



PLANNING AND DEVELOPMENT COMMITTEE

Date: Tuesday, 7 April 2026
Time: 6.30pm,
Location: Council Chamber
Contact: committees@stevenage.gov.uk

Members: Councillors: Claire Parris (Chair), Carolina Veres (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Peter Clark, Coleen DeFreitas, Akin Elekolusi, Lynda Guy, Rob Henry, Ellie Plater and Nigel Williams

AGENDA

PART 1

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

2. MINUTES FROM THE PREVIOUS MEETING

To approve as a correct record the Minutes of the previous meeting held on 12 March 2026.
3 – 58

3. 24/00451/FPM - ABBEYFIELD 2 POUND AVENUE

To consider an application for Planning Permission for demolition of existing care home and erection of 15 no. flats, extended dropped kerb, associated parking and ancillary works
59 – 96

4. 26/00112/FPH - 60 UPLANDS STEVENAGE

To consider the erection of first floor side extension.
97 – 108

5. INFORMATION REPORT - DELEGATED DECISIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
109 – 114

6. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
115 – 116

7. URGENT PART I BUSINESS

To consider any Part I Business accepted by the Chair as urgent.

8. EXCLUSION OF THE PRESS AND PUBLIC

To consider the following motions that:

1. Under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in paragraphs 1-7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

9. URGENT PART II BUSINESS

To consider any Part II Business accepted by the Chair as urgent.

STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Thursday, 12 March 2026

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Claire Parris (Chair), Carolina Veres (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Rob Henry and Ellie Plater

Start / End Time: Start Time: 6.30pm
End Time: 8.50pm

1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors Peter Clark and Nigel Williams.

The Chair noted that there would be a change of order in the agenda.

The Committee would be considering the items in the following order:

- 1) 25/00620/OPM - Land South of A602/ Land East of Bragbury End
- 2) 25/00893/FPM - Land Adjacent to GSK Campus, Gunnels Wood Road
- 3) 25/00908/FP - South Car Park, Primett Road
- 4) 24/00058/FPM - Land at Redcar Drive, Stevenage, SG1 2EN

2 **MINUTES FROM THE PREVIOUS MEETING**

The Minutes of the meeting of the Planning & Development Committee held on 12 February 2026 were agreed as a correct record and signed by the Chair.

3 **25/00620/OPM - LAND SOUTH OF A602/LAND EAST OF BRAGBURY END**

The Committee received a presentation from the Planning Officer on the planning application and outline grant for land South of Stevenage.

The Team Leader presented photographs of the site and surrounding area to the Committee, and details of the proposed highway works were provided. This included a new signalised junction to serve the development, alongside improved pedestrian and cycle connections and a bus and emergency access point.

Officers advised that an interim three-arm junction would be delivered initially, with provision for a fourth to enable future development of the adjoining northern parcel.

Members were informed that the site was allocated for housing in the Local plan under Policy H04, with proposals considered acceptable in principle. The scheme included plans showing the housing layout, play areas, landscaping, and sustainable drainage features, with detailed matters to be addressed through future reserved matters applications.

It was noted that the development proposed 24% affordable housing, which was subject to review mechanisms to be secured through the Section 106 contributions outlined in the recommendations. Contributions towards sports provisions, infrastructure and community facilities, would also be secured through the Section 106 agreement. Officers explained that the provision of a neighbourhood centre and GP surgery would be secured through planning obligations.

It was further noted that the application had attracted numerous objections, including a petition, with key concerns relating to highways, infrastructure and environmental impacts, which had been considered in the Officer's report.

Officers confirmed that ecological, heritage, sustainability and amenity impacts had been assessed and were considered acceptable, subject to the conditions.

Officers concluded by recommending that planning permission be granted, subject to the conditions and the completion of a Section 106 agreement as set out in the report and addendum.

The Committee considered the appraisal section of the report and questions were raised regarding the biodiversity and ecology lost due to the proposed development. Officers advised that the development would result in a loss of approximately ten habitat units on site, but the required biodiversity net gain would be achieved through off-site units in accordance with national regulations.

Officers also provided Members with transport data relating to the anticipated trip generation from the development during peak hours.

In response to questions regarding flooding and drainage, it was noted that there remained an outstanding objection from the Lead Local Flood Authority. Members were advised that, should planning permission be granted, the decision notice and Section 106 agreement would not be finalised until the drainage matters had been resolved and appropriate conditions secured.

In relation to the climate change and sustainability appraisal section, Officers confirmed that the development would include electric vehicle charging infrastructure in accordance with policy and building regulations, with detailed provision to be secured through conditions and future reserved matters applications.

Questions were raised regarding reference to unexploded ordnance on the site, and Officers advised that a preliminary risk assessment had been undertaken as part of

a standard practice for developments of this scale and had identified the risk as very low.

The Committee discussed infrastructure provision, including healthcare and education contributions. Officers advised that, despite consultation, no formal response had been received from the NHS regarding additional healthcare requirements, although provision for a GP surgery was included in the proposals and would be secured through the Section 106 agreement.

Members were also informed that Hertfordshire County Council had requested contributions towards secondary education but had not identified a requirement for primary education contributions at this time. It was further noted that the development would also be liable to pay Community Infrastructure Levy (CIL) contributions, which could support wider infrastructure including education.

Questions were raised regarding the topography of the site and noted whether the land would be levelled or whether the natural contours of the site would be retained. Officers advised that, whilst the overall parameters of the scheme could not be altered at this stage, a condition could be imposed requiring the submission of further details on existing and proposed levels as part of the future reserved matters applications.

Councillor Ashley Wren proposed the addition to the condition, which was seconded by Councillor Guy and agreed by the Committee. The Committee then proceeded to the final vote on the application, incorporating the agreed condition which was:

As part of any reserved matters application as required under condition 4, a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings; full details of the proposed finished floor levels of all buildings and hard landscaped surfaces. The development, as approved as part of any reserved matters application, shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties.

As part of any reserved matters application as required under condition 4, full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels. The development as approved as part of any reserved matters application, shall be carried out in accordance with the approved levels.

REASON: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the imposition of suitable safeguarding conditions, the detail of which would be delegated to the Director of Planning and subject to planning obligations to secure/provide contributions towards:

- Affordable housing - provision of affordable housing to be secured on site, with the final proportion, tenure mix, and delivery mechanism to be agreed through the S106 agreement, having regard to viability and relevant policy requirements and / or a financial contribution in lieu of £3m.
- Secondary education contribution
- Bus service provision contribution
- An appropriate trigger for S278 off-site highway works
- Travel Plan evaluation and support fee
- Sustainable travel vouchers
- Cycle hire contribution of £25,000 and relevant infrastructure as required
- Outdoor and indoor sports provision contribution
- Local Employment and Apprenticeships
- Management company for administration of all common and public areas, including SuDS
- Maintenance and management bonds
- Monitoring fees for SBC and HCC.

9.2 Authority would be given to the Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

Conditions

1 Approved Parameter Plans

The development hereby permitted shall be carried out in accordance with the following approved Masterplan and parameter plans unless otherwise agreed in writing:

23057su1.01C; 23057su1.02C; 23057wd2.01J; 23057wd2.02D; 23057wd2.03A; 23057wd2.04A; 23057wd2.05B; 23057wd2.06B; 23057wd2.07A; 23057wd2.08A; 23057wd2.10; 23057wd2.11; 23057wd2.12; 23057wd2.13; 23057wd2.14; 23057wd2.15; 23057wd2.16; 23057wd2.17; 2835-LLA-ZZ-OO-DR-L-001;

2 Approved Plans for Access junction and spine road

The development hereby permitted for the access junction and main spine road serving the development shall be carried out in accordance with the plans/drawings listed below unless otherwise agreed in writing:

23057su1.04A; 2835-LLA-ZZ-OO-DR-0001; 2835-LLA-ZZ-OO-DR-L-0201 P04; 2835-LLA-ZZ-OO-DR-L-0202 P04; 2835-LLA-ZZ-OO-DR-L-0203 P04; 2835-LLA-ZZ-OO-DR-L-0204 P04; 2835-LLA-ZZ-OO-DR-L-0205 P02; 2835-LLA-ZZ-OO-DR-L-0301 P01; P24892-PL-01 SHEET 1; P24892-PL-01 SHEET 2; ST-3600-700 D; ST-3600-704 I; ST-3600-730 A; ST-3600-740 C; ST-3600-750 A; 2835-LLA-ZZ-OO-DR-L-0200 P04

3 Three Year Time Limit - Detailed (Spine Road and site accesses from the A602)

The part of the development for which full planning permission (Construction of the spine road, site accesses from the A602 and ancillary works) has been granted shall be begun within a period of three years, failing which the permission shall be of no effect.

4 Details of Reserved Matters - Outline

Outline permission is granted as outlined in the application submission, no development in relation to delivery of up to 500 dwelling units (including affordable housing and self-build plots), a mixed use local centre (Use Class C3, E and F2 space, public open and amenity space (including Children's Play), associated landscaping and ecological enhancement works, internal highways, parking, footpaths, cycleways, drainage, utilities, service infrastructure and ancillary works shall commence until detailed plans for those phase(s) have been submitted to and approved in writing by the Local Planning Authority. These plans will show the layout (including car parking provision, access and servicing arrangements, and waste management), scale (including existing and proposed levels), design and external appearance of the phase to be constructed and the landscaping (including, hard and soft landscape, street furniture etc), to be implemented (hereinafter referred to as "the Reserved Matters"). The development shall only be carried out as approved.

As part of any reserved matters application as required under condition 4, a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings; full details of the proposed finished floor levels of all buildings and hard landscaped surfaces. The development, as approved as part of any reserved matters application, shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties.

As part of any reserved matters application as required under condition 4, full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels. The development as approved as part of any reserved matters application, shall be carried out in accordance with the approved levels.

REASON: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties

5 Time Limit for Reserved Matters - Outline

All applications for the approval of the Reserved Matters for each phase or combination of phases (Construction of the spine road, site accesses from the A602 and ancillary works) shall be made to the Local Planning Authority not later than three (3) years from the date of this Outline permission. The commencement of development shall be begun not later than the expiration of two (2) years from the date of approval of the last reserved matters to be approved, whichever is the later.

6 Maximum number of residential units

The maximum number of residential units on the site shall be restricted to 500 units, unless otherwise agreed in writing by the Local Planning Authority.

7 Neighbourhood centre

The neighbourhood centre hereby permitted, shall be up to no more than 500sq.m Use Class E space, unless otherwise agreed through the reserved matters process.

8 Housing

All reserved matters applications relating to residential development shall be accompanied by an updated accommodation schedule, setting out the type, size, tenure, accessibility and adaptability, as well as a cumulative total based on previous permissions. Plot numbers shall be consistent from over version to the next to ensure each plot can be individually identified across the lifetime of the development. The housing mix as detailed in each subsequent reserved matters application shall include details of market and affordable housing as well as the self-build plots.

9 PD restrictions - Neighbourhood Centre

Notwithstanding the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that order) the non-residential units within the neighbourhood centre shall be used for Use Classes E (Including GP Surgery) only of the schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purposes (including Use Class C3 - Residential or for employment based uses such as offices, research and development and light industrial as well as other services falling within Use Class E), unless otherwise agreed in writing or approved by way of separate planning permission

10 PD restrictions on satellite equipment

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or infrastructure shall be erected to any built development within the development site, other than those expressly authorised by this permission.

11 Telecommunications/Satellite Strategy

Prior to occupation of each phase(s) of development within the application site, details of any associated communal telecommunications infrastructure and plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved and maintained as such thereafter.

12 PD restrictions on dwellinghouses

Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking or re-enactive that Order with or without modification) no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles and/or bicycles, no loft conversions including dormer windows / roof extensions, or roof lights and openings shall be constructed on the dwellinghouse(s) hereby permitted unless permission is granted on an application made to the Local Planning Authority.

13 Control of emissions

Prior to the first occupation of the non-residential units to be used within the neighbourhood centre hereby permitted a scheme for the installation of equipment to control the emission of fumes and smell from the premises including any air conditioning equipment, for that relevant phase shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first occupation of these units. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

14 Noise Levels - Mechanical Equipment or Plant

Prior to the construction of any dwelling a written noise impact assessment for the site shall be submitted in writing to, and approved by, the Local Planning Authority. The report shall demonstrate that the layout and construction of dwellings reflects good acoustic design together with details of appropriate mitigation measures, where required, so that internal and external noise levels specified below will not be exceeded: Room type Daytime (07:00 to 23:00) Night time (23:00 to 07:00) Living room 35 dB LAeq, 16hour - Dining room 40 dB LAeq, 16hour - Bedroom 35 dB LAeq, 16hour 30 dB LAeq, 8hour 45dB LAm_{ax} - no more than 10 times per night Where it is necessary to rely on closed windows to achieve the above internal noise levels then an alternative adequate means of ventilation or cooling, meeting the requirements of building regulations approved document F and O, shall be provided that do not materially compromise the performance of the relevant façade sound insulation. Where mechanical ventilation is proposed it should, in normal operation, achieve compliance with NR20 in bedrooms between 23:00 to 07:00 and NR25 in all habitable rooms between 07:00 to 23:00. External amenity spaces provided for the sole use of the occupiers of the dwellings shall be designed to achieve the lowest practicable noise levels and have a target of not exceeding 55dB LAeq,16hr. 1(b) All agreed mitigation measures shall be implemented, retained, and maintained for the life of the approved use.

15 Noise Management Plan

Construction of the dwellings hereby permitted shall not take place until a written management plan detailing how noise arising from mechanical air ventilation, heating, and cooling plant is to be mitigated has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the plant authorised by the written management plan as regards noise control has been installed and commissioned in strict accordance with the approved management plan. All agreed mitigation measures shall be retained and

maintained for the life of the approved use.

16 No plant/equipment affixed to external face of buildings

Unless agreed through the approval of Reserved Matters pursuant to Condition 4, through the detail approved under application for or through any future application in relation to the construction of the spine road, site accesses from the A602 and ancillary works, no plant or equipment shall be affixed to any external face of a building or added to the roof of the building.

17 Noise Mitigation Measures

Notwithstanding the details submitted in the Noise Impact Assessment by ACA

Acoustics Limited (reference 241113-R001B, dated 18/7/2025) no development above slab level shall take place until a further Noise Impact Assessment has been submitted to and approved in writing by the local planning authority. The NIA shall ensure it covers the following possible noise sources and shall provide appropriate mitigation measures –

- The Chequers public house, a licensed premises, to the northwest of the development site
- Skate park or other recreational facilities
- Plant noise associated with local centre
- Operational noise, e.g. deliveries, associated with local centre.

18 Hours of operation

Prior to the first occupation of the non-residential units of the development hereby permitted (retail, commercial) located within the neighbourhood centre, details of the hours of operation of the non-residential units shall be submitted to and approved in writing by the Local Planning Authority. The non-residential units shall thereafter be occupied solely with the approved details.

19 Construction hours of working

No demolition, construction or maintenance activities audible at the boundary and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13.00 hours on Saturdays and shall not operate on a Sunday or Bank Holiday, unless otherwise agreed in writing with the Local Planning Authority.

20 New Access

Prior to first occupation of the development hereby permitted, the vehicular and/or pedestrian and cyclist accesses shall be provided and thereafter retained at the position shown on the approved plan drawing number(s):

ST-3600-750-A, Means of Access - Interim Access Option; and

ST-3600-704-G, Means of Access - Bus Gate and Emergency Access.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

21 Highway Improvements - Offsite (Part A)

Notwithstanding the details indicated on the submitted drawings, no on-site works

above slab level shall commence until a detailed scheme for the offsite highway improvement works as indicated on drawing numbers as set out below have been submitted to and approved in writing by the Local Planning Authority.

i. 730, Proposed Northwestern Cycle Connection

22 Highway Improvements – Offsite (Part B) (Implementation / Construction)

Prior to the first occupation of the development hereby permitted the offsite highway improvement works referred to in Part A of this condition shall be completed in accordance with the approved details.

23 Public Transport Infrastructure

Prior to the first occupation of the development, details of the public transport infrastructure shall be submitted to and approved in writing by the Local Planning Authority. This infrastructure shall comprise of but is not limited to the following:

- Details of bus stop facilities to include raised height kerbs and shelters and real-time information signs, where agreed; and
- A programme for the delivery of the public transport infrastructure.

The public transport infrastructure required to serve a particular Phase, as approved by the Local Planning Authority, shall be implemented in accordance with the approved programme for delivery for that element.

24 Construction Traffic Management Plan

No development shall commence until a Construction Traffic Management Plan (in accordance with the best practice guidelines as described in the Construction Logistics and Community Safety (CLOCS) Standard), has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- i. Phasing of the development of the site, including all highway works;
- ii. Construction vehicle numbers, type, routing;
- iii. Traffic management requirements;
- iv. Construction and storage compounds (including areas designated for car parking);
- v. Siting and details of wheel washing facilities;
- vi. Cleaning of site entrances, site tracks and the adjacent public highway;
- vii. Timing of construction activities to avoid school pick up/drop off times; and
- viii. Provision of sufficient on-site parking prior to commencement of construction activities.

25 Monitoring

Prior to commencement of any development the submission and agreement of a mechanism of continual review of the transport impacts of the development to include (but not be restricted to) the installation of traffic counters upon each access,

travel plan monitoring and regular dialogue between Developer, Local Planning Authority and Highway Authority. The findings of this work shall be shared between all interested parties with a view to remedying any problems arising directly from the construction or occupation of the development.

26 Travel Plan

Prior to the occupation of the first dwelling, an updated site wide Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation if required, timescales, phasing programme and on-site management responsibilities. Thereafter, the Travel Plan shall be implemented and be subject to regular review in accordance with the above details.

27 Estate Road Condition

No development shall be occupied until full details have been submitted to and approved in writing by the Local Planning Authority in relation to the proposed arrangements for future management and maintenance of the proposed streets within the development. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

28 Site Layout - Outline

For the area of development for which Outline permission is granted (as outlined in Drawing Number: 23057wd2.01 Rev H), no development, apart from enabling works and earthworks, shall commence until detailed plans for that Phase have been submitted to and approved in writing by the Local Planning Authority. These plans will show the access, layout, scale, design, internal layout, and external appearance of the buildings to be constructed and landscaping to be implemented (hereinafter referred to as "the Reserved Matters") on that Phase. The development shall only be carried out as approved.

29 Detailed Highways Plans – Outline

Prior to the commencement of the development, full details in relation to the design of estate roads (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to detail the following:

- a. Roads;
- b. Footways
- c. Cycleways (compliant with LTN 1/20);
- d. External public lighting;
- e. Minor artefacts, structures and functional services;
- f. Foul and surface water drainage;
- g. Visibility splays;

- h. Access arrangements including temporary construction access
- i. Hard surfacing materials;
- j. Parking areas for vehicles and cycles;
- k. Loading areas; and
- l. Turning and circulation areas.

The development shall be implemented in accordance with those approved plans.

30 Construction Environmental Management Plan

Prior to the commencement of the development to which this permission relates (including any demolition or site clearance), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- a) hours of working (including deliveries and waste removal);
- b) all plant necessary for construction and demolition;
- c) noise and vibration mitigation measures with particular attention paid to piling, power floating, and vacuum excavation activities where these activities are to be undertaken;
- d) dust and smoke mitigation measures; e) site lighting and off-site mitigation measures. The development shall then be carried out in accordance with the approved CMP at all times.

31 Remediation Strategy

Prior to any construction works to which this permission relates the results of a phase 2 site investigation together with full written details of any necessary remediation works or controls shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

32 Previously Unidentified Contamination

In the event that any previously unidentified ground contamination is discovered on the site, no further construction work may be carried out in the affected area until full written details of any necessary remediation works or controls has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

33 Remediation Verification Report

Where any development to which this permission relates is required to be carried out in accordance with a remediation strategy approved by the local planning authority, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to the beneficial occupation of the development.

34 External lighting

Prior to relevant works in any forthcoming phase of development, details of any external lighting to be installed on any building(s) or external amenity spaces outside the highway works associated with the full planning permission hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before that phase of development is occupied.

35 Bird and Bat Boxes

Prior to relevant works in any forthcoming phase of development, a strategy for the siting and maintenance of permanent nesting and roosting boxes within the façade and roof ledges of built structures and/or trees shall be submitted to and approved in writing by the Local Planning Authority. Nesting and roosting boxes shall be provided in accordance with the approved strategy prior to occupation of the relevant buildings.

36 Phase 2 Protective Species Survey (Outline)

All reserved matters applications shall be accompanied by up-to-date phase 2 protected species surveys. No survey shall be more than two years as of the date of the application submission unless it can be otherwise demonstrated to remain relevant/valid and shall ideally be carried out in the survey season immediately prior to the submission of the application.

37 Tree protection measures (Phase 1)

No development, including site clearance, shall commence until the trees, woodlands and hedges as specified in the Arboricultural Impact Assessment, prepared by Thomson Environmental Consultants (dated 27th June 2025, report reference:- KYL001-001 002) to be retained on the site have been protected by fencing in accordance with the details specified in the Arboricultural Impact Assessment and BS5837:2012 'Trees in relation to design, demolition and construction'. All protective measures, including the fencing and ground protection, must be put in place first, prior to any other work commencing on each relevant phase (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.) and shall thereafter be maintained in place in good functional condition until the development of that phase is entirely complete and until, with the exception of soft landscaping works, all contractors, equipment and materials have left the site, unless otherwise agreed in writing by the Local Planning Authority.

Once erected, the Local Authority Tree Officer shall be notified so the fencing can be inspected and approved. The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

38 Tree Protection measures (Outline)

Each reserved matters application submitted where trees are affected by the development in that particular phase(s) shall be supported by an Arboricultural Method Statement in accordance with British Standards for the protection of trees which are to be retained where such a scheme accords with the relevant British Standards. The approved scheme for the protection of existing trees shall be implemented in each respective phase before development commences in any given phase and be maintained in full until the development is completed, unless otherwise agreed in writing by the Local Planning Authority.

39 Tree Protection Measures

Within the areas to be fenced off in accordance as required under condition 37, The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

40 Tree Removals

No removal of trees, scrubs or hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless a pre-works survey of the vegetation to be removed and surrounding vegetation, is undertaken immediately prior to removal by a suitable qualified Ornithologist, and approved confirmed by the Local Planning Authority.

41 Archaeology

No development (including demolition) shall take place until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording, preservation in situ of heritage assets and no dig areas as required by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Provision to be made for public engagement and interpretation
8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

42 Archaeology

The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 42.

43 Archaeology

The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 37 and the provision made for analysis and publication where appropriate.

44 Energy and Sustainability Statement (Outline)

Each reserved matters application submitted shall include an Energy and Sustainability Statement detailing requirements of how the building(s) in each respective phase(s) are adaptable to climate change (detailing renewable energy technologies as well as detailing measures to control overheating and cooling demand in the building(s), to be submitted to and approved in writing by the Local Planning Authority. The details shall also include a management and maintenance strategy/schedule for the operation of the technologies, a servicing plan (if applicable) and a noise assessment (if applicable). The measures for adaptation to climate change as well as managing overheating and cooling shall be implemented in accordance with the approved details.

45 Refuse and Recycling (Outline)

Each reserved matters application submitted pursuant to condition 4, shall include details of general waste and recycling facilities which shall be submitted to and approved in writing by the Local Planning Authority. The general waste and recycling facilities shall be in accordance with the approved details prior to the first occupation of the building(s) in any forthcoming phase(s).

46 BNG Plan

The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated August 2024 and prepared by RPS Group.

47 Habitat Management and Monitoring Plan

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

48 HMMP Notice

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) Habitat creation and enhancement works as set out in the HMMP have been completed.

49 Active Design principles

For each parcel/phase of development for which Outline permission is granted, no development in relation to that parcel/phase shall commence until details have been submitted and approved in writing by the Local Planning Authority to demonstrate how Active Design principles have been met.

50 Hard and soft landscaping (Outline)

Each reserved matters application submitted pursuant to condition 4, shall include details hard and soft landscaping which shall be submitted to and approved in writing by the Local Planning Authority. The general hard and soft landscaping shall follow the principles established in Phase 1 and be in accordance with the approved details prior to the first occupation of the building(s) in the particular phase(s).

51 Play areas and pump track

Prior to first occupation of any phase of the development hereby permitted, details of all proposed play equipment shall be submitted to the local planning authority for approval. Proposals should broadly follow the strategy set out within the Design and Access Statement and should follow best practice guidance. For each phase details should include the following:

- a. Details of proposed equipment and layout for all 'incidental' play shall include proposed location, surfacing (if required), associated seating, fencing (if required) etc.
- b. Details of proposed equipment and layout for all 'equipped' play areas (LEAPs etc), to include proposed location, safety surfacing and fall zones (if required), seating, fencing (if required) and associated seating, bins etc. Details shall include any proposed grassed areas, planting, within any particular play area. Equipped play areas shall be designed to include accessible play equipment and a wide range of activities for children of differing ages and abilities.
- c. Details of proposed running/fitness routes and associated signage/wayfinding shall be provided.

d. Details of the proposed management and maintenance of play equipment shall be clearly set out including programme of monitoring, repair and replacement of any surface or equipment.

Upon approval, incidental play features/areas shall be provided in the agreed location as part of the agreed programme for each area of open space. The provision of equipped play areas (LEAPs etc) shall be provided in accordance with the stipulations within the S106 agreement.

52 External materials

Before any above-ground work is commenced on any individual phase of the development hereby permitted, samples of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- i) Facing and roof materials;
- ii) Balcony treatment;
- iii) Window material details;
- iv) External rainwater goods where permitted.

The development shall be carried out in accordance with the approved details and shall thereafter be retained

53 Fire Hydrants

No works above building foundations shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.

54 Service and Delivery Plan

Prior to the occupation of each phase of the development, the applicant shall submit a Servicing and Delivery Plan for that relevant phase(s). This plan is to be submitted and approved in writing by the Local Planning Authority. The Servicing and Delivery Plan shall contain the delivery and servicing requirements, waste collection points for the proposed use, a scheme for coordinating deliveries and servicing for the proposed development, areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles, and access to from the site for delivery and servicing vehicles. The details shall include waste vehicle circulation route and constructed in accordance with the approved details. Thereafter the routes shall be maintained in accordance with those approved details.

55 Parking Provision

Prior to the first occupation or use of the outline phase of the development hereby permitted, the proposed access, onsite car and cycle parking, servicing / loading,

unloading / turning /waiting area(s) for the relevant phase(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan(s) and retained thereafter available for that specific use, unless otherwise agreed in writing by the Local Planning Authority.

56 EVCP

Prior to the occupation of each phase, details of Electric Vehicle Charging Points in that phase to include provision for at least 20% of the car parking spaces to be designated for plug-in Electric Vehicles have been submitted to and approved in writing by the Local Planning Authority. The approved Electric Vehicle Charge Points shall be installed in accordance with the approved details and thereafter permanently retained.

57 Accessible and Adaptable Dwellings

At least 50% of the residential units shall be Category 2: Accessible and Adaptable dwellings in accordance with Policy HO11 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019).

58 Vehicle Incursion Measures

Prior to the first occupation or use of the outline phase of the development hereby permitted, details of vehicle incursion measures to prevent vehicles from accessing the railway line shall be submitted to and approved in writing by the local planning authority. The details shall ensure the securing of the design and installation of suitable vehicle incursion measures, and these measures shall remain in place for the perpetuity of the development.

59 Site Waste Management Plan

No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

60 Badger Survey

No development shall take place until a further Badger Survey has been completed and submitted to and approved in writing by the local planning authority. The Survey shall be completed as recommended by the Badger's Trust Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners (England)(2023). The survey will also include an assessment of whether setts within the railway boundary are in use and whether these setts consistently use the development site for foraging.

61 Health Impact Assessment

No development shall take place until a Health Impact Assessment (HIA) has been submitted to and approved in writing by the local planning authority. The HIA must:

- consult Public Health and the planning authority on its scope.
- have robustly considered health inequalities and demonstrate an understanding of how health inequalities apply in the context of the development proposal.
- have clearly and appropriately identified vulnerable populations as part of the HIA process (see Population Group Checklist⁹ for example).
- have utilised relevant local health profiles and other appropriate community data, preferably down to ward level where possible.
- be robust in its consideration of the wider determinants of health and can demonstrate understanding of what these are in the context of the development proposal and wider communities.
- be balanced in its findings.

To ensure the completeness and quality of the Health Impact Assessment:

- (a) the developer must ensure that the Health Impact Assessment is prepared by competent experts; and
- (b) the Health Impact Assessment must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.

62 Grampian Condition

Not to commence the Development (or any part thereof) (except for surveying, testing, sampling, soil tests, ground investigations, and archaeological investigations) unless and until all parties with any legal or equitable interest within all parts of the site (including but not limited to all freehold and leasehold owners and mortgagees and chargees) have entered into an agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the draft Section 106 Agreement attached to this planning permission with the effect that all of the land subject to the planning application (excluding any highways land) is bound by the planning obligations contained in the Section 106 Agreement.

INFORMATIVES

Affinity Water –

There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. Due to its location, Affinity Water will supply drinking water to the development in the event that it is constructed. Should planning permission be granted, the applicant is also advised to contact Developer Services as soon as possible regarding supply matters due to the increased demand for water in the area resulting from this development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4

requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.

Network Rail –

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to

Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 4.0m of the railway boundary.

With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Asset Protection Project Manager prior to implementation.

Excavations/Earthworks/Underground Workings

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must

be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Asset Protection.

Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may be affecting underground workings next to the railway, consultation with the Asset Protection Engineer and the Network Rail Principal Mining Engineer should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rail's infrastructure or railway land.

Security of Mutual Boundary

Security of the railway boundary will need to be maintained at all times. If the works require

temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Interface Manager.

Vibro-impact Machinery

Where vibro-compaction machinery is to be used in development, details of the use of such

machinery and a method statement should be submitted for the approval of the

Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works. Where the works have the potential to introduce ground movements, Network Rail may require the monitoring of track and other assets, the works shall only be carried out in accordance with the approved method statement and design.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence and has the potential to collapse within 4 meters of the Network Rail boundary must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. Approval of the method statement and design must be obtained from Network Rail's Asset Protection Engineer.

Abnormal Loads

From the information supplied, it is not clear if any abnormal loads will be using routes that include any Network Rail assets (e.g. bridges and level crossings). We would have serious reservations if during the construction or operation of the site, abnormal loads will use routes that include Network Rail assets. Network Rail would request that the applicant contact our Asset Protection Interface Manager to confirm that any proposed route is viable and to agree a strategy to protect our asset(s) from any potential damage caused by abnormal loads. I would also like to advise that where any damage, injury or delay to the rail network is caused by an abnormal load (related to the application site), the applicant or developer will incur full liability.

Two Metre Boundary

Consideration should be given to ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus reducing the probability of provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

ENCROACHMENT

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail airspace and no encroachment of foundations onto Network Rail land and soil. There must be no physical encroachment of any foundations onto Network Rail land. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then must seek approval from the Network Rail Asset Protection Team. Any unauthorised access to Network Rail land

or airspace is an act of trespass and we would remind the council that this is a criminal offence (**s55 British Transport Commission Act 1949**). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

Access to the Railway

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

HCC Highways –

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

AN4) S106 Agreement. A Section 106 agreement will be required for the following:

- i. Approved Travel Plan(s), with individual monitoring fees (and contributions for remedial actions should targets be missed), in accordance with the current HCC Travel plan guidance document for business, residential and education development (March 2020). £6k (ex. indexation) monitoring fee for residential use £1.2k p.a. (five years' of monitoring);
- ii. Sustainable Travel Voucher Contribution
- iii. Bus service (and bus gate/ANPR system contribution)

AN5) Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Sections 38 and 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway

Authority to obtain their permission and requirements.

Sport England –

Consideration should be given to using the Active Design checklist in Sport England's Active Design Guidance to assess reserved matters planning applications.

The Environment Agency –

Flood Risk Activity Permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Crime Prevention Officer –

Prior to construction the applicant will contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. Reason: To ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document Q Security of Building Regulations.

***Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Claire Parris, Ellie Plater, Carolina Veres.

Against – Councillor Rob Henry

Abstentions – 0

Absent – Councillors Robert Boyle, Peter Clark and Nigel Williams.

4 **25/00893/FPM - LAND ADJACENT TO GSK CAMPUS, GUNNELS WOOD ROAD**

The Committee received a presentation on the application for Planning Permission for Development without Compliance with Conditions attached to planning permission reference number 23/00293/FPM for Hybrid Planning Application for a new Life Sciences Campus.

Members were advised that the proposal before the committee related to amendments to a hybrid planning permission granted in 2024 for a life science park adjacent to the existing GlaxoSmithKline campus. The approved scheme comprised a detailed phase and outline areas for up to 14 laboratory buildings, three multi-storey car parks, substations, a new gyratory serving the A602 and Gunnels Wood Road.

The current application sought amendments to the implemented permission. As part of the revised layout, laboratory buildings 2 and 4 were relocated to the southern area of the site, closer to the existing GSK campus. This repositioning improved the relationship with the existing campus and created a clearer central development zone for the data centres. Minor amendments were also proposed to the south-west multi-storey car park, including a slight increase in height and footprint to accommodate additional parking associated with the detailed phase.

Two data centres were introduced in the centre of the site within a secure compound. A new substation was proposed in the north-west corner to support their power requirements. The arrival plaza was relocated to sit between buildings 2 and 4, providing improved access to public transport and better connections across the campus. A central forum between these buildings would function as the primary publicly accessible space. Amendments were also proposed to outline development parcels to the east, which would provide three laboratory buildings and an additional multi-storey car park subject to reserved matters.

Members were informed that the primary function of data centres was to store, process and transmit digital information. The proposed facilities would provide approximately 110 megawatts of IT capacity serving the London Public Cloud Region, potentially operated either by co-location providers or large hyperscale technology companies. When compared with other consented facilities in Hertfordshire, the proposal would represent one of the larger developments in terms of IT capacity.

Regarding sustainability, officers advised that data centres were energy-intensive buildings due to cooling requirements. The applicant had assessed a range of cooling technologies and proposed direct evaporative air cooling, which was considered the most energy- and water-efficient option. The expected water consumption was equivalent to approximately 171 UK homes and represented a significant reduction compared with earlier generations of data centres.

The wider masterplan landscape strategy remained largely unchanged from the approved scheme. No changes were proposed to the previously approved access arrangements or the new gyratory.

Buildings 2 and 4, which formed part of the detailed phase, would accommodate specialised laboratory uses and were designed around a series of architectural principles responding to the landscape setting. They would utilise distinct material finishes to create identity while maintaining a cohesive design language across the campus.

The proposed data centres would sit within a secure compound. They had been designed to respond to surrounding public spaces, with feature elevations using faceted metallic panels and coloured detailing inspired by the wider campus design theme referencing the Stevenage Oak.

In summary, officers advised that the principle of a life science campus on the site had already been established through the implemented 2024 permission. The amendments reflected evolving commercial requirements and the growing importance of data centres as nationally significant digital infrastructure. The proposal sought to integrate the new facilities within the approved landscaped campus environment while maintaining the overall masterplan approach.

A Member raised concerns that the site may contain contaminated land due to previous cleaning and servicing activities associated with large construction equipment. The planning officer advised that the site had been subject to a ground investigation, which made recommendations that were secured through a planning condition included within the report. The Environmental Health Officer had reviewed both the ground investigation and the wording of the condition and was satisfied that appropriate remediation and verification measures would be undertaken. It was therefore confirmed that any contamination issues would be addressed through the planning condition.

A Member referred to the Lead Local Flood Authority's (LLFA) earlier objection to the drainage strategy, and questioned whether these matters would be mitigated before the planning permission was granted.

The planning officer advised that the drainage strategy for the amended scheme had not changed from that approved under the original planning permission. Both the LLFA and the Environment Agency had been consulted on the previous and current applications. While the LLFA had initially raised an objection, further discussions took place and additional information was provided. Following this, the LLFA was satisfied that the existing planning conditions attached to the original permission, which would be carried forward to the amended permission, would adequately address the drainage requirements. The Environment Agency had also confirmed it had no objection. It was therefore confirmed that there were no outstanding objections to the drainage strategy.

A Member sought clarification regarding the Section 106 agreement and whether a financial contribution towards biodiversity had been removed due to the amended layout delivering greater biodiversity.

The planning officer clarified that the original planning permission secured a contribution of £29,849 towards off-site biodiversity. This contribution remained in place and would continue to be secured, as the legal agreement attached to the original permission would apply to any amended permission granted. Although the amended layout altered the number of habitat units required to achieve the mandatory 10% biodiversity net gain, the financial contribution secured still equated to the level required to meet that target. It was therefore confirmed that the biodiversity contribution would remain secured.

A recorded vote* was taken on the application (25/00893/FPM) and it was **RESOLVED** that planning permission be **GRANTED** subject to the imposition of suitable safeguarding conditions, the detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor. 10.2 Authority would be given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

1 Approved Parameter Plans (Outline)

The submission of reserved matters within any Development Zone shall be in accordance with the following approved parameter plans unless otherwise agreed in writing by the Local Planning Authority:

SEQ-HBA-SW-ZZ-DR-A-080020 Rev: C01; Ref: SEQ-HBA-SW-ZZ-DR-A-080021
Rev: C01

Any request for an amendment to an approved parameter plan shall be accompanied by a report confirming that there are no new or different significant environmental impacts to those already assessed or by an appropriate report (or reports) which assesses any new or different significant environmental impacts.

2 Approved Plans for Detailed Area

The development hereby permitted for the Detailed Area shall be carried out in accordance with the following unless otherwise agreed in writing by the Local Planning Authority:

25021-EXA-ZZ-GF-DR-L-00101 Rev P01; 25021-EXA-ZZ-GF-DR-L-00110 Rev P01;
25021-EXA-ZZ-GF-DR-L-00111 Rev P01; 25021-EXA-ZZ-GF-DR-L-00112 Rev P01;
25021-EXA-ZZ-GF-DR-L-00113 Rev P01; 25021-EXA-ZZ-GF-DR-L-00114 Rev P01;

25021-EXA-ZZ-GF-DR-L-00115 Rev P01; 25021-EXA-ZZ-GF-DR-L-00116 Rev P01;
25021-EXA-ZZ-GF-DR-L-00117 Rev P01; 25021-EXA-ZZ-GF-DR-L-00118 Rev P01;
25021-EXA-ZZ-GF-DR-L-00119 Rev P01; 25021-EXA-ZZ-GF-DR-L-00120 Rev P01;
25021-EXA-ZZ-GF-DR-L-00121 Rev P01;

SEQ-HBA-SW-ZZ-DR-A-080012 Rev C01; SEQ-HBA-SW-ZZ-DR-A-080100 Rev
C01

SEQ-HBA-B2-B1-DR-A-081100 Rev C01; SEQ-HBA-B2-00-DR-A-081101 Rev C01;
SEQHBA-B2-01-DR-A-081102 Rev C01; SEQ-HBA-B2-02-DR-A-081103 Rev C01;
SEQ-HBAB2-03-DR-A-081104 Rev C01; SEQ-HBA-B2-04-DR-A-081105 Rev C01;
SEQ-HBA-B2-05-DR-A-081106 Rev C01; SEQ-HBA-B2-RF-DR-A-081107 Rev C01;
SEQ-HBA-B2-XX-DRA-081200 Rev C01; SEQ-HBA-B2-XX-DR-A-081201 Rev C01;
SEQ-HBA-B2-XX-DR-A081202 Rev C01; SEQ-HBA-B2-XX-DR-A-081203 Rev C01;
SEQ-HBA-B2-XX-DR-A081300 Rev C01; SEQ-HBA-B2-XX-DR-A-081301 Rev C01

SEQ-HBA-B4-00-DR-A-082100 Rev C01; SEQ-HBA-B4-01-DR-A-082101 Rev C01;
SEQHBA-B4-02-DR-A-082102 Rev C01; SEQ-HBA-B4-03-DR-A-082103 Rev C01;
SEQ-HBAB4-04-DR-A-082104 Rev C01; SEQ-HBA-B4-05-DR-A-082105 Rev C01;
SEQ-HBA-B4-RF-DR-A-082106 Rev C01; SEQ-HBA-B4-XX-DR-A-082200 Rev
C01; SEQ-HBA-B4-XXDR-A-082201 Rev C01; SEQ-HBA-B4-XX-DR-A-082202 Rev
C01; SEQ-HBA-B4-XX-DRA-082203 Rev C01; SEQ-HBA-B4-XX-DR-A-082300 Rev
C01; SEQ-HBA-B4-XX-DR-A082301 Rev C01

SEQ-HBA-D1-00-DR-A-085100 Rev C01; SEQ-HBA-D1-01-DR-A-085101 Rev C01;
SEQHBA-D1-02-DR-A-085102 Rev C01; SEQ-HBA-D1-RF-DR-A-085103 Rev C01;
SEQ-HBAD1-XX-DR-A-085200 Rev C01; SEQ-HBA-D1-XX-DR-A-085201 Rev C01;
SEQ-HBA-D1-XX-DR-A-085202 Rev C01; SEQ-HBA-D1-XX-DR-A-085203 Rev
C01; SEQ-HBA-D1-XXDR-A-085300 Rev C01; SEQ-HBA-D1-XX-DR-A-085301 Rev
C01; SEQ-HBA-D1-XX-DRA-085302 Rev C01

SEQ-HBA-D2-00-DR-A-086100 Rev C01; SEQ-HBA-D2-01-DR-A-086101 Rev C01;
SEQHBA-D2-02-DR-A-086102 Rev C01; SEQ-HBA-D2-RF-DR-A-086103 Rev C01;
SEQ-HBAD2-XX-DR-A-086200 Rev C01; SEQ-HBA-D2-XX-DR-A-086201 Rev C01;
SEQ-HBA-D2-XX-DR-A-086202 Rev C01; SEQ-HBA-D2-XX-DR-A-086203 Rev
C01; SEQ-HBA-D2-XXDR-A-086300 Rev C01; SEQ-HBA-D2-XX-DR-A-086301 Rev
C01; SEQ-HBA-D2-XX-DRA-086302 Rev C01;

SEQ-HBA-S2-ZZ-DR-A-084100 Rev C01; SEQ-HBA-S2-XX-DR-A-084200 Rev:
C01; SEQHBA-S2-XX-DR-A-084300 Rev C01

SEQ-HBA-S3-ZZ-DR-A-087100 Rev C01; SEQ-HBA-S3-XX-DR-A-087200 Rev C01;
SEQHBA-S3-XX-DR-A-087300 Rev C01

SEQ-HBA-M1-00-DR-A-083100 Rev C01; SEQ-HBA-M1-ZZ-DR-A-083101 Rev
C01; SEQHBA-M1-ZZ-DR-A-083102 Rev C01; SEQ-HBA-M1-XX-DR-A-083200 Rev
C01; SEQ-HBAM1-XX-DR-A-083201 Rev C01; SEQ-HBA-M1-XX-DR-A-083202

Rev C01; SEQ-HBA-M1-XX-DR-A-083203 Rev C01; SEQ-HBA-M1-XX-DR-A-083300 Rev C01; SEQ-HBA-M1-XXDR-A-083301 Rev C01

SLC-HBA-SS-ZZ-DR-A-080130 P3; SLC-HBA-SS-ZZ-DR-A-080230 P2; SLC-HBA-SS-ZZDR-A-080330 P2; 3295-WSP-XX-XX-DR -C-00100-P03 (Rev P03); 3295-WSP-XX-XX-DRC-00101-P02 (Rev P02)

Any request for an amendment to an approved plan(s) shall be accompanied by a report confirming that there are no new or different significant environmental impacts to those already assessed or by an appropriate report (or reports) which assesses any new or different significant environmental impacts.

3 Time Limit (Detailed)

The part of the development for which full planning permission has been granted (as per approved detailed site layout plan ref. SEQ-HBA-SW-ZZ-DR-A-080100 Rev C01) shall be begun within a period of three years of the date of the original planning permission reference 23/00293/FPM.

4 Phasing Plan Identifying Development Zones (Outline)

Accompanying the submission of reserved matters pursuant to this permission, the applicant shall submit a Plan showing the extent of the Development Zone to which that reserved matter submission relates, within the Outline Area shown on approved parameter plan ref. SEQ-HBA-SW-ZZ-DR-A-080020 Rev C01 to the Local Planning Authority.

5 Submission of Reserved Matters (Outline)

For the individual Development Zones for which outline permission is granted as agreed pursuant to Condition 4 of this permission, no development on each Development Zone (excluding site clearance, demolition, enabling works, earthworks, archaeological investigations, investigations for assessing ground conditions, remedial works in respect of any contamination or other adverse ground conditions, diversion and laying of services within the boundary of the relevant phase and which are not connected to the wider services network, erection of any temporary means of enclosure and the temporary display of site notices or advertisements) shall commence until detailed plans for the relevant Zone have been submitted to and approved in writing by the Local Planning Authority. These plans shall, as applicable, show the layout (including car parking provision, access and servicing arrangements, and waste management), scale (including existing and proposed levels), design, layout and external appearance of the buildings to be constructed and the landscaping to be implemented (hereinafter referred to as "the Reserved Matters") on that Zone. The development of the relevant Development Zone shall only be carried out as approved.

6 Time Limit (Outline)

All applications for the approval of the Reserved Matters for a Development Zone agreed pursuant to Condition 4 of this permission shall be made to the Local Planning Authority no later than six years from the date of the original planning permission reference 23/00293/FPM. The commencement of a Zone shall be begun not later than the expiration of three years from the date of the last reserved matter of that Zone to be approved.

7 Construction hours of working

No demolition, construction or maintenance activities audible at the boundary of the relevant phase and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:30 hours Mondays to Fridays, 08:30 hours to 13.00 hours on Saturdays and not on a Sunday or Bank Holiday, unless otherwise agreed in writing with the Local Planning Authority.

8 Construction Management Plan (Detailed)

No development shall commence on any individual part of the detailed element until a Construction Management Plan (or Construction Method Statement) for that part has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of that part of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

9 Construction Management Plan - Outline

No development shall commence on any individual Development Zone as agreed pursuant to Condition 4 of this permission until a Construction Management Plan (or Construction Method Statement) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the Development Zone shall only be carried out in accordance with the approved Plan. The Construction Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

10 Site Waste Management Plan (Detailed)

No development shall commence on any individual part of the detailed element until a Site Waste Management Plan (SWMP) for that part has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on that part of the site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development of that part of the site shall be carried out in accordance with the approved SWMP.

11 Site Waste Management Plan (Outline)

No development shall commence on any individual Development Zone as agreed pursuant to Condition 4 of this permission until a Site Waste Management Plan (SWMP) has been submitted to the Local Planning Authority and approved in

consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

12 Highway Improvements – Offsite (Implementation / Construction)

Prior to the first occupation of buildings 2 and 4, commencement of 'substantial works', including, but not limited to: vegetation removal; setting up of traffic management; commencement of removal of existing curb lines; clearance of existing walls and fences; service diversions and drainage of the offsite highway improvement works as shown in S278 General Arrangement Drawings 3295-WSP-XX-XX-DR -C-00100-P03 (Rev P03) and 3295-WSP-XX-XX-DR -C-00101-P02 (Rev P02) shall be completed in accordance with the approved details. No other buildings shall be occupied until all works included within the aforementioned drawings are complete.

13 Completion of Arrival Plaza

Prior to the first occupation of the development hereby permitted the arrival plaza area shall be completed in accordance with the approved drawings ref. SEQ-HBA-SW-ZZ-DR-A080100 Rev C01, 25021-EXA-ZZ-GF-DR-L-00118 Rev P01 and 25021-EXA-ZZ-GF-DR-L00101 Rev P01. REASON:- To ensure that sustainable transport measures are in place at the earliest opportunity for all employees and visitors.

14 Shuttle Bus Service

Prior to first occupation of the development hereby permitted a Shuttle Bus Service Operation Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall provide details of an enhanced shuttle bus service (either quantitative and / or qualitative improvement over the existing position) suitable to meet the requirements of the existing and proposed floorspace at the application site and wider campus. The Plan shall then be updated and the service adapted as may be required to meet the ongoing requirements of additional floorspace as it is delivered in each Development Zone in line with the overall objectives of the Framework and Detailed Travel Plan(s).

15 On Site Bus Priority

Prior to first occupation of the development hereby permitted bus priority measures as described in the Transport Assessment (Paragraph 5.52) will be complete.

17 Traffic, Travel Mode Split and Parking Monitoring

Prior to first occupation of the development hereby permitted, a monitoring

programme to assess the level of traffic generation, travel mode split of all employees and parking accumulation at defined intervals of occupancy shall be submitted to and approved in writing by the Local Planning Authority. The monitoring programme shall be implemented as agreed unless the Local Planning Authority gives written approval to any variation.

18 Underpass Improvements

The measures to improve the Gunnels Wood Road/A602 underpass as set out within the WSP Underpass Technical Note ref. 3295-WSP-XX-XX-TN-C-01100 P04 to make it, as far as reasonably practical, Department for Transport 'Cycle Infrastructure Design' Local Transport Note guidance, July 2020 (LTN 1/20) compliant shall be implemented and permanently maintained in accordance with the approved details.

19 External materials (Detailed)

The development to which this permission relates shall be carried out in accordance with the external materials specified within drawings SEQ-HBA-B2-XX-DR-A-081200 Rev C01; SEQ-HBA-B2-XX-DR-A-081201 Rev C01; SEQ-HBA-B2-XX-DR-A-081202 Rev C01; SEQHBA-B2-XX-DR-A-081203 Rev C01; SEQ-HBA-B4-XX-DR-A-082200 Rev C01; SEQ-HBAB4-XX-DR-A-082201 Rev C01; SEQ-HBA-B4-XX-DR-A-082202 Rev C01; SEQ-HBA-B4- XX-DR-A-082203 Rev C01; SEQ-HBA-D1-XX-DR-A-085200 Rev C01; SEQ-HBA-D1-XXDR-A-085201 Rev C01; SEQ-HBA-D1-XX-DR-A-085202 Rev C01; SEQ-HBA-D1-XX-DRA-085203 Rev C01; SEQ-HBA-D2-XX-DR-A-086200 Rev C01; SEQ-HBA-D2-XX-DR-A086201 Rev C01; SEQ-HBA-D2-XX-DR-A-086202 Rev C01; SEQ-HBA-D2-XX-DR-A086203 Rev C01; SEQ-HBA-M1-XX-DR-A-083200 Rev C01; SEQ-HBA-M1-XX-DR-A083201 Rev C01; SEQ-HBA-M1-XX-DR-A-083202 Rev C01; SEQ-HBA-M1-XX-DR-A083203 Rev C01; SEQ-HBA-S2-XX-DR-A-084200 Rev C01; SEQ-HBA-S3-XX-DR-A087200 Rev C01; SLC-HBA-SS-ZZ-DR-A-080230 P2 as approved or any alternatives to be submitted to and approved by the Local Planning Authority.

20 Masterplan Design Code (Outline)

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters relating to the design and external appearance of the building(s) shall be in accordance with the approved Masterplan Design Code by Hawkins Brown SEQ-HBA-XX-XX-RP-A-080002 C01 (December 2025) or an alternative Design Code submitted to and approved by the Local Planning Authority.

21 Landscape Design Code (Outline)

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters in relation to the landscaping strategy shall be in accordance with the

approved Landscape Design Code (December 2025) by Hawkins Brown and Exterior Architecture or an alternative Design Code submitted to and approved by the Local Planning Authority.

22 Tree Strategy (Outline)

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters in relation to tree planting shall be in accordance with the approved Landscape Masterplan – Section 7: Tree Strategy (December 2025) or an alternative Strategy submitted to and approved by the Local Planning Authority.

22 Tree Strategy (Outline)

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters in relation to tree planting shall be in accordance with the approved Landscape Masterplan – Section 7: Tree Strategy (December 2025) or an alternative Strategy submitted to and approved by the Local Planning Authority.

23 Landscaping Scheme (Detailed)

All hard and soft landscaping shall be carried out in accordance with the approved details as set out in detailed landscape general arrangement plans ref: 25021-EXA-ZZ-GF-DR-L00101 Rev P01; 25021-EXA-ZZ-GF-DR-L-00110 Rev P01; 25021-EXA-ZZ-GF-DR-L-00111 Rev P01; 25021-EXA-ZZ-GF-DR-L-00112 Rev P01; 25021-EXA-ZZ-GF-DR-L-00113 Rev P01; 25021-EXA-ZZ-GF-DR-L-00114 Rev P01; 25021-EXA-ZZ-GF-DR-L-00115 Rev P01; 25021-EXA-ZZ-GF-DR-L-00116 Rev P01; 25021-EXA-ZZ-GF-DR-L-00117 Rev P01; 25021-EXA-ZZ-GF-DR-L-00118 Rev P01; 25021-EXA-ZZ-GF-DR-L-00119 Rev P01; 25021-EXA-ZZ-GF-DR-L-00120 Rev P01; 25021-EXA-ZZ-GF-DR-L-00121 Rev P01 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.

24 Planting / Seeding / Turfing (Detailed)

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of Buildings in the Detailed Area unless where identified as meanwhile landscaping subject to Condition 46.

25 Hard Surfacing (Detailed)

All hard surfacing comprised in the approved details of landscaping shall be carried out within 6 months of the completion of Buildings in the Detailed Area, or, where hard surfacing is associated with individual buildings, prior to first occupation of each building (except substations) hereby permitted, whichever is the earliest unless where identified as meanwhile landscaping subject to Condition 46.

26 Replacement Trees (Detailed)

Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

27 Retention / Topping / Lopping of Trees (Detailed)

No tree shown on the approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

28 Installation of Tree Protection Measures

Before any development commences, including any site clearance or demolition works, any trees on the site to be retained shall be protected by fencing or other means of enclosure. Such protection shall be maintained until the conclusion of all site and building operations.

29 Tree Protection / Ground Levels

Within the areas to be fenced off in accordance with condition 28; there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

30 Bird Nesting Season / Clearance

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development of a phase, are to be cleared outside the bird-nesting season (March – August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed within the relevant phase immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded within the relevant phase, no vegetation clearance or other works that may disturb active nests shall proceed within that phase until all young have fledged the nest.

31 Biodiversity Net Gain Management Plan

No building within any individual part of the detailed element shall be occupied until a biodiversity net gain management plan (BNGMP) for that part has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter a BNGMP shall be submitted alongside each application for reserved matters within individual Development Zones.

The content of the BNGMPs shall demonstrate how each individual part / phase of the development can contribute to the overall delivery of a minimum increase in

habitat units across the entire site of 54.99 area habitat units and 0.77 linear units to achieve a net gain in biodiversity and include the following:

- a) Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric.
- b) Maps of all habitat parcels, cross referenced to corresponding lines in the metric.
- c) Appropriate management options for achieving target condition for habitats as described in the approved metric.
- d) Preparation of an annual work schedule for each habitat parcel (including a 30-year work plan capable of being rolled forward in perpetuity).
- e) Details of the body or organisation responsible for implementation of the plan.
- f) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.
- g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.
- h) Reporting plan and schedule for informing LPA of condition of habitat parcels for 30 years.

The BNGMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BNGMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

33. Swift Box / Tower Details (Detailed)

No building shall be occupied until details of swift boxes and/or bricks and/or a swift tower (model and location) have been submitted and approved by the Local Planning Authority. These devices shall be fully installed prior to occupation and retained as such thereafter.

34 Swift Box / Tower Details (Outline)

No building shall be occupied within any individual Development Zone, until details of integrated swift boxes and/or bricks and/or a swift tower (model and location) shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that, with the provision required under Condition 33, a total of 40 swift boxes (or equivalent as provided within a tower) are provided across the site. These devices shall be fully installed prior to occupation and retained as such thereafter.

35 Retail Floorspace Limit

No more than 500m² of Class E(a) retail floorspace shall be provided across the whole of the application site.

36 Ground Conditions - Quantitative Risk Assessment

Prior to commencement of development a generic quantitative risk assessment (GQRA) shall be conducted as part of a ground investigation to inform the future engineering design.

37 Unidentified Contamination / Remediation Scheme / Verification

If during a particular phase of development contamination that has not been previously identified is found, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the Local Planning Authority.

38 Implementation of Climate Change Mitigation / BREEAM Excellent (Detailed)

The measures to address adaptation to climate change as set out within the Design and Access Statement (December 2025) by Hawkins Brown, Sustainability Strategy (December 2025) and Energy Statement (December 2025) by KJ Tait Engineers shall achieve minimum BREEAM Excellent and be implemented in relation to Buildings 2 and 4, and Data Centres, and permanently maintained in accordance with the approved details.

39 Climate Change Mitigation / Energy and Sustainability Statement (Outline)

Each application for the Reserved Matters submitted pursuant to condition 5 of this Permission shall include an Energy and Sustainability Statement detailing requirements of how the building(s) in each Development Zone are adaptable to climate change (detailing renewable energy technologies as well detailing measures to control overheating and cooling demand in the building(s)). The details shall also include a management plan and maintenance strategy/schedule for the operation of the technologies, a servicing plan (if applicable) and a noise assessment (if applicable). The measures for adaptation to climate change as well as managing overheating and cooling shall be implemented in accordance with the details approved pursuant to condition 5 of this Permission.

40 Noise Limits

Before any item of plant or machinery is used in connection with the data centres hereby approved, it shall be installed and operated in accordance with a written scheme first agreed in writing with the Local Planning Authority. The scheme shall set out measures both technical and managerial that will limit the acoustic impact of

the data centre plant and/or machinery so that its Rating Level does not exceed those values set out in Planning noise report authored by Sandy Brown Ltd. (reference 23023-R06-B, Version B, dated 15/12/2025 and addendum note reference M011-A, dated 27/2/2026) as assessed within the curtilage of any dwelling or other noise sensitive receptor having regard to the definitions and assessment approach set out in British Standard BS4142: 2014 + A1: 2019.

41 Implementation of Ecological Enhancements

The recommended ecological and nature conservation enhancements set out within the Ecological Impact Assessment by SLR dated April 2023 in respect of the Detailed Area and each Development Zone as agreed pursuant to condition 4 shall be implemented and permanently maintained in accordance with the approved details.

42 External Lighting

The development to which this permission relates in respect of the Detailed Area and each Development Zone as agreed pursuant to condition 4, shall be carried out in accordance with the recommendations set out within the Exterior Lighting Strategy by FPOV (ref: J4431-SL-5101-03, January 2026) as approved or any alternatives to be submitted to and approved by the Local Planning Authority.

43 Water Supply and Fire Hydrants

No individual building within the Detailed Area, and each respective Development Zone as agreed pursuant to condition 4, shall be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes for that building within each area / zone, has been submitted to and approved in writing by the Local Planning Authority. The relevant building within the Detailed Area / Development Zone shall not be occupied until the scheme has been implemented in accordance with the approved details.

44 EV Charging

Prior to the first use of MSCP1, details of the location of an equivalent 20% of new car parking spaces within the detailed phase to have active EV charging shall be submitted to the LPA. 80% of remaining spaces are to have passive provision for EV charging.

Prior to first use of each respective MSCP within a Development Zone as agreed pursuant to condition 4, provision shall be made for 20% of the car parking spaces to have active provision for EV charging and 80% of the remaining car parking spaces to have passive provision for EV charging.

45 Archaeological Works (GSK Extensions – outline)

No development shall take place within the southern half of the site (i.e. the Zone A and Zone B Extensions to the existing GSK building identified on drawing ref: SEQ-

HBA-SWZZ-DR-A-080020 Rev C01) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work for those parcels in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

46 Meanwhile Uses / Landscaping

The provision of meanwhile uses / landscaping shall be in accordance with drawing ref: SEQ-HBA-SW-ZZ-DR-A-080020 Rev C01 and Landscape Masterplan - Section 10: Meanwhile Landscape (December 2025) or in accordance with alternative details as submitted to and approved by the Local Planning Authority.

47 Substation Equipment / Housings

Details of the substation equipment / housings shall be in accordance with drawing refs: SLC-HBA-SS-ZZ-DR-A-080130 Rev P3, SLC-HBA-SS-ZZ-DR-A-080230 Rev P2, SLCHBA-SS-ZZ-DR-A-080330 Rev P2, SEQ-HBA-S2-ZZ-DR-A-084100 Rev C01, SEQ-HBAS2-XX-DR-A-084200 Rev C01, SEQ-HBA-S2-XX-DR-A-084300 Rev C01, or alternative details as submitted to and approved by the Local Planning Authority.

48 Surface Water Infiltration

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

49 Detailed Drainage Strategy – Each Detailed / Outline Phase

No development shall commence on any individual part of the detailed element or any individual Development Zone as agreed pursuant to Condition 4 of this permission until a drainage strategy for that part / phase is submitted to the Local Planning Authority. This should include:

- i. Detailed infiltration testing (in each relevant catchment of the detailed phase and each relevant catchment of each outline phase in accordance with BRE Digest 365 (or equivalent) at the location of each infiltration feature, at the proposed depth and along the length of any large infiltration features.
- ii. Evidence to demonstrate that, the overall total site wide discharge for the entire developed site will not exceed 1.64l/s/ha (QBAR).
- iii. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for

climate change).

- iv. iv. Detailed designs, modelling calculations (using FEH13 or FEH22) and labelled drawings of the drainage conveyance network in the:
- 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

50 Method Statement - Interim / Temporary Drainage Measures

No development shall commence on any individual part of the detailed element or any individual Development Zone as agreed pursuant to Condition 4 of this permission until details and a method statement for interim and temporary drainage measures during the demolition and construction of that part / phase have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase for that part / phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.

51 Drainage Construction Drawings / Method Statement

No development shall commence on the drainage scheme within any individual part of the detailed element or within any individual Development Zone as agreed pursuant to Condition 4 of this permission until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement for that part / phase are submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings for that part / phase, method statement and Drainage Strategy as submitted for Condition 49 and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

52 Drainage Maintenance and Management Details

No building within the detailed part of the application or any individual Development Zone as agreed pursuant to Condition 4 of this permission hereby approved shall be occupied until details of the maintenance and management of the sustainable drainage scheme associated with that building or phase have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of any building within that phase and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

1. A timetable for its implementation.
2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

53 Drainage Survey / Verification Report

Upon completion of each phase of the development's surface water drainage system, including any SuDS features, and prior to first occupation of any building within each phase; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system for that phase has been constructed in accordance with the details approved pursuant to Condition 49. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently resurveyed with the findings submitted to and approved in writing by the Local Planning Authority.

54 Generators and Life Safety

Testing of any back-up power, life safety and standby power generators shall only be undertaken in accordance with the scenarios set out in paragraph 3.1.2 of the Air Quality Assessment dated December 2025 or any alternatives to be submitted and approved by the Local Planning Authority. Testing of back-up generators shall only be undertaken between the hours of 07:00-23:00. Generators shall otherwise only be used in emergency situations. Data Centre back-up power generators shall incorporate Selective Catalytic Reduction.

INFORMATIVES

1. Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/business-licences/business-licences.aspx>

or by telephoning 0300 1234047.

2. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/businessanddeveloper-information/development-management/highwaysdevelopmentmanagement.aspx> or by telephoning 0300 1234047.

3. Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:

www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-

[yourroad/extent-of-highways.aspx](https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx)

4. Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

5. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

6. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

7. Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

8. Roads to remain private: The applicant is advised that all new roads associated with this development will remain unadopted (and shall not be maintained at public expense by the Highway Authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

9. Adoption (section 38): The applicant is advised that Hertfordshire County Council as Highway Authority will likely adopt the pedestrian and cycle routes through the development to ensure their long-term continuity, however the developer should put in place permanent arrangements for long-term maintenance. Details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. Furthermore, the extent of adoption as public highway, once finalised, must be clearly illustrated on a plan.

Further information is available via the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

10. Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx>

11. Abnormal loads and importation of construction equipment (i.e. large loads with: a width greater than 2.9m; rigid length of more than 18.65m or weight of 44,000kg - commonly applicable to cranes, piling machines etc.): The applicant is directed to ensure that operators conform to the provisions of The Road Vehicles (Authorisation of Special Types) (General) Order 2003 in ensuring that the Highway Authority is provided with notice of such movements, and that appropriate indemnity is offered to the Highway Authority. Further information is available via the Government website www.gov.uk/government/publications/abnormal-load-movements-application-andnotification-forms or by telephoning 0300 1234047.

12. Travel Plan (TP): A TP, in accordance with the provisions as laid out in Hertfordshire County Council's Travel Plan Guidance, would be required to be in place from the first occupation/use until 5 years post occupation/use. A £1,200 per annum (overall sum of £6000 and index-linked RPI March 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards

supporting the implementation, processing and monitoring of the full travel plan including any engagement that may be needed. Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx> OR by emailing travelplans@hertfordshire.gov.uk.

13. During the demolition and construction phase of the development, the guidance in BS5228- 1:2009 (Code of Practice for Noise Control on Construction and Open Sites) should be adhered to.

14. The applicant is advised to contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design to ensure that the development is compliant with both National and Local Planning Policies. In addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' – Security of Building Regulations”.

15. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via - 76 - www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

16. For water supply, infrastructure protection and mains diversions please get in contact with the Affinity Water Developer Services Team via the "My Developments Portal" <https://ainitywater.custhelp.com> or aw_developerservices@custhelp.com.

17. The applicant is advised of the Council's powers under Part III of the Environmental Protection Act 1990 to prohibit nuisances associated with noise, odour, dust, artificial light and a range of other pollutants that may arise from both demolition/construction sites and ongoing commercial/industrial land uses.

18. The applicant is advised of the Council's powers under the Control of Pollution Act 1974 to restrict noise generating construction (including demolition) activity audible beyond the development site boundary.

19. In submission of the written scheme required to demonstrate compliance with Condition 40, the following should be noted:

The cumulative rating sound level from all building services plant (excluding back-up generators and life safety systems) serving the development shall not exceed L_{A,r},Tr

54 dB during the day (07:00-23:00) and LAr,Tr 46 dB at night (23:00-07:00) at the residential dwellings to the east, and a level of LAr,Tr 65 dB during the day (07:00-23:00) and LAr,Tr 57 dB at night (23:00-07:00) at the hotel to the west.

The cumulative rating sound level of all life safety systems serving the development shall not exceed LAr,Tr 56 dB at the residential dwellings to the east, and a level of LAr,Tr 67 dB at night (23:00-07:00) at the hotel to the west.

In addition to the above, in relation to the data centres:

- Cumulative noise associated with building services plant (excluding back-up generators and life safety systems) serving the data centres shall not exceed LAr,Tr 48 dB during the day (07:00-23:00) and LAr,Tr 40 dB at night (23:00-07:00) at the residential dwellings to the east, and a level of LAr,Tr 59 dB during the day (07:00-23:00) and LAr,Tr 51 dB at night (23:00-07:00) at the hotel to the west.
- Cumulative noise associated with the data centres whilst the backup generators are operational should not exceed LAr,Tr 54 dB during the day (07:00-23:00) and LAr,Tr 46 dB at night (23:00-07:00) at the residential dwellings to the east, and a level of LAr,Tr 65 dB during the day (07:00-23:00) and LAr,Tr 57 dB at night (23:00-07:00) at the hotel to the west.

PRO-ACTIVE STATEMENT

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

***Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Rob Henry, Claire Parris, Ellie Plater and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark and Nigel Williams

5 25/00908/FP - SOUTH CAR PARK, PRIMETT ROAD

The Committee were presented with an application for the South Car Park on Primett Road. Officers outlined the proposal and explained that the application involved a change of use of part of the public car park to a rental vehicle premises.

This would also include associated works such as lighting and resurfacing.

The Committee were shown site photographs of the area, and were presented with the site plans. It was noted that the application would result in the closure of 90 spaces in the southern area of the car park to accommodate the facility. This would reduce the total car park capacity from 362 to 272 spaces.

It was noted that the Council was ending its car parking contract with the NHS in June, which would release a further 100 season ticket spaces.

Officers explained that the nearby Nexus development and local office occupancy rates made it difficult to predict the future impacts on the potential reduction in car parking.

The Chair introduced Mr Robert Stewart from Stevenage Packaging Limited to address the Committee.

Mr Stewart addressed the Committee and noted that he represented the 67 objections to the application. It was noted that the proposal did not adequately address the loss of the 90 spaces, which would impact the local businesses and restaurants. Discussions took place regarding the new Nexus development and the increase in demand for parking once residents had moved in. Mr Stewart concluded that the application should be refused.

The Chair introduced Mr Chris Dodds, the planning agent representing the applicant to address the Committee.

Mr Dodds spoke in favour of the application and outlined how the proposal complied with national and local planning policies. He noted that the proposal aligned with the town's long term transport strategy and provided sustainable transport benefits. The Committee were informed of Enterprise's commitment to engaging with the local community and the potential investment that the facility would bring into the Old Town.

The Chair thanked both the speakers for their contributions and invited the Team Leader to respond.

The Team Leader explained to the Committee that a design and access statement was not required for this application and addressed questions regarding the Nexus development. It was noted that the car parking spaces which would be provided at the Nexus Development complied with the Supplementary Planning Documents (SPD) guidelines.

Members raised questions regarding the uncertainty of future impacts on parking in the area. The Director of Planning explained that the role of the Committee was to assess the application before them, weighing the impacts against the proposed benefits.

A question was raised whether the Council had a contingency plan if parking impacts were significant, and Officers confirmed there wasn't one, as the 90 car

parking spaces would not be replaced.

Questions were raised about data beyond January, and it was noted that they only had data for the most recent month, though prior analyses had reached similar conclusions.

Members raised that a future car park impact assessment would be required before any decision could be made, including consideration of the effect on local businesses and existing investment in the area.

It was proposed by the Chair that the application be deferred until the Committee could be provided with more sufficient information regarding the future impact to the area. This was seconded by Councillor De Freitas and agreed by all members of the Committee.

6 24/00058/FPM - LAND AT REDCAR DRIVE, STEVENAGE, SG1 2EN

The Committee considered an application for the demolition of the former dwelling known as Cartref (already demolished) and the construction of 38 dwellings, comprising 26 houses and 12 flats.

The Planning Officer presented the application using site location plans, aerial photographs, and site images. Members were informed that the development would comprise two elements:

- A main development area accessed from Clovelly Way, including 20 houses and a block of 12 flats with a new vehicular access.
- A secondary element forming an extension to Symonds Green Lane,

providing six detached houses of a traditional design.

The Officer outlined the surrounding context and existing open space, and highlighted proposed pedestrian routes, landscaping, and the provision of a community garden.

Members were advised that new footways and a pedestrian crossing would be provided to improve connectivity to Eastbourne Avenue and nearby bus stops. The development also included a £50,000 contribution towards improvements to the play space at Meadway Playing Fields.

Elevations of the proposed houses and flats were presented, together with landscaping proposals showing retained and replanted trees.

The Officer advised that the parking figures within the report had omitted 11 garage spaces. Including these, the development would provide 89 parking spaces, slightly above the recommended range.

It was also reported that a remediation strategy had been submitted since publication of the report and had been reviewed and accepted by the Environmental Health Officer.

Delegated authority was recommended to finalise the Section 106 agreement and amend or add conditions where necessary.

In response to questions submitted by Members before the meeting, the Officer confirmed that:

- A windfall site was a housing site not allocated within the Local Plan.
- The development would be for sale, except for the affordable units which would be retained by the Council.
- All dwellings would have direct access from the street to gardens, allowing for cycle storage within gardens.
- The secondary education contribution had been requested by the Local Education Authority and the Council could not specify which school would receive the funding.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and the completion of a section 106 agreement to provide for:

- Affordable housing
- Management company for administration of common areas
- Employment and skills plan
- Secondary education contribution of £356,114

- An appropriate trigger for s278 off-site highway works

That delegated authority be given to the Assistant Director for Planning and Regulation, in consultation with the council's appointed solicitor, to agree the wording of the s106 agreement.

That delegated authority be given to the Assistant Director for Planning and Regulation, in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which permission would be granted, where such amendments or additions would satisfy the relevant national policy tests and would most effectively deliver the development which the Committee has resolved to approve.

Conditions

General

The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the local planning authority:

14122_P205G;
 14122_P215A;
 P25-2066_DE_003;
 P25-2066_DE_004 Rev I;
 P25-2066_DE_005 Rev J;
 P25-2066_DE_006 Rev I;
 P25-2066_DE_007 Rev I;
 P25-2066_DE_008 Rev I;
 P25-2066_DE_009 Rev I;
 P25-2066_DE_010 Rev I;
 P25-2066_DE_011 Rev H;
 P25-2066_DE_012 Rev I;
 P25-2066_DE_014-01 Rev D;
 P25-2066_DE_014-02 Rev D;
 P25-2066_DE_014-03 Rev D;
 P25-2066_DE_014-04 Rev D;
 P25-2066_DE_014-05 Rev D;
 P25-2066_DE_014-06 Rev D;
 P25-2066_DE_014-07 Rev D;
 P25-2066_DE_014-08 Rev D;
 P25-2066_DE_014-09 Rev D;
 P25-2066_DE_014-10 Rev D;
 P25-2066_DE_014-11 Rev D;
 P25-2066_DE_014-11 Rev D (Traditional);
 P25-2066_DE_014-12 Rev D;
 P25-2066_DE_014-13 Rev D;
 P25-2066_DE_014-15 Rev D;
 P25-2066_EN_0001_S1;
 P25-2066_EN_0001_S2;

The development shall be begun before the expiration of three years from the date of this permission.

The materials used in the external surfaces of the development shall be those listed on the application form and the approved plans.

At least 50% of the dwellings comprising the development shall meet the Building Regulations optional requirement M4(2) for accessible and adaptable dwellings.

No demolition or construction activities (including any associated collections or deliveries) shall be carried out except between the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. For the avoidance of doubt, no such work shall be carried out on Sundays or bank holidays.

No external lighting shall be installed or operated at the site other than in accordance with *Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23 Bat and Artificial Lighting at Night*.

The development shall be carried out in accordance with *Residential Development Redcar Drive Stevenage Flood Risk Assessment* dated September 2025. For the avoidance of doubt, all dwellings comprising the development must have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground.

In the event that any previously unidentified contamination is found when carrying out the development, work to implement the development must cease immediately and the contamination must be reported in writing to the local planning authority as soon as reasonably practicable. Work shall not resume until the results of an investigation and where necessary, a remediation scheme, have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with any approved remediation scheme.

Prior to Commencement

Prior to the commencement of the development (including site clearance), a construction management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details of all of the following:

- a) Phasing of the development (including highway works)
- b) Hours of working (including timing of collections and deliveries)
- c) All plant and vehicles required for construction and demolition
- d) Vehicle routing and parking
- e) Traffic and pedestrian management (including any necessary footway closures)

- f) Construction and storage compounds
- g) Site enclosure
- h) Measures to keep the highway clear of dirt and debris (including wheel washing facilities)
- i) Site lighting (including any necessary off-site light spill mitigation)
- j) Noise, vibration, dust and smoke mitigation measures
- k) Vermin control

The development shall then at all times be carried out in accordance with the approved construction management plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), a site waste management plan shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved site waste management plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details of all of the following:

- a) Buffer zones and protection measures for all retained habitats
- b) A construction programme which avoids ecologically-sensitive periods (e.g. bird nesting season)
- c) Vegetation clearance protocols to minimise risks to protected and notable species

The development shall then at all times be carried out in accordance with the approved construction environmental management plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), an arboricultural method statement and tree protection plan shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved arboricultural method statement and tree protection plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), a remediation strategy shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

After Site Clearance / Groundworks

Prior to the commencement of the development (excluding site clearance and groundworks), a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The approved fire hydrants shall then be provided prior to occupation of the development.

Prior to the commencement of the development (excluding site clearance and groundworks), details of the energy performance of the dwellings comprising the development (specified in terms of the dwelling emission rates calculated according to SAP 10.2) shall be submitted to and approved in writing by the local planning authority. The dwellings shall then be constructed to meet the approved energy performance criteria.

Prior to the commencement of the development (excluding site clearance and groundworks), details of cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved cycle parking facilities shall be provided prior to occupation of the development and permanently retained thereafter.

Prior to the commencement of the development (excluding site clearance and groundworks), details of bird and bat boxes to be provided within the development shall be submitted to and approved in writing by the local planning authority. The approved bird and bat boxes shall be installed prior to occupation of the development and permanently retained thereafter.

Prior to the commencement of the development (excluding site clearance and groundworks), a noise mitigation scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall ensure that the following noise levels will not be exceeded:

Room Type	Daytime (07:00 to 23:00)	Night-time (23:00 to 07:00)
Living rooms	35 dB LAeq, 16hour	-
Dining rooms	40 dB LAeq, 16hour	-
Bedrooms	35 dB LAeq, 16hour	30 dB LAeq, 8hour 4 ¹ / ₂ Lamax – no more than times per night

Where mechanical ventilation is proposed it should, in normal operation, achieve compliance with NR20 in bedrooms between 23:00 to 07:00 and NR25 in all habitable rooms between 07:00 to 23:00.

Noise levels in external amenity spaces provided for the sole use of the

occupiers of the dwellings shall not exceed 55dB LAeq,16hr. However, where this is not practicable it must be demonstrated that the proposed mitigation measures achieve the lowest reasonable levels.

The development shall then be constructed in accordance with the approved noise mitigation scheme.

Prior to Occupation

Where any part of the development is required to be carried out in accordance with a remediation scheme, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Prior to occupation of the development, all accesses, crossings, roads, footways, and parking, servicing and manoeuvring areas shall be laid out in accordance with the approved plans. Those areas shall thereafter be permanently maintained in a manner fit for their intended purpose.

Prior to occupation of the development, a noise compliance report, demonstrating that any agreed noise mitigation measures have been implemented, shall be submitted to and approved in writing by the local planning authority.

Prior to occupation of the development, a SuDS management plan shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be operated at all times in accordance with the approved SuDS management plan.

Prior to occupation of the development, a SuDS verification report, including a survey of as-built features, shall be submitted to and approved in writing by the local planning authority. The verification report shall demonstrate that the approved SuDS scheme has been implemented as approved.

Prior to occupation of the development, the refuse and recycling storage facilities shall be provided as shown on the approved plans. The storage facilities shall be permanently retained as such thereafter.

Post-Completion

The approved soft landscaping shall be implemented in full in the first planting season following completion of the development. Any trees or other plants comprised in the landscaping works for the development, which within a period of five years from completion of the development are removed, become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

INFORMATIVES

The applicant is advised that the storage of materials associated with the

construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.

Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually: excavation for foundations; damp proof course; concrete oversite; insulation; drains (when laid or tested); floor and roof construction; work relating to fire safety; work affecting access and facilities for disabled people; and completion.

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken. For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard

suitable for drinking and will help in our efforts to get emissions down in the borough.

The developer is strongly encouraged to achieve Secured by Design (SBD) accreditation for the development. The Police Crime Prevention Design Advisor can be contracted by telephone on 01707 355227.

***Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Rob Henry, Claire Parris, Ellie Plater and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark and Nigel Williams

7 INFORMATION REPORT - DELEGATED DECISIONS

It was **RESOLVED** that the Information Report – Delegated Decisions be noted.

8 INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

It was **RESOLVED** that the Information Report – Appeals / Called In Decisions be noted.

9 URGENT PART I BUSINESS

There was no Urgent Part I Business.

10 EXCLUSION OF THE PRESS AND PUBLIC

It was **RESOLVED**:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as described in paragraphs 1 – 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to Information) (Variation) Order 2006.

2. That Members consider the reasons for the following reports being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

11 URGENT PART II BUSINESS

There was no Urgent Part II Business.

CHAIR

Meeting: Planning and Development Committee **Agenda Item:** Committee
Date: 7 April 2026
Author: Linda Sparrow
Lead Officer: Alex Robinson
Contact Officer: Linda Sparrow

Application No : 24/00451/FPM
Location : Abbeyfield 2 Pound Avenue
Proposal : Demolition of existing care home and erection of 15 no. flats, extended dropped kerb, associated parking and ancillary works
Drawing Nos.: 23069-0000-P1; 23069-0100-P1; 23069-0101-P1; ASC.23.521; 23069-0300-P1; 23069-1100-P3; 23069-1101-P2; 23069-1102-P2; 23069-1300-P4; 23069-1103-P2;
Applicant : Mr Richard Lines, Lindon Property Ltd
Agent: Cameron Bosque Brookes Architects
Date Valid: 3 July 2024
Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises a two-storey building with single attached dwelling that is currently vacant but was previously in use as a care home. The front curtilage is mostly hard surface with pockets of soft landscaping that regularly become overgrown.
- 1.2 The care home closed in approximately 2021 at which point it only had 3 residents on site.
- 1.3 The property is located on the southern side of Pound Avenue and is bounded to the east by a single family dwelling; to the west by Astonia Lodge, a Churchills living retirement development; to the north by Pound Avenue highway with Pound Avenue Cars garage beyond; and to the south by a small pocket woodland that is in private ownership with rear gardens of residential dwellings beyond and King George V Playing Fields further beyond.
- 1.4 The property can currently accommodate 4 vehicles in off-street parking. The site is not allocated in the local plan for residential development and is located in Flood Zone 1.

2. RELEVANT PLANNING HISORY

- 2.1 2/0120/81 – Home for elderly persons incorporating existing house for resident housekeeper and none bedsit units with bathrooms and toilet facilities, car parking, and landscaping for Lindon Property Ltd. Granted 30.12.1981.
- 2.2 23/00324/S106 - Modification of Clause 2/3 of Section 52 Agreement (dated 22.12.1981) approved under planning permission reference number 81/2/0120/81 for Lindon Property Ltd. Granted 10.01.2024.

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the demolition of the existing care home and erection of a 2.5 storey building comprising 11no. one-bedroom and 4no. two-bedroom flats.
- 3.2 The existing car parking will be increased from 4 spaces to 5 spaces and provision will be made for 21 cycle storage spaces.
- 3.3 The application comes before the Planning Committee as it is classified as a major planning application.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters, issuing of a press notice and the erection of site notices, public representations have been received from the following properties:
 - 10, 31, 35, 37 Astonia Lodge
 - 4, 6, 10 Pound Avenue
 - 162 Haycroft
 - 12 Gilders, Sawbridgeworth
 - North East Herts Swift Group
 - Cycling UK Stevenage

4.2 A summary of the comments received are set out below:

- Flats are unnecessary and too many for this site
- Inadequate car parking – exacerbate local congestion
- Water and sewer systems wont cope
- 14 swift bricks to be secured
- Disturbance from construction works
- Loss of privacy and light
- Cycle provision is unacceptable – inconvenient location and stacked
- We are a retirement home and don't want to live next to young people who will be noisy and disruptive
- Developer needs to pay for our cars to be cleaned during construction due to dust

4.3 The aforementioned is not a verbatim copy of the objections which have been raised.

5. CONSULTATIONS

5.1 Thames Water

SURFACE WATER – no objection if the developer follows the sequential approach to disposal. There are sewers crossing the site so developer needs to contact Thames prior to works. Minimise groundwater discharge into public sewers. Site is affected by wayleaves and easements that the developer needs to discuss with Thames. WASTE WATER & SEWERAGE TREATMENT – no objections.

5.2 Herts County Council Growth & Infrastructure Unit

12 July 2024 – no objections subject to financial contributions of **£36,011** for secondary education and associated monitoring fees.

20 June 2025 – Since the previous response was issued, HCC have updated its guidance on Developer Infrastructure Contributions (S106 and CIL). No objections subject to financial contributions of **£39,857** for secondary education and associated monitoring fees.

5.3 Herts & Middlesex Bat Group

Based on the results of the surveys in the submitted Ecology reports, we have no objection to the proposals and support the recommendations of the aforementioned reports.

5.4 NHS England

The Herts & West Essex Integrated Care Board (HWE ICB) assumes occupancy of 1.5 persons per dwelling for one bed flats and 2.4 persons per two bed dwelling giving a total of 21.3 new patients registrations resulting from the development. We would request financial contributions of **£14,835** to contribute towards the removal of patient records to off-site storage or digitisation of patient records, and the subsequent repurposing of saved space at either King George, Stanmore Road, Symonds Green, Bedwell, Chells, St Nicholas, Canterbury Way, Roebuck, Manor House, or Poplars GP surgeries.

5.5 SBC Environmental Health

17th July 2024 – condition for unexpected contamination, no waste materials to be burned on site, dust emissions to be controlled, condition for construction hours, condition for mechanical ventilation shall not cause disturbance to neighbours, require further details for location of plant areas and attenuation of prevention of noise, condition on external lighting, require further information on the submitted noise report as potential for unacceptable noise.

20 August 2024 – after discussions with the applicant’s noise consultant, we are satisfied that previous concerns are now addressed and we have no further objections.

5.6 Herts County Council as Waste & Minerals Team

No objection subject to condition for a site waste management plan to be submitted prior to commencement, including site clearance and demolition

5.7 Herts County Council as Highways Authority

No objections subject to conditions for parking plans and a construction management plan. Will require a financial contribution of **£102,390** for sustainable transport facilities and services for passenger transport users. Stacked cycle storage is unacceptable as it would exclude users of adaptive cycles and other such non-standard cycles but there is sufficient scope for this to be amended and can be conditioned.

5.8 SBC Arboricultural Manager

In order to reach a decision on whether to support or object to this application, I will need to see an Arboricultural Impact Assessment to see the impact of the proposed development on the trees to the south-south-east of the site.

5.9 SBC Green Spaces and Leisure Team

No landscaping plans or strategy has been submitted. We require details of any proposed landscaping within the development, both soft and hard, including plans, drawings, schedules, etc. Furthermore, a strategy and specification should be provided to ensure that landscaped areas are appropriately planted and maintained to a suitable standard while also maintaining the development's aesthetic in the longer term.

5.10 Affinity Water

We have no comments to make on this application.

5.11 Herts Police Crime Prevention Design Advisor

Substantive concerns that the applicant has ignored national and local planning policy regarding crime, disorder, and fear of crime. During the period 01.07.2023 to 30.06.2024 there were 33 crimes recorded – 12 were anti-social behaviour, 5 involved vehicles, 3 related to criminal damage/arson, and 2 were burglaries. There is very little natural surveillance from within the proposed dwellings over the parking area to the front. An advantage of achieving Secured by Design (SBD) is the potential carbon footprint reduction – a dwelling burglary can cost 2.5 metric tonnes of carbon production due to the investigation, replacement of lost goods and eventual move of occupants when they feel unsafe – SBD properties can achieve an 80% reduction in carbon footprint for burglaries. Without achieving SBD, we do not support the application.

5.12 Herts County Council as Lead Local Flood Authority (LLFA)

16 October 2024 – objection. Development is at risk of surface water flooding, the proposed SuDS are likely to increase the risk of flooding elsewhere, the development does not comply with NPPF, PPG, or Council policy FP2.

19 December 2024 – maintain objection. Request consideration of a CCTV survey to confirm existing drainage joins to the foul system or if uses a local soakaway. Finished floor levels must be 300mm above max design flood level – in this location the max depth due to surface water flooding is up to 600mm so the finished floor levels need to be 900mm above surrounding ground levels. Pre-development runoff rates and volumes need to be calculated. Storm calculations do not include the permeable area.

Drainage consultant – can we install flood protection gates or stop-logs to all entry points rather than raise floor levels by 900mm?

21 May 2025 – flood protection gates or stop-logs are not structurally safe for more than 600mm of water depth so we cannot accept this as an alternative to the 900mm floor levels.

6 November 2025 – following updated plans, we have no objection subject to 4 conditions.

December 2025 – communications between applicant and LLFA regarding conditions and further amended plans were submitted. The amended plans comply with their flow rate requirements.

Officer Response

Whilst the LLFA have agreed the drainage strategy is acceptable subject to conditions, in December 2025 the applicant queried the details of one of the conditions and the LLFA rejected the applicants request for a change. Subsequently, the applicant provided a revised plan to accord with the condition request and as of the writing of this report we are awaiting confirmation from the LLFA that the revised plan does accord with their condition request.

A decision will not be issued until this matter has been resolved but members should note that the LLFA is not objecting to the scheme, and it is only the wording of one condition that is outstanding a conclusion.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For Stevenage, the statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (adopted 2019)
- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.2 National Planning Policy Framework

6.2.1 The latest revision of the NPPF was published in December 2024. The policies it contains are material considerations which will be taken into account in dealing with applications. Due weight will be given to development plan policies according to their degree of consistency with the NPPF. The NPPF should be read as a whole (including its footnotes and annexes).

6.3 Housing Delivery Test and 5-Year Land Supply

6.3.1 Since November 2018, housing delivery has been measured against the Housing Delivery Test (HDT) as set out by the Government planning policy and guidance. The results of the HDT dictate whether a local planning authority should be subject to consequences to

help increase their housing delivery. Where an authority's HDT score is less than 95%, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years. Where an authority's HDT score is less than 85% of its housing requirement, the Council must incorporate a 20% buffer into its housing supply calculations in line with paragraph 79 of the NPPF. This will be in addition to the preparation of an Action Plan. Where an authority's score is below 75%, the Council will be subject to the HDT's most severe penalty and must apply the presumption in favour of sustainable development under paragraph 11d) of the NPPF. The latest HDT results published by the Ministry of Housing, Communities, and Local Government (MHCLG) in December 2024 identifies that Stevenage delivered 38% of its housing requirement.

- 6.3.2 The Council, based on its HDT score is currently subject to the most severe penalty under paragraph 11(d) of the NPPF (2024). For reference, as this policy is now engaged, it means Local Plan policies would be classed as out-of-date. Consequently, Stevenage Borough Council must apply the presumption in favour of sustainable development in its decision making and give great weight towards the need to deliver housing. The Council must also apply a 20% buffer in its 5-year housing supply calculations, and it also has to produce an Action Plan in order to boost housing delivery.
- 6.3.3 On the 21st May 2024, the Council published its 5 Year Land Supply Update May 2024. This identifies that the Council can demonstrate a Housing Supply of **5.59 years** for the period 01 April 2024 to 31 March 2029, using the *Liverpool* methodology (spreads the delivery of historic undersupply of housing equally across the remainder of the Local Plan period) and guidance from the NPPF and Planning Practice Guidance. The 5-year land supply includes a 20% buffer.
- 6.3.4 However, the Revised Housing Technical Paper (June 2025) identifies that the Council's Housing Supply is at **5.49 years**, but this has yet to be confirmed through an Examination in Public (EiP) and is therefore not formally adopted at this time.
- 6.3.5 The Council, based on its HDT score is currently subject to the most severe penalty under paragraph 11(d) of the NPPF (2024). For reference, as this policy is now engaged, it means Local Plan policies relevant to determine this application would be classed as out-of-date. Consequently, Stevenage Borough Council must apply the presumption in favour of sustainable development in its decision making and give great weight towards the need to deliver housing. The Council must also apply a 20% buffer in its 5-year housing supply calculations, and it also has to produce an Action Plan in order to boost housing delivery.

6.4 Planning Practice Guidance

- 6.4.1 The Planning Practice Guidance ("PPG"), with which Members are fully familiar, is an online resource containing guidance supplementing the NPPF. The PPG is a material consideration which should be taken into account in determining planning applications.

6.5 National Design Guide

- 6.5.1 The National Design Guide 2021 is Government guidance on the characteristics of well-designed places and demonstrates what good design means in practice. It has the same status as the PPG and should similarly be taken into account when determining planning applications.

6.6 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

6.6.1 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. Weight must be given to the policies it contains according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.6.2. In addition, the council is required to regard the local plan policies most relevant to determining the application as out-of-date because the application involves the provision of housing and the delivery of housing in the borough was substantially below the housing requirement over the last three years. Those policies are:

Policy SP1: Climate Change
Policy SP2: Sustainable development in Stevenage;
Policy SP5: Infrastructure;
Policy SP6: Sustainable transport;
Policy SP7: High quality homes;
Policy SP8: Good design;
Policy SP11: Flooding, and pollution;
Policy SP12: Green infrastructure and the natural environment;
Policy IT4: Transport assessments and travel plans;
Policy IT5: Parking and access;
Policy IT6: Sustainable transport;
Policy HO5: Windfall sites;
Policy HO7: Affordable housing targets;
Policy HO8: Affordable housing tenure, mix and design;
Policy HO9: House types and sizes;
Policy HO11: Accessible and adaptable housing;
Policy GD1: High quality design;
Policy FP1: Sustainable drainage
Policy FP2: Flood risk and management
Policy FP7: Pollution;
Policy FP8: Pollution sensitive uses;
Policy NH5: Trees and woodland.

6.6.3 According to the NPPF, the fact that these policies are regarded as out-of-date means that permission should be granted for the proposed development unless: i. the application of policies in the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

6.7 Local Plan Review and Update (2024)

6.7.1 The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

6.7.2. In response to the review, the council has proposed a partial update of the local plan. Weight must be given to the emerging policies in the partial update according to: a) the stage of preparation of the emerging plan; b) the extent to which there are unresolved

objections to the policies; and c) the degree of consistency between the policies and the most recent revision of the NPPF.

- 6.7.3. At the time of writing, the partial update is undergoing examination by the Secretary of State. Given that the examination has yet to conclude, there remain unresolved objections to a number of emerging policies. The partial update is nonetheless at an advanced stage of preparation, and the council considers the emerging policies within it to have a high degree of consistency with the NPPF. Where relevant, the weight to be given to emerging policies will be set out in the assessment section of this report.

6.8 Supplementary Planning Documents

- 6.8.1 The following supplementary planning documents are relevant to determining the application:
- Parking Provision Supplementary Planning Document (February 2025);
 - Stevenage Design Guide Supplementary Planning Document (February 2025);
 - Developer Contributions Supplementary Planning Document (February 2025);

6.9 Community Infrastructure Levy

- 6.9.1 Stevenage Borough Council adopted a Community Infrastructure Levy (“CIL”) Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location, and floor space of a development.

7. APPRAISAL

- 7.1 The main issues in the assessment of the application are in land use policy terms, affordable housing, visual impact of the development, impact upon neighbouring amenities, impact upon future amenities of residents, parking provision, highway implications, impact on the environment, trees, and landscaping and Biodiversity Net Gain, CIL and Planning Obligations, Equality and Human Rights, Climate Change.

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 Principle of Development

- 7.2.1 The NPPF (2024) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF also stipulates that decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. In addition, the Framework also sets out that sustainable development needs to be pursued in a positive way and at the heart of the framework is a "presumption in favour of sustainable development". It also states that significant weight should be placed on both the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- 7.2.2 The proposed site is undesignated in the adopted Stevenage Borough Local Plan 2011-2031 (2019) and is not allocated for residential development within the Local Plan. As such, the site is therefore regarded as a ‘windfall site’.

- 7.2.3 Policy SP7 of the adopted local plan sets a strategic target of 7,600 homes to be provided within the borough over the plan period from 2011 to 2031. The emerging partial update of the local plan identifies that 4,956 of these homes remain to be delivered as of 2024. However, the overall target remains unchanged, and the proposed development would make a small but nonetheless positive contribution to meeting this target.
- 7.2.4 The spatial strategy for housing also remains unchanged; the majority of the planned new housing will be delivered on regeneration sites in the town centre and in urban extensions to the north, west and south-east of the town, with a sizeable minority delivered on smaller housing sites spread throughout the borough. An allowance is also made for residential development coming forward on sites not specifically allocated for any purpose in the local plan, referred to as “windfall” sites.
- 7.2.5 In this case, the application site is not designated for any particular purpose in the local plan. The proposed development is therefore treated as windfall development. Updated Policy HO5 of the Local Plan (2019) (windfall sites) stipulates that proposals should be on previously developed land, or an underused urban site and should not prejudice the Council’s ability to deliver residential development on allocated sites. The updated Policy carries significant weight. The proposal will be on previously developed land and there are no allocated sites nearby that would be detrimentally impacted by the proposal. As such, the proposal complies with this Policy. Paragraph 125(c) of the NPPF places substantial weight on the redevelopment of previously developed land and states that permission should be approved unless substantial harms are identified.
- 7.2.6 Updated Policy SP2 (Sustainable Development) carries significant weight in the Local Plan Review and states residential developments must have a good level of access to local facilities. The site is located approximately 150m from the southern end of the historic High Street, which is approximately 2 minutes’ walk. It is approximately 750m (10 minutes’ walk) from Tesco Extra in the Town Centre and less than 20 minutes’ walk from the Bus Interchange and Train Station. There are multiple primary and secondary schools within 20 minutes’ walk and a GP surgery 250m (3 minutes’ walk) to the south. Bus routes operate along Sish Lane and High Street. A substantial area of public open space, King George V Playing Field is a 5-minute walk. Accordingly, the application site is considered to have excellent access to local facilities and alternative forms of travel to the private car and therefore deemed to be within a highly sustainable location.
- 7.2.7 The effect of the proposal on housing choice (in terms of the range of housing types and sizes provided in the borough) is also a relevant consideration. Policy HO9 (House types and sizes) of the Local Plan (2019) (No change to this policy under the Local Plan Partial Review) states that there is a structural imbalance in the existing housing stock (albeit in a limited manner) whereby there is a lack of smaller properties and larger aspirational homes in the Borough.
- 7.2.8 The Design Guide SPD (2025) outlines that housing is an area of weakness across the town. One of the main issues is the lack of an appropriate mix of housing sizes, types, and tenures with a high proportion of three-bedroom terraced properties, and a lack of one- and two-bedroom properties. The lack of housing mix is exacerbated by changes in demographics leading to an increase in the number of single person households and couples needing homes.
- 7.2.9 Due to growth requirements for the town, there is a need to provide a substantial number of additional homes in Stevenage, and in particular, smaller dwellings or larger aspirational dwellings. Higher density development is set out as a key requirement of national guidance, and, where appropriate, densities will need to be raised in order to meet these targets for new homes.

- 7.2.10 The proposal seeks to provide 11no. one-bedroom and 4no. two-bedroom flats. As such the proposal is considered to fully accord with Policy HO9 as it provides smaller dwellings which are an identified need.
- 7.2.11 Paragraph 61 of the NPPF (2024) states that to support the Governments objective of significantly boosting housing supply, it is important that a sufficient amount, and variety, of land comes forward where it is needed, that the needs of groups with specific housing requirements are met, and that land with permission is developed without unnecessary delay. In addition, para 61. of the NPPF states that the overall aim should be to meet as much of an area's identified housing need, including with an appropriate mix of housing types for the local community. As such, the proposed development would contribute to the aim of boosting housing supply without compromising the delivery of housing on allocated sites.
- 7.2.12 In summary, whilst the Council is currently able to demonstrate a five-year supply of deliverable housing sites, due to the under-delivery of housing as identified in recent HDT scores, paragraph 11(d) of the NPPF is engaged as there is a presumption in favour of delivering sustainable development. Consequently, this is considered to be a key material consideration in the assessment of this application.
- 7.2.13 The proposed development would contribute to the aim of boosting housing supply as required by the NPPF without compromising the delivery of housing on allocated sites or placing an undue burden on local infrastructure. There would be some economic benefit during the construction phase, and future occupiers would be likely to contribute to local services and facilities. Given the quantum of development (15 units), it is considered that these benefits would be moderate and therefore attracts moderate weight in favour of the proposal.
- 7.2.14 Having regard to all the policy considerations laid out above, the proposed development is considered to be acceptable in principle.

7.3 Affordable Housing and Planning Obligations

- 7.3.1 Policy HO7 of the adopted Local Plan (2019) stipulates that planning permission would be granted for residential development which would maximise affordable housing provision. Taking this into consideration, there is a requirement to provide 25% of new homes to be affordable on previously developed sites. In this regard, there would be a requirement to provide 3.75, rounded up to 4, affordable units.
- 7.3.2 Turning to affordable housing tenure, mix and design, Policy HO8 states that planning permission will be granted where those dwellings:
- a) Are provided by the developer on site with at least 70% of the units being for rent and the remainder consisting of other tenures which is to be agreed with the Council's Housing team;
 - b) Meets the requirements of Policy HO9 (House types and sizes);
 - c) Are physically indistinguishable from other types of homes and are distributed across the site to avoid over-concentration in particular; and
 - d) Will remain at an affordable price for future eligible households.
- 7.3.3 Paragraph 66 of the NPPF also advises on affordable housing tenure and mix, stating 'where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.'

7.3.4 In regard to affordable housing delivery, the Council’s five-year land supply includes the provision of a number of affordable housing units. The Housing Technical paper (2024) advises that the Strategic Housing Market Assessment (SHMA) 2023 concluded the current unmet need for affordable housing totals 1,612 households. This is made up of households in Stevenage that are currently living in unsuitable housing and are unable to afford their own housing.

7.3.5 Of these households, 802 currently occupy affordable housing that does not meet the household’s current needs. There is, therefore, a current need from 810 households in Stevenage that currently need affordable housing and do not currently occupy affordable housing. In addition, the SHMA assessment concludes there is an additional 110 households annually needing affordable housing in Stevenage. A further 312 households have then been identified as households that can afford market rents but aspire to home ownership. The Council’s most recently published affordable housing need is therefore represented below –

Figure 4: Overall need for Affordable Housing 2022-31 in Stevenage by property size

Stevenage	Affordable Housing Need Households unable to afford	Affordable Housing Need Households aspiring to home ownership	Affordable Housing (Households)
1 bedroom	94	103	197
2 bedrooms	442	125	567
3 bedrooms	993	84	1,077
4+ bedrooms	272	-	272
TOTAL HOUSING NEED	1,802	312	2,114

7.3.6 This is also reflected in the appeal decision letter for Land West of Lytton Way appeal with respect to the under delivery of affordable homes whereby the inspector states (para. 87) and quote

“I have been referred to other schemes which have been granted planning permission or it has been resolved that planning permission should be granted. In these schemes, for one reason or another, affordable housing provision has been lower than the expected policy figure of 20%. Indeed 52 homes would equate to over 17% of the affordable housing that has been delivered thus far in the Local Plan period. In these circumstances of poor delivery of affordable homes and with sizeable unmet need for such housing, I give the provision of affordable housing significant weight”.

7.3.7 Paragraph 58 of the NPPF states that planning obligations must only be sought where they meet all the following tests, as contained in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010.

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

7.3.8 Paragraph 59 of the NPPF states where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. Where the viability of a development is questioned, it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The application has been accompanied by a Viability Assessment (VA) produced by Carter Jonas. It is for the LPA to determine the weight in which to give the assessment when **Page 69** whether the plan and viability evidence

underpinning it is up to date, and any change in circumstances since the plan was brought into force.

- 7.3.9 To be policy compliant, the development would need to provide 25% affordable housing provision based on policy HO7. The submitted VA sets out that the development cannot provide any affordable housing within the development, nor provide any financial contribution in lieu.
- 7.3.10 The applicants VA concluded that the scheme would have a deficit of £357,230.00 without affordable housing provided i.e., 100% market.
- 7.3.11 The LPA have had the VA independently appraised by property regeneration consultants Aspinall Verdi (AV) to assess whether the assumptions made are correct, and whether any affordable housing can be provided on site. They concluded that the scheme would have a deficit of £299,486.00 without affordable housing provided and as such, whilst their figures differ (due to differing costs, including construction cost estimates and financial rates), they ultimately agree with the applicants' VA that the scheme is unviable for affordable housing or a financial contribution in lieu.
- 7.3.12 Our consultant initially advised that the inclusion of a clawback review mechanism in the S.106 Legal Agreement is recommended so that the Council can benefit from any uplift in profits should a revised viability review show a financial contribution becomes viable. However, the applicant and Carter Jonas rejected this on the basis that it is their view the Council would be acting unreasonably to include such a review clause on a small-scale development. Following discussions with AV, it is considered that in this instance, for this development, a review clause would be unreasonable. This is because the small-scale nature of the development would likely be built out in a short timeframe that would not benefit from a passage of time to allow the current economy to improve.
- 7.3.13 The application is therefore considered to comply with Policy HO7 and the NPPF at a zero level of affordable housing because the applicant has robustly demonstrated the 25% target cannot be achieved. The development has been shown to be unviable to provide affordable housing or a financial contribution in lieu and the current state of the economy is unlikely to improve to such a degree in the short term that would make a review clause in the S.106 Legal Agreement a reasonable request.
- 7.3.14 The Developer Contributions SPD (2025) sets out a range of financial obligations that would ordinarily be sought, including contributions towards local training, education, sustainable transport, and monitoring fees. However, the applicant has submitted a Viability Assessment (VA), independently reviewed by Aspinall Verdi (AV), which robustly demonstrates that the scheme cannot viably support any financial obligations or affordable housing provision.
- 7.3.15 The applicants' VA identifies that **with no planning obligations included**, the development generates a significant deficit. AV's independent review concluded that the scheme would run at a **deficit of approximately £299,486**, even with assuming a reduced developer return of **15%**, which is below typical market expectations of 17–20%. This deficit position remained **even when all requested financial contributions were excluded**, confirming that the scheme is fundamentally unviable regardless of the Council's requirements.
- 7.3.16 Given that the **total value of requested contributions was less than £150,000**, their removal does not materially change viability: the development would still operate at a substantial deficit. AV further advised that although one could argue that obligations

should still be sought to mitigate development impacts, the applicant's VA did not factor them in yet still showed the scheme to be unviable by over £300,000. In these circumstances, seeking obligations that cannot be supported by evidence would be unreasonable and could undermine deliverability.

- 7.3.17 The applicant has therefore reasonably declined to enter into a S.106 legal agreement for any financial contributions, including those sought by Hertfordshire County Council for secondary education and sustainable transport, or for local employment and apprenticeship obligations. On the basis of AV's conclusions, officers consider that the Council would be unable to robustly defend a position requiring these contributions at appeal.
- 7.3.18 Regarding NHS England's request for contributions relating to digitising patient records, this does not meet the statutory tests for planning obligations, as confirmed through recent case law. The request would not fund new medical provision or expand existing capacity and therefore cannot be supported.
- 7.3.19 In summary, the viability evidence demonstrates that the required obligations cannot be delivered without rendering the development unviable. As the NPPF requires planning decisions to take account of viability in decision-making and given the importance of facilitating housing delivery under paragraph 11(d), officers conclude that the absence of financial contributions is justified in this instance.
- 7.3.20 However, it is important to note that the development would still be CIL liable and this is non-negotiable. This is considered in greater detail later in this report.

7.4 Design and visual impact

National Planning Policy Framework and Planning Practice Guidance

- 7.4.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.
- 7.4.2 Policies SP8 and GD1 of the Local Plan Partial Review (2024) are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle. Policy GD2 (design certification) is a new policy emerging from the review and states that the Council will support developments that are designed to achieve high levels of certification against nationally and internationally recognised sustainability standards such as BREEAM excellent, Secured by Design Silver or higher or BRE Home Quality Mark.
- 7.4.3 Whilst the semi-detached residential dwellings further along Pound Avenue are largely uniform in their design and materials, the western end of the street—where the application site is located—is more varied in character. This part of Pound Avenue contains a greater mix of flatted developments and marks the transition into the more commercial elements of Pound Avenue and the High Street.

- 7.4.4 The existing building presents as a two-storey residential dwelling within the street scene but extends significantly into the plot, predominantly along the western side. The proposed building would adopt a similar general arrangement but positioned more centrally within the site and with a wider footprint.
- 7.4.5 The proposal comprises a 2.5storey building with brick to the ground and first floors, and metal cladding to the second floor, which is accommodated within a mansard style flat roof. The top floor would be recessed within the roof space, reducing perceived bulk and softening the overall massing.
- 7.4.6 A two-storey dual pitched projection on the front elevation reflects the architectural features of both Astonia Lodge to the west and Pound Court opposite the site. The inclusion of a hipped roof element also draws on the character of nearby semidetached dwellings. In terms of height, the proposed building would sit marginally above No. 4 Pound Avenue but remain slightly lower than Astonia Lodge.
- 7.4.7 Overall, the design, scale, and massing of the development are considered acceptable. The proposed materials and architectural treatment are modern and of high quality, and the development is expected to make a positive contribution to the visual amenities of the area.

7.5 Impact on Neighbouring residential amenity

Policy Background

- 7.5.1 Policy GD1 of the local plan requires that development does not lead to an adverse impact on the amenities of neighbouring occupiers. In the emerging partial update of the local plan, Policy GD1 is amended to refer to “unacceptable adverse impacts” on neighbouring amenities. This change is proposed to reflect the fact that in some instances, impacts on amenities may be deemed to be acceptable despite being adverse. The emerging policy is afforded significant weight.
- 7.5.2 The existing plans submitted with the application do not provide detailed floor plans but historical street view images on Google would suggest there are none, or limited, windows on the side elevations. The Astonia Lodge retirement flatted development to the west of the site was constructed 2016 and has an unknown quantum of windows on their side elevations.
- 7.5.3 Notwithstanding the above, and the comments received from residents of this development, the two sites would be oriented in a side-by-side orientation for which there are no minimum separation distances in the Local Plan or Design Guide SPD (2025).
- 7.5.4 The submitted plans show that there would be a number of windows and balconies on the western elevation of the development, directly facing the windows of flats in Astonia Lodge. The separation distances between the two buildings range from approximately 19m to 22m, which is considered acceptable in urban design and residential amenity terms. Although the Council does not prescribe minimum side-to-side separation distances within the Local Plan or the Design Guide SPD (2025), distances within this range are widely recognised in appeal decisions as sufficient to avoid material harm from overlooking in flatted developments, particularly where the relationship is not front-to-back, which typically demands greater separation. Furthermore, the orientation of the buildings results in an oblique relationship for several of the facing windows, reducing the frequency and directness of mutual views. Taking these factors together, the proposed

separation is judged to prevent unacceptable harm to privacy and general residential amenity.

7.5.5 Proposed windows on the eastern elevation closest to No.4 Pound Avenue have been minimised at first floor and there are none at second floor. All windows on this elevation serve bathrooms or communal walkways and can be conditioned to be obscurely glazed and fixed shut below 1.7m from internal floor levels to preserve the amenities of the neighbours to the west.

7.5.6 The existing building comprises single storey and two storey elements whereas the proposed building would be 2.5 storey for its entire length. It is acknowledged that this will increase the built form that is visible from the rear windows and garden of Nos.4 and 6 Pound Avenue to the west. However, these properties both have an excellent level of outlook as there are no significant built forms to their rear (south) or east. As their rear elevations and gardens are directly south facing, they will still enjoy acceptable levels of outlook and daylight/sunlight despite the increased built form to their west.

7.6 Impact Upon Amenities of Future Residents

7.6.1 Paragraph 135 of the NPPF (2024) sets out that planning decision should ensure create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that *“Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability”*.

7.6.2 Paragraph 126 of the National Design Guide also emphasises that *“well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important”*.

Internal Living Standards

7.6.3 Policies SP8 and GD1 of the Local Plan Partial Review (2024) relate to high quality and good design and are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle. These policies state that planning permission will be granted where the proposed scheme, under criterion j. meets the nationally described space standards. Appendix C of the Local Plan (2019) sets out the minimum gross internal floor space standards for dwellings which is in line with the Government’s nationally described space standards. Through the Local Plan Review, these policies now carry significant weight.

7.6.4 The table below sets out the overall floor areas and bedroom floor areas which then determines the acceptable occupancy of each flat. It then sets out what the minimum floor area required is and whether the flat complies. As can be seen, only one flat – flat 12 – fails to meet the overall floor area, but the bedroom is acceptable so overall, it is likely the occupants of this flat would have an acceptable living arrangement that is not overly cramped for two people. Further, flat 7 only provides 37sqm rather than 39sqm but this is acceptable where a shower room is provided rather than a full bath.

Flat	Floor area (stated on plans)	Bedroom area (approximate)	Occupancy based on bedspaces	Required	Acceptable?
1	66sqm	10sqm and 12sqm	3 persons	61	Yes
2	50sqm	16sqm	2 persons	50	Yes
3	44sqm	10.5sqm	1 person	39	Yes
4	41sqm	10.5sqm	1 person	39	Yes
5	42sqm	10.5sqm	1 person	39	Yes
6	61sqm	8.5sqm and 9sqm	2 persons	61	Yes
7	37sqm	11sqm	1 person	39	Yes *
8	39sqm	10.5sqm	1 person	39	Yes
9	45sqm	11sqm	1 person	39	Yes
10	41sqm	10.5sqm	1 person	39	Yes
11	42sqm	10.5sqm	1 person	39	Yes
12	44sqm	16sqm	2 persons	50	No
13	65sqm	8sqm and 15 sqm	3 persons	61	Yes
14	52sqm	11.5sqm	2 persons	50	Yes
15	71sqm	13sqm and 11sqm	3 persons	61	Yes

* 37sqm is acceptable where a shower room is provided rather than a full bath.

Private amenity space

7.6.5 In respect to private amenity space, the Design Guide SPD (2025) states that all new dwellings should benefit from private outdoor amenity spaces unless they are a flat, it is built in a central location, public open space is easily accessible, or a lack of amenity space is necessary to achieve higher densities.

7.6.6 In this regard, all flats except flat 7 are provided with a balcony. No general space is provided, but King George V Playing Fields and Millenium Gardens are less than 5 minutes' walk from the site and therefore the scheme is considered acceptable on balance.

Noise and Pollution

7.6.7 Policy FP7 of the Local Plan Partial Review (2024), states that developments should minimise, and where possible, reduce air, water, light and noise pollution. Policy FP8 stipulates that permission for pollution sensitive uses will be granted where they will not be subjected to unacceptably high levels of pollution exposure from either existing, or proposed, pollution generating uses. Given the proposed development would be located within an existing residential area; harm from noise is not considered an issue. Through the Local Plan Review, these policies now carry significant weight.

7.6.8 The application has been reviewed by Environmental Health, and they initially sought additional information from the applicant's noise consultant with regard to how the noise impact assessment (NIA) was carried out and querying some of the overnight figures. Following the submission of an addendum Technical Note, officers noted the acceptability of the proposal and raised no objections or concerns.

7.6.9 A condition can be imposed to ensure the development is carried out in accordance with the NIA to protect the amenities of future occupiers.

7.7 Car Parking and Cycle Provision

National Planning Policy Framework and Planning Practice Guidance

7.7.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”. Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Development Plan

7.7.2 Policy IT5 of the local plan requires developments to provide parking in accordance with the council’s Parking Provision SPD (2025). Policy SP6 (Sustainable Transport), has been significantly updated in the Local Plan Partial Review and requires, amongst other things, for developments to demonstrate they are in a sustainable location and will promote active travel by non-car modes of transport by providing appropriate cycle parking and prioritise public transport.

7.7.3 One-bedroom flats require 1 space, and two-bedroom flats require 1.5 spaces. This would result in a requirement for 17 spaces. The site is located in Residential Accessibility Zone 2, and whilst it is noted that that the boundary of Zone 1 runs between the application site and Astonia Lodge next door, the newly adopted SPD states in paragraph 3.15 that being close to a different accessibility zone will not, in itself, be accepted as justification for deviation from the range of acceptable provision.

7.7.4 Taking account only of Zone 2 therefore, the site could have a provision of between 50% and 75% of the maximum provision. The table below sets this out:

Maximum	75%	50%
17	12.75	8.5

- 7.7.5 The applicant is proposing only 5 spaces which is below the minimum requirement of 50%, siting the location of the site on the boundary of Zone 1 as justification.
- 7.7.6 It should be noted that the NPPF states planning permission should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or residual impacts would be severe. In this regard, the surrounding highways have parking restrictions in the form of double yellow lines so overflow parking from the site onto the adjacent highway could not occur and as such, a lack of parking on the site would be unlikely to result in severe impacts. In line with an appeal decision for the same issue (see below), only moderate weight can be applied to the policy contravention.
- 7.7.7 Further, Members should be aware of an appeal that was allowed in Stevenage in 2025 for a two-dwelling development in Vardon Road with zero car parking. Appeal reference APP/K1935/W/25/3362953 against planning reference 24/00893/FP. In allowing the appeal, the Inspector made it clear that the Council's failure in meeting the HDT score was given significant weight in favour of the development.
- 7.7.8 There are two bus stops on Letchmore Road, less than 200m from the site entrance; the Old Town High Street is within 200m and the Town Centre is within 800m. as such the site is considered to be in a highly sustainable location for non-car modes of transport and opportunities to travel without a motor vehicle are excellent.
- 7.7.9 Concerns from local residents are noted, however, Pound Avenue, Letchmore Road, Inns Close and more, all have double yellow lines along almost their entire length so there is zero on-street car parking. Officers do not agree that the area is therefore "highly congested" in this regard. If congestion is occurring, then this would be a matter for the Police or Traffic Enforcement Officers as a breach of the Traffic Orders in place.

Highway Safety

- 7.7.10 Herts Couty Council as highways authority (HA) have reviewed the application and raised no objections subject to conditions for parking spaces and a construction management plan. They also seek financial contributions.
- 7.7.11 The HA has reviewed the application and advised that given the site location, access to amenities, accessibility and connectivity to public transport, nearby public car parks and controlled parking in place on highways surrounding the site, the HA believes that the proposed development is not likely to have any significant impact on the operation of the highway network.
- 7.7.12 It is noted that the HA requested a condition for plans to be submitted to and approved in writing by the LPA and the HA for perpendicular parking spaces on the basis that new developments must be held to a higher standard than existing provisions to ensure they are meeting current standards. The parking spaces are perpendicular, but they are aligned to the building and not the kerb whereas the HA want them re-aligned to the kerb. It should be noted that the degree of non-compliance to current standards is 9-degrees. The LPA considers that such a condition for a non-compliance of this nature is unreasonable, and the parking as submitted, does not fundamentally result in an unacceptable development capable of causing highway safety issues.
- 7.7.13 As discussed in the above Planning Obligations section of this report, the Council is not seeking the financial contributions requested by the HA. The contributions were sought towards sustainable transport measures and improving passenger transport services. The application has been deemed to be unviable and cannot support these contributions.

However, it should be noted that the site is located close to the historic High Street which is currently undergoing significant improvements for motor vehicles, bus services, and pedestrians. Further, as set out in paragraph 7.7.8 above, the site is sustainably located for travel by non-car modes of transport and encourages future occupiers to utilise the Old Town High Street for their needs.

7.7.14 The development is not considered to overburden existing infrastructure given that it would be CIL liable, and the purpose of the CIL payment is to mitigate infrastructure impacts.

Cycle Storage

7.7.15 In terms of cycle storage, the SPD requires this development to provide at least 20 spaces (one per bedroom and one for visitors). The submitted plans show that 3no. storage units holding 7 bikes each will be provided along the eastern boundary of the site.

7.7.16 For ease of future occupiers, there is a side entrance door on this eastern elevation to allow for ease of access so that residents do not have to walk back around the building to the main entrance.

7.7.17 Comments from Cycle UK Stevenage are noted, and in response the applicant submitted amended plans removing the previously proposed stacked cycle stands. All cycle parking is now provided at ground level within single-storey sheds, ensuring full compliance with the Parking Provision SPD (2025), which requires that cycle storage is convenient, accessible, and suitable for a range of cycle types, including nonstandard and adaptive cycles. The revised design therefore meets the SPD's requirement for safe and inclusive cycle parking provision.

7.7.18 Furthermore, the positioning of the sheds along the eastern side of the building, behind a locked and gated access, accords with the Design Guide SPD (2025) and Secured by Design principles by ensuring that cycle storage is located within a secure, well overlooked, and controlled space. This reduces opportunities for crime, prevents the facilities from being exposed to the public realm, and provides future residents with a safe and practical area for storing cycles. Overall, the amended cycle storage arrangements are considered to fully comply with the relevant policy requirements and guidance.

7.8 Impact on the Environment

7.8.1 The application site is an existing, vacant care home building and associated hardstanding for parking, and prior to the original development, the site was part of open fields. Therefore, there would be very low risk of contamination.

7.8.2 Following consultation with the Council's Environmental Health section, they have raised no concerns from a land contamination perspective subject to the imposition of conditions. The conditions imposed would require a remediation strategy to be submitted for approval in the event that contamination is identified during the construction phase of development.

Groundwater

7.8.3 The application site is not located within a Source Protection Zone, and no concerns have been raised by Thames Water or Affinity Water with respect to potential impact from the development.

Air Quality

- 7.8.4 Policy FP7 of the adopted Local Plan (2019) states that all development proposals should minimise, and where possible, reduce air, water, light and noise pollution. Looking at air quality and air pollution specifically, The Air Quality Annual Status Report (ASR) 2019 by Stevenage Borough Council identifies that the development site is not located within, or near, an Air Quality Management Area (AQMA).
- 7.8.5 In order to mitigate the construction phase, it is recommended a condition is imposed on any permission issued. This condition would require the applicant to adhere to the CMP which details measures on controlling levels of dust and air pollutions which are generated during the construction phase of development.
- 7.8.6 With regards to the operational aspect of the development, due to its limited scale, the proposed development would give rise to a very small increase in NO2 emissions which, in accordance with IAQM/EPUK guidance, is identified as having a negligible impact at all receptors in the area. As such, the need for additional mitigation has not been identified as being required. As such, the Council's Environmental Health Section has not raised any concerns with respect to the operational impact the development would have on air quality.

Noise Pollution

- 7.8.7 With respect to noise, Policy FP8: Pollution Sensitive Uses stipulates that planning permission for pollution sensitive uses will be granted where they will not be subjected to unacceptably high levels of pollution exposure from either existing, or proposed pollution generating uses.
- 7.8.8 Dealing firstly with the impact of noise from the construction phase of the development, detailed measures will be required in the CMP. Through the CMP the hours in which noisy activities take place are to be controlled along with the imposition of relevant mitigation measures being put in place to minimise the impact of noise from construction activities. Moreover, if a breach were to take place, the Council can enforce the condition accordingly. Consequently, the imposition of such a condition is supported by the Council's Environmental Health Section.
- 7.8.9 With regards to noise which could arise during the operational phase of development, if any complaints arose regarding future occupiers, these would be dealt with by the Borough Council's Environmental Health department.

Light Pollution

- 7.8.10 In terms of light pollution, Policy FP7: Pollution of the adopted Local Plan (2019) requires all development proposals should minimise, where possible, light pollution. Applications for development where pollution is suspected must contain sufficient information for the application to make a full assessment on impacts. Planning permission will be granted where it can be demonstrated that the development will not have unacceptable impacts on:
- a) the natural environment, general amenity and the tranquillity of the wider area which includes light pollution;
 - b) health and safety of the public; and
 - c) The compliance with statutory environmental quality standards.

- 7.8.11 Turning to the operational side of the development, the dwelling would be set back from the main highway and therefore any external lighting is not considered to prejudice highway safety or cause a substantive nuisance to neighbouring residential properties. A condition can be imposed to ensure external lighting is not directed towards highways.
- 7.8.12 In terms of lighting associated with the construction aspect of the proposed development, this is dealt with as part of a Construction Management Plan.

7.9 Development and Flood Risk

- 7.9.1 In the emerging Local Plan Partial Review and update (2024), flood risk and drainage policies are significantly revised. The existing policy FP1 is replaced by a new sustainable drainage policy, which places an emphasis on the use of the most sustainable SuDS features and methods of surface water discharge and now requires all major and minor applications to incorporate SuDS unless there are clear and convincing reasons for not doing so. Meanwhile, existing policies FP2 and FP3 are combined into a new, more comprehensive flood risk policy, which largely reflects national flood risk policies but also seeks to protect watercourses and flood defences. Policy SP11 encourages direction of development to low-risk areas, where possible to utilise SuDS features, and to overall protect watercourses and ensure developments do not result in acceptable harm to human health or the natural environment as a result of pollution.
- 7.9.2 The application site is located within Flood Zone 1 within the Environment Agency's flood risk map. Flood Zone 1 is defined as land having less than 1 in 1000 annual probability of flooding and is the lowest risk. Therefore, all developments are generally directed to Flood Zone 1.
- 7.9.3 The application is accompanied by a flood risk assessment and drainage strategy which have been assessed by Herts County as the Lead Local Flood Authority (LLFA). The LLFA raised a number of objections that resulted in many iterations of the drainage strategy and discussions predominantly around floor levels and run off rates, however, they have now advised that the development is acceptable subject to the imposition of conditions.

7.10 Trees and Landscaping

- 7.10.1 Policy NH5 of the adopted Local Plan (2019) states that development proposals will be expected to protect and retain individual trees within the development site and should include new planting where appropriate.
- 7.10.2 There are no trees within the site and therefore the application is not accompanied by any Arboricultural reports or assessments (AIA).
- 7.10.3 The Council's Arboricultural Manager reviewed the application and requested the submission of an AIA regarding the trees to the rear of the site. Upon further investigation, the small, wooded area to the rear is in private ownership of a property in Hammond Close and are not the responsibility of the Council.
- 7.10.4 Notwithstanding this, it is considered reasonable and appropriate to impose a pre-commencement condition that requires the applicant to submit details of how these trees will be protected during construction.

7.11 Biodiversity, Ecology and Protected Species

- 7.11.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply in some circumstances.
- 7.11.2 Applicants for planning permission are required to make a statement as to whether the biodiversity gain condition will apply if permission is granted, and, if it does not apply, under which exemption they are applying.
- 7.11.3 The development is subject to the BNG condition and therefore the applicant should provide a 10% net gain on site. Where this is not possible, the hierarchy states that the next best option is to purchase habitat units from a suitable Land Bank or Broker, and the least favourable option is to purchase credits from the Government for them to provide BNG at a suitable site.
- 7.11.4 The submitted BNG metric shows that the site has a habitat unit deficit post development of 0.04 units and therefore the development cannot provide the required 10% net gain.
- 7.11.5 The applicant was advised that the failure to achieve BNG can no longer be off-set by a financial contribution to the Council and they need to show evidence that they can purchase the required habitat units, or Government Credits. The applicant provided email evidence that they had purchased the relevant value of credits from the gov.uk site.
- 7.11.6 The applicant will still be bound by the national pre-commencement BNG Condition requirements, and they will need to submit the relevant plans and documents in due course.
- 7.11.7 The Preliminary Ecological Appraisal (PEA) by Denny Ecology dated June 2024 concludes that the habitats on site are of low ecological value. It goes on to recommend that 14no. integrated swift boxes and 2no. integrated bat boxes should be installed. There are no Local Plan policies regarding this matter and currently no definitive rules or guidance in the NPPF or planning practice guidance that sets out a specific number of boxes or formula for calculating the number. As such, whilst a condition can be imposed to require the developer to install said boxes, it is for them to determine how many they wish to provide.

7.12 Other Matters

Sustainable construction and climate change

- 7.12.1 Under the Local Plan Partial Review, Policy FP1 has been revised to cover sustainable drainage and Policy SP1: climate change, is the new relevant policy in this regard. The fundamental objective of Policy SP1 remains the same as previous policy FP1, however, it sets out in more detail the objectives to adapting to climate change. This policy requires, amongst other things off setting of emissions targets if not met on site, water usage targets, rainwater harvesting, grey water recycling, use of sustainable materials and practices on site, ultra-low and zero carbon combined heat and power systems and urban greening (green roofs and walls). This policy is further supported by a suite of new climate change polices, CC1 through CC6 which cover a broad range of topics but which, through the partial review and examination in 2024 should be applied flexibly as they may not

always be appropriate, and it should be noted that Policy CC1 requires only major planning applications to provide an energy statement.

7.12.2 The Council's Design Guide SPD (2025) sets out additional requirements with respect to climate change. The guide states that all developments are required to make efforts to minimise energy usage and to incorporate methods of using renewable energy.

7.12.3 Whilst the application is accompanied by a Design and Access Statement, it does not contain sufficient information with regards to climate change and sustainability. Accordingly, it is considered appropriate and reasonable to request the submission of such details prior to commencement of development.

Waste and Recycling

7.12.4 The Design Guide SPD (2025) states, provision should be made within new development for the storage and collection of waste from a site.

7.12.5 No comments have been provided by the Council's Environmental Operations department, but the submitted plans show that there is space for 6no. 1100litre receptacles on the eastern side of the building.

7.12.6 Using the Environmental Operations own calculator, there would be a requirement for 8no. 360 litre recycling bins, 2no. 240 litre food waste bins and 2no. 1100 litre waste bins, giving a total space requirement of 5,560 litres which is under the space shown on the plans of 6,600 litres. It is therefore expected that the space allocated for waste and recycling will be acceptable.

7.12.7 It is noted that the furthest bin in the site would be in excess of 45m from the back edge of the highway which exceeds the 30m drag distance in Manual for Streets. This will be taken into account in the final planning balance.

Community Infrastructure Levy

7.12.8 The Council adopted CIL on 1 April 2020 and the CIL Charging Schedule specifies a payment for new floorspace in line with the following rates (plus appropriate indexation):

Development Type	CIL Rate (£ per square meter)	
	Zone 1: Stevenage Central, Stevenage West Urban Extension and North of Stevenage Extension	Zone 2: Everywhere else
Residential		
Market housing	£40/m ²	£100/m ²
Sheltered housing	£100/m ²	
Extra care housing	£40/m ²	
Retail development	£60/m ²	
All other development	£0/m ²	

- 7.12.9 CIL is a non-negotiable charge. The exact charge will be determined by the Council's CIL officer after an application has been granted in accordance with the CIL Charging Schedule and the Community Infrastructure Levy Regulations 2010 (as amended). Opportunities for relief or exemption from the CIL charge exist and will be taken into account in the calculation of the final CIL charge.
- 7.12.10 CIL replaces the need for S106 agreements to specify financial and/or land contributions for non-site-specific infrastructure projects. This allows infrastructure to be planned on a borough-wide scale rather than on a site-by-site basis as mitigation against the impacts of individual proposals. A CIL Form 1: Additional Information has been submitted along with the application.

7.13 Equality, Diversity and Human Rights

- 7.13.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.13.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.
- 7.13.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.13.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.13.5 In terms of inclusive access, in accordance with Policy HO11: Accessible and Adaptable Housing of the adopted Local Plan (2019), as this is a major scheme at least 50% of all new dwellings will need to be category 2: accessible and adaptable dwellings. Whilst the development cannot secure the full 50% due to no lifts in the building, they can provide 33% which is all the ground floor units. The development also comprises of level access to the car park and ground floor areas of the building.

8. CONCLUSIONS

- 8.1. The proposed development would involve the provision of housing and the council's latest Housing Delivery Test result indicates that housing delivery was substantially below the housing requirement over the last three years. Therefore, the policies most important for determining the application are considered to be out-of-date and paragraph 11(d) of the NPPF is engaged. This carries significant weight in favour of the application.

- 8.2. It has been established that the proposed development accords with Policy HO5 as the site would be located on land which meets the definition of previously developed land as stated within the NPPF (2024). Paragraph 125(c) of the NPPF places substantial weight on reusing brownfield sites and states that proposals should be approved unless substantial harm would be caused.
- 8.3. The development would provide 15 dwellings, making a reasonable contribution to the aim of boosting housing supply, which in this instance, would be partially through redeveloping a sustainable brownfield site.
- 8.4. There would be some economic benefit during the construction phase, and future occupiers would be likely to contribute to local services and facilities. Given the quantum of development, it is considered that these benefits would be moderate and therefore attracts moderate weight in favour of the proposal.
- 8.5. The proposed development would have an acceptable impact on the amenities of neighbouring occupiers. The collection of waste and recycling does not accord with Manual for Streets drag distance of 30m; these are neutral matters and would not be sufficient reason to recommend a refusal on this basis.
- 8.6. The development has been assessed to be acceptable in appearance and would not harm the visual amenities of the area. The development has been assessed to be acceptable in terms of private amenity space with regards to 14 of the 15 proposed dwellings in accordance with the adopted Design Guide (2025) and Policy GD1 of the Local Plan (2019). One unit is not provided with outdoor space, however there is excellent public space very close to the site. Given the proposal complies more with the standards than it fails, it would be unreasonable to refuse the application on this basis alone.
- 8.7. With regards to the environmental impact of the development in terms of ecology, biodiversity and landscaping, it has been established that there would be no uplift on site, but the applicant will make relevant contributions to biodiversity through Government Credits and the installation of swift and bat boxes on site. The application is therefore acceptable in this regard.
- 8.8. The cycle parking meets the standards as set out in the Parking Provision SPD (2025) and is therefore acceptable. Additionally, the Highways Authority have raised no concerns with highway safety. This carries moderate weight in favour of the proposal.
- 8.9. The car parking provision falls substantially short of the required provision, however, there is no parking on the highways closest to the site so there would be no overflow onto the street and no harm to highway safety in this regard due to Traffic Regulation Orders. Additionally, a failure of policy in this regard carries moderate weight against the proposal and when taken in context of the weight afforded to the delivery of much needed smaller units, does not warrant a refusal on this basis.
- 8.10. The development has been identified as being unviable for the provision of affordable housing, but the applicant has robustly justified this position in compliance with Policy HO7.
- 8.11. The viability evidence submitted by the applicant, and independently reviewed by Aspinall Verdi, concludes that the development is unable to support any financial contributions to mitigate its impacts. This absence of planning obligations weighs against the scheme and is a matter that must be taken into account in the overall planning balance. However, the Council's most recent Housing Delivery Test (HDT) result engages paragraph 11(d) of the NPPF, which carries significant weight in favour of granting permission due to the chronic under delivery of housing in the Borough. In this context, the delivery of 15 smaller

residential units - an identified and objectively assessed need in the Local Plan's housing evidence - represents a clear public benefit. These homes would make a meaningful contribution to meeting local housing need, particularly for one- and two-bedroom accommodation where there is a recognised shortfall.

- 8.12. Given the weight attached to housing delivery under the presumption in favour of sustainable development, officers consider that the benefits of redeveloping a sustainably located brownfield site for much needed smaller homes outweigh the harm arising from the inability to secure contributions towards education and sustainable transport, noting also that the development remains liable for CIL. Furthermore, the requested NHS contribution was independently assessed as failing to meet the statutory tests under Regulation 122 of the Community Infrastructure Levy Regulations and could not be secured in any case.
- 8.13. On balance, while the lack of planning obligations weighs against the proposal, the significant public benefits arising from the delivery of housing in a highly sustainable location, combined with the weight attributed to the HDT position, are considered to outweigh the identified harms.
- 8.14. In conclusion, whilst the proposal has been assessed to contravene policy through failures of private amenity space, car parking provision, and financial contributions, it is considered that the public benefits identified through the delivery of housing, on previously developed brownfield land, outweigh the harms identified. Therefore, despite the conflicts with the aforementioned Local Plan Policies, there are sufficient material considerations to indicate that planning permission should be granted in this instance.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which the permission would be granted, where such amendments or additions would satisfy the relevant national policy tests and would most effectively deliver the development which the Committee has resolved to approve.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
23069-0000-P1; 23069-0100-P1; 23069-0101-P1; ASC.23.521; 23069-0300-P1; 23069-1100-P3; 23069-1101-P2; 23069-1102-P2; 23069-1300-P4; 23069-1103-P2;
REASON:- For the avoidance of doubt and in the interests of proper planning
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 3 No demolition, construction or maintenance activities audible at the boundary, and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Monday to Friday and 08:00 hours to 13:00 hours on Saturdays. For the avoidance of doubt, no such activity shall take place on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.
REASON:- In the interests of the living conditions of neighbouring occupiers.

- 4 Any external lighting installed at the site shall be angled so as to avoid any spillage beyond the site boundaries unless otherwise agreed in writing by the Local Planning Authority.
REASON:- In the interests of the living conditions of neighbouring occupiers and highway safety.
- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the local planning authority.
REASON:- To prevent unacceptable risks to human health as a result of contamination.
- 6 Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
REASON:- To ensure a satisfactory appearance for the development.
- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or the completion of the development whichever is the sooner.
REASON:- To ensure a satisfactory appearance for the development.
- 8 The development hereby approved shall be carried out in accordance with the Noise Impact Assessment prepared by IEC Limited, reference IEC/4552/01/AVH dated 08.12.2023 and subsequent Technical Note reference IEC001 dated 01.08.2024 unless otherwise agreed in writing by the Local Planning Authority.
REASON:- To ensure there is an acceptable living environment for future occupiers and neighbouring residential properties.
- 9 At least 50% of the residential units are Category 2: Accessible and Adaptable dwellings.
REASON:- To ensure the development will meet the increase in demand for accessible and adaptable units for elderly and disabled residents in accordance with Policy HO11 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019).
- 10 The development will be constructed as per the approved documents including the minimum Finished Floor Level (FFL) of 90.9 mAOD. This is to ensure that the development should be appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment.
REASON:- To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Stevenage Borough Council.
- 11 The first floor windows in the eastern side elevation of the development hereby approved shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.7 metres above floor level, and shall be retained in that form thereafter.
REASON:- To safeguard the privacy of the occupiers of adjoining properties.

12 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Plan would need to include details of:

- a) Construction vehicle numbers, type, routing;
- b) Access arrangements to the site;
- c) Traffic management requirements;
- d) Construction and storage compounds (including areas designated for car parking);
- e) Siting and details of wheel washing facilities;
- f) Cleaning of site entrances, site tracks and the adjacent public highway;
- g) Timing of construction activities including delivery times and removal of waste, and to avoid school pick up/drop off times.
- h) Provision of sufficient on-site parking prior to commencement of construction activities;
- i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j) where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- k) Phasing Plan.

REASON:- In order to protect the safety and the amenity of other users of the public highway

13 No development shall take place (including site clearance and demolition) until details of tree protection measures for the trees to the south of the application site and any trees on the site have been submitted to and approved in writing by the Local Planning Authority. The tree protection measures as approved shall be implemented prior to commencement of development and remain in place until the development has been completed. Within the tree protection areas to be fenced off there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

REASON:- To ensure the protection of those trees which should be retained in the interests of visual amenity.

14 No development shall take place (including site clearance and demolition) until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste management actions for each waste type. The development shall be carried out in accordance with the approved SWMP.

REASON:- To promote the sustainable management of waste arisings and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

- 15 No development shall take place (except for required demolition and site clearance) until an updated drainage strategy and detailed designs of a surface water drainage scheme have been submitted to, and agreed in writing by, the local planning authority. The updated information will include:
- a) Pre-development QBAR or 2l/s/ha will be calculated to set the greenfield runoff rates and volumes. The discharge rate to Thames Water surface water sewer will be QBAR or 2l/s/ha (whichever is the greater) greenfield run off rate will be incorporated into the drainage design which will then a new connection to the surface water sewer.
 - b) Provision of surface water attenuation storage, supporting modelling calculations to demonstrate that they are sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change).
 - c) Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

REASON:- To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Plan Policies of Stevenage Borough Council.

- 16 No development shall take place above slab level until a schedule and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON:- To ensure the development has an acceptable appearance.

- 17 No development shall take place above slab level until details of measures to address adaptation to climate change have been submitted to and approved in writing by the Local Planning Authority. These measures shall then be implemented and permanently maintained in accordance with the approved details.

REASON:- To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

- 18 No development shall take place above slab level until details of the treatment of all boundaries including details of any walls, fences, gates or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the building(s) is occupied.

REASON:- To ensure a satisfactory standard of development in the interests of amenity and that it has an acceptable appearance.

- 19 No development shall take place above slab level until there has been submitted to and approved by the Local Planning Authority a scheme of soft and hard landscaping and details of the treatment of all hard surfaces. The scheme shall include details of all existing trees and hedgerows on the land and details showing all trees to be removed, or retained, together with details of all new planting to take place including species, size and method of planting.
REASON:- To ensure a satisfactory appearance for the development.
- 20 No development shall take place above slab level until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.
REASON:- To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties.
- 21 No development shall take place above slab level until details of integrated swift bricks and bat boxes to be provided within the development have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.
REASON:- To ensure that the development enhances the natural environment.
- 22 Prior to the first occupation of the dwellings hereby permitted the parking provision as shown on the approved plans, shall be constructed, hardsurfaced and made ready for use. Any new areas of hardstanding created, or existing areas which are replaced, shall be constructed in a porous material or provision shall be made for a sustainable urban drainage system (SuDS) to be built into the hardsurfaced areas. Once provided the parking facilities shall be retained in that form and thereafter be used for the parking of vehicles only.
REASON:- To ensure that adequate parking and servicing facilities are available within the site and to prevent surface water from passing onto the public highway which may be detrimental to highway safety.
- 23 Prior to the first occupation of the dwellinghouses hereby permitted, all parking spaces shall be provided with the underlying infrastructure for connection to the electricity network to enable them to be served by an electric vehicle charging point.
REASON:- To ensure construction of a satisfactory development and to promote sustainable development
- 24 Prior to the first occupation of the dwellings hereby permitted, the cycle storage as shown on approved plan 23069-1100-P3, for the storage of not less than 20 cycles in a single storey formation shall be implemented accordingly. The cycle storage shall be retained and maintained accordingly during the lifetime of the development.
REASON:- To ensure that adequate cycle parking is provided in accordance with the Council's adopted supplementary planning documents.
- 25 Prior to the first occupation of the dwellings hereby permitted, the waste and recycling storage area as shown on plan 23069-1100-P3 shall be implemented accordingly. The storage shall be retained and maintained accordingly during the lifetime of the development.
REASON:- To ensure the general waste and recycling storage is of a sufficient size to accommodate the number of bins which are required for this development. In addition, to ensure the proposed bin store has an acceptable appearance.

26 The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation.
- ii. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company. Hertfordshire County Council

REASON:- To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Stevenage Borough Council.

27 Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 15. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

REASON:- To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Stevenage Borough Council.

The Council has acted Pro-Actively for the following reason:-

1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 **Community Infrastructure Levy**

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun (Phase Plans).

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

6 Hertfordshire County Council as Highways Authority

Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

7 Hertfordshire County Council as Highways Authority

Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

8 Hertfordshire County Council as Highways Authority

Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

9 Hertfordshire County Council as Highways Authority

Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

- 10 **Hertfordshire County Council as Highways Authority**
Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.
- 11 **Thames Water**
A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 12 **Herts Police Crime Prevention Design Advisor**
Prior to construction the developer is advised to contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. The reason for this is to ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' - Security of Building Regulations".
- 13 **Environmental Protection Act 1990**
The applicant is advised of the Council's powers under Part III of the Environmental Protection Act 1990 to prohibit nuisances arising from dust, smoke, artificial light, and a range of other pollutants that may arise on construction sites.
- 14 **Environmental Health**
During the demolition and construction phase of the development, the guidance in BS5228-1:2009 (Code of Practice for Noise Control on Construction and Open Sites) should be adhered to.

10. BACKGROUND DOCUMENTS

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
- 2 The Stevenage Borough Local Plan 2011-2031 <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
- 3 The Stevenage Borough Local Plan Partial Update 2025 <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan-partial-update/submission-to-secretary-of-state>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025; Developer Contributions SPD 2025. <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>

- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>
- 6 Government advice contained in the National Planning Policy Framework 2024 and the Planning Practice Guidance.
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access (See paragraph 1 above).

Planning Committee

Supplemental Agenda

Date	7 th April 2026
Officer	Linda Sparrow
Address	Abbeyfield, 2 Pound Avenue, Stevenage
Proposal	Demolition of existing care home and erection of 15 no. flats, extended dropped kerb, associated parking and ancillary works
Reference	24/00451/FPM

ADDENDUM INFORMATION

Update on Section 5 – Consultations and Section 9 – Conditions

5.12 Herts County Council as Lead Local Flood Authority (LLFA)

Following submission of revised plans to the LLFA in December 2025 to address the discussions between the LLFA and the applicant's drainage consultant regarding flow rates, the LLFA have now confirmed on 19th March 2026 that they have no objections to the proposal subject to conditions.

The LLFA have requested four conditions. Members are advised that three of those conditions are the same as already set out in the report, namely conditions 10, 26, and 27. However, condition 15 requires updating to reflect the revised drawings. In the report it reads as follows:

- 15 No development shall take place (except for required demolition and site clearance) until an updated drainage strategy and detailed designs of a surface water drainage scheme have been submitted to, and agreed in writing by, the local planning authority. The updated information will include:
- a) Pre-development QBAR or 2l/s/ha will be calculated to set the greenfield runoff rates and volumes. The discharge rate to Thames Water surface water sewer will be QBAR or 2l/s/ha (whichever is the greater) greenfield run off rate will be incorporated into the drainage design which will then a new connection to the surface water sewer.
 - b) Provision of surface water attenuation storage, supporting modelling calculations to demonstrate that they are sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change).
 - c) Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

REASON:- To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Plan Policies of Stevenage Borough Council.

The new wording of the condition is as follows:

- 15 Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, Drainage Strategy and Drawings (Drainage Strategy and Drawing Rev P6, dated 15 December 2025) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.
REASON:- To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Stevenage Borough Council.

Meeting: Planning and Development Committee **Agenda Item:**
Committee

Date: 7 April 2026

Author: Aliya Muskaan Khalil

Lead Officer: Alex Robinson

Contact Officer: Aliya Muskaan Khalil

Application No : 26/00112/FPH

Location : 60 Uplands Stevenage

Proposal : Erection of first floor side extension.

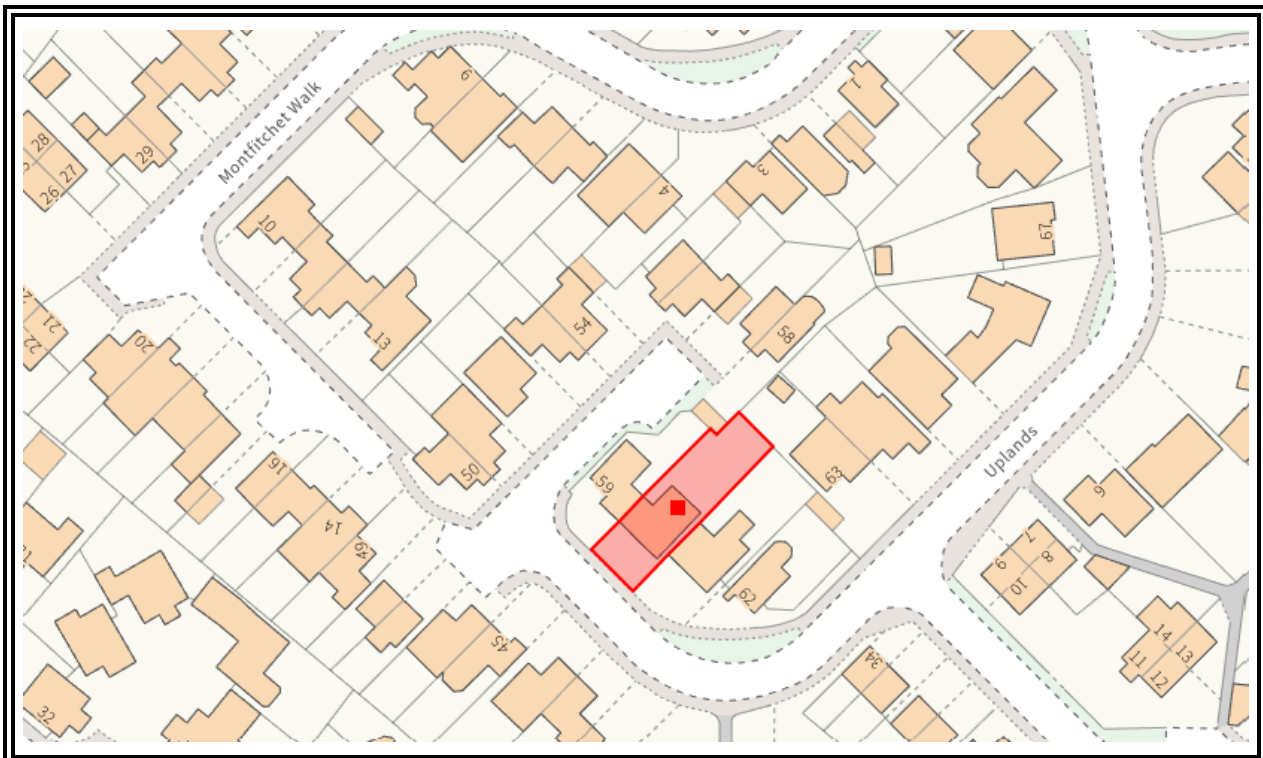
Drawing Nos.: Site Location Plan; P1; P2; P3

Applicant : Mr Daniel Hone

Agent: Mr Charles Speakman

Date Valid: 23 January 2026

Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises a semi-detached dwelling located on the western side of Uplands.
- 1.2 The property is constructed with red brick externally, with a gable concrete tiled roof. The prevailing character in this area is primarily bricked detached or semi-detached dwellings of a somewhat uniform size and design.

2. RELEVANT PLANNING HISORY

- 2.1 Planning application 14/00478/FP sought planning permission for a “single storey front extension”. Planning permission had been granted in October 2014.
- 2.2 Planning application 18/00482/FPH sought planning permission for a “first floor front extension.” Planning permission had been granted in September 2018.

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for a first floor side extension over the existing garage.
- 3.2 The first floor side extension over the existing garage would have an approximate width of 2.4 metres, with a length of 6.8 metres. The total height to the eaves from ground level would be 4.9 metres, with a maximum height of 7.3 metres.
- 3.3 The application comes before the Planning and Development Committee because the applicant is an employee of Stevenage Borough Council. Therefore, in line with the Council's constitution, this application is being referred to the aforementioned committee for its decision.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters, no comments have been received.

5. CONSULTATIONS

- 5.1 No consultations have been made as a result of this application.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For Stevenage, the statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (adopted 2019)
- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.2 National Planning Policy Framework

- 6.2.1 The latest revision of the NPPF was published in December 2024. The policies it contains are material considerations which will be taken into account in dealing with applications. Due weight will be given to development plan policies according to their degree of consistency with the NPPF.

6.3 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

- 6.3.1 The Local Plan policies most relevant to determining the application are as follows:

Policy SP8: Good design;
Policy IT5: Parking and access;
Policy GD1: High quality design;

6.4 Local Plan Review and Update (2024)

6.4.1 Local Plan Partial Review and Update

The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In response to the review, the council is carrying out a partial update of the local plan. Weight will be given to emerging policies according to:

- a) the stage of preparation of the emerging plan;
- b) the extent to which there are unresolved objections to the policies; and
- c) the degree of consistency between the policies and the most recent revision of the NPPF.

6.5 Supplementary Planning Documents

- 6.5.1 The following supplementary planning documents are relevant to determining the application:
- Parking Provision Supplementary Planning Document (February 2025);
 - Stevenage Design Guide Supplementary Planning Document (February 2025);

6.6 Community Infrastructure Levy

- 6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy (“CIL”) Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location, and floor space of a development.

7. APPRAISAL

- 7.1 The main issues in the assessment of the application are the impact on the character and appearance on the dwellinghouse and the surrounding area, the impact on the amenities of neighbouring occupiers, and car parking provision.

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 **Design and visual impact**

National Planning Policy Framework and Planning Practice Guidance

7.2.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.

7.2.2 The National Design Guide 2021, which was published by the Government, is a material consideration in the determination of planning applications. It states that buildings are an important component of places and proposals for built development are a focus of the development management system. However, good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

7.2.3 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout;
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Development Plan

7.2.4 Policy SP8 of the Local Plan Partial Review (2024), generally reflects the requirements of the NPPF in that it requires new development to achieve the highest standards of design and sustainability. In addition, Policy GD1 generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment, and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.

7.2.5 In the emerging local plan partial review and update, criterion (e) is updated to refer to “unacceptable” adverse impacts. The intention behind the change is to make clear that in some circumstances, an adverse impact might still fall within acceptable bounds and that this is a matter of judgement for the decision maker.

Supplementary Planning Document

7.2.6 The Council’s Design Guide SPD (2025) sets out that an understanding and analysis of the original New Town design concepts identified some key issues. These have been used as key themes, which run throughout the entirety of the Design Guide. Considering

these concepts at all stages of the development process provides a good basis for the creation of a successful place; based on the recognised principles of urban design, but also building on the existing fabric of the town without taking away from Stevenage's history as Britain's first Mark One New Town. The themes have been identified as follows:

- Sustainability – incorporate principles of sustainable development from a town-wide perspective to measures incorporated into an individual property;
- Increasing densities – encourage high densities in accessible locations;
- Respecting existing characteristics – respect local characteristics and preserve and enhance existing features, where appropriate;
- Legibility – provide landmark developments at nodal points;
- Design innovation – showcase Stevenage as an example of high-quality design, creating safer places through urban design techniques.

7.2.7 The proposal seeks planning permission for a first floor side extension above the existing garage. The first floor side extension over the existing garage is to have an approximate width of 2.4 metres, with a length of 6.8 metres. The total height to the eaves from ground level would be 4.9 metres, with a maximum height of 7.3 metres.

7.2.8 The wall, roof tiles, window and door materials are outlined as per the proposed plans and the application form to match the existing. The proposed extension appears subordinate to the original property and maintains the architectural integrity of the existing dwellinghouse in accordance with the Design Guide SPD (Principle HD9: Side extensions).

7.2.9 It will also be in-keeping with the character and appearance of the surrounding area and the adjoining semi-detached dwelling, with similar extensions of various designs being an existing feature within the area such as on Montfitchet Walk.

7.3 Impact on Neighbouring residential amenity

National Planning Policy Framework and Planning Practice Guidance

7.3.1 Paragraph 135 of the NPPF (2024) sets out that planning decisions should create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that “*Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability*”. Paragraph 126 of the National Design Guide also emphasises that “*well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important*”.

Development Plan

7.3.2 Policies SP8 and GD1 of the Local Plan Partial Review (2024) are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle.

- 7.3.2 When comparing the relationship between the existing dwelling with the proposed first floor side extension with regards to neighbouring amenities, it is considered there will be a limited impact. The length of the proposed side extension is similar to that of the existing, and there are no overbearing or dominance concerns as the ground floor footprint would not be increasing. There are no side facing windows at no. 59 Uplands which would be affected by the proposal. Based on the location of the development, it is considered there would be limited impact to no. 61 Uplands.
- 7.3.3 With regards to any privacy concerns, this application does not seek to include any side facing windows which could harm the enjoyment of private amenity for adjoining neighbours. There is approximately a 14 metre distance between the rear first floor window serving the en-suite (which is likely to be obscure glazed) and the neighbour to the rear at no. 63 Uplands. This exceeds the separation distances outlined in Appendix C of the Stevenage Borough Local Plan 2019 for back to side new storeys, where the limit is 12 metres.

7.4 Car Parking and Cycle Provision

National Planning Policy Framework and Planning Practice Guidance

- 7.4.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, taking into account all reasonable future scenarios.*” Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Development Plan

- 7.4.2 Policy IT5 of the Local Plan Partial Review (2024), which carries significant weight, requires development proposals to comply with the parking standards set out in the Stevenage Borough Council Parking Provision SPD 2025.
- 7.4.3 Policy SP6: Sustainable Transport, has been significantly updated. This policy requires, amongst other things, for developments to demonstrate they are in a sustainable location and will promote active travel by non-car modes of transport by providing appropriate cycle parking and provision for public transport.

- 7.4.4 No existing parking is to be removed as a result of this proposal, and no additional bedrooms are being proposed as part of this extension.
- 7.4.5 For avoidance of doubt, the study room at first floor level has also been assessed to see if it could meet the criteria of a bedroom. The National Space Standards states that "c. in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide". The width of the room is approximately 2.0 metres by 1.3 metres, meaning it does not meet the minimum width of a single bedspace, and therefore falls short of the minimum standards to constitute a bedroom space. Following development, the dwelling would therefore be considered to have three bedrooms which accord with the National Space Standards.
- 7.4.6 The existing parking arrangement is acceptable as there is no loss of parking, and there would not be any increase in the parking requirement.

7.5 Biodiversity, Ecology and Protected Species

- 7.5.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply in some circumstances.
- 7.5.2 Applicants for planning permission are required to make a statement as to whether the biodiversity gain condition will apply if permission is granted, and, if it does not apply, under which exemption they are applying.
- 7.5.3 As the proposal is a householder development, it is exempt from demonstrating a minimum 10% net gain.

7.6 Equality, Diversity and Human Rights

- 7.6.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.6.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.
- 7.6.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.6.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the

Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.

- 7.6.5 In terms of inclusive access, the scheme has been designed to be DDA (Disability Discrimination Act) compliant. In addition, in accordance with Policy HO11: Accessible and Adaptable Housing of the adopted Local Plan (2019), as this is a major scheme at least 50% of all new dwellings will need to be category 2: accessible and adaptable dwellings. The development also comprises of level access to the car park and ground floor areas of the building.
- 7.6.6 The scheme also seeks to deliver the necessary disabled parking provision in accordance with the Council's adopted Parking Standards SPD (2020). The bays will meet the relevant size standards and have been located in an appropriate location in close proximity to the entrance of the main residential building.

8. CONCLUSIONS

- 8.1.1 The development is considered to be acceptable in all respects, including its impact on the character and appearance of the area, and on the amenities of neighbouring occupiers.
- 8.1.2 The development is in accordance with the development plan taken as a whole and there are no other material considerations which warrant a decision other than in accordance with the development plan.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; P1; P2; P3
REASON:- For the avoidance of doubt and in the interests of proper planning
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the materials used in the construction of the original building to the satisfaction of the Local Planning Authority.
REASON:- To ensure the development has an acceptable appearance.

The Council has acted Pro-Actively for the following reason:-

- 1 Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

Damp proof course
Concrete oversite
Insulation
Drains (when laid or tested)
Floor and Roof construction
Work relating to fire safety
Work affecting access and facilities for disabled people
Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 **Biodiversity Net Gain**

Applications where Biodiversity Net Gain is not required as application is for householder permission.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

9. BACKGROUND DOCUMENTS

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
- 2 The Stevenage Borough Local Plan 2011-2031 <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
- 3 The Stevenage Borough Local Plan Partial Update 2025 <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan-partial-update/submission-to-secretary-of-state>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025; Developer Contributions SPD 2025. <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>
- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031 <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>
- 6 Government advice contained in the National Planning Policy Framework 2024 and the Planning Practice Guidance. https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access.

Meeting: Planning and Development
Committee

Agenda Item:

Date: 7th April 2026

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Alex Robinson 01438 242257

Contact Officer – James Chettleburgh 01438 242266

The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 25/00403/COND
Date Received : 23.05.25
Location : 330 - 336 Ripon Road Stevenage Herts SG1 4NG
Proposal : Discharge of Condition 13 (Technical Drawings); Condition 14 (Tree Protection Measures); Condition 15 (Materials); and Condition 19 (Cycle Storage) attached to planning permission reference number 24/00490/FP
Date of Decision : 24.03.26
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

The case officer's letter is attached providing further information.

2. Application No : 26/00086/FPH
Date Received : 14.01.26
Location : 39 Broadwater Crescent Stevenage Herts SG2 8EJ
Proposal : Two storey rear extension and single storey front extension
Date of Decision : 18.03.26
Decision : **Planning Permission is GRANTED**

3. Application No : 26/00087/CLPD
Date Received : 15.01.26
Location : 7 Turner Close Stevenage Herts SG1 4AF
Proposal : Lawful Development Certificate (Proposed) Partial Garage Conversion
Date of Decision : 17.03.26
Decision : **Certificate of Lawfulness is APPROVED**
4. Application No : 26/00095/CLPD
Date Received : 20.01.26
Location : 4 Shephall View Stevenage Herts SG1 1RL
Proposal : Lawful Development Certificate (Proposed) multifunctional ancillary accommodation.
Date of Decision : 23.03.26
Decision : **Certificate of Lawfulness is REFUSED**
- For the following reason(s);
- It is considered that the proposed outbuilding in terms of built form (as described and shown in the submitted documents) fall within Class E of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, on the basis of the information submitted, the application for the use of the outbuilding would be for an ancillary use which would require express planning permission.
5. Application No : 26/00105/FP
Date Received : 21.01.26
Location : 29-29A High Street Stevenage Herts SG1 3AU
Proposal : External changes to existing building including new external metal staircases, windows, doors
Date of Decision : 12.03.26
Decision : **Planning Permission is GRANTED**

6. Application No : 26/00106/LB
Date Received : 22.01.26
Location : 3 Rooks Nest Farm Barns Weston Road Stevenage Herts
Proposal : Listed Building Consent for the replacement of existing two storey height glazed front and rear doors with windows and rear ground floor doors with windows to Grade II Listed Building
Date of Decision : 18.03.26
Decision : **Listed Building Consent is GRANTED**
7. Application No : 26/00109/FPH
Date Received : 23.01.26
Location : 374 Archer Road Stevenage Herts SG1 5QH
Proposal : Retrospective application for raised driveway
Date of Decision : 12.03.26
Decision : **Planning Permission is GRANTED**
8. Application No : 26/00110/FPH
Date Received : 23.01.26
Location : 13 Collenswood Road Stevenage Herts SG2 9ER
Proposal : Single storey rear extension
Date of Decision : 20.03.26
Decision : **Planning Permission is GRANTED**
9. Application No : 26/00117/FPH
Date Received : 26.01.26
Location : 16 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Erection of part one / two storey gable end front and side extension. Alterations to fenestration and external finish.
Date of Decision : 16.03.26
Decision : **Planning Permission is GRANTED**

10. Application No : 26/00126/FPH
Date Received : 30.01.26
Location : 17 Cholwell Road Stevenage Herts SG2 9JY
Proposal : Single storey rear extension and patio area, with retention of existing side/rear extension
Date of Decision : 25.03.26
Decision : **Planning Permission is GRANTED**
11. Application No : 26/00130/CPA
Date Received : 30.01.26
Location : 9 Ground Floor Office Walkern Road Stevenage Herts
Proposal : Prior approval for the change of use of office building (Use Class E) to 3no. Residential Dwellings (Use Class C3).
Date of Decision : 18.03.26
Decision : **Prior Approval is REQUIRED and REFUSED**

For the following reason(s);

The application has been submitted with insufficient information to allow the Local Planning Authority and statutory consultees the ability to make a full assessment of the impact of noise from commercial and other non-residential uses in close proximity of the site and the resultant impact on the proposed residential use of the existing office building in accordance with the condition in Paragraph MA.2(2)(d) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
12. Application No : 26/00158/HPA
Date Received : 13.02.26
Location : 37 The Dell Stevenage Herts SG1 1PH
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4m, with a maximum height of 3.57m and eaves height of 2.50m.
Date of Decision : 25.03.26
Decision : **Prior Approval is NOT REQUIRED**

13. Application No : 26/00178/HPA
Date Received : 24.02.26
Location : 6 Oaks Cross Stevenage Herts SG2 8LS
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.35m, for which the maximum height will be 3.00m and the height of the eaves will be 2.90m
Date of Decision : 19.03.26
Decision : **Prior Approval is NOT REQUIRED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Local Plan Partial Review (2024).
5. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
6. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
7. Central Government advice contained in the National Planning Policy Framework December 2024 and Planning Policy Guidance.

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Meeting: Planning and Development
Committee

Agenda Item:

Date: 7 April 2026

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

Author – Linda Sparrow

Lead Officer – Alex Robinson

Contact Officer – Alex Robinson

1. APPEALS RECEIVED

1.1 NONE.

2. DECISIONS AWAITED

2.1. 21/01025/ENFAPL, 7 Boxfield Green. Appeal against the serving of an Enforcement Notice relating to the development not in accordance with approved plans under planning permission reference number 17/00734/FPH.

3. DECISIONS RECEIVED

3.1 None.

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