sustainable in energy and resource use. Existing buildings should be encourage to 'retrofit' renewable measures As a New Town, Stevenage should not be constrained by outdated infrastructure and should be able to accommodate a higher target LDF should provide an explanation of renewable energy technologies	The majority of respondents supported providing renewable or energy efficient technologies in new buildings. This is reflected in our preferred policy.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield for GlaxoSmithKline North Hertfordshire District Council Pegasus Planning Group for Martin Grant Homes Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd The British Wind Energy Association	(KICS50061/18) (KICS50113/18) (KICS50109/20) (KICS50095/20) (KICS50008/20) (50026/19) (KICS50098/19) (KICS50138/17) (20445/10) (KICS10009/17) (20250/6) (KICS20463/20) (KICS20318/24) (KICS20461/1)	Larger-scale projects should not be ruled out A consistent approach should be taken on a county-wide basis	
CS IO21	Charles Planning Associates for Croudace Strategic Ltd Countryside Agency English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Mr Alan Luff Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield for GlaxoSmithKline North Hertfordshire District Council RPS Planning for Fairview New Homes Ltd RPS Planning for Stevenage Regeneration Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20042/15) (10002/3) (10005/00001/017) (KICS10003/12) (KICS20095/20) (KICS20121/16) (KICS10018/24) (50112/21) (KICS50114/21) (KICS50102/21) (KICS50104/21) (KICS50061/19) (KICS50113/19) (KICS50109/21) (KICS50095/21) (KICS50008/21) (50026/20) (KICS50098/20) (KICS50138/18) (20445/11) (KICS10009/18) (20268/3) (20455/4) (KICS20463/21) (KICS20318/25)	Sustainability issues should be considered, but not at cost of scheme viability New development should lead to biodiversity conservation, enhancement and creation Guidance should not be too prescriptive and best approach should be considered on a site-by-site basis There are constraints in water supply. New development should incorporate water conservation and efficiency measures Core Strategy should contain an enabling policy with detailed policies set in subsidiary plans or SPD The significant development that is planned for Stevenage provides a significant opportunity to make a positive contribution to sustainable design and construction Support for encouraging a BREEAM "very good" rating Support for re-asserting guidance in the District Plan Support for setting detailed criteria in the Core Strategy Policy should do more than "encourage" as this will not be enforceable	Support was received for all the options presented. Our preferred option is to prepare a policy that supports sustainable construction principles.
CS IO22	Charles Planning Associates for Croudace Strategic Ltd Friends Of Forster Country Hertfordshire County Council Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell	(KICS20042/16) (KICS20095/21) (KICS10018/25) (50112/22) (KICS50093/17) (KICS50114/22) (KICS50102/22) (KICS50104/22) (KICS50061/20) (KICS50113/20)	Support for providing homes zones in existing streets Support for providing home zones in new urban extensions Support for not providing home zones in existing streets Support for not providing home zones in new urban extensions Any home zones would need to meet required highway standards Parking is an issue with limited space and multiple car ownership Properly designed green spaces / play areas are a better solution	The majority of respondents supported the provision of homes zones. This is reflected in our preferred policy option.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS50109/22) (KICS50095/22) (KICS50008/22) (50026/21) (KICS50098/21) (KICS50138/19) (KICS10009/19) (KICS20463/22) (KICS20318/26)		
CS IO23	Charles Planning Associates for Croudace Strategic Ltd DPP for Her Majesty's Court Service East Of England Regional Assembly English Nature Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Highways Agency Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby Nathanial Lichfield for GlaxoSmithKline North Hertfordshire District Council RPS Planning for Stevenage Regeneration Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS20042/17) (KICS20065/10) (KICS10001/9) (10005/00001/018) (KICS20095/22) (KICS20121/17) (KICS10018/26) (KICS10007/9) (50112/23) (KICS50093/18) (KICS50114/23) (KICS50102/23) (KICS50104/23) (KICS50061/21) (KICS50113/21) (KICS50109/23) (KICS50095/23) (KICS50008/23) (50026/22) (KICS50098/22) (KICS50138/20) (20445/12) (KICS10009/20) (20455/5) (KICS20463/23) (KICS20318/27)	<p>Pedestrian and cycle routes should be sited close to known habitat links so they can perform a multi-functional purpose</p> <p>Support for more frequent buses</p> <p>Support for enhancing and extending the pedestrian and cycle network</p> <p>Support for more / safer facilities for pedestrians and cyclists</p> <p>More frequent bus routes should be provided between Gunnels Wood and the town centre</p> <p>The possibility of keeping the bus and train stations separate should be acknowledged</p> <p>Support for park and ride facilities</p> <p>Support for use of Green Travel Plans</p> <p>Better maintenance of the footpath network is required</p> <p>Demand management measures should be investigated and / or included</p> <p>Commercial viability of new or improved bus routes needs to be understood</p> <p>Buses are currently underused.</p> <p>More parking is required at the railway station</p> <p>Town centre and Old Town should be a 'Clear Zone' where people can move around freely on foot and by other modes.</p> <p>Pedestrians should be given higher priority</p> <p>Cycle tracks are not cost effective</p> <p>Buses should be free to use within Stevenage</p> <p>A monorail or other rapid transit system should be provided</p> <p>Park and Ride for the town centre would only work for visitors from outside the town.</p> <p>Perception that these do not make up a significant amount of town centre users.</p>	<p>Respondents expressed support for a number of the options that were presented.</p> <p>This is reflected in our preferred options which support a range of high-quality public transport, walking and cycling opportunities.</p> <p>Specific schemes will be identified through subsidiary plans.</p> <p>Commercial viability and ticketing regimes are outside the remit of the Core Strategy</p>
CS IO24	Charles Planning Associates for Croudace Strategic Ltd Countryside Agency English Nature Environment Agency Friends Of Forster Country Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr Gavin Davis Mr John D Amess Mr Oliver Christopherson	(KICS20042/18) (10002/4) (10005/00001/019) (KICS10003/13) (KICS20095/23) (KICS10018/27) (KICS20150/9) (50112/24) (KICS50093/19) (KICS50114/24) (KICS50102/24) (KICS20305/7) (KICS50104/24) (KICS50061/22)	<p>Development plans should promote high quality development</p> <p>Core Strategy should be consistent with Natural England standards (ANGSt)</p> <p>Support for identification of green corridors</p> <p>Any requests to make provision should be based on an open space audit and applied on a site-by-site basis.</p> <p>Support for provision of all identified options</p> <p>The linked benefits of open space provision and biodiversity enhancement should be made clear.</p> <p>Document fails assess the likely future needs.</p> <p>Responses to the consultation could usefully inform the County Council's future decisions about facilities they provide.</p> <p>LDF should support the principle of a major expansion of the leisure park to accommodate high-density development.</p> <p>Support for provision of new (re-located) rugby facilities</p> <p>Cultural facilities should be recognised</p> <p>Value of open spaces depends on individual merits rather than simple categories.</p>	<p>Respondents identified a large number of the options as items that should be provided for the growing population.</p> <p>This is reflected in our preferred policies which require the provision and / or protection of a range of open space, leisure and recreation facilities.</p>

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby Mrs Margaret Selby North Hertfordshire District Council RPS Planning for Fairview New Homes Ltd Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd The Theatres Trust	(KICS50113/22) (KICS50109/24) (KICS50095/24) (KICS50008/24) (50026/23) (KICS50098/23) (KICS50138/21) (KICS10009/21) (20268/4) (KICS20463/24) (KICS20318/28) (KICS20370/3)	Stevenage swimming pool has failed to expand to cater for the increase in population Ranking of the options is difficult because of their number and breadth.	
CS IO25	Environment Agency Friends Of Forster Country Hertfordshire County Council Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Selby Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd	(KICS10003/14) (KICS20095/24) (KICS10018/28) (50112/25) (KICS50093/20) (KICS50114/25) (KICS50102/25) (KICS50104/25) (KICS50061/23) (KICS50109/25) (KICS50095/25) (KICS50008/25) (50026/24) (KICS50138/22) (KICS20463/25) (KICS20318/29)	Support for continued use of traditional cemeteries Limited space for green cemetery provision in Stevenage Support for providing a green cemetery Cemetery provision should be considered on a sub-regional basis Green and traditional cemeteries can be provided in the same location An innovative approach to an extension of Weston Road cemetery is supported	This option is not directly addressed in the Preferred Options consultation.
CS IO26	Charles Planning Associates for Croudace Strategic Ltd DPP for Her Majesty's Court Service East Of England Regional Assembly English Nature Environment Agency Friends Of Forster Country Hertfordshire Chamber Of Commerce And Industry Hertfordshire County Council Hertfordshire Property (HCC) Mr Alan Luff Mr Brian Phillips Mr Bryan Womersley Mr Douglas Draper Mr John D Amess Mr Oliver Christopherson Mr Sam Odell Mr Sean Zag Mrs Frances Lee Mrs J A Pease Mrs June Pitcher Mrs Margaret Ashby	(KICS20042/19) (KICS20065/11) (KICS10001/10) (10005/00001/020) (KICS10003/15) (KICS20095/25) (KICS20121/18) (KICS10018/29) (KICS20150/10) (50112/26) (KICS50093/21) (KICS50114/26) (KICS50102/26) (KICS50104/26) (KICS50061/24) (KICS50113/23) (KICS50109/26) (KICS50095/26) (KICS50008/26) (50026/25) (KICS50098/24)	Support for production of a Supplementary Planning Document (SPD) Planning obligations can be effective in delivering biodiversity conservation and other environmental / sustainability benefits All contributions should be negotiated on a site-by-site basis Contributions should conform to Government guidance in Circular 05/2005 Support for all options in terms of what contributions should be sought for A consistent approach is required to ensure cross-border urban extensions are treated in a uniform manner A comprehensive, multi-agency approach to delivery is required Other options such as the 'roof tax' used at Milton Keynes should be investigated due to the scale of proposed growth. Upgrades to water infrastructure cannot be sought through s106. Developers should demonstrate that there is adequate capacity in the system. Support for maintaining an up-to-date list of contributions Identify site-specific requirements in individual DPDs	Our preferred approach is to seek obligations in conformity with Government guidance. Our preferred policy sets out a list of items that we might seek contributions for.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
	Mrs Margaret Selby Nathanial Lichfield for GlaxoSmithKline North Hertfordshire District Council Pegasus Planning Group for Martin Grant Homes RPS Planning for Fairview New Homes Ltd Sport England Stevenage Society for Local History Stevenage Town Rugby Club And Stevenage Sports Club Ltd Thames Water Plc Turley Associates for Intercounty Properties	(KICS50138/23) (20445/13) (KICS10009/22) (20250/7) (20268/5) (KICS20276/2) (KICS20463/26) (KICS20318/30) (KICS10039/2) (KICS20465/6)		
General comments	Dacorum Borough Council East Of England Development Agency East Of England Regional Assembly English Heritage Family Ogden Senior Friends Of Forster Country Government Office for The East Of England Hertfordshire County Council Knebworth Estates Leith Planning Ltd for Cygnet Healthcare Ltd Mono Consultants Ltd for Mobile Operators Association Mr Oliver Christopherson Mr Olwen James North Hertfordshire District Council Stevenage Town Rugby Club And Stevenage Sports Club Ltd Terence O'Rourke for London Luton Airport Operations Ltd Turley Associates for Intercounty Properties	(KICS20661/1) (10019/1) (KICS10001/4) (10004/00002/006) (50111/00001/001) (KICS20095/26) (KICS10041/1) (KICS10018/1) (KICS20189/1) (KICS20464/2) (KICS10021/1) (KICS50032/1) (KICS10009/4) (KICS20318/1) (KICS20369/3) (KICS20465/1)	<p>Praise for drafting and layout of document</p> <p>Consider how best to reflect Conservation Areas on Proposals Map as these changes are not directly controlled through the LDF process.</p> <p>Emerging LDF should reflect / help to deliver the priorities of the Regional Economic Strategy (RES)</p> <p>Appendix should include historic landscape character assessment</p> <p>A new bypass should be built from Watton-at-Stone to the A1(M)</p> <p>Widen A1(M)</p> <p>Use some cycle tracks to provide extra road capacity in rush hours</p> <p>New development to have parking for two cars per house</p> <p>More pick-up / drop off capacity at the railway station</p> <p>Forster Country should be recognised and protected</p> <p>The Council should satisfy itself that this stage of consultation meets the requirements of Government guidance</p> <p>The Borough Council need to determine whether an Appropriate Assessment is required</p> <p>The Preferred Options document should clearly explain how options presented in this document have been carried forwards or discarded</p> <p>Document should be more closely linked to the Community Strategy</p> <p>As the document progresses, it should begin to develop a clear focus on delivery</p> <p>Document fails to present any technical analysis / evidence to demonstrate how options have been formulated or are likely to perform.</p> <p>Consultation should better consider options for growth around the town</p> <p>Unclear to what extent East Hertfordshire and North Hertfordshire districts have been involved</p> <p>Document should have included a question on the balance between development on previously developed land and in new neighbourhoods</p> <p>Support 'in principle' for the expansion of Stevenage west of the A1(M)</p> <p>A505 should be upgraded between the M1 and M11</p> <p>Hertford loop rail line should be connected to the Liverpool Street line connecting Stevenage directly to Stratford and CTRL</p> <p>Future healthcare needs should be properly understood and planned for</p> <p>General development control policies should include telecoms</p> <p>New neighbourhoods should be created by redeveloping parts of the existing town. Urban extensions are not a sustainable solution.</p> <p>Wildlife needs to be conserved and cared for</p> <p>Possibility of small-scale development in East Hertfordshire District should have been explored as one of the options</p> <p>Background studies do not adequately consider sports and leisure matters</p> <p>General development control policies should include residential amenity and aircraft noise</p> <p>Feedback on on-line response form</p>	<p>Support noted.</p> <p>The preferred options address a number of these issues.</p> <p>A draft proposals map is required at the Submission stage. We will consider how best to present Conservation Areas at this point.</p> <p>It is considered that the Preferred Options make a positive contribution to the aims of the RES.</p> <p>We cannot plan for areas outside our administrative control. This is related to comments including growth in East Hertfordshire, the A505, improvements to the Hertford Loop and a bypass from Watton-at-Stone to the A1(M).</p>
Glossary	English Heritage	(10004/00002/007)	Glossary should include Scheduled Ancient Monuments	Comment noted.

Policy ref	Representations made by	Comment reference	Main issues raised	Council response
Key Diagram	North Hertfordshire District Council English Nature	(KICS10009/1) (10005/00001/002)	Object to inclusion of urban extensions on land in North Hertfordshire. Core Strategy cannot plan outside the administrative areas. Object to Knebworth Woods SSSI being identified as an urban extension	The preferred options diagram does not specifically identify any land in North Hertfordshire for urban extensions, rather a general area of search is shown. Although the SSSI is shown in this area, it is not under any specific notation suggesting that development of the site might be appropriate.

Appendix 3: Publicity for Preferred Options consultation (2007)



Fig Appendix 3.1 - Consultation leaflet



Fig Appendix 3.2

We published an article in the Autumn 2007 Chronicle (a local community) magazine

Tell us what you think about planning document

This autumn we will ask what you think about one of our planning documents used to guide the future of Stevenage. The document – called the Core Strategy – covers a wide range of issues such as housing, employment, and open spaces. It explains where we think new homes should be built, where we think new offices and factories should be located and how we will protect our green areas. It is your town so it's important we know how you want Stevenage to develop. The document is published on Monday 24 September and is available for comment until Friday 2 November. For a copy email: planningpolicy@stevenage.gov.uk or telephone 01438 242823 or telephone (for textphone users) 01438 242555. Or you can download a copy from stevenage.gov.uk from 24 September.

Fig Appendix 3.3

Banners advertised the consultation in reception area of Stevenage Borough Council



Have your say in planning the future of Stevenage



Planning is an important way of deciding where new development should go, how much we should build and what should be protected. If you live, work, do business, shop or simply enjoy leisure time in Stevenage, we would like to know what you think.

The Council is consulting on its **Core Strategy and Generic Development Control Policies Preferred Options**. The Core Strategy sets out the direction for the future of Stevenage to 2024 as an emerging regional centre. It is prosperous, healthy, clean, green and safe. Generic Development Control Policies are townwide policies that the Council will use to determine planning applications.

Copies of the consultation documents are available from:

- Stevenage Borough Council office at Borough Hall, 1000 from Monday to Friday 9am - 5pm
- Stevenage Central Library and Stevenage Old Town Library during normal opening hours
- Our council website www.stevenage.gov.uk

It is available from Monday 24 September 2007 or onwards. Comments should be sent to the Planning Policy team by 5pm on Friday 2nd November 2007. Comments can be sent, faxed, emailed or delivered to:

- By email: planningpolicy@stevenage.gov.uk, Stevenage Borough Council, Borough Hall, Stevenage, SG1 1HN
- By telephone: 01438 242823
- By telephone: 01438 242555
- By email: planningpolicy@stevenage.gov.uk

Please let us know if you would like to be involved when the final version of the documents is submitted to the Secretary of State for independent examination and the adoption of the documents.

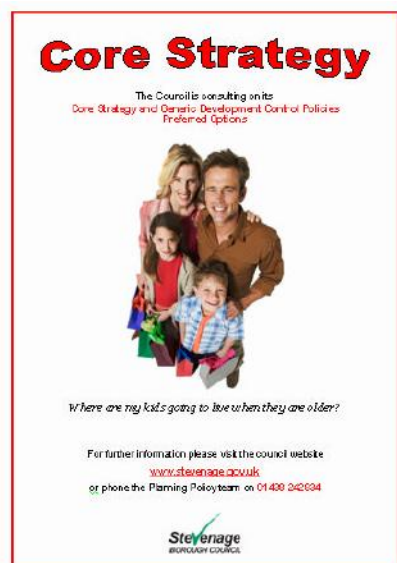
If you have any queries please contact the Planning Policy team on 01438 242823.

Fig Appendix 3.4

Consultation advert in Comet Newspaper

Fig Appendix 3.5

We provided a variety of posters for community centres and the customer service centre



Appendix 4: Summary of main issues raised by Preferred Options consultation and the Council's response

This appendix shows the comments you sent us in response to the Preferred Options consultation. This consultation was held in November and December 2007. The table below provides an index of the policies we consulted on. This is to help you to read the table of responses which begins on the following page.

Table 6: Policies in the Preferred Options consultation

SPATIAL VISION	[CS14] Green Belt	[DC12] Housing density
[SO1] SUSTAINABLE COMMUNITY	[CS15] Built Environment	[DC13] Windfall sites
[SO2] PROSPERITY THROUGH REGENERATION AND GROWTH	[CS16] Old Town	[DC14] Gypsy and Traveller sites
[SO3] HOUSING	[CS17] Education	[DC15] Travelling showpeople sites
[SO4] EMPLOYMENT AREAS	[CS18] Health Care	[DC16] Uses in employment areas
[SO5] TOWN CENTRE AND SHOPPING	[CS19] Leisure and Community facilities	[DC17] Uses outside employment areas
[SO6] NATURAL ENVIRONMENT	[CS20] Buses, Trains, Walking and Cycling	[DC18] Retail parks, supermarkets and freestanding shops
[SO7] BUILT ENVIRONMENT	[CS21] Road and Rail Transport	[DC19] Natural environment statement
[SO8] SOCIAL FACILITIES	[CS22] London Luton Airport	[DC20] Open space standards
[SO9] TRANSPORT AND UTILITIES	[CS23] Utilities, Sewerage and Flood Prevention	[DC21] Green Belt
[SO10] IMPLEMENTATION AND MONITORING	[CS24] Local Delivery Vehicle	[DC22] Green links
[CS1] Sustainability and Quality of Life	[CS25] Simplified Planning Zones	[DC23] Areas of biodiversity and geological importance
[CS2] Balance and Self Containment	[CS26] Planning Obligations	[DC24] Built environment statement
[CS3] Prosperity through Regeneration and Growth	[DC1] Sustainability and quality of life statement	[DC25] Listed buildings and locally listed buildings
[CS4] Strategic Housing Trajectory	[DC2] Energy efficiency and renewable energy	[DC26] Conservation areas
[CS5] Housing Types	[DC3] Sustainable construction principles	[DC27] Ancient lanes and associated hedgerows
[CS6] Brownfield Target	[DC4] Waste management	[DC28] Design out crime statement
[CS7] Gypsies and Travellers	[DC5] Water consumption	[DC29] Areas of archaeological significance
[CS8] Employment Areas	[DC6] Sustainable Urban Drainage Systems (SUDS)	[DC30] Community and leisure facilities
[CS9] Town Centre and Shopping	[DC7] Pollution and contaminated land	[DC31] Green Travel Plans
[CS10] Natural Environment	[DC8] Balance and self-containment statement	[DC32] Home zones and shared spaces
[CS11] Open Spaces	[DC9] Prosperity through regeneration and growth statement	[DC33] Car parks
[CS12] Green Links	[DC10] Affordable / social housing thresholds	[DC34] Flood risk
[CS13] Forster Country	[DC11] House sizes	[DC35] Telecommunications

Table 7: Preferred Options Consultation - Summary of main issues raised and Council response

Preferred Options Ref	Representations made by	Comment reference	Main issues raised	Pre-sub policy(ies)	Council response
General comments - Introduction	Charles Planning Associates For North Stevenage Consortium Daniel Rinsler And Co For Morley Fund Management Ltd Keymer Cavendish For Picture Ltd Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Mr Oliver Christopherson	20514/00001/004 20436/00002/001 20513/00001/002 20510/00001/005 20512/00001/002 50061/00002/001	The introductory sections provide a fair summary of the issues facing Stevenage Some issues are long standing and will not be resolved through planning process alone Support for the generally proactive approach Document should be more positive Greater reference required to current problems such as climate change	Chapters 1-3	Comments noted. It is acknowledged that some issues, such as skills or the overall balance of housing stock, are long standing and may not be fully resolved within the current plan period. However, the Core Strategy provides a positive basis to begin addressing these and other problems. The Core Strategy does generally take a positive view. However, we also need to identify those aspects that do not perform so well in order to inform our policies.
Spatial Vision	English Heritage Highways Agency North Hertfordshire District Council Natural England CPRE The Hertfordshire Society CTC Cyclists Knebworth Estates Daniel Rinsler And Co For Morley Fund Management Ltd Development Planning Partnership For Tesco Stores Ltd Leith Planning Ltd For Cygnet Healthcare Ltd Hertfordshire Constabulary Bidwells For SRB, Hill Res Ltd And English Pships Turley Associates For Intercounty Properties Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Turley Associates For Friends Provident And Hermes Ltd Drivers Jonas For Universities Superannuation Scheme Ltd Mr Oliver Christopherson	10004/00006/003 10007/00002/002 10009/00001/001 10044/00002/001 20057/00001/001 20060/00001/001 20189/00002/005 20436/00002/003 20460/00002/001 20464/00001/002 20479/00002/001 20507/00001/001 20489/00002/002 20510/00001/006 20512/00001/006 20513/00001/006 20514/00001/006 20520/00001/002 20523/00001/001 50061/00002/002	Enhancement of the built environment should be included Vision should refer to high quality design and development Support for aspiration towards self-containment Concern over use of "emerging regional centre" General support for vision Importance of countryside and landscape should be recognised Vision should include references to fairness, qualities and sustainability Vision should identify benefits from expanding the town centre to include the leisure park Vision should refer to proposed housing in the town centre Support for need to create new neighbourhoods Vision should include spiritual and moral aspects such as "friendly and law-abiding" Development of new neighbourhoods is incompatible with sustainability objectives	Spatial Vision	Support noted. The vision includes a requirement for development to have a positive impact on its surroundings and makes reference to homes in the town and neighbourhood centre. An explicit reference to the leisure park is considered too site-specific for the vision. 'Spiritual and moral' aspects lie outside the direct control of land-use planning, though policies may indirectly influence them. The phrase "regional centre" is considered consistent with the identification of Stevenage as a Key Centre for Development and Change in the Regional Plan. New neighbourhoods are not considered incompatible with sustainability objectives. They will provide significant environmental, social and economic gains.
Objectives - general	Natural England North Hertfordshire District Council Hertfordshire Constabulary	10044/00002/002 10009/00001/002 20479/00002/002	General support for objectives	-	Support noted.
SO1	Highways Agency	10007/00002/003	Support this objective	SO01	Support noted.
SO3	Highways Agency Bidwells For SRB, Hill Res Ltd And English Pships Turley Associates For Friends Provident And Hermes Ltd	10007/00002/004 20507/00001/002 20520/00001/003	Support this objective in principle Strategy should take availability of sustainable transport into account	SO04 SO10	Support noted. Objective requires good use to be made of sustainable sites, thereby reducing travelling distances.
SO4	Highways Agency	10007/00002/005	Support this objective in principle Strategy should take availability of sustainable transport into account	SO06	Support noted. Objective requires land to be provided in sustainable locations.
SO5	Highways Agency Daniel Rinsler And Co For Morley Fund Management Ltd Turley Associates For Friends Provident And Hermes Ltd	10007/00002/006 20436/00002/004 20520/00001/003	General support for this objective Policies supporting this objective should ensure no adverse impact on the highway network Expansion of the town centre to include the leisure park should be included	SO07	Support noted. Highway impacts are / will be considered through relevant policies and subsidiary plans.
SO7	English Heritage Turley Associates For Friends Provident And Hermes Ltd	10004/00006/004 20520/00001/003	General support for this objective	SO12	Support noted.
SO8	Highways Agency Leith Planning Ltd For Cygnet Healthcare Ltd Hertfordshire Constabulary	10007/00002/007 20464/00001/003 20479/00002/002	General support for this objective Facilities that are not solely for local use will increase car use Police should be recognised in this objective	SO08	Support noted. Policing facilities have been added to Objective SO08

Preferred Options Ref	Representations made by	Comment reference	Main issues raised	Pre-sub policy(ies)	Council response
SO9	Highways Agency CPRE The Hertfordshire Society	10007/00002/008 20057/00001/002	Support this objective in principle Strategy should take availability of sustainable transport into account Unclear how the investment required will occur	SO05 SO11	Support noted. Objective and subsequent policies take a pro-active approach sustainable transport provision.
CS1	English Heritage Highways Agency North Hertfordshire District Council Natural England CPRE The Hertfordshire Society Fairview New Homes Ltd Knebworth Estates Anglian Water Services Ltd The British Wind Energy Association Leith Planning Ltd For Cygnet Healthcare Ltd Hertfordshire Constabulary	10004/00006/007 10007/00002/009 10009/00001/003 10044/00002/003 20057/00001/003 20087/00001/001 20189/00002/007 10038/00001/001 20323/00001/002 20464/00001/004 20479/00002/003	Include reference to the historic environment General support for this policy Include reference to infrastructure and services Include reference to (and guidance on) climate change Rigid or blanket sustainability requirements should not stifle viability Policy requirements should better reflect PPS1 Include reference to reducing crime and the fear of crime	CS01 (DM01) (DM31)	Support noted Policy CS01 requires all development to respect and improve their surroundings. It also includes references to the provision of infrastructure, reducing the fear of crime and climate change. It is considered that the policy accurately reflects the requirements of PPS1. Sustainability requirements are set out in Policy DM31 and allow for development viability to be taken into account.
CS2	English Heritage Highways Agency North Hertfordshire District Council CPRE The Hertfordshire Society Daniel Rinsler And Co For Morley Fund Management Ltd Home Builders Federation Nathanial Lichfield For GlaxoSmithKline Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Turley Associates For Friends Provident And Hermes Ltd Drivers Jonas For Universities Superannuation Scheme Ltd Mr Oliver Christopherson	10004/00006/008 10007/00002/010 10009/00001/004 20057/00001/004 20436/00002/006 20172/00002/005 20445/00002/001 20510/00001/007 20512/00001/007 20513/00001/007 20514/00001/007 20520/00001/004 20523/00001/002 50061/00002/004	New Town concepts should only be reasserted where they preserve and enhance the existing built form Aspiration for self-containment contradicts provision of new neighbourhoods Policy supported in principle but unclear how it will be achieved or monitored It is not realistic to attempt to link or manage the connection between homes and jobs Policy needs to be linked to the provision of infrastructure Housing should be phased to be delivered alongside economic growth Mixed used development on the leisure park will contribute to this aspiration A variety of housing should be provided to help achieve this aim High in-commuting rates highlight the need to address this issue An enhanced retail offer will help to support this aspiration Policy should seek to achieve balance within the sub-region / a 30-minute commute	CS01 CS07	This policy has been subsumed into policies CS01 and CS07. Our overall strategy seeks to link housing growth to new employment provision, recognising that we cannot force people to live and work in the same area but can provide the opportunities. The Core Strategy provides a general requirement for supporting infrastructure to be provided. Our monitoring and delivery framework and sustainability appraisal set out the indicators which will be used to determine whether our approach is successful. Comments in relation to retail and provision of housing on leisure park are noted.
CS3	Knebworth Estates Nathanial Lichfield For GlaxoSmithKline Daniel Rinsler And Co For Morley Fund Management Ltd English Heritage Leith Planning Ltd For Cygnet Healthcare Ltd Hertfordshire Constabulary Turley Associates For Friends Provident And Hermes Ltd Mr Oliver Christopherson Mr Colin Killick	20189/00002/008 20445/00002/002 20436/00002/005 10004/00006/009 20464/00001/005 20479/00002/004 20520/00001/005 50061/00002/005 50216/00001/006	General support for policy Improving the image of Stevenage through regeneration is supported Policy should refer to the redeveloped town centre Town centre regeneration needs to consider impact on the historic environment Policy needs to be more clearly articulated Unlikely that the 'handicap' of an unbalanced housing stock can be corrected now	CS01 CS07	Support noted. This policy has been subsumed into policies CS01 and CS07.
CS4	English Heritage Highways Agency North Hertfordshire District Council Turley Associates For Intercounty Properties Government Office For The East Of England Home Builders Federation Keymer Cavendish For Seebohm Executors Knebworth Estates Network Rail	10004/00006/011 10007/00002/011 10009/00001/005 20489/00002/003 10041/00002/004 20172/00002/006 20510/00001/008 20189/00002/009 20224/00002/001	Further evidence is required to understand transport impact A housing trajectory should be provided No reference is made to a Strategic Housing Land Availability Assessment (SHLAA) Disappointment that more urban capacity is not identified Support for provision of a substantial number of new homes in the town centre Specific sites submitted for consideration Policy should maximise development on previously	CS02	Since the preferred options consultation, a Strategic Housing Land Availability Assessment (SHLAA) and Urban Transport Plan have been completed allowing the impacts of housing development to be better understood. Policy CS02 makes provision for significant development within the existing urban area and on previously developed land. This includes the town centre. Policy CS02 makes reference to the target for the wider Stevenage area, though it is acknowledged that we cannot plan

Preferred Options Ref	Representations made by	Comment reference	Main issues raised	Pre-sub policy(ies)	Council response
	Bidwells For SRB, Hill Res Ltd And English Pships CPRE The Hertfordshire Society Atisreal For BAe Systems Plc Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Turley Associates For Friends Provident And Hermes Ltd Mr Oliver Christopherson	20507/00001/003 20057/00001/005 20509/00001/005 20510/00001/009 20512/00001/008 20513/00001/008 20514/00001/008 20520/00001/006 50061/00002/006	developed land Policy should refer to the new housing in North Hertfordshire around Stevenage Policy should better reflect that the target for Stevenage is a minimum Existing supply should not be included unless it can be demonstrated they will be delivered Policy does not identify the most sustainable locations for residential development Alternate options should not be discounted because they do not conform with the East of England Plan		for areas outside our administrative boundary. The significant majority of existing housing supply is on sites that are under construction. It is therefore considered appropriate to include them in projections of housing delivery. A housing trajectory is now provided in the Delivery section. The future of submitted sites will be determined through relevant Area Action Plans and the Site Specific Policies DPD. Our Core Strategy is required to be in general conformity with the East of England Plan. Notwithstanding this point, significant alternate options would most likely lie outside our administrative area and, therefore, control.
CS5	North Hertfordshire District Council CPRE The Hertfordshire Society Fairview New Homes Ltd Hertfordshire Property (HCC) Home Builders Federation Daniel Rinsler And Co For Morley Fund Management Ltd Nathanial Lichfield For GlaxoSmithKline Knebworth Estates Government Office For The East Of England Turley Associates For Intercounty Properties Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Turley Associates For Friends Provident And Hermes Ltd	10009/00001/006 20057/00001/007 20087/00001/002 20150/00002/001 20172/00002/007 20436/00002/007 20445/00002/003 20189/00002/009 10041/00002/004 20489/00002/004 20510/00001/010 20512/00001/009 20513/00001/009 20514/00001/009 20520/00001/007	Policy needs to contain more flexibility in the targets Different house types need to be more clearly defined, especially "more expensive homes" Policy should ensure a consistent approach to housing in the new neighbourhoods Affordable housing targets should be indicative and negotiable Targets could affect viability 40% affordable homes target does not appear consistent with identified need Consider explicit policies for special needs and supported housing Definition of affordable homes is unclear There is insufficient evidence to support this policy General objection to use of percentage targets instead of common sense It is appropriate to set targets if evidence support the assertion of an imbalance Affordable housing should include a greater proportion of intermediate provision Support for providing housing which allows people to live and work in the town Support for identifying site-specific targets in subsidiary plans where appropriate	CS12 (DM13) (DM14) (DM15) (DM16) (DM17)	The proposed housing requirements are supported by our evidence base, which includes a Strategic Housing Market Assessment (SHMA) and viability studies. One outcome is an increase in the % of intermediate housing sought. Detailed requirements are set out in policies DM13 to DM17. These set out our approach to negotiation and exceptions.
CS6	Environment Agency Highways Agency North Hertfordshire District Council Natural England Bidwells For SRB, Hill Res Ltd And English Pships CPRE The Hertfordshire Society Daniel Rinsler And Co For Morley Fund Management Ltd Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Mr Oliver Christopherson	10003/00002/001 10007/00002/012 10009/00001/007 10044/00002/004 20507/00001/004 20057/00001/006 20436/00002/008 20510/00001/011 20512/00001/010 20513/00001/010 20514/00001/010 50061/00002/007	Brownfield sites can be of biodiversity value Contamination can be an additional cost to development Support recognition that sustainable greenfield sites are required Policy does not evidence whether the target is achievable Policy seems pessimistic Target should be maintained at the national level (60%) to encourage brownfield development A clear housing trajectory is required A Strategic Housing Land Availability Assessment is required to support this policy Support for 40% target Recognition of constraints in brownfield land availability High-density development in sustainable locations would allow the target to be raised	CS02	Support noted. Since the preferred options consultation, we have conducted a SHLAA. These results have informed the revised target of 45%. This is also shown in a previously developed land trajectory in the Delivery section.
CS7	Hertfordshire Property (HCC) Bidwells For SRB, Hill Res Ltd And English Pships	20150/00002/002 20507/00001/005	General support for the preferred option The outcome of the EERA consultation is important	CS07	Support noted. Since the preferred options consultation, the single issue review

Preferred Options Ref	Representations made by	Comment reference	Main issues raised	Pre-sub policy(ies)	Council response
	Government Office For The East Of England	10041/00002/004	Government guidance requires the Core Strategy to set criteria for identifying sites Object to the method used to identify sites in the evidence base Extending Dyes Lane would appear to be the best option		of the Regional Plan has been completed. Its requirements are reflected in the policy. We have also now set out broad criteria for the identification and assessment of potential sites. An updated site-search has been carried out. Its results will be used to inform the Stevenage and North Herts Action Plan which is tasked with identifying a specific site.
CS8	English Heritage Highways Agency North Hertfordshire District Council Natural England Knebworth Estates Daniel Rinsler And Co For Morley Fund Management Ltd Nathanial Lichfield For GlaxoSmithKline Government Office For The East Of England Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Nathanial Lichfield For Terrace Hill Developments Ltd Nathanial Lichfield For Knebworth House Trust RPS For Costco Wholesale UK Ltd Drivers Jonas For Universities Superannuation Scheme Ltd Mr Oliver Christopherson	10004/00006/012 10007/00002/013 10009/00001/008 10044/00002/005 20189/00002/010 20436/00002/009 20445/00002/004 10041/00002/004 20512/00001/011 20513/00001/011 20514/00001/011 20517/00001/001 20518/00001/001 20519/00001/001 20523/00001/003 50061/00002/008	Support retaining Gunnels Wood as the main employment area New sites should be sustainably located The identification of sites on the Key Diagram is too specific for a Core Strategy General support for policy The Core Strategy should identify broad locations, not SNAP Support aspiration to provide a coherent image and landmark buildings Potential impact of new sites on the historic environment should be recognised Jobs generated by non-B-class uses should be recognised General support for (the proposed location of) new sites Submission promoting land at Junction 7 of the A1(M) for employment development Appropriate non-B-class uses should be permitted in employment areas High-density use should be supported in the most accessible parts of Gunnels Wood	CS08	General support noted. Our employment strategy maintains our position of seeking to retain Gunnels Wood as the town's main employment area. This includes high density uses in accessible locations and improvements to the build environment. The policy sets broad locational requirements which will be carried forwards through subsidiary plans. The contribution of non-B-class jobs is recognised by the Core Strategy. Detailed policy requirements (including any consideration of non-B-class uses) will be set in the Gunnels Wood Area Action Plan. Detailed policy boundaries will be set through subsidiary plans.
CS9	North Hertfordshire District Council The Theatres Trust Daniel Rinsler And Co For Morley Fund Management Ltd RPS Planning For Stevenage Regeneration Ltd English Heritage Government Office For The East Of England Knebworth Estates Peacock And Smith For Wm Morrisons Supermarket Plc Turley Associates For Friends Provident And Hermes Ltd Turley Associates For Intercounty Properties Welwyn Hatfield Council Indigo Planning For Sainsbury's Supermarkets Ltd Development Planning Partnership For Tesco Stores Ltd Hertfordshire Constabulary Turley Associates For Intercounty Properties Turley Associates For Friends Provident And Hermes Ltd Shire Consulting For Barclays Bank Plc Mr Oliver Christopherson	10009/00001/009 20370/00002/002 20436/00002/010 20455/00002/001 10004/00006/013 10041/00002/004 20189/00002/011 20249/00001/001 20520/00001/001 20489/00002/001 20338/00001/001 20456/00001/001 20460/00002/003 20479/00002/005 20489/00002/005 20520/00001/008 20521/00001/001 50061/00002/009	Support for providing new centres in new neighbourhoods Support for designation of town centre General support for policy Leisure facilities should be included in this policy Policy should acknowledge the potential of the leisure park Policy should place greater emphasis on regeneration of the town centre Supermarkets should be identified as neighbourhood centres Policy should seek to preserve and enhance historic elements of the town centre and Old Town The 'major town centre' status of Stevenage in the East of England Plan should be reflected in this policy Consider a Town Centre Improvement Fund to deliver enhancements An over-concentration of late-night uses should be avoided Policy is unsound as it fails to identify the scale or distribution of retail provision that is sought Policy is unsound as Core Strategy states that the town centre proposals are not open to consultation The scale of planned retail development would exceed Stevenage's role as a major town centre Town centre should be expanded west of the railway line	CS09	Support noted. The major town centre status of Stevenage is reflected in our revised hierarchy. The policy also includes the quantitative distribution of floorspace. This has been informed by our updated Retail Capacity Assessment. Detailed policy requirements, including those relating to specific land uses, will be set in subsidiary plans. The policy does not put the town centre proposals as a 'given', though the proposed regeneration scheme is acknowledged in the delivery section. Our capacity assessment shows that Stevenage 'lags behind' and the proposed provision meets the requirements of the town (as expanded). The Site Specific Policies DPD (and other relevant Action Plans) will set the criteria for, and identify, local and neighbourhood centres.
CS10	Environment Agency English Heritage North Hertfordshire District Council Natural England Government Office For The East Of England Friends Of Forster Country	10003/00002/002 10004/00006/014 10009/00001/010 10044/00002/006 10041/00002/004 20095/00001/001	Policies should form a single core strategy policy on Green Infrastructure Green infrastructure study should be undertaken to inform policy Historic landscape character should be considered General support for policy	CS14 CS03	Support noted. In response to comments, preferred options policies CS10 to CS13 have been rationalised into a single Green Infrastructure policy. The Green Belt review is now dealt with separately as a policy consideration. The decision to identify Forster Country is a strategic one and is

Preferred Options Ref	Representations made by	Comment reference	Main issues raised	Pre-sub policy(ies)	Council response
	Royal Society For The Protection Of Birds (RSPB) Keymer Cavendish For Wheatley Homes Charles Planning Associates For North Stevenage Consortium	20269/00001/001 20512/00001/012 20514/00001/012	In relation to the proposed Forster Country, It is not appropriate for the Core Strategy to identify specific sites Green Belt is a policy consideration rather than a natural environment issue and should be deleted from this policy		rightfully identified in the Core Strategy. However, the identification of the specific site is delegated to SNAP.
CS11	North Hertfordshire District Council Natural England Friends Of Forster Country Home Builders Federation Royal Society For The Protection Of Birds (RSPB) Sport England Bidwells For SRB, Hill Res Ltd And English Pships	10009/00001/011 10044/00002/007 20095/00001/002 20172/00002/008 20269/00001/002 20277/00001/001 20507/00001/006	Support for applying consistent standards in new neighbourhoods regardless of administrative boundary Development to meet Natural England's standards General support for policy and proposed standards Accessibility requirements for tennis courts and allotments seem onerous unless there is specific evidence Use of the Open Space Study to identify standards is a robust approach	CS14	Support noted. Our preferred approach will be to work with North Hertfordshire District Council to ensure that a consistent set of standards is applied. Our evidence shows that the pattern of allotment provision across the town is well dispersed and most parts of the existing town fall within the standard.
CS12	English Heritage Bidwells For SRB, Hill Res Ltd And English Pships North Hertfordshire District Council Natural England CPRE The Hertfordshire Society Royal Society For The Protection Of Birds (RSPB)	10004/00006/016 20507/00001/007 10009/00001/012 10044/00002/008 20057/00001/008 20269/00001/003	Further explanation of green infrastructure is required to provide consistency with the East of England Plan General support for this policy Policy should not permit development that would compromise the integrity of the green infrastructure network Policy may also provide opportunities to encourage walking, cycling and riding Policy supported on the proviso that generous standards do not increase development pressure in the Green Belt	CS14	Support noted. The policy provides an explanation of green infrastructure and the requirements of the East of England Plan. Detailed criteria for Green Lungs will be set in relevant Area Action Plans and the Site Specific Policies DPD
CS13	Natural England Friends Of Forster Country Royal Society For The Protection Of Birds (RSPB) Knebworth Estates Keymer Cavendish For Wheatley Homes Charles Planning Associates For North Stevenage Consortium Mr Donald James Courtman Mr Colin Killick	10044/00002/009 20095/00001/003 20269/00001/004 20189/00002/012 20512/00001/013 20514/00001/013 50059/00001/001 50216/00001/005	General support for provision of the Country Park Country park should extend across the whole area north of Stevenage It is not the role of the Core Strategy to identify or allocate specific sites Question the relationship of this land to the proposed conservation area extension Question the justification for the identification of a country park Object to the work "park" which suggests area will be over managed	CS14	Support noted. It is not the role of the Core Strategy to identify the precise spatial extent of this space. This will be determined through SNAP, along with any relevant details about its management (though this is not directly a planning consideration) The Core Strategy sets out the justification for this open space in relation to its Conservation Area status and strategic open space provision across the town.
CS14	Thames Water Plc Natural England CPRE The Hertfordshire Society Friends Of Forster Country Knebworth Estates Royal Society For The Protection Of Birds (RSPB) Atisreal For BAe Systems Plc Bidwells For SRB, Hill Res Ltd And English Pships Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Mr Oliver Christopherson	10039/00004/008 10044/00002/010 20057/00001/009 20095/00001/005 20189/00002/013 20269/00001/005 20509/00001/004 20507/00001/008 20510/00001/012 20512/00001/014 20513/00001/012 20514/00001/014 50061/00002/010	Green Belt policy should allow for the construction of essential infrastructure and services Subsidiary plans are required to be able to comment on these proposals General support for a strategic review of the Green Belt Wildlife and conservation interests should continue to be protected Support a presumption against inappropriate development in the Green Belt Support a review of the Green Belt at the south-east of the town Policy should be clear that the review will take into account development need to 2031 Directions of growth in the East of England Plan should not limit the review as this only runs until 2021 Suggest adding Fairlands Valley Park to the Green Belt	CS03	Comments noted and reflect in Policy CS03. National guidance will be relied on to determine the suitability of development proposals in the Green Belt. The policy clearly sets out the timeframe and extent of the proposed Green Belt review. Fairlands Valley Park would not meet government guidelines in terms of Green Belt designation. It is proposed to protect this space under other policies.
CS15	Natural England English Heritage Knebworth Estates Bidwells For SRB, Hill Res Ltd And English Pships Hertfordshire Constabulary	10044/00002/011 10004/00006/017 20189/00002/014 20507/00001/009 20479/00002/006	General support for this policy Support for production of SPD Dispute assertion that old and new are automatically in conflict Wider townscape benefits of New Town are ignored due to	CS17	Support noted. The Core Strategy does not seek to assert that old and new development are in conflict. The townscape benefits of the New Town, in terms of (for example) provision of local facilities and open spaces are recognised throughout the Core Strategy.

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	Turley Associates For Friends Provident And Hermes Ltd	20520/00001/009	focus on architecture Design out crime should be explicitly identified Potential impacts on viability and vitality, especially in the town centre, should be recognised		Reference to designing out crime is included in the policy.
CS16	English Heritage Mr Colin Killick	10004/00006/020 50216/00001/001	Suggested amendments to wording The market will decide which shops open in the Old Town	CS04	This policy has been subsumed into Policy CS04. Detailed policies and criteria will be set through the Old Town Area Action Plan.
CS17	Hertfordshire Property (HCC) Knebworth Estates Government Office For The East Of England	20150/00002/003 20189/00002/015 10041/00002/004	General support for preferred option Oppose general principle of fewer and larger facilities County Council has identified the need for a new secondary school in the north of Stevenage Greater spatial clarity would be beneficial	CS05 CS07	Support noted. The Core Strategy reflects the identified need for new secondary school provision at the north-east of the town.
CS18	Hertfordshire Property (HCC) Leith Planning Ltd For Cygnet Healthcare Ltd Bidwells For SRB, Hill Res Ltd And English Pships Mr Oliver Christopherson	20150/00002/004 20464/00001/006 20507/00001/010 50061/00002/013	General support for policy approach Non-acute services should be moved from the Lister Hospital site to relieve pressure Complementary development control policies are required A care centre should be provided in the town centre	CS10 (DM08) (DM09)	Support noted. The Core Strategy recognises the need to facilitate the expansion of the Lister Hospital site to support its role as the main provider of acute healthcare in north and east Hertfordshire. Policies DM08 and DM09 set out more detailed criteria for assessing relevant proposals.
CS19	Hertfordshire Property (HCC) Atisreal For BAe Systems Plc Bidwells For SRB, Hill Res Ltd And English Pships Mr John Greenaway Hertfordshire Constabulary Churches Together In Stevenage Sport England The Theatres Trust Daniel Rinsler And Co For Morley Fund Management Ltd	20150/00002/005 20509/00001/002 20507/00001/011 50087/00001/001 20479/00002/007 20047/00001/001 20277/00001/002 20370/00002/003 20436/00002/011	General support for policy approach Policy should require new development to make additional provision for the need it generates Support relocation of the rugby club to an alternative location Core Strategy should set out indoor sports provision requirements Submission version will need to reflect Building Schools for the Future programme Reasonably priced land should be allocated for community needs Facilities for the police should be included Churches should be provided in new residential areas Submission version will need to reflect sports facilities strategy Policy does not support the upgrading of existing or provision of new facilities Policy should include robust requirement for replacement provision Consistency of terminology is required	CS07 CS10 CS11	Support noted. Policies require new development to make appropriate provision for additional demand. We are not at a sufficiently advanced stage to set out future indoor requirements in spatial terms. However, the Core Strategy provides support for appropriately located facilities. Policy CS07 reflects the Building Schools for the Future programme. The price of land is not an issue that can be controlled through the planning system. Police facilities are considered to be adequately covered under our requirements for community facilities.
CS20	Highways Agency North Hertfordshire District Council Fairview New Homes Ltd Bidwells For SRB, Hill Res Ltd And English Pships Government Office For The East Of England Home Builders Federation Knebworth Estates Network Rail Natural England Daniel Rinsler And Co For Morley Fund Management Ltd Nathanial Lichfield For GlaxoSmithKline Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium	10007/00002/014 10009/00001/013 20087/00001/003 20507/00001/012 10041/00002/004 20172/00002/009 20189/00002/016 20224/00002/001 10044/00002/026 20436/00002/012 20445/00002/005 20510/00001/013 20512/00001/015 20513/00001/013 20514/00001/015	Support for use of alternative modes Question the robustness of the evidence base which underpins transport policies Relocation of the lorry park is not identified as an issue in SNAP Policy should include a requirement for residential and business travel plans Policy should include reference to pedestrian and cycle links to the surrounding countryside Mixed-use development of the leisure park would facilitate sustainable journeys Policies need to be realistic in recognising the role of the private car Any relocation of the lorry park should not adversely affect highway safety Support provision of sustainable transport links to new neighbourhoods	CS16	Support noted. Since the preferred options, we have undertaken an Urban Transport Plan which provides the modelling results required to underpin our policies The policy requires development to provide any relevant plans or assessments and directs high-intensity uses to the most accessible locations. The policy has been redrafted into a criteria / list based form for clarity. Leisure routes are dealt with separately in Policy CS14. Parking costs and controls lie outside the remit of the Core Strategy.

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	Mr Oliver Christopherson	50061/00002/014	Support directing development in accessible locations Policy should be expressed as a list or bullets Support enhancements to the station Consider a combination of higher parking costs / lower fares to drive a change in travel habits The Old Town lorry park site should be retained for car parking		
CS21	English Heritage Highways Agency North Hertfordshire District Council Government Office For The East Of England Nathanial Lichfield For GlaxoSmithKline Keymer Cavendish For Wheatley Homes Charles Planning Associates For North Stevenage Consortium Mr Oliver Christopherson	10004/00006/021 10007/00002/015 10009/00001/014 10041/00002/004 20445/00002/006 20512/00001/016 20514/00001/016 50061/00002/016	Support removal of Old Town gyratory system Unclear how A1(M) widening would be funded Consider combining with Policy CS20 Housing growth will have a significant impact on the trunk road network Policy should refer to planning obligations from new developments to provide appropriate facilities and / or improvements General support for policy Evidence should demonstrate which improvements are a pre-requisite for new development Rail improvements should be focussed on the Hertford loop	CS05 CS16	Support noted. In response to comments, most transport issues are now dealt with in a single policy (notwithstanding key infrastructure items which are separately identified). The infrastructure and delivery sections set out our approach to the A1(M) and other key projects.
CS22	Natural England	10044/00002/012	Policy should refer to protecting and enhancing habitats in balance with the airport's development	CS15	The airport lies well outside of our administrative boundaries. It is not appropriate to place demands on development we cannot control.
CS23	Environment Agency Anglian Water Services Ltd Bidwells For SRB, Hill Res Ltd And English Pships Government Office For The East Of England Thames Water Plc Royal Society For The Protection Of Birds (RSPB)	10003/00002/003 10038/00001/002 20507/00001/013 10041/00002/004 10039/00004/004 20269/00001/006	A full Water Cycle Strategy is required to identify the implications of constraints at Rye Meads Water supply is also an issue Policy should place an onus on the developer to identify capacity issues Policy needs to acknowledge the sequential test in PPS25 Policy should be informed by the findings of a SFRA Consideration should be given to diverting the overhead power lines north of Stevenage Infrastructure should be provided ahead of development Any works at Rye Meads should not harm the European Site	CS05 CS15	Since the preferred options consultation, a Water Cycle Study (WCS) has been undertaken. This provides us with an understanding of the key issues relating to water supply and sewerage infrastructure, which are reflected in Policy CS05. We have also carried out a Strategic Flood Risk Assessment (SFRA) which has informed policy.
CS24	North Hertfordshire District Council Anglian Water Services Ltd CPRE The Hertfordshire Society Hertfordshire Property (HCC) Nathanial Lichfield For GlaxoSmithKline Hertfordshire Constabulary Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium Mr Oliver Christopherson	10009/00001/015 10038/00001/003 20057/00001/010 20150/00002/006 20445/00002/007 20479/00002/008 20510/00001/014 20512/00001/017 20513/00001/014 20514/00001/017 50061/00002/017	The advantages of a Local Delivery Vehicle (LDV) are not immediately obvious Support for the creation of a LDV Concern about the democratic accountability of any new body Concern that establishing an LDV could lead to delay LDV should be established on a sub-regional basis	-	Evidence work looking at the potential advantages of alternative delivery mechanisms (including Local Delivery Vehicles) is ongoing. This is reflected in our delivery section.
CS25	Mr Oliver Christopherson	50061/00002/018	A preferred option is not stated	-	This policy has not been carried forwards
CS26	Highways Agency Thames Water Plc Natural England Bidwells For SRB, Hill Res Ltd And English Pships Knebworth Estates Fairview New Homes Ltd Hertfordshire Property (HCC)	10007/00002/016 10039/00004/005 10044/00002/013 20507/00001/014 20189/00002/017 20087/00001/004 20150/00002/007	General support for proposed policy Support for provision of sustainable transport measures There is limited scope to require sewerage infrastructure to be provided through s106 and the use of Grampian conditions may be most appropriate. Emphasis should be on up-front provision. Wildlife sites and landscape should be included	CS05 CS06	Support noted. Policy CS05 sets out our approach to the phasing of major development in accordance with the findings of the WCS. Policy CS06 is in conformity with the requirements of Government guidance on developer contributions and sets out a wide range of measures that might be required where appropriate.

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	Home Builders Federation Sport England The Theatres Trust English Heritage Nathanial Lichfield For GlaxoSmithKline Hertfordshire Constabulary Keymer Cavendish For Seebohm Executors Keymer Cavendish For Wheatley Homes Keymer Cavendish For Picture Ltd Charles Planning Associates For North Stevenage Consortium	20172/00002/010 20277/00001/003 20370/00002/004 10004/00006/022 20445/00002/008 20479/00002/009 20510/00001/015 20512/00001/018 20513/00001/015 20514/00001/018	Requirements should conform to the requirements of Government guidance Policy should reflect merits of enabling development Requirements should be negotiated on a site-by-site basis Contributions should be sought from all relevant development Submission version should set out the Council's approach to collecting contributions Cultural facilities should be included in the list Improvements to natural and built environment should be included in the list		
DC Policies - general comments	Terence O'Rourke For London Luton Airport Operations Ltd Charles Planning Associates For North Stevenage Consortium Environment Agency Highways Agency Government Office For The East Of England Leith Planning Ltd for Cygnet Healthcare Ltd	20369/00001/001 10003/00002/009 10007/00002/017 10041/00002/008 20464/00007/007	A policy for the amenity of residents should be included Policies that rely on national guidance are superfluous Policies are vague More detail should have been provided rather than waiting until submission draft consultation where there is limited opportunity for change There is scope for rationalisation of the policies Detailed policies should be criteria based There are no policies for health or education Reference should be made to regional policies where appropriate Where national guidance is to be relied on, the Council should ensure there are no issues of 'local distinctiveness' that would be adversely affected	-	A more focussed approach to the Development Management policies has been taken. Superfluous policies have been removed and detailed criteria have been provided. Policy DM30 sets out a requirement for no adverse impact on amenity.
DC1	English Heritage Bidwells For SRB, Hill Res Ltd And English Pships Natural England Nathanial Lichfield For GlaxoSmithKline	10004/00006/023 20507/00001/015 10044/00002/014 20445/00002/009	Policy should refer to the historic environment General support for policy approach More detail should be provided on what sustainable development means for Stevenage Policy should acknowledge that not all objective will be relevant to all development	DM01	Support noted. Our Core Strategy and accompanying sustainability appraisal identify the key issues and indicators that we will use to determine whether the town is growing sustainably.
DC2	Environment Agency English Heritage Highways Agency The British Wind Energy Association Thames Water Plc Natural England Fairview New Homes Ltd Nathanial Lichfield For GlaxoSmithKline	10003/00002/004 10004/00006/024 10007/00002/018 20323/00001/001 10039/00004/006 10044/00002/015 20087/00001/005 20445/00002/010	General support for the policy A policy is not required if the intention is to rely on national guidance Sustainable transport should be included in the policy Impact on landscape and biodiversity should be considered Object to blanket requirement for 10% renewable energy provision Policy should include flexibility to react to site-specific constraints Policy should include criteria for assessment of larger scale renewable applications	DM31	Support noted. Policy builds in flexibility where viability would be compromised. Due to the constrained nature of the Borough, and the lack of specific proposals, it is considered that significant renewable energy proposals are relatively unlikely and national guidance provides a sufficient basis for determining any relevant applications.
DC3	Environment Agency Bidwells For SRB, Hill Res Ltd And English Pships Charles Planning Associates For North Stevenage Consortium Home Builders Federation Natural England Fairview New Homes Ltd Mr Andy Holtham Nathanial Lichfield For GlaxoSmithKline RPS Planning For Stevenage Regeneration Ltd	10003/00002/005 20507/00001/016 20172/00002/011 10044/00002/016 20087/00001/006 50048/00001/002 20445/00002/011 20455/00002/004	Policy should required minimum Code 3 for Sustainable Homes Developers should demonstrate that standards are the highest that can be achieved Code for Sustainable Homes should remain voluntary Policy should contain flexibility to respond to particular building or operational requirements Support for policy approach No need to exceed building regulation requirements	-	Support noted. We do not have specific evidence to justify sustainability requirements above those set through the building regulations and this policy is not carried forwards.
DC4	Environment Agency	10003/00002/006	Policy should promote reuse and recycling of materials in	DM30	Policy DM30 requires adequate waste storage and recycling

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	Natural England	10044/00002/017	new development Policy should require provision of community recycling facilities Policy should require developers to provide a site waste management plan		facilities in new development.
DC5	Environment Agency Anglian Water Services Ltd Fairview New Homes Ltd	10003/00002/007 10038/00001/004 20087/00001/007	Development should not be committed ahead of secure water supplies Efficiency should be built into new development The location of development should take resources into account Support for Code level 3 as a minimum standard Code for Sustainable Homes should remain voluntary	-	Preferred option stated that we would rely on national guidance and has not been carried forwards.
DC6	Anglian Water Services Ltd Bidwells For SRB, Hill Res Ltd And English Pships Thames Water Plc Natural England Royal Society For The Protection Of Birds (RSPB)	10038/00001/005 20507/00001/017 10039/00004/007 10044/00002/018 20269/00001/007	Support the production of a water cycle strategy to inform policy Strategic-sized SUDs may be appropriate for large-scale development Policy should allow developers to demonstrate why SUDs are not appropriate Support for inclusion of SUDs Reed beds or constructed wetlands should be supported Opportunities should be taken to provide wildlife habitats where SUDs are incorporated into new development	DM27 (CS15)	Support noted. Since the preferred options consultation, a WCS and SFRA have been carried out. Policy allows exceptions where developers provide appropriate evidence. Policy CS15 allows for the provision of strategic SUDs (locally referred to as Flood Storage Reservoirs)
DC7	Environment Agency Natural England	10003/00002/008 10044/00002/019	Support the inclusion of this policy Developers should submit a pollution prevention plan Policy should afford protect to all natural resources include air quality, ground and surface water and soils	DM23 DM24 DM25	Support noted.
DC8	English Heritage Nathanial Lichfield For GlaxoSmithKline Drivers Jonas For Universities Superannuation Scheme Ltd	10004/00006/025 20445/00002/012 20523/00001/004	Policy should refer to the historic environment Policy should recognise that it may not always be possible to meet these demands Policy should allow scope for developers to demonstrate how homes and jobs will be balanced	-	This policy is considered unnecessary in light of the requirements of Policy DM01 and the generic requirement for design & access statements to be submitted with applications.
DC9	English Heritage Bidwells For SRB, Hill Res Ltd And English Pships Home Builders Federation Nathanial Lichfield For GlaxoSmithKline	10004/00006/026 20507/00001/018 20172/00002/012 20445/00002/013	Policy should refer to the historic environment Requirement is too onerous Unlikely that this will be supported by new rules on registering planning applications Policy should recognise that there will be exceptions where these criteria cannot be met	-	This policy is considered unnecessary in light of the requirements of Policy DM01 and the generic requirement for design & access statements to be submitted with applications.
DC10	CPRE The Hertfordshire Society Bidwells For SRB, Hill Res Ltd And English Pships Charles Planning Associates For North Stevenage Consortium Home Builders Federation Fairview New Homes Ltd RPS Planning For Stevenage Regeneration Ltd Turley Associates For Friends Provident And Hermes Ltd	20057/00001/011 20507/00001/019 20172/00002/004 20087/00001/008 20455/00002/002 20520/00001/010	Support for higher targets and lower thresholds Object to setting of a specific threshold Rigid targets could affect development viability Exemptions or flexibility should be allowed where schemes contribute towards other objectives A Strategic Housing Market Assessment should inform these policies	DM13 DM14	Support noted. We have completed a SHMA as well as supporting viability studies. These support the thresholds and percentages we have set. The policies set out the criteria whereby negotiation or exemptions will be considered.
DC11	Fairview New Homes Ltd Bidwells For SRB, Hill Res Ltd And English Pships Charles Planning Associates For North Stevenage Consortium Home Builders Federation RPS Planning For Stevenage Regeneration Ltd	20087/00001/009 20507/00001/020 20172/00002/013 20455/00002/003	Targets would be an unreasonable imposition on the house building industry Housing provision should be market-led Policy should recognise that some locations will be more suitable than others for larger homes	DM17	The policy does not set rigid targets. It uses refers the findings of the SHMA to be used as a guide. Our evidence shows there is a lack of top-end homes and a specific requirement is considered justified.
DC12	English Heritage CPRE The Hertfordshire Society	10004/00006/027 20057/00001/012	Higher densities should not harm the existing built and historic environment	(DM30)	Support noted. There is no specific density policy. Design and locational

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	Charles Planning Associates For North Stevenage Consortium Knebworth Estates Fairview New Homes Ltd Daniel Rinsler And Co For Morley Fund Management Ltd	20189/00002/018 20087/00001/010 20436/00002/013	General support for policy approach There is considerable scope for higher densities to be achieved given the low densities in the New Town Policy should not unduly stifle higher density developments Support high density development of the leisure park		guidance will be used to assess the suitability of proposals.
DC13	Atisreal For BAe Systems Plc Turley Associates For Friends Provident And Hermes Ltd	20509/00001/006 20520/00001/011	General support for provision of windfall housing	DM02	Support noted.
DC14	Hertfordshire Property (HCC) Bidwells For SRB, Hill Res Ltd And English Pships	20150/00002/008 20507/00001/021	Support Concern over methodology used to inform evidence study that will form basis of this policy	DM18	Support noted. Refer to comments under Preferred Option CS7
DC16	Nathanial Lichfield For GlaxoSmithKline Knebworth Estates	20445/00002/014 20189/00002/019	General support	-	Support noted. This policy has not been carried forwards. Criteria will be set through relevant Area Action Plans and the Site Specific Policies DPD.
DC17	Turley Associates For Friends Provident And Hermes Ltd Drivers Jonas For Universities Superannuation Scheme Ltd	20520/00001/012 20523/00001/006	General support for policy Small-scale uses could be particularly appropriate in the town centre, Old Town and neighbourhood centres	DM05	Support noted. Policies and criteria for the identified retail hierarchy will be set through relevant Area Action Plans and the Site Specific Policies DPD.
DC19	Natural England Royal Society For The Protection Of Birds (RSPB)	10044/00002/020 20269/00001/008	General support for the policy	-	Support noted. This policy was considered unnecessary in light of the requirements of Policy DM01 and the generic requirement for design & access statements to be submitted with applications.
DC20	Natural England Fairview New Homes Ltd Royal Society For The Protection Of Birds (RSPB) Charles Planning Associates For North Stevenage Consortium Sport England Mr Colin Killick	10044/00002/021 20087/00001/011 20269/00001/009 20277/00001/004 50216/00001/003	General support for the policy Policy should contain flexibility for negotiation Policy is based on robust and up-to-date evidence Past planning permissions do not seem to have followed this approach It is not suitable to base standards on a mid-point between existing and future household sizes	DM19 DM20 DM21	Support noted. Policies set out the conditions where exceptions may be appropriate.
DC21	Friends Of Forster Country	20095/00001/006	Object to reliance on government guidance	-	Our policies should not replicate national guidance. PPG2 provides an adequate basis for determining the suitability of proposals.
DC22	English Heritage Natural England Friends Of Forster Country Hertfordshire Property (HCC) Royal Society For The Protection Of Birds (RSPB)	10004/00006/028 10044/00002/022 20095/00001/007 20150/00002/009 20269/00001/010	Support for this policy Policy should not unnecessarily prevent development on school sites Policy should refer to green infrastructure concepts	-	Support noted. These designations are site specific so policies and criteria will be set through relevant Area Action Plans and the Site Specific Policies DPD
DC23	Natural England Friends Of Forster Country Royal Society For The Protection Of Birds (RSPB)	10044/00002/023 20095/00001/008 20269/00001/011	General support for this policy Object to reliance on government guidance Proposals that would harm wildlife interests should be refused Reliance on developers is over-optimistic	DM20	Support noted Many designations are site specific so policies and criteria will be set through relevant Area Action Plans and the Site Specific Policies DPD DM20 sets out our approach to provision in new development.
DC24	English Heritage Natural England Bidwells For SRB, Hill Res Ltd And English Pships Nathanial Lichfield For GlaxoSmithKline Hertfordshire Constabulary	10004/00006/029 10044/00002/024 20507/00001/022 20445/00002/015 20479/00002/010	Policy should encourage local distinctiveness Policy should not be rigidly applied where there are specific operational requirements of a building Support for the policy These matters can be adequately covered in a design and access statement	-	Support noted. This policy was considered unnecessary in light of the requirements of Policy DM01 and the generic requirement for design & access statements to be submitted with applications.
DC25	Turley Associates For Friends Provident And Hermes Ltd English Heritage Mr Colin Killick	20520/00001/013 10004/00006/030 50216/00001/002	Support for the preferred approach A consistent approach should be taken to whether generic policies are required or other advice will be used Disappointed that a local list will not be produced	-	Comments noted. National guidance and legislation provide an adequate basis for determining relevant proposals. It is considered that the Core Strategy takes a consistent approach on this issue.

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DC26	Charles Planning Associates For North Stevenage Consortium		The Conservation Area review should have been considered through the LDF	-	The Conservation Area review was conducted under separate legislation and was subject to its own consultation. This method is considered appropriate.
DC27	Natural England	10044/00002/025	Support for the preferred approach	-	Support noted Designations are site specific so policies and criteria will be set through relevant Area Action Plans and the Site Specific Policies DPD
DC28	Home Builders Federation Bidwells For SRB, Hill Res Ltd And English Pships Hertfordshire Constabulary	20172/00002/014 20507/00001/023 20479/00002/011	Support for this policy It may be possible to require these measures in order to register applications These matters can be dealt with in a design & access statement	-	Support noted. This policy was considered unnecessary in light of the requirements of Policy DM01 and the generic requirement for design & access statements to be submitted with applications.
DC30	Hertfordshire Property (HCC) Bidwells For SRB, Hill Res Ltd And English Pships Knebworth Estates Sport England	20150/00002/010 20507/00001/024 20189/00002/020 20277/00001/005	Policy should not contain a presumption in favour of community uses Policy should be more flexible in the range of uses permitted Policy should support proposals that will provide similar facilities at alternate locations Fairlands Valley Park and Knebworth Park should be included as important leisure facilities Broad support for policy content Policy should set out how new development will be required to make community provision	DM08 DM09 DM10 DM11 DM12	The protective approach taken in these policies is considered appropriate. The loss of facilities will be permitted where suitable replacement provision or the redundancy or unviability of the existing use is demonstrated.
DC31	Highways Agency Bidwells For SRB, Hill Res Ltd And English Pships Nathanial Lichfield For GlaxoSmithKline	10007/00002/019 20507/00001/025 20445/00002/016	Policy should 'require' not 'encourage' travel plans Area-wide and residential travel plans should also be encouraged Support for relying on national guidance Strategy for monitoring and enforcement is required	DM28	Policy 'requires' plans and assessments to be produced, including residential travel plans.
DC33	Highways Agency Daniel Rinsler And Co For Morley Fund Management Ltd Barton Willmore For Waitrose Ltd Turley Associates For Friends Provident And Hermes Ltd Mr Colin Killick	10007/00002/020 20436/00002/014 20475/00002/001 20520/00001/014 50216/00001/004	Policy appears incomplete which is unacceptable at this stage Replacing surface car parking with multi-storey could release significant land for development in and around the town centre Loss of Old Town car parks would be detrimental to the vitality and viability of the centre A lack of car parking provision will see more people use out-of-centre stores Support for proposals that make better use of car parks	DM29	Policy allows for the more efficient use of sites provided there is no loss of public parking provision.
DC34	Environment Agency Thames Water Plc Fairview New Homes Ltd	10003/00002/010 10039/00004/010 20087/00001/012	Flood risk policies are currently weak A Strategic Flood Risk Assessment should be used to generate recommended development control policies New development should incorporate Sustainable Urban Drainage systems (SUDs) Flood risk assessments should be required in line with guidance in PPS25 Core Strategy should prevent most forms of development in the flood plain Proposals should be assessed on a site-by-site basis, especially where mitigation measures can be included	DM26	Our SFRA has been used to inform the flood risk policy.
DC35	Mono Consultants Ltd For Mobile Operators Association	10021/00003/001	A generic policy should be included	-	We will use national guidance for telecoms applications.
General comments - housing	Grounds And Co Keymer Cavendish For Hythe Ltd	20495/00001/001 20511/00002/001	Land east of Stevenage should be considered for development	-	We cannot plan for development outside of our administrative area. Policy CS03 sets out how we will work with East Hertfordshire District Council to provide a coherent Green Belt boundary that meets our development needs to 2021.
General	Daniel Rinsler And Co For Morley Fund Management Ltd	20436/00002/002	Expansion of the town centre to include the leisure park	Chapter 6	The economic requirements of the East of England Plan have

Preferred Options Ref	Representations made by	Comment reference	Main issues raised	Pre-sub policy(ies)	Council response
comments - Economy	East Of England Development Agency	10019/00003/001	should be recognised Role of Stevenage as a Key Centre for Development and Change is not clear in the economy section		been more clearly articulated. Our policies in this section, and overall spatial strategy, recognise the potential of the Leisure Park to provide high-intensity mixed-use development.
General comments - open space	Knebworth Estates Sport England	20189/00002/003 20277/00001/006	Green Belt should not be preserved ahead of the town's open spaces Use should be made of Sport England's Planning for Sport website	-	Our Core Strategy takes a balanced approach to the release of Green Belt land and the protection of existing open space.
General comments - social	CTC Cyclists Knebworth Estates Mr Oliver Christopherson	20060/00001/002 20189/00002/001 50061/00002/012	Planning policies should encourage informal recreation to deliver healthier lifestyles Secondary schools should be localised, not centralised Spiritual education is just as important as material consideration	-	It is considered that the Core Strategy, particularly Policy CS14, will encourage healthy lifestyles. The <i>Building Schools for the Future</i> programme is led by the County Council and has been approved by Government.
General comments - design and conservation	English Heritage English Heritage Knebworth Estates	10004/00006/001 10004/00006/002 20189/00002/002	A distinctive policy on the historic environment is required There should not be a presumption in favour of replacing 'tired' buildings Density targets can work against common sense and special circumstances	CS17 DM30	It is considered that the identified policies, in combination with relevant national guidance and legislation, provide adequate protection for the historic environment and sufficient guidance for proposals which might impact upon it.
General comments - transport & infrastructure	Bidwells For SRB, Hill Res Ltd And English Pships CTC Cyclists Highways Agency Mr Oliver Christopherson St Ippolyts Parish Council Thames Water Plc	20507/00001/026 20060/00001/003 10007/00002/022 50061/00002/015 10015/00002/001 10039/00004/001	Support for improving A602 and east-west links Car dependant developments should not be permitted General support for making it easier to use sustainable modes Policies are not comprehensive and should include requirements for transport assessments, accessibility, public transport and demand management Car use and car ownership are different. If providing parking makes a development viable, it should not be restricted Sufficient parking should be provided for employees Development must be co-ordinated with water infrastructure provision. Plans must provide sufficient information to inform water company's asset management plans	CS05 CS16	Comments noted. The Urban Transport Plan and WCS provide a more robust evidence base on which to build our policies.
General comments - delivery	Government Office For The East Of England Home Builders Federation	10041/00002/007 20172/00002/015	Detailed monitoring and delivery section required	Chapter 15	The Core Strategy now contains a detailed Delivery chapter
General comments - other	Charles Planning Associates For North Stevenage Consortium Government Office For The East Of England Home Builders Federation Government Office For The East Of England Home Builders Federation Knebworth Estates Mr Alan Luff Mr Andy Holtham Mrs. D. G. Knott St Ippolyts Parish Council	20514/00001/003 10041/00002/001 20172/00002/001 10041/00002/002 20172/00002/003 20189/00002/021 50112/00002/001 50048/00001/001 50130/00002/001 10015/00002/002	Document lacks clarity An appropriate assessment will be required The document appears to delegate some of the spatial strategy to subordinate documents Need to ensure consistency with national guidance Submission document will need a stronger focus and evidence base Policies do not contain enough detail to identify spatial implications Some policies seem to go beyond what can reasonably be requested Praise for document and content Complaint about on-line submission Greater commentary on sustainability appraisal findings is required General objection to development and growth Document seems to place too much emphasis on goodwill of developers	-	The Core Strategy has been rigorously edited to try and make it as clear and accessible as possible. Greater guidance is required on the key spatial implications and strategic decisions. This has been informed, in part, by the various evidence studies completed since the Preferred Options consultation. An Appropriate Assessment has been produced and published alongside this consultation. We have purchased a new consultation system for the pre-submission stage.
Key diagram	Government Office For The East Of England Government Office For The East Of England	10041/00002/004 10041/00002/004	Key diagram should make reference to expansion in North Herts	Chapter 4	The Key Diagram has been revised. Reference is made to expansion in North Herts, acknowledging

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	Highways Agency	10007/00002/021	Consider how to show green infrastructure The flood plain should be shown		that this lies outside of our direct control.

