

Design Guide SPD 2024

Table of changes with justification

§	Existing	§	Proposed	Justification
Context Response to context				
C.17	A high quality environment is essential for providing a good quality of life for residents. A well designed and managed space not only provides a visually attractive environment, but can also help to ensure that a place is easy to move around and within, is safe and secure, and is useful for all members of the community.	A1.1	Development proposals should produce well-designed and managed spaces, which provide a visually attractive environment and ensure that a place is easy to move around and within, is safe and secure, and is useful for all members of the community.	No meaningful change.
C.18	An understanding and analysis of the original New Town design concepts led to some key issues becoming apparent. These have been used as key themes, which run throughout the entirety of this guidance. Considering these concepts at all stages of the development process will provide 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	A1.2	Development proposals should have regard to the New Town design principles at all stages of the development process. The principles are: Sustainability Incorporating principles of sustainable development from a town-wide perspective to measures incorporated into an individual property.	No meaningful change.

	<p>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 exemplar of high quality design; creating safer places through urban design techniques.</p>		<p>Increasing densities Encouraging high densities in accessible locations.</p> <p>Respecting existing characteristics Respecting local characteristics and preserving and enhancing existing features, where appropriate.</p> <p>Legibility Providing landmark developments at nodal points.</p> <p>Design innovation Showcasing Stevenage as an exemplar of high quality design; creating safer places through urban design techniques.</p>	
C.12	<p>A Stevenage Urban Character Assessment (Appendix A) was produced in 2008, which details the main characteristics of the residential areas within the town. This indicates the key features of the different neighbourhoods and highlights any relevant development considerations; providing details of both positive and negative aspects of the</p>	A1.3	<p>Development proposals should have regard to the Stevenage Urban Character Assessment 2008, which details the main characteristics of the residential areas within the town. The character of each site should then be further assessed on an</p>	No meaningful change.

	localities. This evidence is useful in providing a broad basis for site character appraisals and should be used as such when creating development proposals. It is important to note that the study covers neighbourhood areas as a whole and it is essential that each site is further assessed, on an individual basis.		individual basis.	
C.14	Stevenage's environment is protected by a number of local and national designations including Local Wildlife Sites, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments which seek to preserve the area's natural and built environment for future generations. Applicants should check the SBLP Proposals Map and carry out their own desktop analysis, referring to the Council's website for further details.	A1.4	Development proposals should have regard to a site's Local Plan designations, which are shown on the Local Plan proposals map. Applicants should also carry out their own desktop analysis to identify any further site constraints.	No meaningful change.
C.9	The Stevenage Local List of Heritage Assets is a supporting document to this Design Guidance SPD. The document lists the buildings in the Borough that residents have nominated or have been identified as being of historic importance. The buildings listed are not considered significantly historic enough to be included on the Listed Buildings register kept by Historic England, although a copy of those buildings are included in an Appendix to the Local Heritage Register. The document is a live	A1.5	Development proposals should ensure that heritage assets and their settings are conserved, enhanced and integrated into the design of new development. This includes buildings of local historic importance, which are shown on the Council's Local List of Heritage Assets.	Expanded to cover consideration of all heritage assets, as required by national and local policy.

	working document and the Council continues to accept nominations for buildings.			
C.25	Planners, designers and developers need to work together to ensure climate change is considered at all stages of the development process.	A1.6	Development proposals should have regard to climate change at all stages of the development process.	No meaningful change.
Identity Creating character and identity				
I.7	Places should be visually attractive and aim to bring pleasure to users and passers-by. They should cater for all users and be well-designed.	B1.1	Development proposals should produce places that are visually attractive and aim to bring pleasure to users and passers-by. They should cater for all users and be well-designed.	No meaningful change.
I.8	Well-designed places should appeal to all of the senses; its enduring distinctiveness, attractiveness and beauty are all affected by its looks, feels, sounds and even smells.	B1.2	Well-designed places should appeal to all of the senses; its enduring distinctiveness, attractiveness and beauty are all affected by its looks, feels, sounds and even smells.	No meaningful change.
I.9	Buildings should: adopt typical building forms of the neighbourhood in which they are situated – developers should refer to Appendix A – Urban Character Assessments for more detail;	B1.3	Buildings should: <ul style="list-style-type: none"> adopt typical building forms of the neighbourhood in which 	No meaningful change.

	<p>draw upon the architectural precedents that are prevalent in the local area; use local building, landscape and topographical features, materials and plant types; introduce built form and appearance that adds new character and difference to places; and create a positive and coherent identity that local communities and residents alike can identify with.</p>		<p>they are situated (refer to the Urban Character Assessments for more detail)</p> <ul style="list-style-type: none"> ● draw upon the architectural precedents that are prevalent in the local area ● use local building, landscape and topographical features, materials and plant types ● introduce built form and appearance that adds new character and difference to places ● create a positive and coherent identity that local communities and residents alike can identify with 	
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Built form | Height and views

B.2	<p>The size and scale of a building, especially in relation to its context, is an important consideration when planning a development. Buildings and new developments should relate</p>	C1.1	<p>Development proposals should relate to their neighbouring buildings, 'stepping up' or gradually increasing from one</p>	<p>No meaningful change.</p>
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	to their neighbouring buildings, 'stepping up' or gradually increasing from one height to another and they should not inappropriately dominate the street scene. Buildings should create landmark developments and incorporate taller buildings at nodal points, and in easily accessible locations.		height to another and they should not inappropriately dominate the street scene.	
		C1.2	Where appropriate, buildings should create landmark developments and incorporate taller buildings at nodal points, and in easily accessible locations.	No meaningful change.
B.4	Tall buildings should be carefully positioned to mark prominent landmarks, making it easier for people to find their way around, emphasising corners, particularly at important junctions or gateways, by curving the frontage, wrapping the fenestration around the corner or terminating the roof differently. Tall buildings can further emphasise corner building by raising the height of roof thereby creating visual interest and a distinctive identity, meaning that they can also be effective as landmark developments. These buildings should be designed to a high quality, as they are to become a prominent feature across the town, showcasing architectural innovation and best practice. Tall buildings help frame and define existing views, rather than blocking important features out and as such they should not appear out of place within the existing	C1.3	Tall buildings should be carefully positioned to mark prominent landmarks, making it easier for people to find their way around, emphasising corners, particularly at important junctions or gateways, by curving the frontage, wrapping the fenestration around the corner or terminating the roof differently.	No meaningful change.
		C1.4	Tall buildings should be designed to an especially high quality, as they will become a prominent feature across the town, showcasing architectural innovation and best practice.	Inserted the word "especially" to emphasise the need for tall buildings to be of a high quality. Without this, the guidance is largely meaningless, as all buildings should be of a high quality.

	landscape or destroy existing views and reduce continuity. However, the development of tall buildings should not create 'Micro-climates', causing wind shear and cold corridors.			
B.7	Buildings of 4 storeys or higher with roof access, balconies or ledges, often provide easy access and a means of suicide by jumping from a height. Policy guidance will consider how the design incorporates measures to reduce suicide potential and, where feasible and practical will require a risk assessment and management plan in line with UKHSA guidance on Preventing Suicides in Public Places 2015 UK Health Security Agency.	C1.5	Buildings of 4 storeys or higher with roof access, balconies or ledges should incorporate measures to reduce suicide potential. Where feasible and practical, the Council will require planning applications to be supported by a risk assessment and management plan in line with the UK Health Security Agency's Guidance on Preventing Suicides in Public Places 2015.	No meaningful change.
B.5	Views of and from the public realm can also enhance legibility throughout the town and should therefore be protected as far as possible. When considering future locations for tall buildings, policy guidance will consider areas that are sensitive to development, including their potential impact on views, conservation areas, listed buildings and their settings, other landmark buildings and areas, ecological assets and green spaces. Historic England's publication 'Streets for All' provides	C1.6	Development proposals should protect views of and from the public realm as far as possible.	No meaningful change.

	updated practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations. It sets out a means to improve public spaces without harming their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements.			
Built form Siting				
B.7	Buildings should follow the existing building line of the area and respond positively to the existing frontage of a street. A sense of enclosure should be created by reducing the number of blank frontages and underutilised space. This will all contribute to improving the quality of the street scene.	C2.1	Buildings should follow the existing building line of the area and respond positively to the existing frontage of a street. Variation from the building line will only be allowed where it would not have any substantial impact on the surrounding environment and street scene.	No meaningful change.
B.9	Setback distances should be minimised to ensure buildings interact effectively with the existing public realm. Variation from the building line will only be allowed where it would not have any substantial impact on the surrounding environment and street scene.			
B.9	Setback distances should be minimised to	C2.2	Buildings should minimise	No meaningful change.

	ensure buildings interact effectively with the existing public realm. Variation from the building line will only be allowed where it would not have any substantial impact on the surrounding environment and street scene.		setback distances to ensure buildings interact effectively with the existing public realm.	
B.10	The concept of buildings defining and creating public spaces is extremely important. Buildings should be located so that a clear distinction can be made between their public fronts and private backs and they should actively add interest to the public realm. This can be achieved through design details such as a large number of windows and doors, evident internal uses, and narrow building widths creating a variety of different frontages and building functions. Frontages should create interest and add vitality at ground level and provide the opportunity for a busy social environment and a good level of surveillance. Active frontages should be visible on all publicly facing walls on multi-fronted buildings, where more than one side faces the public realm, thereby avoiding blank frontages being created and should use high walls or hedgerows to separate private gardens from the public space where back gardens face out onto the public realm. But in doing so, this should not create unattractive, narrow alleyways.	C2.3	Buildings should be sited so that a clear distinction can be made between their public fronts and private backs. High walls or hedgerows may be used to separate private gardens from the public space where back gardens face out onto the public realm but in doing so, this should not create unattractive, narrow alleyways.	No meaningful change.

Built form | Frontages and public realm

B.8	Buildings should follow the existing building line of the area and respond positively to the existing frontage of a street. A sense of enclosure should be created by reducing the number of blank frontages and underutilised space. This will all contribute to improving the quality of the street scene.	C3.1	Buildings should create a sense of enclosure by minimising blank frontages and underutilised space.	No meaningful change.
B.10	The concept of buildings defining and creating public spaces is extremely important. Buildings should be located so that a clear distinction can be made between their public fronts and private backs and they should actively add interest to the public realm. This can be achieved through design details such as a large number of windows and doors, evident internal uses, and narrow building widths creating a variety of different frontages and building functions. Frontages should create interest and add vitality at ground level and provide the opportunity for a busy social environment and a good level of surveillance. Active frontages should be visible on all publicly facing walls on multi-fronted buildings, where more than one side faces the public realm, thereby avoiding blank frontages being created and should use	C3.2	Buildings should actively add interest to the public realm. This can be achieved through design details such as a large number of windows and doors, evident internal uses, and narrow building widths, creating a variety of different frontages and building functions.	No meaningful change.

	high walls or hedgerows to separate private gardens from the public space where back gardens face out onto the public realm. But in doing so, this should not create unattractive, narrow alleyways.			
B.10	The concept of buildings defining and creating public spaces is extremely important. Buildings should be located so that a clear distinction can be made between their public fronts and private backs and they should actively add interest to the public realm. This can be achieved through design details such as a large number of windows and doors, evident internal uses, and narrow building widths creating a variety of different frontages and building functions. Frontages should create interest and add vitality at ground level and provide the opportunity for a busy social environment and a good level of surveillance. Active frontages should be visible on all publicly facing walls on multi-fronted buildings, where more than one side faces the public realm, thereby avoiding blank frontages being created and should use high walls or hedgerows to separate private gardens from the public space where back gardens face out onto the public realm. But in doing so, this should not create unattractive, narrow alleyways.	C3.3	Building frontages should create interest and add vitality at ground level and provide the opportunity for a busy social environment and a good level of surveillance. Active frontages should be visible on all publicly facing walls on multi-fronted buildings where more than one side faces the public realm.	No meaningful change.

B.11	<p>The relationship between building heights and street widths is important in identifying the enclosure of a place. Building frontages should provide a sufficient sense of enclosure, allowing for natural surveillance and providing an acceptable density for the area. Building frontages should allow for sufficient natural light and ventilation into the buildings and the street below and create a balanced feel to the area by incorporating both sides of the street.</p> <p>Combining tall buildings with very narrow streets will not be acceptable as this creates passageways which are not overlooked and do not allow for enough natural light and air to impact upon a building.</p>	C3.4	<p>Building frontages should allow for sufficient natural light and ventilation into the buildings and the street below and create a balanced feel to the area by incorporating both sides of the street. Combining tall buildings with very narrow streets will not be acceptable as this creates passageways which are not overlooked and do not allow for enough natural light and air to impact upon a building.</p>	No meaningful change.
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Movement | Connected streets

M.5	<p>Hertfordshire County Council hierarchy of road users is also detailed in Local Transport Plan 4 which should be considered in the design process.</p>	D1.1	<p>Development proposals should have regard to the hierarchy of road users, as set out in Hertfordshire County Council's Local Transport Plan 4.</p>	No meaningful change.
M.6	<p>Streets should be designed as public and social spaces and not just respond to engineering requirements. They should carefully consider what activities would like to</p>	D1.2	<p>Streets should be designed as public and social spaces rather than simply responding to engineering requirements.</p>	No meaningful change.

	<p>be seen on streets i.e. walking safely within the neighbourhood without feeling threatened by traffic from nearby streets, cross the road easily, window shop, and socialise with friends in the outside areas of bars and restaurants. Streets should feature elements of community assets, such as open space, to evoke a better sense of community between residents of the street or visitors to the street. They should provide direct and attractive connections between key facilities that are suitable for all types of movement, particularly for pedestrians and cyclists.</p>		<p>Development proposals should demonstrate consideration of what activities would like to be seen on streets e.g. walking safely, window shopping, and socialising.</p>	
		D1.3	<p>Streets should feature elements of community assets, such as open space, to evoke a better sense of community between residents of the street or visitors to the street. They should provide direct and attractive connections between key facilities that are suitable for all types of movement, particularly for pedestrians and cyclists.</p>	<p>No meaningful change.</p>
M.7	<p>Streets should use a grid-type layout, which creates block sites for development. A variety of block sizes and shapes should be used to provide an effective balance and to promote diversity within a place. They should make use of existing infrastructure to minimise its impact upon the environment and take account of the existing routes around the site from the initial design stage. Existing routes should be improved where necessary, and consider</p>	D1.4	<p>Streets should use a grid-type layout, which creates block sites for development. A variety of block sizes and shapes should be used to provide an effective balance and to promote diversity within a place.</p>	<p>No meaningful change.</p>
		D1.5	<p>Development proposals should make use of existing infrastructure to minimise</p>	<p>No meaningful change.</p>

	accessibility for emergency services, delivery vehicles and refuse collection vehicles.		impacts on the environment. They should take account of the existing routes around the site from the initial design stage and improve them where necessary.	
		D1.6	Development proposals should demonstrate consideration of access for emergency services, delivery vehicles and refuse collection vehicles.	No meaningful change.
M.8	Places should be easy to get to and from, as well as easy to travel within, by all modes of transport. In line with sustainability and health objectives, movement on foot or by bicycle should be made as convenient as travelling by car. This should help to encourage physical activity.	D1.7	Development proposals should create places which are easy to get to and from, and easy to travel within, by all modes of transport. Movement on foot or by bicycle should be made as convenient as travelling by car.	No meaningful change.
M.9	A Mobility Strategy has been developed for Stevenage. Developers are encouraged to consult the Mobility Strategy to develop and enable the implementation of sustainable methods of transport for developments in Stevenage.	D1.8	Development proposals should have regard to the Council's Mobility Strategy to develop and enable the implementation of sustainable methods of transport for developments in Stevenage.	Strengthened language slightly, otherwise no meaningful change.
M.14	Walking and cycling provision should always be prioritised when designing access routes to, from and through developments. New developments on the periphery of Stevenage	D1.9	Development proposals on the periphery of Stevenage should provide pedestrian and cycle links to connect with existing	No meaningful change.

	should be expected to provide pedestrian/cycle links to connect with existing public rights of way to allow residents of new development to easily walk/cycle from the development into the countryside for leisure purposes.		public rights of way, allowing residents of new development to easily walk and cycle from the development into the countryside for leisure purposes.	
M.15	Walking routes should be short, overlooked by surrounding buildings and activities, well-lit and not situated between blank frontages and they should make people feel safe when using them.	D1.10	Walking routes should be short, overlooked by surrounding buildings, well-lit and not situated between blank frontages. They should make people feel safe when using them.	No meaningful change.
M.16	The inclination to walk is also influenced by the quality and attractiveness of the route. Routes should not be alongside a busy road as this can be unappealing and they should be convenient, direct and safe route through a town centre, residential area or an area of open space can encourage people to make extensive use of these facilities, helping improve the health of residents and the vitality of the town.	D1.11	Walking routes should not be alongside busy roads. They should be convenient, direct and safe routes through an area.	No meaningful change.
M.17	New pedestrian/cycle routes should be waymarked and supported by distance markers to encourage leisure use of these routes e.g. to support residents to complete daily running distances from their homes and should be	D1.12	New pedestrian and cycle routes should be waymarked and supported by distance markers to encourage leisure use of these routes.	No meaningful change.

	supported by seating in appropriate locations to encourage all potential users of the routes to use it e.g. for the elderly, those with health conditions, parents with young children etc;	D1.13	New pedestrian and cycle routes should be supported by seating in appropriate locations to encourage all potential users of the routes to use them.	No meaningful change.
M.18	Where possible, cycle and pedestrian paths should be segregated to avoid conflicts between pedestrians and cyclists which may discourage use;	D1.14	Best practice: Cycle and pedestrian paths should be segregated to avoid conflicts between pedestrians and cyclists	No meaningful change.
M.19	In both residential and other developments, cycle parking should be located in prominent and secure locations to make it a more attractive option than using the car e.g. at the entrance to public buildings rather than a corner of a remote car park. In places where there is significant demand for cycle storage, provision should be made for basic bike maintenance facilities such as public foot pumps.	D1.15	Cycle parking should be located in prominent and secure locations to make it a more attractive option than using the car. In places where there is significant demand for cycle storage, provision should be made for basic bike maintenance facilities such as public foot pumps.	No meaningful change.
M.20	Where major traffic routes cross over major pedestrian routes, they should be defined by wide crossings on the same level, lighted and landscaped.	D1.16	Where major traffic routes cross over major pedestrian routes, they should be defined by wide crossings on the same level, lighted and landscaped.	No meaningful change.
M.24	Subways or footbridges should be well lit and as short and as wide as possible. They should be visible throughout (the exit should be visible	D1.17	Subways or footbridges should be well lit and as short and as wide as possible. They should be	No meaningful change.

	from the entrance) and CCTV should be installed.		visible throughout (the exit should be visible from the entrance) and CCTV should be installed.	
M.26	Cycling routes should run alongside vehicular roads and be physically segregated cycle routes, rather than marked on the road. They should also connect to the already existing vast cycle network.	D1.18	Cycling routes should run alongside vehicular roads and be physically segregated cycle routes, rather than marked on the road. They should also connect to the existing cycle network.	No meaningful change.

Movement | Parking, servicing and utilities

M.27	Providing a sufficient amount of appropriate parking for bicycle users is essential for promoting sustainable transport throughout the town and for encouraging a reduction in private vehicle usage. Both short and long term cycle parking facilities should be provided. Storage for bicycles overnight should be provided as secure and covered and should be integrated into the initial design of the development and not added as an afterthought. Cycle parking should ideally be accommodated within an individual site rather than as larger communal stores - larger stores can encourage crime if	D2.1	Development proposals should provide short and long-term cycle parking facilities in accordance with the Council's Parking Provision and Sustainable Transport SPD 2020.	Added reference to the Parking Provision and Sustainable Transport SPD, as required by Local Plan Policy IT5.
		D2.2	Long-term cycle parking should be secure and covered and should be integrated into the initial design of the development rather than added as an afterthought.	No meaningful change.

	poorly lit and inappropriately sited.	D2.3	Best practice: Cycle parking should be accommodated within an individual site rather than as larger communal stores in order to discourage crime.	No meaningful change.
M.29	Road layout should ensure public transport is given priority and incorporate bus priority measures to reduce public transport travel times.	D2.4	Road layouts should ensure public transport is given priority. They should incorporate bus priority measures to reduce public transport travel times.	No meaningful change.
M.32	Streets should incorporate soft landscaping, in particular trees, to combat air pollution from vehicle emissions without creating a tunnel-like effect that will trap pollutants in the road corridor.	D2.5	Streets should incorporate soft landscaping, in particular trees, to combat air pollution from vehicle emissions. They should do so without creating a tunnel-like effect that will trap pollutants in the road corridor.	No meaningful change.
M.33	Trees are often heralded as part of the solution to climate change, and this has led to the mass-planting of new trees. However, such initiatives have raised concerns that the wrong planting in the wrong place can be counterproductive. A tree planting approach should reflect the recommendations of industry recognised guidance 'Trees in Hard Landscape: A Guide for Delivery by the 'Trees and Design Action Group' (TDAG). The guide	D2.6	Development proposals should consider tree selection from the outset, with regard to the Trees and Design Action Group's Trees in Hard Landscape: A Guide for Delivery.	No meaningful change.

	<p>states there is a temptation to produce simple lists of “suitable trees” for urban settings. Safe lists can result in overly limited choices that produce the disease-prone monoculture biases that most towns and cities face today. The guide suggests it is essential to choose the right tree for the right place. The possible combination of variables that influence tree choices are so numerous, they recommend conducting a site-specific robust assessment with support from a knowledgeable tree expert as the best approach. Native tree species support a far wider range of associated biodiversity and some tree species are able to intercept particulate pollutants. Therefore, tree selection should be a considered design approach.</p>			
M.34	<p>Car and cycle parking provision should be made in line with the requirements of our Parking Provision and Sustainable Transport SPD. Garages and carports should be set back from the street frontage and located close to the property that they serve, to avoid dead frontages. They should not be segregated blocks as these are not easily flexible for future change, do not allow spaces to be shared, and also suffer from a lack of natural surveillance.</p>	D2.7	<p>Development proposals should provide car parking in accordance with the Council’s Parking Provision and Sustainable Transport SPD 2020.</p>	No meaningful change.
		D2.8	<p>Garages and carports should be set back from the street frontage and located close to the property that they serve in order to avoid dead frontages.</p>	No meaningful change.

		D2.9	Garages and carports should not be provided as segregated blocks because these are not easily adaptable, do not allow spaces to be shared, and also suffer from a lack of natural surveillance.	No meaningful change.
M.35	Car parking in large developments should be creative, such as undercroft or basement parking as this preserves street frontages and uses land more effectively. Landscaping should be used to minimise visual impact and, where security may be an issue, should be lit from dusk till dawn with energy efficient lighting and parking should be provided on several storeys and the visual impact reduced by 'wrapping around single aspect apartments or other uses.	D2.10	Large development proposals should take a creative approach to car parking, such as undercroft or basement parking, in order to preserve street frontages and use land more effectively.	No meaningful change.
		D2.11	Car parking should be landscaped in order to minimise visual impact.	No meaningful change.
		D2.12	Where security is a concern, car parking should be lit from dusk until dawn with energy efficient lighting.	No meaningful change.
		D2.13	Where security is a concern, parking should be provided on several storeys. The visual impact should be reduced by 'wrapping around' single aspect flats or other uses.	No meaningful change.

M.36	Traffic calming not only aids pedestrian safety, but by encouraging slower driving it can also help to reduce vehicle emission levels, and thus improve sustainability. Traffic speeds should be managed by the arrangement of buildings and spaces via simple, effective street design and not using barriers, unnecessary signage and traffic calming measures	D2.14	Development proposals should manage vehicle speeds as a product of site layout and street design. Speeds should not be managed through barriers, excessive signage or other unnecessary traffic calming measures.	No meaningful change.
M.37	Streets should ensure that they cater for all levels of mobility. Steps and steep inclines should be replaced in favour of gentle inclines which enable mobility impaired people to use them fully as well as parents with pushchairs and young children. Narrow paths and road crossings should be avoided in favour of wide pathways which cater for wheelchairs, mobility scooters and pushchairs.	D2.15	Streets should be designed for all levels of mobility, favouring gentle inclines and wide paths and crossings.	No meaningful change.
M.38	Ever improved technologies are being developed to help enable visually impaired individuals navigate streets such as Soundscape; the use of nodes allow the user to explore their environment and direct them to their destination. Such technologies have recently been piloted in Peterborough and we would support the implementation of the use of these technologies in Stevenage. Such technologies should be used alongside tried	D2.16	Best practice: Development proposals should incorporate technologies to help visually impaired people navigate streets e.g. Soundscape.	No meaningful change.

	and tested methods of enabling visually impaired individuals to independently find their way around the town.			
M.39	Residential developments should ensure that Mode 2 or Mode 3 electric vehicle (EV) charging points are installed for each residential unit. Where a garage is provided, the EV charging point should ideally be located at an accessible point near the entrance of the garage. Where resident parking is provided, EV charging points should be positioned in areas to serve the maximum number of residents at any one time.	D2.17	Residential development proposals should provide Mode 2 or Mode 3 electric vehicle charging points.	No meaningful change.
		D2.18	Best practice: Where electric vehicle charging points are provided within garages, they should be sited at an accessible position near the entrance.	No meaningful change.
		D2.19	Where electric vehicle charging points are provided they should be sited so as to serve the maximum number of users at any one time.	No meaningful change.
M.40	In commercial and/or employment developments, Mode 3 and/or Mode 4 EV charging points should be provided to enable visitors and employees to utilise the facility. Again, the provision should be located in a suitable position to serve as many EV users as possible. Levels of requirement will be dictated by the type of development and more information can be found in the Stevenage Parking Provision and Sustainable Transport	D2.20	Commercial and employment development proposals should provide Mode 3 or Mode 4 electric vehicle charging points.	No meaningful change.

	SPD.			
M.41	Commercial/employment EV charging points should be signed and marked for 'Electric Vehicle Charging Only' and Mode 4 charging points should be limited to 1 hour stay. The units should be protected from collision and positioned to avoid becoming an obstruction or trip hazard. Charging point controls, display and sockets or tethered plugs must be placed at a height of between 0.75 and 1.2 metres from the ground as per the British Standard on the design of buildings BS8300-1:2018 and BS8300-2:2018.	D2.21	Mode 4 charging points should be limited to a one hour stay.	No meaningful change.
		D2.22	Where electric vehicle charging points are provided for commercial and employment development, they should be supported by appropriate signage, marked for "electric vehicle charging only", protected from collision, and sited so as to avoid becoming an obstruction or trip hazard.	No meaningful change.
		D2.23	Charging point controls, display and sockets or tethered plugs must be placed at a height of between 0.75 and 1.2 metres from the ground as per the British Standard on the design of buildings BS8300-1:2018 and BS8300-2:2018.	No meaningful change.
M.42	EV charging points should also be made accessible to all. The aim is to provide an inclusive experience for people with accessibility needs, PAS 1899:2022 is a new standard giving designers, procurers and installers essential specifications on how to	D2.24	Electric vehicle charging points should be accessible to all. PAS 1899:2022 provides essential specifications on how to provide accessible public charge points for electric vehicles.	No meaningful change.

	provide accessible public charge points for electric vehicles.			
M.43	The level of provision must accord with the standards set out in our Parking Provision and Sustainable Transport SPD.	D2.25	All development proposals should provide electric vehicle charging points in accordance with the Council's Parking Provision and Sustainable Transport SPD.	No meaningful change.
Nature Open spaces				
N.2	Stevenage was designed to incorporate a network of open spaces and green corridors, which provide an important resource for biodiversity and recreation within the town. These are a key feature of New Town development and should be protected, maintained and extended as far as possible. Open space should be located so that it makes the most of existing natural features such as footpaths, trees and water as these can help to create attractive spaces, as well as encouraging biodiversity. Developments should consider existing open space features and include them within proposals and protect and enhance attributes and this can help a new development to integrate effectively into the	E1.1	Development proposals should, as far as possible, protect, maintain and extend Stevenage's network of open spaces and green corridors.	No meaningful change.
		E1.2	Development proposals should consider existing open space features and include them within proposals wherever possible.	No meaningful change.
		E1.3	New open spaces should be located so that it makes the most of existing natural features such as footpaths, trees and water.	No meaningful change.

	existing area, as well as retaining important original features such as ancient lanes and associated hedgerows within the town.			
N.7	New open spaces should be designed so that they are multi-functional so that they encourage people to visit the spaces for a range of activities and therefore be suitable for meeting the activity needs of all groups within the community. For example, designing spaces so that they can be used for sport and informal recreation, designing Sustainable Drainage Systems SuDS so that they attract people to visit them as a destination and are supported by footpaths and seating.	E1.4	New open spaces should be designed to be multi-functional in order to maximise their attractiveness and meet the needs of all groups within the community.	No meaningful change.
N.8	Open spaces should be designed to integrate with existing and proposed active travel routes so that open spaces along the routes can be used for physical activity while people are travelling to their destination and to encourage walking/cycling to the open space for leisure purposes.	E1.5	New open spaces should be designed to integrate with existing and proposed active travel routes so that they can be used for physical activity while people are travelling to their destination.	No meaningful change.
N.9	Where appropriate, open space should have waymarked routes e.g. circular walking/running routes with distance markers.	E1.6	Best practice: New open spaces should have waymarked routes e.g. circular walking and running routes with distance markers.	No meaningful change.

Nature | Biodiversity

N.3	Planting schemes should include wildlife friendly planting which allows for refuge for animals as well as a food source for insects and pollinators.	E2.1	Planting schemes should include wildlife friendly planting which allows for refuge for animals as well as a food source for insects and pollinators.	No meaningful change.
N.4	A range of different habitats should be provided in larger developments, for example trees, grassland and wetlands. Developers should refer to the Council's Amenity Tree Management Policy for more information.	E2.2	Larger development proposals should provide a range of habitats, with regard to the Council's Amenity Tree Management Policy.	No meaningful change.
N.13	Developments should refer to Stevenage Borough Council's Impact of Development on Biodiversity Supplementary Planning Document and also the Council's Biodiversity Action Plan if they are likely to impact upon existing wildlife sites and other habitats in the town. SBC requires all new developments to take account of existing biodiversity, and to make all reasonable efforts to avoid habitat loss, fragmentation or disturbance of the ecosystem. Where this is not possible, excellent mitigation measures will be sought.	E2.3	Development proposals should have regard to the Council's Impact of Development on Biodiversity SPD 2021 and Biodiversity Action Plan.	No meaningful change.

Nature | Play spaces

N.5	Play spaces for children and young people should be provided across the borough and should include a range of larger and smaller open spaces which should include unequipped playscapes which provide an attractive landscape for young people of all ages, but also encourage informal/imaginative play through the provisions of features such as mounding, tree planting, at level maze etc. This should be done in a way that provides distinct areas for different age groups, but so that parents and carers are able to maintain visual contact with the young people.	E3.1	Larger development proposals should incorporate play spaces, including unequipped playscapes, for children and young people.	No meaningful change.
		E3.2	Play spaces should be provided in a way that provides distinct areas for different age groups, whilst allowing parents and carers to maintain visual contact.	No meaningful change.
N.6	Play spaces must be fully accessible for young people of all abilities and support inclusive play. Such areas should include suitable tree planting to allow for shading, combined with the provision of benches, litter bins, wider open space for picnics and low key kick about games for example. They should be highly visible and well overlooked with hard wearing, low maintenance equipment and suitable fenced to prevent access by dogs.	E3.3	Play spaces should be fully accessible for young people of all abilities and should support inclusive play.	No meaningful change.
		E3.4	Play spaces should include suitable tree planting to allow for shading and should provide benches, litter bins, and wider areas of open space for picnics and games. They should be highly visible and well	No meaningful change.

			overlooked with hard wearing, low maintenance equipment and suitable fencing to prevent access by dogs.	
Nature Water Management				
N.10	Stevenage suffers from surface water flooding, as evidenced in the Environment Agency's Surface Water Flood Maps. Flooding is likely to become more of a problem in the future due to climate change. As such, buildings and developments should maximise the use of SuDS techniques across development sites and individual buildings to allow rainwater to percolate into the ground. These SuDS features should provide sustainable solutions for flood and pollution reduction as well as landscape and wildlife benefit. Large scale SuDS schemes should be designed to ensure that they provide a valuable natural habitat and improve water quality, as well as reducing flood risk. The ongoing management of these schemes must also be considered at an early stage.	E4.1	Development proposals should maximise the use of sustainable drainage systems (SuDS) to mitigate and where possible, reduce the risk of flooding.	No meaningful change.
		E4.2	SuDS features should be designed to provide natural habitat and improve water quality, as well as to reduce flood risk.	No meaningful change.
		E4.3	Development proposals should consider the ongoing management of SuDS features at the outset of the design process.	Strengthened language slightly, otherwise no meaningful change.
N.11	The Council are keen to promote the use of green roofs and walls, as well as blue roofs to	E4.4	Best practice: Development proposals should incorporate	No meaningful change.

	achieve sustainable water management in the future.		green or blue roofs and living walls.	
Public spaces Attractiveness				
P.2	Public spaces should be considered as part of the original design scheme and must not just be applied, as an afterthought, to leftover space. An expert should be consulted to ensure that the planting selected is appropriate to the scheme and the site context.	F1.1	Development proposals should consider and integrate public spaces from the outset of the design process.	No meaningful change.
P.3	How attractive and well-maintained a place is can directly affect how people treat it; if a place is in good condition, people tend to treat it better and vice versa. Places should be designed for use during all seasons and by all members of the community. Landscaping of the public realm should be designed so that it is easy to maintain and manage, it should be wildlife friendly and include climate change tolerant planting in addition to providing year round interest, or can mature into a high quality space. It should ensure the long-term viability of street furniture to prevent some products creating eyesores and attracting crime. Street furniture should be made of a sustainable choice of materials, e.g. FSC timber or	F1.2	New public spaces should be designed for use during all seasons and by all members of the community.	No meaningful change.

	recycled/composite materials, it should have a small carbon footprint and have longevity of materials. Public realm should be uncluttered and should not reduce accessibility through the use of inappropriately sited street furniture pieces that can hinder access, especially for mobility impaired users and pushchairs.			
P.22	New public spaces, such as civic spaces, should be designed so they are multi-functional and encourage people to visit the spaces for a range of activities. They should be suitable for meeting the activity needs of all groups within the community. For example, designing civic spaces so that they can be used for events and informal activity as well as providing a community focal point and landscape. Public spaces should be designed to support informal children's play as this will encourage parents to visit and spend time in the public spaces. Where appropriate, especially in town and neighbourhood centre settings, new or enhanced public spaces should be supported by public conveniences, drinking fountains and accessible seating to encourage visits by all groups within the community and to encourage people to spend time in these spaces.	F1.3	Best practice: New and enhanced public spaces should incorporate public conveniences, drinking fountains and accessible seating to encourage visits by all groups within the community and to encourage people to spend time in these spaces.	No meaningful change.
		F1.4	New public spaces should be designed so they are multi-functional and encourage people to visit the spaces for a range of activities.	No meaningful change.
P.3	How attractive and well-maintained a place is can directly affect how people treat it; if a place	F1.5	New public spaces should be uncluttered and should not	No meaningful change.

	<p>is in good condition, people tend to treat it better and vice versa. Places should be designed for use during all seasons and by all members of the community. Landscaping of the public realm should be designed so that it is easy to maintain and manage, it should be wildlife friendly and include climate change tolerant planting in addition to providing year round interest, or can mature into a high quality space. It should ensure the long-term viability of street furniture to prevent some products creating eyesores and attracting crime. Street furniture should be made of a sustainable choice of materials, e.g. FSC timber or recycled/composite materials, it should have a small carbon footprint and have longevity of materials. Public realm should be uncluttered and should not reduce accessibility through the use of inappropriately sited street furniture pieces that can hinder access, especially for mobility impaired users and pushchairs.</p>		<p>reduce accessibility through the use of inappropriately sited street furniture pieces that can hinder access, especially for mobility impaired users and pushchairs.</p>	
P.21	<p>Some directional signage can clutter the public realm. However, it can also provide an opportunity to enhance the landscape, by ensuring design which is consistent and co-ordinated throughout a place, and which complements other elements of the street scene. Signage should be mounted on existing structures such as buildings, walls and posts,</p>	F1.6	<p>Best practice: New signage within public spaces should be mounted on existing structures.</p>	<p>No meaningful change.</p>

	<p>where possible and direct pedestrians and cyclists, as well as vehicle users. Signage should enable the easiest and most direct routes to encourage people to walk or cycle to places of work, leisure or onward travel, in line with sustainability, health and environmental objectives; designers should start from a position of having no signs, and street layout should aim to make the environment self-regulatory. Where possible, clear and attractive signage to destinations and through routes should be provided. Legible London has helped both residents and visitors walk to their destination quickly and easily. The signs offer a consistent experience and information about distances between areas, but have also been integrated with other transport modes so, for example, when people are leaving the Tube they can quickly identify the route to their destination. It uses a form of wayfinding and is again a simple way to shape cleverly designed signage in to the public realm.</p>			
P.3	<p>How attractive and well-maintained a place is can directly affect how people treat it; if a place is in good condition, people tend to treat it better and vice versa. Places should be designed for use during all seasons and by all members of the community. Landscaping of the public realm should be designed so that it is</p>	F1.7	<p>Development proposals should ensure the long-term viability of street furniture in order to prevent products creating eyesores in the future.</p>	<p>No meaningful change.</p>

	<p>easy to maintain and manage, it should be wildlife friendly and include climate change tolerant planting in addition to providing year round interest, or can mature into a high quality space. It should ensure the long-term viability of street furniture to prevent some products creating eyesores and attracting crime. Street furniture should be made of a sustainable choice of materials, e.g. FSC timber or recycled/composite materials, it should have a small carbon footprint and have longevity of materials. Public realm should be uncluttered and should not reduce accessibility through the use of inappropriately sited street furniture pieces that can hinder access, especially for mobility impaired users and pushchairs.</p>			
P.4	<p>Public realm should be coordinated and specifically designed to enhance the area and should include extensive soft landscaping, such as the planting of trees and shrubs, that is integrated into external areas of a development site in order to provide shelter and screen intrusive elements of the public realm but also provide green corridors for both people and wildlife that are aesthetically pleasing. Planting should be suitable to its location and, for trees, please refer to the Amenity Tree Management Policy. Suitable planting will also help moderate temperatures in an urban environment and</p>	F1.8	<p>Public spaces should include extensive soft landscaping that is integrated into the external areas of a development site, providing shelter, screening intrusive elements of the public realm, and acting as green corridors.</p>	No meaningful change.

	contribute to the objectives set out in the Councils Climate Change Strategy.			
P.3	How attractive and well-maintained a place is can directly affect how people treat it; if a place is in good condition, people tend to treat it better and vice versa. Places should be designed for use during all seasons and by all members of the community. Landscaping of the public realm should be designed so that it is easy to maintain and manage, it should be wildlife friendly and include climate change tolerant planting in addition to providing year round interest, or can mature into a high quality space. It should ensure the long-term viability of street furniture to prevent some products creating eyesores and attracting crime. Street furniture should be made of a sustainable choice of materials, e.g. FSC timber or recycled/composite materials, it should have a small carbon footprint and have longevity of materials. Public realm should be uncluttered and should not reduce accessibility through the use of inappropriately sited street furniture pieces that can hinder access, especially for mobility impaired users and pushchairs.	F1.9	Landscaping of public spaces should be designed so that it is easy to maintain and manage, wildlife friendly, and tolerant to climate change.	No meaningful change.
P.5	Buildings surrounding public spaces should consider the installation of green walls and roofs as an alternative to traditional	F1.10	Best practice: Where space for traditional landscaping is limited, buildings fronting public spaces	No meaningful change.

	landscaping schemes, where space for green infrastructure and landscaping features is limited. These can help to improve the energy efficiency of buildings by retaining heat, and have additional advantages such as helping to increase biodiversity levels and reducing surface water run-off.		should incorporate green walls as an alternative.	
Public spaces Safety				
P.6	Places should be well lit to provide a safe environment for pedestrians, and with particular attention being paid to key movement axes and desire lines across public spaces. However, light pollution, including glare, skyglow, light trespass and clutter, should be avoided to prevent energy wastage and reduce disruption to the natural day-night pattern and shifting the delicate balance of the environment.	F2.1	Public spaces should be well-lit in the interests of safety. Light pollution, including glare, skyglow, light trespass and clutter, should be avoided to minimise impacts on the environment.	No meaningful change.
P.7	Street lighting should be decorative as well as functional and enliven the whole of the area in a visually coherent and interesting manner. Street, building and advertisement lighting in the town centre should be creative and innovative but also ensure that streets and spaces are sufficiently well lit to promote	F2.2	Street lighting should be decorative as well as functional and should enliven the whole of the area in a visually coherent and interesting manner.	No meaningful change.
		F2.3	Development proposals should coordinate lighting with adjacent	No meaningful change.

	personal safety. Lighting provision between adjacent developments should be coordinated to reduce clutter and does not overwhelm the space, particularly in predominantly pedestrian spaces;		sites in order to prevent excessive clutter.	
P.8	Parking area lighting should be appropriate for car drivers to see pedestrians and also be appropriate for pedestrians to see and be seen going to and from parked cars. The lighting should be mounted horizontally (0 degrees tilt) at a height of 4-5m. Luminaires with an Upward light Output Ratio (ULOR) of zero will achieve this and not include bollards as a primary source of lighting.	F2.4	Lighting within car parking areas should be sufficient for car drivers to see pedestrians and also be appropriate for pedestrians to see and be seen going to and from parked cars.	No meaningful change.
		F2.5	Lighting within car parking areas should be mounted horizontally (0 degrees tilt) at a height of 4-5m. Bollards should not be relied upon as the primary source of lighting.	No meaningful change.
P.14	Spaces should be clearly defined in terms of ownership and use and include small, semi-private areas, provided behind a low wall, railing or fence, where the existing building lines allow for properties to be set back from the street. Spaces should ensure that boundaries are not too high; a balance needs to be achieved between the security of public and private spaces. Developments and buildings should maximise natural	F2.6	Development proposals should maximise the natural surveillance of public spaces.	It appears that the word "surveillance" was cropped from the end of the original paragraph. On that basis, no meaningful change.

P.15	<p>All developments must increase the sense of security in an area and reduce crime and anti-social behaviour levels. Buildings should be orientated so that windows and doors face out onto streets, squares and footpaths and the internal layout of buildings should be organised so that the most used rooms are those which have windows overlooking public spaces. Entrances to buildings should be clearly visible and accessible from the street and visible from inside the building - recessed entrances should be avoided. All buildings should have a similar setback distance to ensure that overlooking is not limited by a building projecting too far out and blocking the view and landscaping should not block sightlines. Spaces should contain both daytime and evening functional uses and ensure a mix of residents by integrating different types and tenures of housing to support a range of household sizes, ages and incomes. Residents with different lifestyles can create a more active environment, as people are around at varying times of the day.</p>	F2.7	Buildings should be designed so that windows and doors face out onto public spaces.	No meaningful change.
		F2.8	Buildings should be designed so that the most frequently used rooms overlook public spaces.	No meaningful change.
		F2.9	Buildings should be designed so that entrances are clearly visible and accessible from both the street and within the building. Recessed entrances should be avoided.	No meaningful change.
		F2.10	Natural surveillance should not be prevented by the siting of buildings or the design of landscape features.	No meaningful change.
P.16	<p>It is essential that a balance is achieved between the need to promote permeability and the need to prevent uncontrolled and unwelcome access to private space and buildings. Creative design is required to ensure that places are both well-connected and</p>	F2.11	Development proposals should not facilitate public access to private spaces.	No meaningful change.

	secure. Buildings and developments should actively avoid public access to rear gardens and ensure routes for pedestrians and cyclists are well overlooked and are not in areas of limited levels of natural surveillance. Indoor, defensible cycle parking provision should be provided whilst car parking should avoid large, open and unsupervised areas of communal parking and communal garage blocks.			
Uses A mix of uses				
U.4	Community uses should be co-located wherever possible in order to support linked trips by active travel modes. For example, schools, shops, workplaces, open space. Where appropriate, uses should be integrated into the same building to encourage their use e.g. combining leisure uses with health services and community facilities. Co-located community uses should be focal points within active travel networks.	G1.1	Community uses should be co-located wherever possible in order to support linked trips by active travel modes.	No meaningful change.
		G1.2	Where appropriate, uses should be integrated into the same building to encourage their use e.g. combining leisure uses with health services and community facilities.	No meaningful change.
U.20	Different types and tenures of homes should be well-integrated and support a range of household sizes, ages and incomes. They should be suitable for all members of the community and promote social diversity by	G1.3	Larger residential development proposals should incorporate a range of dwelling types, tenures and sizes in order to promote social diversity and social	No meaningful change.

	reducing exclusion. They should enable residents to be able to move to smaller or larger homes without the need to leave their neighbourhoods and allow families to live close together. Houses should be indistinguishable from each other.		mobility, and to allow families to live close together.	
		G1.4	Affordable dwellings should be indistinguishable from market dwellings.	Amended to reflect what I believe was the intent of the original paragraph. Clearly homes will vary from one another, broadly speaking. It is affordable tenures that we want to be indistinguishable from their market counterparts.
U.28	Residential buildings should be future proofed; building higher attic spaces for future conversions and ensuring ground floors can benefit from higher ceilings to be easily adapted for commercial uses later.	G1.5	Residential buildings should be designed so that they are capable of being adapted in future e.g. with larger roof spaces and taller floor-to-ceiling heights.	No meaningful change.
U.30	Places also need to account of an ageing population and the different requirements needed at these stages of life. They should consider: Sensitively planning for older person's housing in mixed developments to encourage healthy communities that include housing suitable for an ageing population. New housing for older people of any tenure should be built to accessible and sustainable standards, conforming to HAPPI design principles, be digitally enabled for assistive and	G1.6	New housing for older people should be designed to conform to HAPPI design principles.	No meaningful change.

	<p>other technology, and encourage developers to build to energy efficient and carbon neutral specifications, and thus promoting accessible, adaptable, and dementia friendly design.</p> <p>New housing for older people should investigate options such as PassivHaus and other eco-build designs for specialist older persons housing, to reduce thermal variances and the associated costs, and assist in preventing poor health outcomes in older people.</p>			
Homes and buildings Health, comfort and safety				
H.5	<p>For major housing schemes, the nationally recognised Building for Life criteria should be used to assess their functionality, attractiveness and sustainability. This is a national standard for well-designed homes and neighbourhoods. It promotes high quality design, as well as celebrating best practise in the house building industry. Building for Life is a partnership between several national agencies, led by CABI and the Home Builders Federation.</p>	H1.1	<p>Major residential development proposals should have regard to the Building for Life criteria.</p>	<p>No meaningful change.</p>

H.6	For internal space within new dwellings, there is the nationally described space standard. This sets out the requirements for the Gross Internal (floor) area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. This is not a building regulation and remains solely within the planning system as a form of technical planning standard.	H1.2	New residential development should comply with the Government's Technical Housing Standards: nationally described space standard.	No meaningful change.
H.8	Residential development should be restricted to areas with low ambient noise levels and utilise noise control measures in order to make residential development feasible, wherever possible, to maximise the potential of previously developed land. They should employ solutions to technically complex acoustic problems through specialist advice. Delaying contact with such specialists until later in a project may result in avoidable additional costs being incurred at the design and construction stages.	H1.3	New residential development should be restricted to areas with low ambient noise levels.	No meaningful change.
		H1.4	Residential development proposals should incorporate noise mitigation wherever necessary to make development acceptable.	No meaningful change.
H.12	Developments shall require proposals to achieve acceptable internal noise levels. Ideally, with windows open. However, on some potentially noisy sites in the Borough, an alternative means of purge ventilation will be	H1.5	Best practice: New residential developments should achieve acceptable internal noise levels whilst retaining operable windows.	No meaningful change.

	<p>required. They should demonstrate that all other mitigation measures have been exhausted to reduce external/internal noise levels where internal noise levels can only be achieved with closed windows. Developments should ensure that garden areas are usable and not unduly impacted upon by noise. Ideally noise levels in these outside amenity areas shall not be above the 55dBLAeq (16hour) range 50-55dB. To achieve this level of exposure to existing noise it may be necessary to provide amenity areas carefully sited away from noise-exposed facades and/or the provision of acoustic screening. The assessment of the noise exposure of outdoor amenity space shall be included in a noise survey report. The layout of mixed flatted and housing developments should be orientated in such a way to create an acoustic barrier through the use of the flatted element of the development closer to the noise source. They should mitigate external noise affecting noise sensitive developments by including screen fencing, vegetation buffers, insulation in the walls and roof, the use of double glazing in windows and the use of intervening buildings or structures, such as garages. Development should include engineering solutions to reduce the impact of noise at the point of generation as well as limiting the noise within the building.</p>	H1.6	Residential development proposals should ensure that outdoor amenity spaces are not unduly impacted upon by noise.	No meaningful change.
		H1.7	Best practice: Noise levels in outdoor amenity spaces should not exceed the 55dBLAeq (16 hour) range 50-55dB.	No meaningful change.

	The layout of the site and building layout, including screening and buffering, can mitigate against noise, as can limiting the operational hours and restricting activities that can occur on site.			
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Homes and buildings | External amenity and public spaces

H.13	All dwellings, including flats, should have private open space. The only exception to this is where flats are developed in very central locations, where public open space is easily accessible and higher densities are required.	H2.1	All new dwellings, should benefit from private outdoor amenity spaces, unless: <ul style="list-style-type: none"> a) The dwelling is a flat; b) The dwelling would be built in a central location; c) Public open space is easily accessible; and, d) A lack of private amenity space is necessary to achieve appropriate higher densities. 	Amended for clarity, no meaningful change to content.
H.14	Private open space should be located conveniently for use by residents and in a position that is not overlooked by neighbouring buildings; normally to the rear of the building, and in the case of flats the private space will usually form part of the garden or communal amenity space, and not an area of landscaping.	H2.2	Private amenity space should be positioned so that it is convenient for residents and not overlooked by neighbouring buildings.	No meaningful change.

H.15	<p>For new houses the minimum standard garden space for terraced and semi-detached houses should normally be 50 square metres. Each dwelling should normally have a minimum rear garden depth of 10m. The shape and slope of the garden should ensure that it is useable. Larger detached houses will generally be required to provide a larger rear garden area. The garden should normally be enclosed by a 1.8m high close boarded fence or wall and direct access should be afforded to rear gardens for activities such as refuse storage, cycle parking and maintenance.</p>	H2.3	All new houses should benefit from a garden with an area of at least 50m ² and a depth of at least 10m. Gardens for larger detached houses should exceed this minimum standard.	No meaningful change.
		H2.4	The shape and topography of gardens should ensure that they are useable.	No meaningful change.
H.16	<p>In new flatted developments where there is no communal space balconies or roof gardens should be provided for the occupants of these units. These should be located so as to afford privacy to the occupant, normally to the rear of buildings. Some communal space within developments could provide opportunities for physical activity e.g. outdoor gym equipment, space for informal exercise. However, they should not compromise the privacy of existing dwellings. SBC will normally aim to achieve a minimum useable communal area of 50 square metres for schemes up to 5 units, plus an additional 10 square metres per additional unit over 5. Garage courts, parking areas and bin storage areas are not considered as part of the</p>	H2.5	All new flatted developments should incorporate communal amenity space measuring at least 50m ² . For development proposals with more than five residential units, the area should equate to 10m ² per unit.	Amended for clarity, no meaningful change to content.
		H2.6	Where new flatted developments do not incorporate communal amenity space, private amenity space may be considered as an alternative.	No meaningful change.

	useable garden amenity requirements.			
H.18	Employment/community buildings should be supported by cycle storage, lockers, showers and changing rooms. Informal sports facilities should be integrated into larger buildings e.g. table tennis in atriums/courtyards and space for parking wheelchairs and pushchairs should be incorporated into places of work and community buildings.	H2.7	New employment and community buildings should incorporate cycle parking, lockers, showers and changing rooms.	No meaningful change.
		H2.8	New employment and community buildings should incorporate wheelchair and pushchair parking.	No meaningful change.
		H2.9	New larger employment and community buildings should incorporate informal sports facilities e.g. table tennis facilities.	No meaningful change.

Homes and buildings | Sunlight, daylight and orientation

H.19	New developments should be designed to ensure that a satisfactory level of sunlight and daylight is provided for the occupants of both existing and proposed dwellings.	H3.1	New dwellings should receive an adequate amount of daylight and sunlight. Development proposals will be assessed against the latest edition of the Building Research Establishment's Site Layout Planning for Daylight and	No meaningful change.
H.20	Where there is doubt that adequate sunlight and daylight will be achieved, indicators will be			

H.21	<p>used to assess the amount of light reaching a new or existing window:</p> <p>The Building Research Establishment (BRE) guidelines “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” third edition, will be used. It provides guidance on avoiding unacceptable impacts and sets out non-mandatory targets for levels of daylight and sunlight within existing and proposed developments. The guidance contained in the revised advice has been updated to reflect the changes in the British Standard <i>Daylight in buildings, BS EN 17037</i>. Account will be taken of the size and position of windows to neighbouring buildings. However, indicators will not be applied to all schemes; only to those where there is doubt that adequate lighting may be achieved. For surrounding neighbouring properties, the guidelines remain largely the same, with Vertical Sky Component (VSC) and Daylight Distribution (DD) remaining the tests used for daylight amenity. Also, Annual Probable Sunlight House (APSH) remains the test used for sunlight amenity. The main change is the way in which daylight and sunlight is measured for proposed habitable rooms. For daylight, the Average Daylight Factor (ADF) test and Daylight Distribution (DD) test have been replaced. The new tests</p>		Sunlight: A Guide to Good Practice.	
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	are Daylight Factor (DF) and Spatial Daylight Autonomy (SDA Illuminance).			
H.22	Where possible dwellings should be laid out so that the main bedroom and the kitchen benefit from the morning sun and living rooms benefit from the afternoon and evening sun. Living rooms and kitchens need more daylight than bedrooms, so where there is a choice it is best to site the living room or kitchen away from obstructions. Low building depths should be encouraged to reduce the amount of artificial lighting required and reduce energy consumption. Dwellings should be orientated to maximise 'passive solar gain' in order to provide environmental benefits and minimise the amount of fuel used. Primary frontages should broadly face the south in order to optimise the solar potential of the site and dwellings should maximise solar gain through the use of technologies such as solar panels and solar hot water systems. Their use is encouraged where appropriate.	H3.2	Best practice: The depth of new dwellings should be constrained in order to limit the need for artificial lighting.	No meaningful change.
		H3.3	Best practice: Living rooms and kitchens should be sited away from obstructions in order to maximise daylight and sunlight.	No meaningful change.
		H3.4	Best practice: Primary frontages should be orientated to face south in order to maximise passive solar gain.	No meaningful change.
Homes and buildings Waste and recycling				
H.29	Buildings and developments should follow the waste hierarchy model:	H4.1	Development proposals should have regard to the waste	No meaningful change.

	prevent waste as a first option; re-use, recycle and compost waste as a second option; and dispose of it as a last resort.		hierarchy, as follows: 1. Prevent waste 2. Re-use, recycle and compost 3. Dispose of waste	
H.25	It is important that provision is made for the storage and collection of waste from a site. Waste storage should be designed into all new developments, and any extension to an existing dwelling should not remove waste storage facilities. New developments should take account of BS 5906: Waste Management in Buildings Code of Practice.	H4.2	Development proposals should incorporate appropriate waste and recycling storage facilities.	No meaningful change.
		H4.3	Development proposals should conform to BS5906: Waste Management in Buildings.	No meaningful change.
H.28	Facilities for recycling and composting should follow the same principles as above, with minimal adverse impact on the surrounding area. They should ideally be located in close proximity to waste storage facilities, for ease of use.	H4.4	Facilities for recycling and composting should be located in close proximity to waste storage facilities in the interests of ease of use.	No meaningful change.
H.26	The visual impact of these areas should be minimal. Appropriate screening should be used to disguise these facilities, where necessary.	H4.5	Waste and recycling facilities should be appropriately screened in order to limit their visual impact.	No meaningful change.

Homes and buildings | Servicing and utilities

H.37	In new development, all building services equipment must be integrated within the building or development structure and should not be a dominant feature of the building. It must be incorporated into the external building design where, because of its nature, it cannot be integrated within the building.	H5.1	New building services and equipment should be integrated within buildings.	No meaningful change.
		H5.2	New building services and equipment should only be provided externally where they cannot be provided internally. In these cases, they should not amount to a dominant feature.	No meaningful change.
H.39	Other design considerations for building services equipment include screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight. Plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings. The design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building and, where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and	H5.3	Plant and machinery positioned on roofs should not be visible from the street, other public vantage points, or immediately adjacent buildings.	No meaningful change.

	security.			
H.41	In addition, plant and machinery, particularly where located on roofs, must not preclude the installation of required onsite renewable energy facilities in the proposal and due consideration must also be given to the possibility of future renewable energy installations.	H5.4	Plant and machinery positioned on roofs should not preclude the future installation of renewable energy facilities.	No meaningful change.
H.39	Other design considerations for building services equipment include screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight. Plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings. The design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building and, where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and security.	H5.5	Where positioned externally, the design and materials used for plant, machinery, ducting and ancillary structures such as screening, should be consistent with those of the building.	No meaningful change.
H.40	Where building services equipment is required on the outside of a building, it must not obscure access to daylight and sunlight, or provide any nuisance for occupants of the development or	H5.6	Where positioned externally, building services equipment should not obstruct daylight and sunlight or result in nuisance for	No meaningful change.

	<p>adjacent buildings. It should be separated or insulated from occupants and neighbours who are likely to sensitive to noise disturbance if plant and machinery has moving parts. Techniques to achieve this separation include the use of flexible ducting, or resilient mountings for structure-borne plant and machinery. Plant and machinery must ensure that where mechanical or passive ventilation is required to remove odour emissions, the release point for odours must be located above the roofline of the building and, where possible, adjacent buildings.</p>		occupiers of the building.	
H.42	<p>Special consideration should be given to the installation of plant, machinery and ducting on listed buildings and in conservation areas as fewer external solutions are likely to be appropriate in these locations. Installations must be in keeping with the design and materials of the building and listed building consent is likely to be required for works to a listed building.</p>	H5.7	<p>Special consideration should be given to the installation of plant, machinery and ducting on listed buildings and in conservation areas.</p>	No meaningful change.
H.43	<p>Access to plant and machinery must be provided to allow for convenient and safe servicing and replacement of installations. Machinery must be properly installed and maintained to ensure that impacts are properly mitigated and the situation does not deteriorate</p>	H5.8	<p>Plant and machinery should be positioned as close as possible to their end use.</p>	No meaningful change.
		H5.9	<p>Access should be provided to plant and machinery in order to</p>	No meaningful change.

	over time with continued operation. Plant and machinery should be located as close as possible to their end use, e.g. boilers should be located near to the hot water or heating users, to minimise use of ducting materials, loss of resource and visual blight. Whilst disused plant, machinery and ducting must be removed from the exterior of buildings before replacements can be installed. Only in exceptional circumstances will these be allowed to remain.		ensure convenient and safe servicing, replacement and removal.	
Resources Energy				
R.3	Energy efficiency should be is considered at the earliest stages of design and buildings should reduce energy demands required to heat, cool, light and run buildings, thereby reducing carbon emissions and energy bills. They should improve energy efficiency using a variety of passive design measures and create innovative, high-quality urban environments.	I1.1	Energy efficiency should be considered at the easiest stages of design.	No meaningful change.
R.4	There are many different energy efficiency options. Their application depends on the type of project, and, in particular, whether it is a new development or a refurbishment project. However, buildings and developments should utilise the waste heat produced when fuel is	I1.2	New development should utilise the waste heat produced when fuel is burnt to generate electricity through CHP systems.	No meaningful change.
		I1.3	Development proposals for individual new dwellings should	No meaningful change.

	<p>burnt to generate electricity through CHP systems, to heat homes and water. Individual homes should install micro-CHPs as an alternative to the traditional gas central heating boiler, while also providing electricity. Furthermore, they should utilise biomass fuels from a local sustainable source using: stand-alone stoves providing space heating for a single room; and/or boilers connected to central heating and hot water systems.</p>		<p>consider micro-CHP as an alternative to traditional gas boilers. They should also utilise biomass fuels from a local sustainable source using: stand-alone stoves providing space heating for a single room; and/or boilers connected to central heating and hot water systems.</p>	
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Resources | Sustainable construction

R.5	<p>The standard of design in new developments has a major impact upon the quality of the environment. Good design can enhance the appearance of places and our use and enjoyment of them. Well-designed buildings should function well and should be able to adapt to changing circumstances. They should use appropriate materials and design details to achieve and maintain character and distinctiveness. Building features should vary throughout the different areas of the town whilst following the same basic design principles. They should draw on the scale, texture and colour of the building materials used throughout</p>	I2.1	<p>Development proposals should incorporate locally-sourced materials wherever possible.</p>	No meaningful change.
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	<p>the surrounding area and use innovative design approach other than pastiches appropriate to the new town. Materials can be innovative and contemporary but should relate to the existing palette of colours and textures. Buildings should use locally sourced materials to effectively retain local distinctiveness. This will also help reduce the impacts of transportation on the environment, thus conforming to sustainability objectives. It can also reduce development costs. They should use environmentally friendly materials and generally arrange windows and doors symmetrically; however, random arrangements can be appropriate when they form part of an organised and distinctive effect, and when they fit in with the surrounding character of the buildings. Buildings should include chimneys as appropriate to help create varied and interesting rooflines, and provide a visual connection with the architectural style of the existing area. They should ensure boundary fences, parking provision and landscaping are in-keeping with the surrounding area. Careful attention should be paid to decisions such as whether fences or hedgerows should be used, whether paving a currently green area would cause it to stand out unacceptably, and where parking provision should be made.</p>			
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R.7	Buildings should use high thermal mass materials, such as concrete, brick and stone, to absorb and retain solar heat during the day and maximise insulation to reduce heat loss; the rate of heat transfer through building elements is measured as a 'U-Value'. The lower the U-Value is, the less significant the heat losses are, and the more energy efficient the building materials are. U-Values listed in Building Regulations should be considered as a minimum standard and should always be improved upon where viable and technically practicable.	12.2	Development proposals should incorporate high thermal mass materials wherever possible.	No meaningful change.
R.8	Buildings should have high energy efficiency appliances installed at the development stage and use control systems, such as motion or light detecting sensors, to increase energy efficiency.	12.3	Development proposals should incorporate energy efficient appliances and control systems such as motion or light detection wherever possible.	No meaningful change.
R.9	Construction, demolition, and excavation (C,D&E) wastes can be re-used and recycled on-site to provide an alternative to virgin aggregates such as sand and gravel. For developments that include demolition of existing structures, opportunities to reuse or recycle demolition waste should be considered when planning for the construction phase. This helps to not only reduce reliance on virgin aggregates but also promotes a circular	12.4	Development proposals involving the demolition of existing buildings should consider on-site recycling as an alternative to using virgin aggregates.	No meaningful change.

	economy for waste materials and reduces the need to transport materials to site. Reducing the need for virgin sand and gravel can also be encouraged by selecting secondary and or recycled materials for use within the project. For example, secondary and or recycled aggregates could be used as a substitute material in the production of concrete.			
Resources Resilience				
R.10	Buildings should incorporate natural ventilation ensure air quality is maintained and use atria and courtyards in an effective way to maximise natural ventilation. They should ensure voids between groups of buildings to encourage natural ventilation in the centre of deep plan developments whilst minimising heat loss through air leakage and ensure junctions between different building materials do not allow air to leak in or out of the building. Wind turbines (of varying scales) should be employed as a viable form of energy generation where appropriate.	I3.1	Development proposals should maximise natural ventilation.	No meaningful change.
R.11	Buildings should provide an adequate level of daylight and sunlight and reduce the amount of artificial light required. They should have low	I3.2	Development proposals should maximise passive solar gain, with frontages orientated to the	No meaningful change.

	<p>building depths to reduce the amount of artificial light; a depth of 9-13m provides maximum flexibility for natural lighting and ventilation. Buildings should employ techniques to bring light into the building if building depths are high. This would include design features such as atria, courtyards and sun tubes and they should ensure that any new extensions do not affect the amount of natural light being received by existing buildings. Buildings should be located far enough apart to not cause overshadowing. Although, buildings which are too far apart can result in continuity and enclosure objectives not being achieved. They should maximise the benefits of 'passive solar gain' to provide environmental benefits and minimise the amount of fuel used. Buildings should be positioned carefully so that their primary frontages are orientated broadly to the south, in order to maximise the opportunity for passive solar gain and they should capture solar energy using Photovoltaic (PV) cells or solar water heating panels on south facing, unshaded roofs</p>		south.	
R.14	<p>Buildings should reduce water consumption to 110 litres per person per day and collect and reuse rainwater for activities such as washing clothes, toilet flushing and garden irrigation. Care should be taken to ensure that elements</p>	13.3	<p>Development proposals should limit potable water consumption to no more than 110 litres per person per day.</p>	No meaningful change.

	of these schemes are designed into buildings effectively and are not visually intrusive			
Lifespan Management, maintenance and adaptability				
L.2	Developments should be well designed to ensure that they are robust, durable and easy to look after. They should be designed to ensure that the maintenance and management responsibilities are clearly defined and these roles are agreed by the necessary parties in advance.	J1.1	Development proposals should be well designed to ensure that they are robust, durable and easy to look after.	No meaningful change.
		J1.2	Development proposals should be designed to ensure that the maintenance and management responsibilities are clearly defined and that these roles are agreed by the necessary parties in advance.	No meaningful change.
L.4	Consideration should be given to the changing needs in terms of health and mobility of the user. This is particularly relevant to private users of homes and gardens; such places should be designed to be flexible and able to adapt to the changing needs of the user.	J1.3	Development proposals should consider the changing needs in terms of health and mobility of the user. This is particularly relevant to private users of homes and gardens; such places should be designed to be flexible and able to adapt to the changing needs of the user.	No meaningful change.
L.6	Consideration should be given to the provision	J1.4	Development proposals should	No meaningful change.

	of high-speed digital connectivity in order to ensure the provision of options and information for education, health, leisure, social interaction, businesses and home working. Something that has become evident over the past year.		consider the provision of high-speed digital connectivity in order to ensure the provision of options and information for education, health, leisure, social interaction, businesses and home working.	
L.8	Shared spaces should be visible and easy to get to so that they are accessible to all users. They should also ensure that they are flexible so that they can be used for a variety of activities.	J1.5	New shared spaces should be visible and easy to get to so that they are accessible to all users. They should also ensure that they are flexible so that they can be used for a variety of activities.	No meaningful change.