

Stevenage Borough Council

**The Draft Developer Contributions
Supplementary Planning Document (2020)**

Consultation Statement

30 November 2020 – 25 January 2021



Introduction

This document has been prepared to show how the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 were adhered to during the production and adoption of the Stevenage Borough Council Developer Contributions Supplementary Planning Document (2021).

The SPD will be a material consideration in planning decisions and the purpose of the SPD is to give further guidance and clarity regarding numerous policies within the Stevenage Borough Local Plan (adopted May 2019), particularly SP5: Infrastructure.

Town and Country Planning Regulations

The SPD has been produced in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012. The most relevant regulations relating to the process are as follows:

- Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.
- Regulation 12(b) requires the Council to publish the documents for a minimum 4 week consultation, specify the date when responses should be received and identify the address to which responses should be sent.
- Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps;
 - Make the document available at the principal office and other places within the area that the Council considers appropriate;
 - Publish the document on the Council's website

Details of consultation

Following approval at a meeting of the SBC Executive, consultation was undertaken on the Draft Developer Contributions SPD for a period of over eight weeks, from 30 November 2020 to 25 January 2021. Consultation was undertaken in line with the Council's Statement of Community Involvement. Consultees who had previously signed up to the planning consultation list were contacted by email, or by post where no email address had been provided.

The consultation was also advertised on the Council's website home page and Planning Policy pages. It also appeared on the Stevenage Borough Council Twitter page and in a copy of the Chronicle which is delivered to every residence in Stevenage. A hard copy of the consultation document was available at the Council offices and in the Customer Service Centre.

Representations were submitted on the Council's planning consultation portal, Objective (<https://stevenage-consult.objective.co.uk/portal/>), or were sent via email to Planning.Policy@Stevenage.gov.uk.

Who was consulted?

A list of consultees is provided in Appendix 1.

What were the main issues raised during the consultation?

The main topics raised during the consultation were:

- *The need for cross-boundary infrastructure provision and funding*
- *The Council consulting Sport England*
- *The role of sewerage companies in decision-making procedures*
- *The need for more detail related to viability assessments*
- *The priorities when viability reviews identify a rise in viability*
- *The need to clarify and avoid misinterpretation when determining what requires a financial contribution*
- *The provision of apprenticeship positions*
- *The requirement for contributions towards Stevenage Works*
- *The requirements for sustainable transport*

How has the Council responded to these issues and what changes has the Council made to the SPD document as a result?

The main concepts and principles of the Draft Developer Contributions SPD have been maintained and brought forward into the adopted version of the SPD. However, a number of minor amendments have been made to take account of respondents' comments.

A complete schedule of consultation responses, the Council's response to the comments and any changes made to the SPD as a result are provided overleaf. In addition, the Council added a reference to state that in instances where the drafting and agreement of a S106 agreement would add an unreasonable delay and/or cost to a scheme, the Council will secure financial contributions using a Unilateral Agreement instead of a S106 agreement. This was not stated by any consultees but is considered a prudent inclusion to prevent undue expectations on developers.

<i>Name/Organisation</i>	<i>Comment ID</i>	<i>Paragraph</i>	<i>Summarised comment:</i>	<i>SBC Response</i>	<i>SPD Amendment</i>
Sport England	DDC1	8.0.8	Support the general principle to secure sports facility provision using S106s for Strategic Sites and CIL for non-strategic sites	SBC note the comment	N/A
Sport England	DDC2	8.0.8	Add wording to refer to the Council seeking advice from Sports England on these matters to help inform and justify the Council's position.	Wording amended as suggested.	Referenced Sport England involvement.
Sport England	DDC3	8.0.10	Add wording to promote the use of Planning Conditions rather than S106 agreements for some instances when seeking a Community Use Agreement (on HCC's own developments) or for relatively minor development with no other requirements for a S106	Wording amended as suggested.	Referenced the use of planning conditions instead of S106 agreements where appropriate.
Highways England	DDC4	5.0.2	Add wording to mention how statutory consultees such as HE are able to secure developer contributions	Wording amended as suggested.	Referenced statutory consultees securing developer contributions.
Highways England	DDC5	9.0.14	Support this Sustainable Transport section to reduce traffic on the Strategic Road Network	SBC note the comment	N/A
Anglian Water	DDC6	8.0.16	Add reference to consult Anglian Water and Thames Water (as the sewerage companies for the Stevenage Area) where they will be asked to adopt a SuDs feature by a developer.	Wording amended as suggested.	Referenced sewerage companies being consulted.

Anglian Water	DDC7	8.0.18	Add wording to explain that, under the Water Industry Act, sewerage companies obtain charges directly from developers to ensure sites drain effectively where a connection to the public sewerage network is required.	Wording amended as suggested.	Referenced sewerage companies acquiring money directly from developments rather than developer contributions.
Anglian Water	DDC8	8.0.18	Add wording to explain that financial conditions may be sought to address the risk of downstream flooding when a foul and/or surface water connection is required.	Wording amended as suggested.	Referenced planning conditions to address downstream flooding.
North Herts DC	DDC9	General	There is a need to jointly consider the cumulative impacts of growth adjacent to, or in close proximity to, Stevenage yet outside the administrative boundary and to identify and deliver the cross-boundary and strategic site-specific infrastructure required.	SBC note the comment	N/A
North Herts DC	DDC10	General	NHDC would welcome working in partnership with Stevenage Borough Council and Hertfordshire County Council to agree and co-ordinate strategic infrastructure requirements to support the housing growth areas especially around secondary school provision (where the physical location could be within North Hertfordshire and CIL receipts are to fund secondary school provision in Stevenage), public transport provision, health and green infrastructure, when both councils have finalised the current updates to their Infrastructure Delivery Plans	The Council welcomes these comments and commits to engaging with NHDC and other organisations when determining its spending priorities and governance for the expenditure of Community Infrastructure Levy receipts.	N/A

North Herts DC	DDC11	General	North Hertfordshire District Council would welcome a Memorandum of Understanding with Stevenage Borough Council to formalise the governance and working arrangements to support this cross-boundary infrastructure delivery planning.	The Council welcomes these comments and commits to engaging with NHDC and other organisations when determining its spending priorities and governance for the expenditure of Community Infrastructure Levy receipts.	N/A
North Herts DC	DDC12	5.0.1	Add wording regarding the need to formalise cross-boundary working to support infrastructure delivery	Wording amended as suggested.	Referenced cross-boundary infrastructure provision.
Inspired Villages	DDC13	3.0.2	Retirement communities falls within the C2 Use Class and should therefore be designated as Extracare Housing with regards to SBC's CIL Charging Schedule.	SBC note the comment. The CIL Charging schedule cannot be amended now that it is adopted and it isn't considered appropriate to make this definition within an SPD. However the Council welcomes the representations and will take these considerations into account if receiving a planning application for a retirement village.	N/A
Inspired Villages	DDC14	3.0.2 / 7.0.1	<p>We would encourage the Council to take a proportionate approach to the requirement of affordable housing contributions from specialist operators of retirement communities. Where retirement housing / age-restricted housing is proposed, and which falls within the C3 use class (i.e. it provides housing with little, if any, facilities) then it is understood affordable housing may be sought – however, this is not the case with retirement communities where communal and care facilities are integrally linked.</p> <p>The freehold owner of the land keeps a long term interest in the operation of the community and a service provider will be responsible for the long term operation, management and ownership of the site. It is not possible to subdivide a village to provide on-site affordable housing given the single planning unit and residents' obligations to pay service charge to contribute towards the provision of the facilities,</p>	Wording included to ensure that the issue of affordable housing provision is considered in a proportionate manner for non-C3 units such as those provided as part of a retirement village.	Referenced future consideration of affordable housing provision for proposals for non-C3 units.

			staffing, etc.		
Hertfordshire CC	DDC15	3.0.4	HCC look forward to engaging with the Council on developing CIL governance. It will be useful to have clarification on how the Council intends to prioritise its CIL bids and decision-making processes for deciding infrastructure priorities.	SBC note the comment	N/A
Hertfordshire CC	DDC16	4.0.3	Replace [The latest explanation of how HCC intend to quantify developer contributions can be found in the consultation draft version of the HCC Guide to Developer Contributions (2019)(7) although this document is not yet finalised following consultation.] with [For further information and an explanation of the current position of HCC S106 requirements and developer contributions please contact them on the following email Growth@hertfordshire.gov.uk.]	Wording amended as suggested.	Referenced contact details for emerging HCC Guide to Developer Contributions.
Hertfordshire CC	DDC17	4.0.5	Reword more in line with paragraph 9.0.9 and to ensure that the intention of this section cannot be mis-interpreted	Wording amended to remove potential mis-interpretation.	Referenced HCC's role determining where developer contributions could be required.
Hertfordshire CC	DDC18	4.0.7	Reword more in line with paragraph 9.0.9.	Wording amended as suggested.	Referenced HCC's role determining where developer contributions could be required.

Hertfordshire CC	DDC19	5.0.3	Add wording to ensure the list is not considered exhaustive	Wording amended as suggested.	Referenced list of potential contributions not being exhaustive.
Hertfordshire CC	DDC20	6.0.1	Add reference to the 2018 NPPF changes regarding the requirement for an existing use value plus approach and the standardisation of inputs into assessments.	Wording amended as suggested.	Referenced EUV+ and standardised inputs being included in viability assessments.
Hertfordshire CC	DDC21	6.0.3	Agree that overpayment for land should not be seen as a justification that a development is deemed unviable	SBC note the comment	N/A
Hertfordshire CC	DDC22	6.0.6	Query the fact that Affordable Housing would be prioritised ahead of infrastructure payments in instances where a viability review identified an uplift in viability of a development.	The Council does not agree with this suggestion. If the Council has previously agreed to a reduced contribution towards infrastructure based on the findings of a Viability Assessment, it has agreed that the amount offered by the developer is acceptable. However, if the Council has agreed to a lower provision of Affordable Housing based on the findings of a Viability Assessment, the aim to have 25% or 30% Affordable Housing, as per Local Plan Policy, will still remain at a later date. As such, the SPD will prioritise the provision of additional Affordable Housing units in instances where a Viability Review has demonstrated an increased surplus.	N/A
Hertfordshire CC	DDC23	7.0.4	Add wording that 100% of socially rented housing be built to M4(2) Category 2 accessible and adaptable standards and 10% of all new homes built as M4(3) Category 3 wheelchair user dwellings	Wording amended to incorporate requirement for all socially rented accommodation to meet M4(2) accessibility criteria. The Local Plan contains requirements for provision of accessibility overall and on a site-by-site basis for non-socially rented accommodation.	Referenced requirement for all socially-rented units to meet accessibility criteria.

Hertfordshire CC	DDC24	9.0.9	Remove reference to it only being appropriate to request financial contributions where there would only be one potential mitigation.	Wording amended as suggested.	Removed reference to "one potential mitigation"
Hertfordshire CC	DDC25	9.0.11	See comments on 4.0.5-4.0.7 regarding potential contradiction	Wording in paragraphs 4.05-4.07 amended to remove potential contradiction.	Referenced HCC's role determining where developer contributions could be required.
Hertfordshire CC	DDC26	9.0.11	Remove reference to "school catchment area"	Wording amended as suggested.	Removed reference to education catchment areas.
Hertfordshire CC	DDC27	9.0.13	Paragraph may need amending if suggested changes to section on HCC Guide to Developer Contributions are implemented	SBC note the comment	N/A
Hertfordshire CC	DDC28	9.0.15	Add mention that the need to reduce travel is top of the Hierarchy	Wording amended as suggested.	Referenced priority to prevent need to travel.
Hertfordshire CC	DDC29	9.0.16	Add [In particular, vulnerable pedestrians such as those with disabilities, with sight impairments, the elderly, children, etc, should be actively accommodated.]	Wording amended as suggested.	Referenced vulnerable pedestrians.
Hertfordshire CC	DDC30	9.0.17	Add [Where bus stops already exist in suitable locations, upgrades in the form of raised Kassel kerbing, shelters, and RTI displays may be considered necessary]	Wording amended as suggested.	Referenced improvements to existing bus stops.

Hertfordshire CC	DDC31	9.0.19	Add reference to HCC's Travel plan Guidance 2020 for the latest good practice https://www.hertfordshire.gov.uk/media-library/documents/highways/development-management/travel-plan-guidance.pdf	Wording amended as suggested.	Referenced HCC Travel Plan guidance document.
Hertfordshire CC	DDC32	9.0.20	Reword to state that potential mitigation measures should be costed and the money should be index linked and set aside in the original S106 to be made available if monitoring confirms whether or not targets are being met.	Wording amended as suggested.	Referenced potential mitigation measures being included and costed in S106 agreements.
Hertfordshire CC	DDC33	9.0.26	Amend wording to state that Fire Hydrants will be secured through the planning process.	Wording amended as suggested.	Referenced fire hydrants being secured by planning condition.

Appendix 1 - Consultees

Specific Consultee Bodies and Duty to Cooperate Bodies consulted

- *The Coal Authority,*
- *The Environment Agency,*
- *Historic England,*
- *The Marine Management Organisation,*
- *Natural England,*
- *Network Rail,*
- *Highways England,*
- *East And North Herts NHS Trust*
- *East and North Herts Clinical Commissioning Group*
- *Communications operators/organisations (including; Mobile Operators Association, BT Cellnet*
- *Limited, Telefónica, O2 UK Limited, Telereal Trillium, T-Mobile, Virgin Media, Virgin Mobile,*
- *Vodafone Ltd.,)*
- *The Homes and Communities Agency*
- *North Hertfordshire District Council*
- *East Hertfordshire District Council*
- *Other Hertfordshire authorities (including; Borough of Broxbourne, Dacorum Borough Council, Hertsmere Borough Council, St Albans City And District Council, Three Rivers District Council, Watford Borough Council, Welwyn Hatfield Borough Council)*
- *Hertfordshire County Council (including Growth & Infrastructure Unit, Public Health, Passenger Transport)*
- *Hertfordshire Highways*
- *Hertfordshire LEP*
- *Parish councils (including; Aston Parish Council, Codicote Parish Council, Datchworth Parish Council, Graveley Parish Council, Knebworth Parish Council, St Ippolyts Parish Council, Walkern Parish Council, Weston Parish Council, Woolmer Green Parish Council, Wymondley Parish Council)*
- *Hertfordshire Constabulary*
- *Anglian Water*
- *Thames Water*
- *Veolia Water Central (VWC)*
- *National Grid*

General consultation bodies/organisations

<i>5th Stevenage Air Scout Group</i>	<i>Broadwater Community Association</i>
<i>Aberdeen Asset Management</i>	<i>Broom Barns JMI</i>
<i>Active4Less</i>	<i>Brown And Lee</i>
<i>Adlington Planning Team</i>	<i>Brown And Lee Chartered Surveyors</i>
<i>Age Concern Stevenage</i>	<i>Buddhist Centre</i>
<i>Ahmadiyya Muslim Association</i>	<i>Building Research Establishment</i>
<i>Aldi Stores</i>	<i>Bus Users Group Stevenage</i>
<i>Aldwyck Housing Association</i>	<i>C.D.Bayles</i>
<i>Almond Hill Junior Mixed School</i>	<i>Campaign for Real Ale</i>
<i>Alzheimer's Society</i>	<i>Campaign For Real Ale Ltd</i>
<i>Anglian Water</i>	<i>Camps Hill Community Primary School</i>
<i>Aragon Land And Planning</i>	<i>Canyon Play Association</i>
<i>Archangel Michael And St Anthony Coptic Orthodox Church</i>	<i>Carers in Hertfordshire</i>
<i>Arriva</i>	<i>Catesby Property Group</i>
<i>Arriva The Shires And Essex Buses</i>	<i>CBRE Ltd.</i>
<i>Ashtree Primary School</i>	<i>Central Bedfordshire UA</i>
<i>Asian Women Group</i>	<i>Centrebus</i>
<i>Association of North Thames Amenity Societies</i>	<i>Chair North Herts Ramblers Group</i>
<i>Aston Parish Council</i>	<i>Chambers Coaches Stevenage Ltd</i>
<i>Aston Village Society</i>	<i>Chells Community Association</i>
<i>Aviva Investors</i>	<i>Chells Manor Community Association</i>
<i>BAA Safeguarding Team</i>	<i>Chells Scout Group</i>
<i>Barclay School</i>	<i>Chelton Radomes</i>
<i>Barker Parry Town Planning</i>	<i>Christadelphian Community</i>
<i>Barnwell School</i>	<i>Churches Together</i>
<i>BEAMS Ltd</i>	<i>Churches Together in Stevenage</i>
<i>Bedwell Community Association</i>	<i>Circle Anglia</i>
<i>Bedwell Primary And Nursery School</i>	<i>Citizens Advice Bureau</i>
<i>Bell Cornwell LLP</i>	<i>Clague Ashford</i>
<i>Bellway (Northern Home Counties)</i>	<i>Codicote Parish Council</i>
<i>Bellway Homes</i>	<i>Colinade Associates Ltd</i>
<i>Bellway Homes Miller Homes</i>	<i>Colliers International</i>
<i>Bellway Homes, Miller Homes & Wheatley Plc</i>	<i>Commercial Estates Group</i>
<i>Bidwells</i>	<i>Connexions Stevenage</i>
<i>Bloor Homes</i>	<i>Cortex</i>
<i>Bloor Homes South Midlands</i>	<i>Costco Wholesale UK Ltd</i>
<i>Borough of Broxbourne</i>	<i>Countryside Management Service</i>
<i>Bragbury End Residents Group</i>	<i>Countryside Properties plc, Stevenage Rugby Club and the Homes and Communities Agency (Cambridge)</i>
<i>Bridge Builders Christian Trust</i>	<i>CPRE Hertfordshire</i>
<i>British Horse Society</i>	<i>Crossroads Care (Hertfordshire North)</i>

<i>Croudace Strategic Ltd</i>	<i>Finishing Publications Ltd</i>
<i>CTC The National Cycling Charity</i>	<i>First Plan</i>
<i>Cycling UK Stevenage</i>	<i>Fitness First Plc</i>
<i>Dacorum Borough Council</i>	<i>Friends of Forster Country</i>
<i>Datchworth Parish Council</i>	<i>Friends of the Earth (Luton)</i>
<i>Davies And Co</i>	<i>Friends Religious Society</i>
<i>Defence Infrastructure Organisation</i>	<i>Friends, Families and Travellers and Traveller Law Reform Project Community Base</i>
<i>Deloitte</i>	<i>Fusion</i>
<i>Department For Business, Innovation and Skills</i>	<i>Gabriel Securities Ltd</i>
<i>Department For Culture Media And Sport</i>	<i>Genesis Housing Group</i>
<i>Department For Environment Food And Rural Affairs</i>	<i>GHM Consultancy Group Ltd (Logic Homes)</i>
<i>Department For Transport Rail Group</i>	<i>Giles Junior School</i>
<i>Design Council</i>	<i>Giles School</i>
<i>Dixons Dispatch Ltd</i>	<i>Glanville</i>
<i>Douglas Drive Senior Citizens Association</i>	<i>Glasgow City Council</i>
<i>DPDS Consulting Group</i>	<i>GlaxoSmithKline</i>
<i>EADS Astrium</i>	<i>Government Equalities Office</i>
<i>East and North Herts Clinical Commissioning Group</i>	<i>Graveley Against SNAP Proposals (GASP)</i>
<i>East and North Herts NHS Trust</i>	<i>Graveley Parish Council</i>
<i>East Coast</i>	<i>Graveley School</i>
<i>East Hertfordshire District Council</i>	<i>Great Ashby Community Council</i>
<i>East Herts District Council</i>	<i>Great Ashby Community Group</i>
<i>East Herts Footpath Society</i>	<i>Great Ashby Community Resource Centre</i>
<i>East of England Ambulance Service</i>	<i>Greene King Plc</i>
<i>East Of England Local Government Association (formerly EERA)</i>	<i>Greenside School</i>
<i>Eastlake Stevenage Limited</i>	<i>Gregory Gray Associates</i>
<i>Ecovril Ltd</i>	<i>Gujarati Hindu Association</i>
<i>Endurance estates</i>	<i>Hanover Housing Association</i>
<i>Environment Agency</i>	<i>HAPAS</i>
<i>Epping Forest District Council</i>	<i>Heaton Planning Ltd</i>
<i>Essex County Council</i>	<i>Hermes Real Estate Investment Ltd</i>
<i>Executive</i>	<i>Hertford Road Community Association</i>
<i>F&C REIT Asset Management</i>	<i>Hertfordshire Action on Disability</i>
<i>Fairlands Primary School And Nursery</i>	<i>Hertfordshire Association for the Care and Resettlement of Offenders</i>
<i>Fairlands Valley Sailing Centre</i>	<i>Hertfordshire Association Of Parish And Town Councils</i>
<i>Fairview Road Residents Association</i>	<i>Hertfordshire Association of Parish and Town Councils / Welwyn Hatfield Association of Local Councils</i>
<i>Featherstone Wood Primary School</i>	<i>Hertfordshire Association Of Young People</i>
<i>Fields in Trust</i>	<i>Hertfordshire Biological Records Centre</i>

<i>Hertfordshire Care Trust</i>	<i>Iceni Projects Ltd</i>
<i>Hertfordshire Chamber Of Commerce And Industry</i>	<i>Independent Custody Visitors Scheme</i>
<i>Hertfordshire Constabulary</i>	<i>Intercounty Properties</i>
<i>Hertfordshire County Council</i>	<i>J Young Investments Ltd.</i>
<i>Hertfordshire County Council (Archaeology)</i>	<i>JB Planning Associates</i>
<i>Hertfordshire County Council (Estates)</i>	<i>Jehovah's Witnesses</i>
<i>Hertfordshire County Council (Highways)</i>	<i>John Henry Newman RC School</i>
<i>Hertfordshire County Council Public Health</i>	<i>Jones Day</i>
<i>Hertfordshire Fire And Rescue Service</i>	<i>Jones Lang LaSalle</i>
<i>Hertfordshire Gardens Trust</i>	<i>Kirkwells</i>
<i>Hertfordshire Hearing Advisory Service</i>	<i>Knebworth Estates</i>
<i>Hertfordshire Highways</i>	<i>Knebworth House Education and Preservation Trust</i>
<i>Hertfordshire LEP</i>	<i>Knebworth Parish Council</i>
<i>Hertfordshire Police</i>	<i>Lambert Smith Hampton</i>
<i>Hertfordshire Police Authority</i>	<i>Land Registry Head Office</i>
<i>Hertfordshire Police Eastern Area</i>	<i>Lanes New Homes</i>
<i>Hertfordshire Property (HCC)</i>	<i>Langley Parish Meeting</i>
<i>Hertfordshire Society for the Blind</i>	<i>Larwood School</i>
<i>Hertfordshire Stop Smoking Service</i>	<i>Lepus Consulting</i>
<i>Hertfordshire University</i>	<i>Letchmore Infants And Nursery School</i>
<i>Hertfordshire Visual Arts Forum</i>	<i>Letchworth Garden City Heritage Foundation</i>
<i>Herts & Middlesex Wildlife Trust</i>	<i>Leys Primary And Nursery School</i>
<i>Herts Against the Badger Cull</i>	<i>Lincolns Tyre Service Ltd.</i>
<i>Herts and Middlesex Wildlife Trust</i>	<i>Living Streets</i>
<i>Herts Gay Community</i>	<i>Lodge Farm Primary School</i>
<i>Hertsmere Borough Council</i>	<i>London and Cambridge Properties Ltd</i>
<i>Hightown Praetorian Churches Housing Association</i>	<i>London Borough of Barnet</i>
<i>Highways England</i>	<i>London Borough of Enfield</i>
<i>Hill Residential Limited</i>	<i>London Borough of Harrow</i>
<i>HilliersHRW Solicitors LLP</i>	<i>London Gypsies and Travellers Unit</i>
<i>Historic England</i>	<i>Longmeadow Primary School</i>
<i>Hitchin Town Action Group</i>	<i>Lonsdale School</i>
<i>Holiday Inn Express</i>	<i>Luton Borough Council</i>
<i>Holy Trinity Church</i>	<i>Mantle</i>
<i>Home Builders Federation</i>	<i>Marine Management Organisation</i>
<i>Home Group</i>	<i>Marriotts Gymnastics Club</i>
<i>Homes And Communities Agency</i>	<i>Marriotts School</i>
<i>Howard Cottage Housing Association</i>	<i>Martin Ingram Opticians</i>
<i>Howard Property Group</i>	<i>Martins Wood Primary School</i>
<i>HSBC Trust Company (UK) Limited</i>	<i>Mayor of London</i>
<i>Hubert C Leach Ltd</i>	<i>MBDA UK Ltd</i>
<i>Hythe Ltd</i>	<i>Miller Strategic Land</i>


<i>Mind in Herts</i>	<i>Pin Green Community Centre</i>
<i>MKG Motor Group</i>	<i>Pin Green Residents Association</i>
<i>Moss Bury Primary School</i>	<i>Pin Green Residents Group</i>
<i>Moult Walker Chartered Surveyors</i>	<i>Planning Issues Ltd</i>
<i>MS Society Mid Hertfordshire</i>	<i>Planning Potential Ltd</i>
<i>NaCSBA</i>	<i>Planware Ltd</i>
<i>National Express</i>	<i>Planware Ltd.</i>
<i>National Housing Federation</i>	<i>POhWER</i>
<i>Natural England</i>	<i>Princes Trust</i>
<i>Network Rail</i>	<i>Putterills Of Hertfordshire</i>
<i>NFGLG</i>	<i>Rapleys LLP</i>
<i>NHS East and North Hertfordshire CCG</i>	<i>REACT</i>
<i>North Hertfordshire and Stevenage Green Party</i>	<i>Redrow Homes (Eastern) Ltd</i>
<i>North Hertfordshire College</i>	<i>Redrow Homes Eastern Division</i>
<i>North Hertfordshire District Council</i>	<i>Regional Land Holdings Ltd.</i>
<i>North Hertfordshire Friends Of The Earth</i>	<i>Relate North Hertfordshire And Stevenage</i>
<i>North Hertfordshire People First</i>	<i>Renshaw UK Limited</i>
<i>North Herts & Stevenage Green Party</i>	<i>rg+p Ltd</i>
<i>North Herts and Stevenage Community Learning Disability Team</i>	<i>Richborough Estates</i>
<i>North Herts Homes</i>	<i>Ridgemonnd Park Training Centre</i>
<i>North Herts People First</i>	<i>River Beane Restoration Association</i>
<i>North Stevenage Consortium</i>	<i>Road Haulage Association</i>
<i>Odyssey Group Holdings</i>	<i>Roebuck and Marymead Residents Association</i>
<i>Office for Rail Regulation</i>	<i>Roebuck Nursery And Primary School</i>
<i>Old Stevenage Community Association</i>	<i>Round Diamond Primary School</i>
<i>On Behalf Of St. Peter's Church</i>	<i>RPF Developments</i>
<i>Origin Housing Group</i>	<i>RPS Planning and Development Ltd</i>
<i>Oval Community Centre</i>	<i>RSPB</i>
<i>PACE</i>	<i>Sainsbury's Supermarkets Ltd</i>
<i>Paradigm Housing Group</i>	<i>Savils</i>
<i>Passenger Transport Unit, Hertfordshire County Council</i>	<i>Saving North Herts Green Belt</i>
<i>Patient Liaison Group</i>	<i>Secretary of State for Communities</i>
<i>Peacock And Smith</i>	<i>Seebohm Executors</i>
<i>Peartree Spring Junior School</i>	<i>Shephalbury Sports Academy</i>
<i>Pennyroyal Ltd.</i>	<i>Shephall Community Association</i>
<i>Pentangle Design</i>	<i>Shephall Residents Association</i>
<i>Persimmon Homes</i>	<i>Showmen's Guild Of Great Britain</i>
<i>PHD Associates</i>	<i>Simmons And Sons</i>
<i>Physically Hanidcapped And Able Bodied Club</i>	<i>South East Midlands Local Enterprise Partnership</i>
<i>Picture Ltd</i>	<i>Sport England</i>
<i>Pigeon Investment Management Ltd</i>	<i>Sport Stevenage</i>
<i>Pigeon Land Ltd</i>	<i>Springfield House Community Association</i>

<i>St Albans City And District Council</i>	<i>Thames Water Property</i>
<i>St Ippolyts Parish Council</i>	<i>The Baha'I Community of Stevenage</i>
<i>St Margaret Clitherow RC Primary School</i>	<i>The Campaign for Real Ale</i>
<i>St Nicholas Community Centre</i>	<i>The Coal Authority</i>
<i>St Nicholas School</i>	<i>The Greens & Great Wymondley Residents Association</i>
<i>St Vincent De Paul RC Primary School</i>	<i>The Guinness Trust</i>
<i>St. Nicholas and Martins Wood Residents Association</i>	<i>The Guinness Partnership</i>
<i>Stanhope Plc</i>	<i>The Gypsy Council</i>
<i>STARCOURT CONSTRUCTION LTD</i>	<i>The Hitchin Forum</i>
<i>Stevenage And North Hertfordshire Indian Cultural Society</i>	<i>The Living Room</i>
<i>Stevenage and North Herts Women's Resource Centre</i>	<i>The National Trust</i>
<i>Stevenage Borough Council</i>	<i>The Nobel School</i>
<i>Stevenage Borough Council Transportation Development</i>	<i>The Salvation Army</i>
<i>Stevenage Business Initiative</i>	<i>The Theatres Trust</i>
<i>Stevenage Caribbean and African Association</i>	<i>The Woodland Trust</i>
<i>Stevenage Caribbean And African Association (SCARAFa)</i>	<i>Theatres Trust</i>
<i>Stevenage Cricket Club</i>	<i>Thomas Alleyne School</i>
<i>Stevenage CVS</i>	<i>T-Mobile</i>
<i>Stevenage Depression Alliance</i>	<i>TRACKS (Autism)</i>
<i>Stevenage Haven</i>	<i>Transport for London</i>
<i>Stevenage Irish Network</i>	<i>Trotts Hill Primary And Nursery School</i>
<i>Stevenage League Of Hospital Friends</i>	<i>Troy Planning</i>
<i>Stevenage Mosque</i>	<i>Turley</i>
<i>Stevenage Polish Association</i>	<i>Universities Superannuation Scheme Ltd</i>
<i>Stevenage Quakers</i>	<i>USF Nominees Ltd.</i>
<i>Stevenage Regeneration Ltd.</i>	<i>Veale Associates</i>
<i>Stevenage Sikh Cultural Association</i>	<i>Veolia Water Central (VWC)</i>
<i>Stevenage Town Rugby Club</i>	<i>VEOLIA WATER CENTRAL LIMITED</i>
<i>Stevenage Women's Refuge</i>	<i>Vincent And Gorbing Planning Associates</i>
<i>Stevenage World Forum For Ethnic Minorities</i>	<i>Virgin Media</i>
<i>Stevenage Youth Council</i>	<i>Visit East Anglia</i>
<i>Stewart Ross Associates</i>	<i>Vodafone Ltd</i>
<i>Strutt and Parker LLP</i>	<i>Waitrose Ltd</i>
<i>Symonds Green Community Association</i>	<i>Walkern Parish Council</i>
<i>Taylor Wimpey</i>	<i>Watford Borough Council</i>
<i>Taylor Wimpey / Persimmon</i>	<i>Welwyn Hatfield Borough Council</i>
<i>Telefónica O2 UK Limited</i>	<i>Welwyn Hatfield Council</i>
<i>Telereal Trillium</i>	<i>West Stevenage Consortium</i>
<i>Terence O'Rourke Ltd</i>	<i>Weston Parish Council</i>
<i>Thames Water</i>	<i>Wheatley Homes</i>


<i>Wheatley Homes Ltd</i>	<i>Woolmer Green Parish Council</i>
<i>Willmott Dixon Housing</i>	<i>WPNPF</i>
<i>Wm Morrisons Supermarket Plc</i>	<i>Wymondley Parish Council</i>
<i>Women's Link</i>	<i>Wyvale Garden Centres Ltd</i>
<i>Woodland Trust</i>	<i>Young Pride in Herts</i>
<i>Woolenwich Infant And Nursery School</i>	<i>Youth Council</i>

Approximately 950 individuals on the Council consultation register were also consulted.

Appendix 2 – Examples of Consultation Publicity



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Stevenage Borough Council launches Biodiversity Consultation

Posted on 30 Nov 2020

Share:     

The promotion of biodiversity and nature has always been a priority of the Council and recently we updated our Biodiversity Action Plan to show how we will maintain biodiversity conservation and improvement.

We also want to make sure that developers meet their requirements to conserve and enhance biodiversity in our town through their proposed schemes.

To this end, we are consulting on a new planning document which sets out how developers should incorporate biodiversity into their proposed schemes or alternatively provide financial contributions to the Council to implement biodiversity improvements on their behalf

It has been prepared in partnership with the Herts and Middlesex Wildlife Trust and is the first of its kind in Hertfordshire. The Consultation runs from 30 November 2020 to 25 January 2021

Members of the public may have their say on the Council's planning consultation portal at <https://stevenage-consult.objective.co.uk/portal/> or by emailing Planning.Policy@Stevenage.gov.uk

John Gardner, Executive Member for the Environment and Regeneration, said: "Stevenage Borough Council has for a number of years been working in partnership with the Herts and Middlesex Wildlife Trust to improve the biodiversity of our town and welcomed the Government's 2018 Environment 25 year Plan calling for a net gain policy of biodiversity in all new developments. Biodiversity is one of the best indicators of a balanced and sustainable community, also helping to address the challenges of climate change. This draft SPD (Supplementary Planning Document) is offered for public consultation and support to help developers meet the objectives of the "10% Net Gain" biodiversity policy for the benefit of future generations."

In addition, with a significant level of growth and development planned in the coming years, the council wants to ensure that developers provide mitigation against the impacts of their proposed schemes.

This will involve developers providing, or contributing funds towards, infrastructure and public services within the town, which could include the construction of roads/cycleways, or the provision of land for additional schools or health facilities.

Other mitigation will also include the use of good design to provide sports facilities, open spaces, community facilities and opportunities for residents to use sustainable transport as part of our attempt to combat climate change.

We are consulting on a new planning document which sets out how developers will be expected to contribute to Stevenage's infrastructure and services when implementing planning permissions in the future.

This is in addition to the Council's adoption of a Community Infrastructure Levy earlier this year which aims to fund infrastructure more widely across the borough.

Consultation runs from 30 November 2020 to 25 January 2021. Have your say on the [Council's planning consultation portal](#) or email your thoughts to Planning.Policy@Stevenage.gov.uk

Cllr John Gardner, added: "We are pleased to offer this draft SPD for public consultation and support, to both clarify and increase public transparency of the valued financial contributions developers are required to make towards the essential infrastructure required for all developments. A key feature within the document is a requirement for Developers to ensure a portion of the construction jobs and apprenticeships associated with their development are available to local residents for the benefit of Stevenage."



Stevenage Council ✓
@StevenageBC

...

Executive agrees to public consultation on a new Developer Contributions Supplementary Planning Document. This means we will ensure there is a consistent approach used in all applications to increase the provision of affordable housing and developer contributions in Stevenage.

4:21 pm · 18 Nov 2020 · Twitter Web App

Chronicle

Stevenage Borough Council's quarterly residents' magazine

Winter 2020

Biodiversity Consultation launched

Plan to protect wildlife as part of proposed developments

The promotion of biodiversity and nature has always been a priority of the Council and recently we updated our Biodiversity Action Plan to show how we will maintain and improve biodiversity conservation.

We also want to make sure that developers meet their requirements to conserve and enhance biodiversity in our town through their proposed schemes.

To this end, we are consulting on a new planning document which sets out how developers should incorporate biodiversity into their proposed schemes or alternatively provide financial contributions to the Council to implement biodiversity improvements on their behalf.



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