


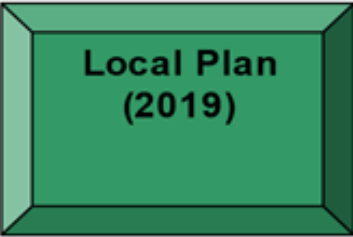
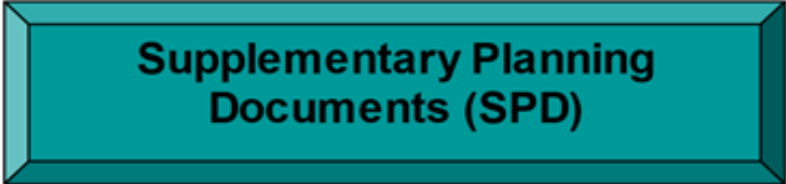
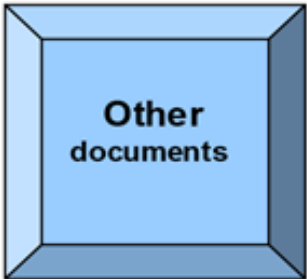
Stevenage Local Plan Review

Planning & Development Committee

Tuesday 29 October 2024

Planning Policy Team

Tiers of Planning

 <p>National Planning Policy Framework and Guidance</p>	<p>National planning policy The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and was most recently updated in Dec 2023. The National Planning Policy Guidance (NPPG) was published on 6 March 2014 and is updated by Central Government. These documents consolidated previous government advice into a single, shorter document. Both the NPPF and NPPG should be used to decide applications where the local plan is absent, silent, indeterminate or where relevant policies are out of date.</p>
 <p>Local Plan (2019)</p>	<p>Statutory Development Plan (Local Plan) These are adopted plans prepared under the Planning Acts. Our Emerging Local Plan has been through public examination and has now been adopted. This document is referred to as the Stevenage Borough Local Plan 2011 -2013 adopted 22 May 2019. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.</p>
 <p>Supplementary Planning Documents (SPD)</p>	<p>Supplementary Planning Documents Supplementary Planning Documents support policies in the Local Plan. They are recognised in legislation. They have been subject to public consultation and approved by Executive. Supplementary Planning Documents are a material consideration in the determination of planning applications.</p>
 <p>Other documents</p>	<p>Other material considerations This includes draft plans prepared under a statutory scheme. They have reached an advanced stage of preparation but have not been examined or adopted. Other documents may be relevant in individual cases.</p>

Stevenage Borough Local Plan



Stevenage Borough Local Plan 2011-2031

Adopted 22 May 2019

SteVenage
BOROUGH COUNCIL

- Adopted May 2019
- Spatial vision for Stevenage to 2031
- Detailed land use policies
- Adopted following lengthy Hold Direction by Secretary of State
- Among conditions of Holding Direction = prepare Area Action Plan for Station area

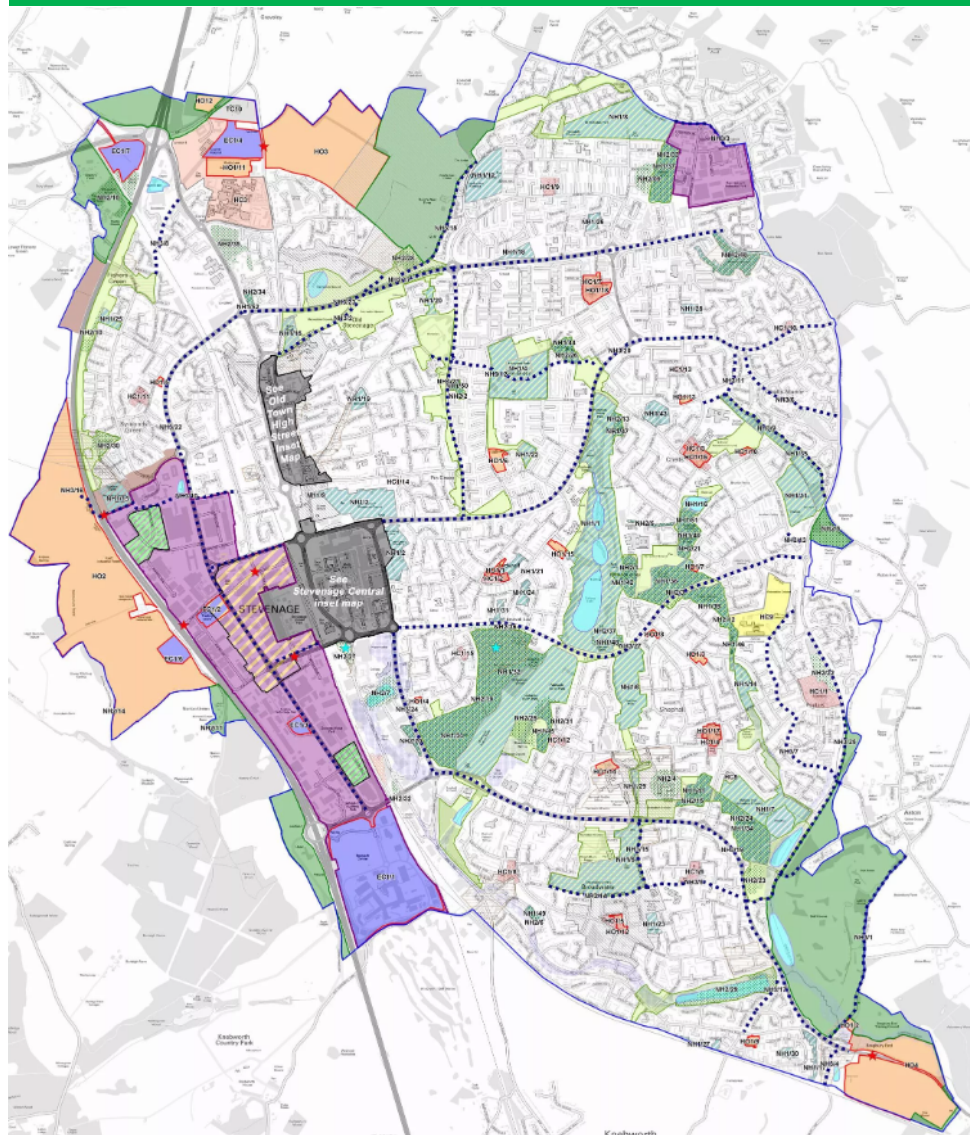
SteVenage
BOROUGH COUNCIL

Stevenage Borough Local Plan

SP1: Presumption in favour of sustainable development
SP2: Sustainable development in Stevenage
SP3: A strong, competitive economy
SP4: A vital Town Centre
SP5: Infrastructure
SP6: Sustainable transport
SP7: High quality homes
SP8: Good design
SP9: Healthy communities
SP10: Green Belt
SP11: Climate change, flooding and pollution
SP12: Green infrastructure and the natural environment
SP13: The historic environment

- **Plan structured into 3 main sections:**
- Part I: Introduction & Context
- Part II: Strategic Policies = 13 Strategic Policies
- Part III: Detailed Policies & Delivery = 10 Chapters, 73 Detailed Policies


Policies Map





Chapter 6: A strong, competitive economy

-  EC1: Allocated sites for employment development
-  EC2: Gunned Wood Employment Area
-  EC2: Gunned Wood Edge-of-Centre Zone
-  EC3: Gunned Wood Industrial Zones
-  EC6: Pin Green Employment Area






Chapter 7: A vital town centre

-  TC11: Convenience retail





Chapter 8: Infrastructure and transport

-  IT1: Strategic development access points
-  IT2: West of Stevenage safeguarded corridors





Chapter 9: High quality homes

-  HO1: Housing allocations
-  HO2: Stevenage West
-  HO3: North of Stevenage
-  HO4: South east of Stevenage
-  HO12: Gypsy and traveller provision

Other relevant designations

-  Conservation Areas
-  Flood risk areas (Strategic Flood Risk Assessment)
-  Langley sidings rail depot (Minerals Local Plan)
-  Scheduled Ancient Monuments

Chapter 11: Healthy communities

-  HC1: District, local and neighbourhood centres
-  HC3: Health campus
-  HC5: New health, social and community facilities
-  HC9: Former Barnwell East secondary school site

Chapter 12: The Green Belt

-  GB1: Green Belt

Chapter 13: Climate change, flooding and pollution

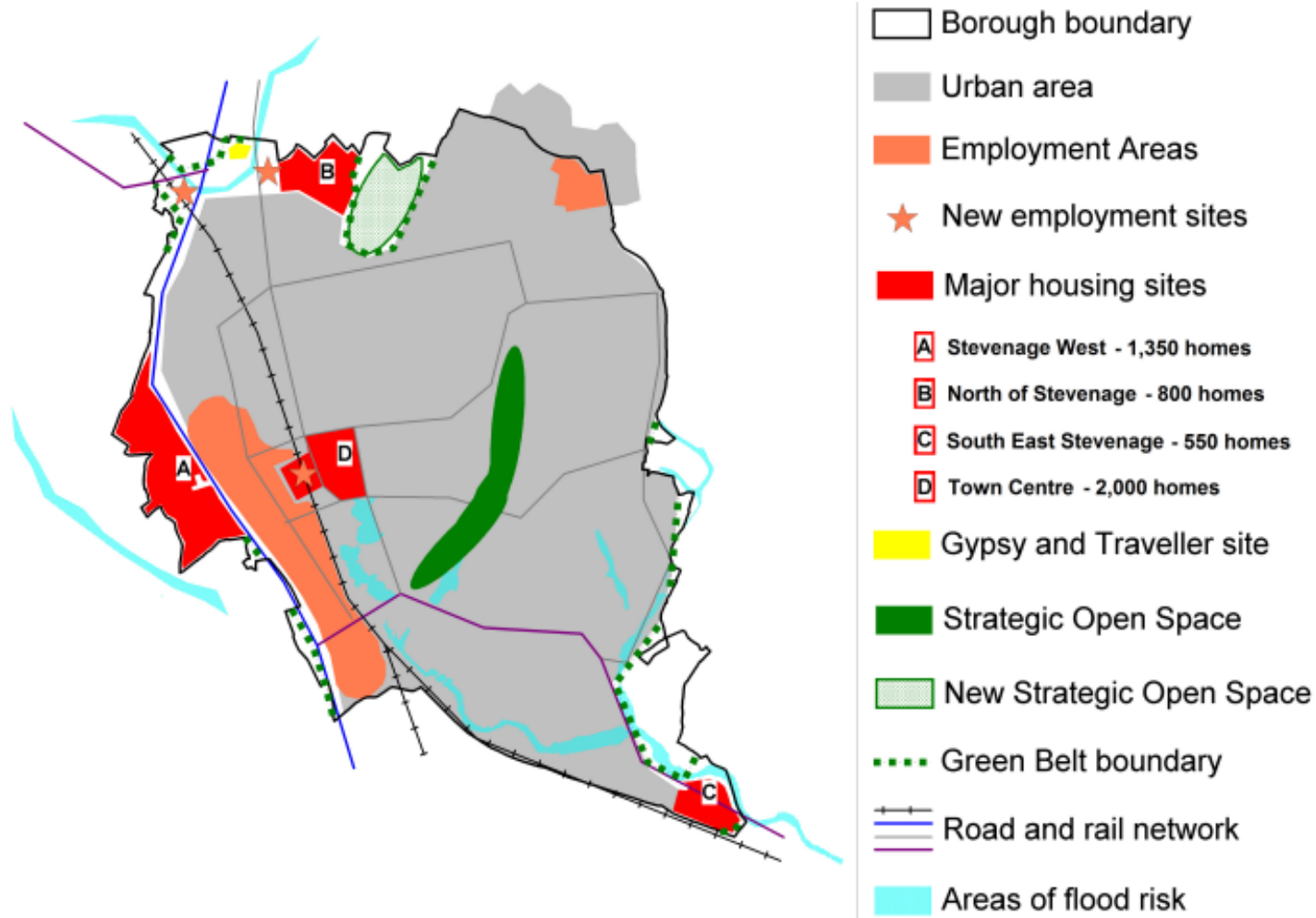
-  FP2: Flood Storage Reservoirs

Chapter 14: The natural and historic environments

-  NH1: Principal Open Spaces
-  NH2: Wildlife sites
-  NH3: Green corridors
-  NH4: Green links
-  NH9: Archaeological Alert Areas

Note: These boundaries are not set by the local plan. The boundaries are as existing at the time of publication but may be subject to separate review outside of the local plan process

Key Diagram



Picture 1 Key diagram

DRIVERS FOR CHANGE

Drivers for Change

- National: Levelling Up & Regeneration Act (LURA), National Planning Policy Framework (NPPF), Use Classes Order changes, changes to legislation, national policies and guidance
- Regional / Sub-Regional: HCC strategies, HCCSP, North East Central Herts JSP, wider work with partners across Hertfordshire / East of England
- Local: series of changes in development practice, policy application and other changes
- Station Gateway AAP: 2 consultations (2021 & 2023), options to proceed into Local Plan Review



North East Central
Hertfordshire
Vision 2050



Stevenage Station Gateway
Area Action Plan
Preferred Options Report

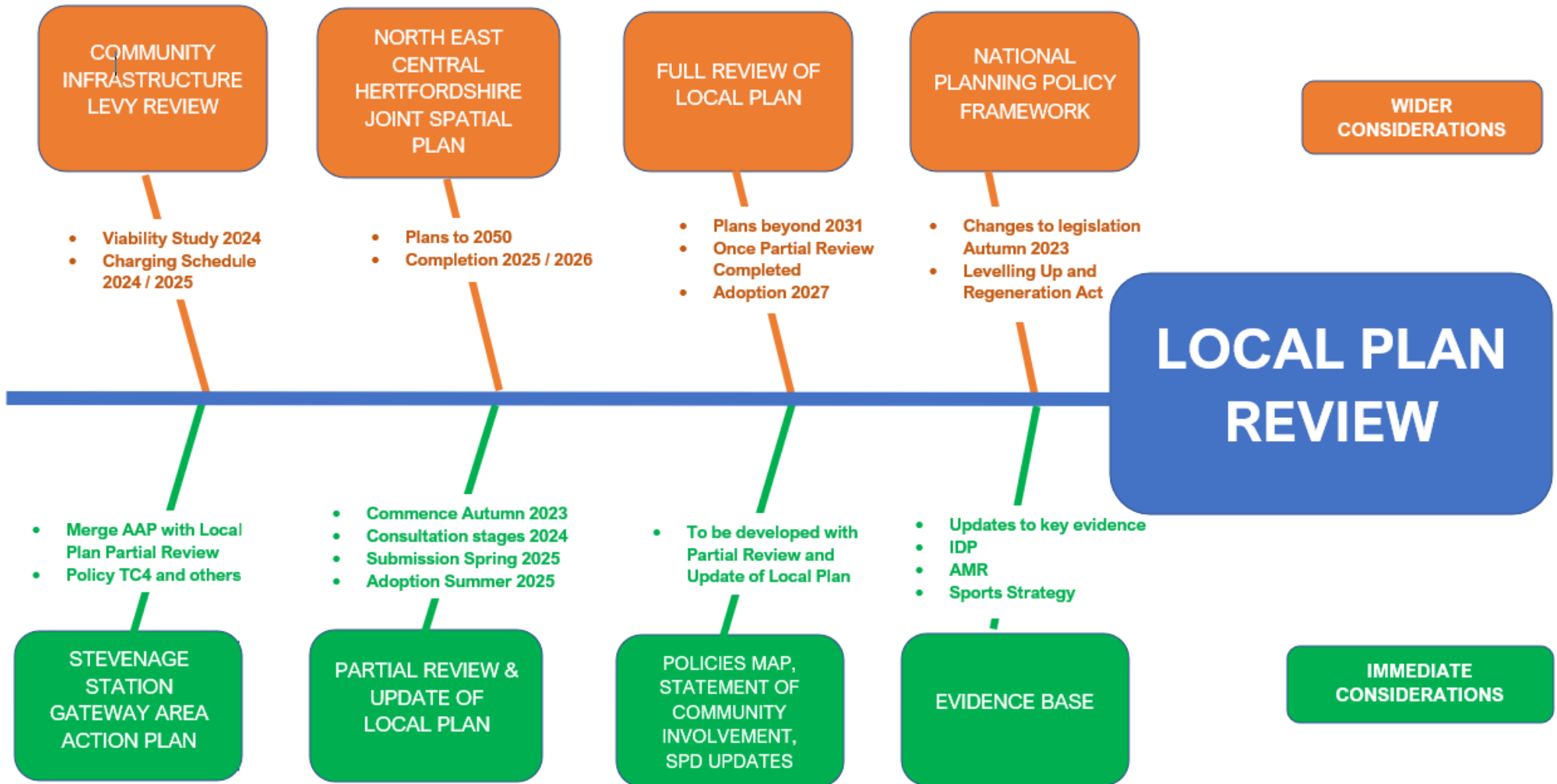
National Planning Policy Framework



Local Plan Review Options

- Officers scoping Local Plan Review since early 2023
- **Professional legal advice** sought in February 2023
- Series of options, ranging from “Do Nothing” to “Full Review of Local Plan”
- ***2-stage process agreed:***
 - (1) Partial Review and Update, incorporating AAP consultation***
 - (2) Full Review to follow***
- Approach agreed by Executive in July 2023

Local Plan Review: 2 Stages



Local Plan – Partial Review and Update

Climate Change policies will be placed at the top of our Strategic Planning Policies

New Policy SP1:
Climate Change

New Climate Change
Chapter

Revised Policy NH5:
Trees and Woodland

New Policy for Tree
Lined Streets

Borough-wide Climate
Change Retrofit
Contribution

Amendments to
Sustainable Drainage &
Flood Risk

Amended Policy TC4:
Station Gateway

New Policy HO14:
HMOs

Potential other new
policies

Amended Policies
Map

Use Class Order Changes

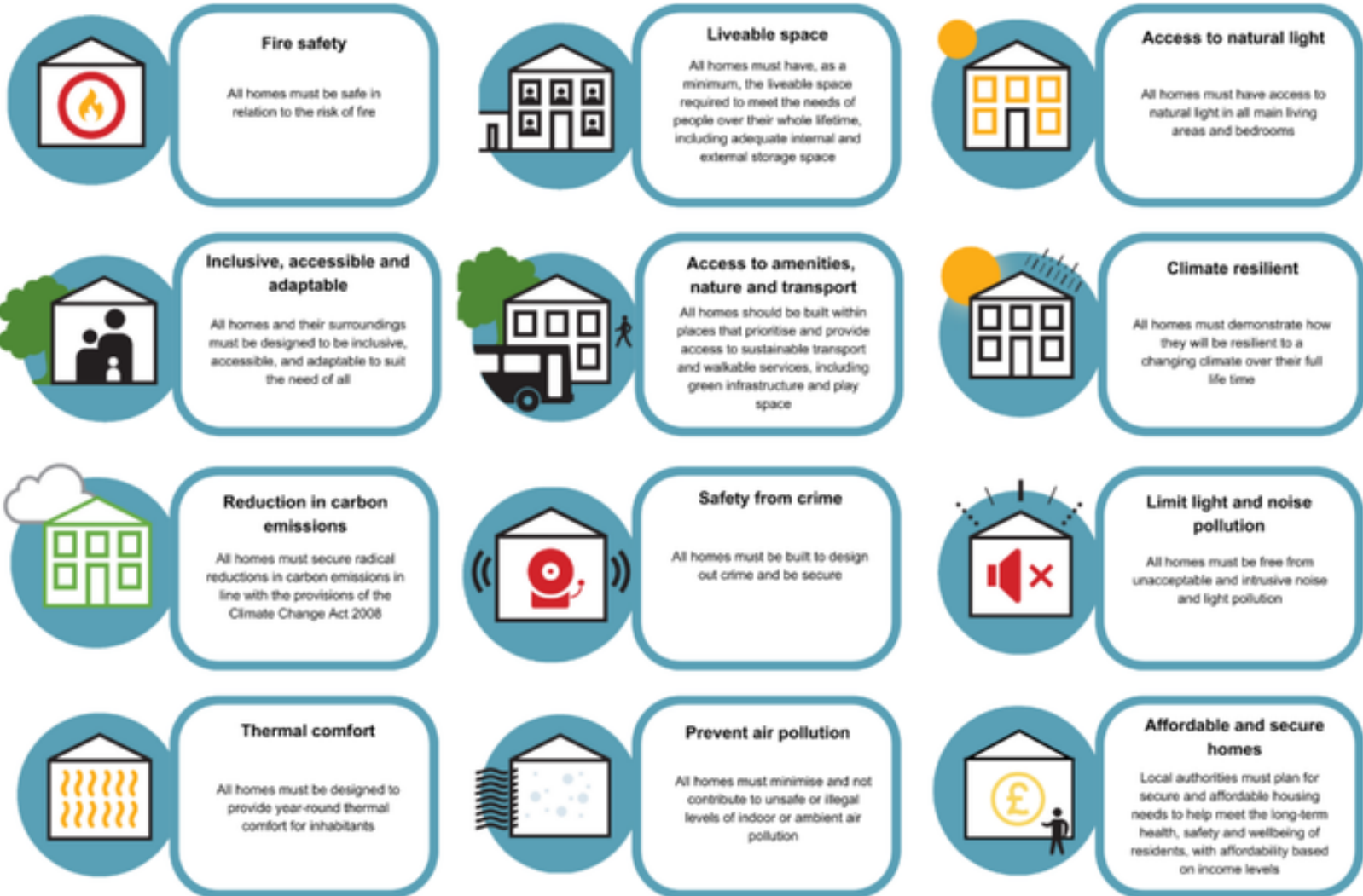
Experience of planning
applications since 2019

Updated Evidence Base

TCPA Healthy Homes Principles



Healthy Homes Principles



To find out more about the Campaign for Healthy Homes please visit:

www.tcpa.org.uk/collection/campaign-for-healthy-homes/

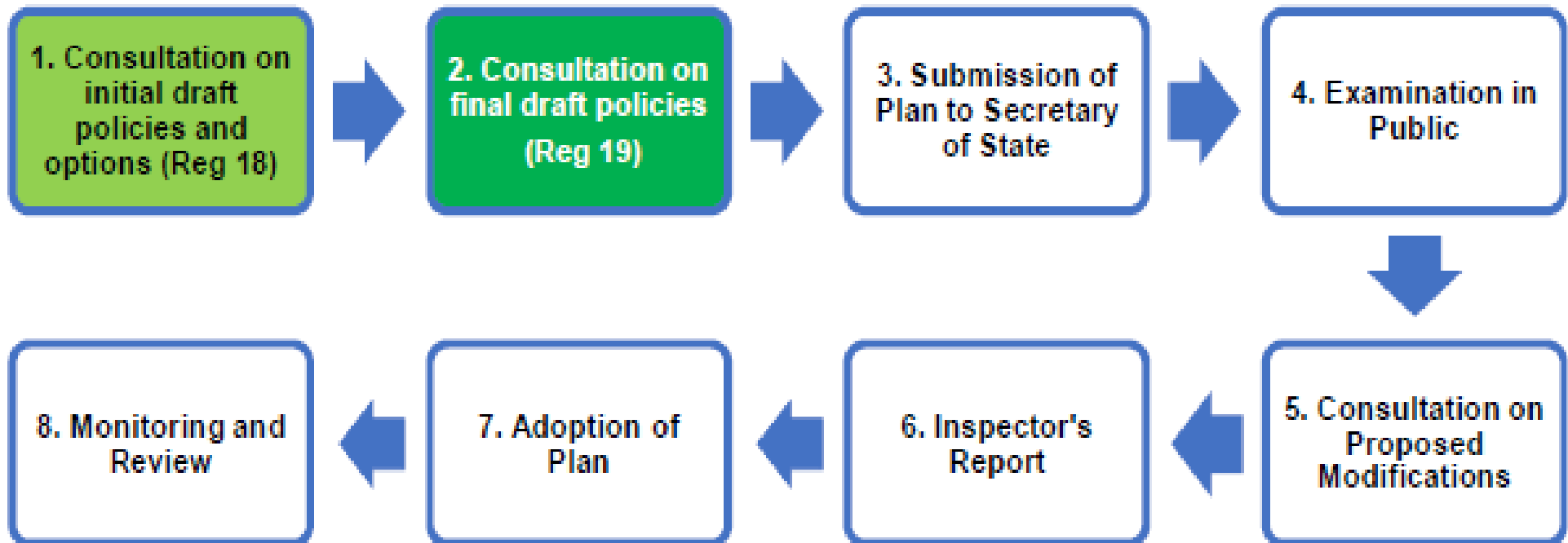
Local Plan – Partial Review and Update

- Deletion of **Policy SP1: Presumption in favour of sustainable development** and replaced with new **Policy SP1: Climate change** to reflect the changed priority for the Local Plan to address climate change issues and challenges.
- Amendment to **Policy SP11: Climate Change, flooding and pollution** to consider flooding and pollution only and replaced with **Policy SP11: Flooding and pollution.**
- New chapter of detailed Climate Change policies:
 - **Policy CC1: Energy efficiency** which will set CO² emissions targets and contributions to a Carbon Offset Fund where these cannot be met on-site;
 - **Policy CC2: Heating and cooling** to prevent overheating and limit the use of energy-dependent cooling systems.
 - **Policy CC3: Water efficiency** to set water use targets for new development,
 - **Policy CC4: Energy infrastructure** to encourage new ultra-low and zero carbon energy infrastructure.
 - **Policy CC5: Carbon sinks** to protect existing carbon sinks and encourage net gains in carbon sequestration;
 - **Policy CC6: Green roofs and walls** to encourage new green roofs and green walls;
 - **Policy CC7: Digital connectivity** to encourage the installation of high-speed digital infrastructure; and
 - **Policy CC8: The green economy** to support the principles of a circular economy and encourage the creation of local green jobs.

Local Plan – Partial Review and Update

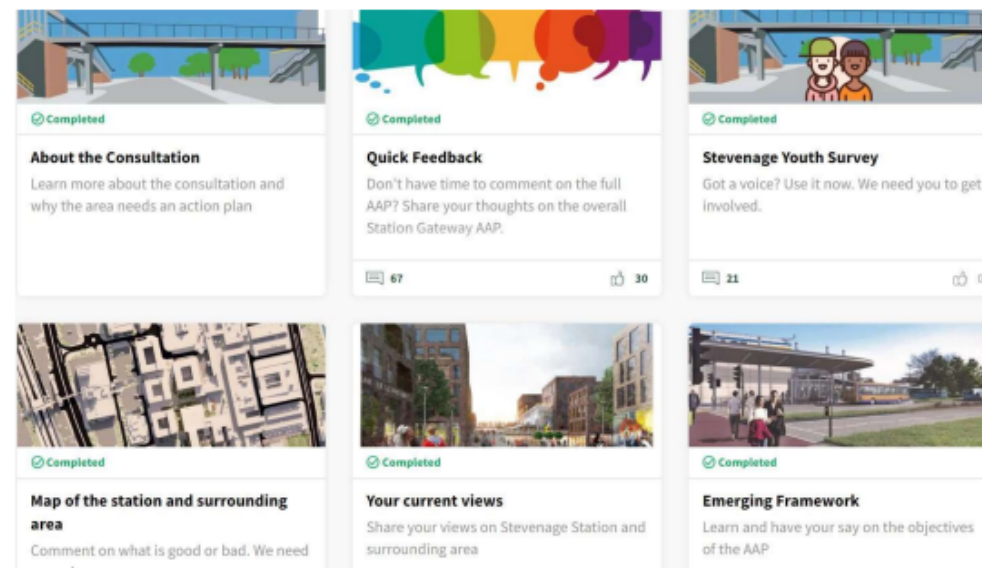
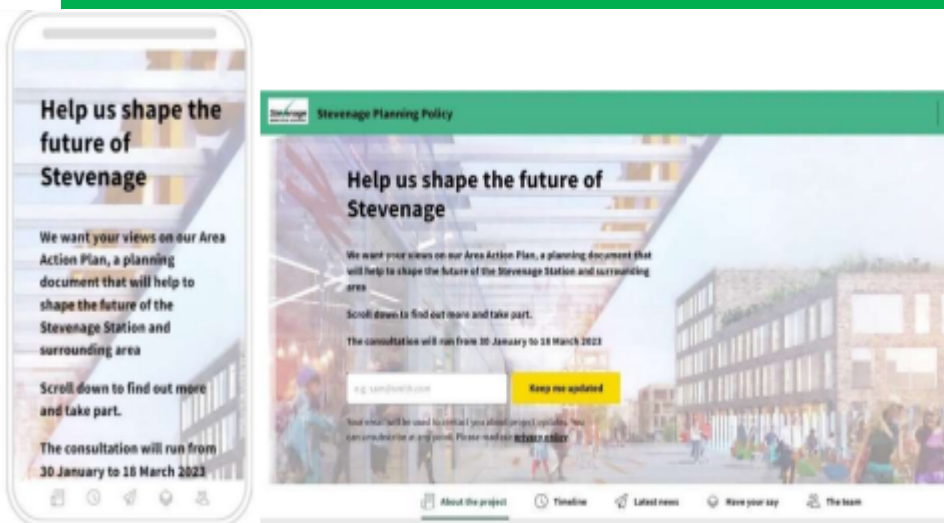
- Deletion of **Policy FP1: Climate Change** and replacement with new **Policy FP1: Sustainable drainage** to reflect change in Plan structure and to ensure that:
 - Major and minor developments utilise sustainable drainage systems (SuDS) wherever possible;
 - Surface water run-off is not increased;
 - Developments incorporate green, surface level features (e.g. ponds and swales) wherever possible; and
 - Underground attenuation features and impervious surfaces are only used where unavoidable.
- Deletion of **Policy FP2: Flood risk in Flood Zone 1** and **Policy FP3: Flood risk in Zones 2 and 3** and replacement with new comprehensive **Policy FP2: Flood risk management** to emphasise:
 - The protection and re-naturalisation of watercourses;
 - The protection and potential future enhancement of flood defences; and
 - The presence of other potential sources of flooding e.g. surface water and ground water.
- Revision of **Policy NH5: Trees and woodlands** to provide:
 - a strong presumption against the loss of deterioration of trees and woodland;
 - a new tree replacement standard to apply to all losses of individual trees regardless of their health, ranging from 1 to 21 trees for each tree felled;
 - woodland replacement in accordance with statutory biodiversity net gain (BNG);
 - long-term management of any replacement woodland; and
 - financial contributions where tree or woodland replacement cannot be provided on-site
- New **Policy NH5b: Tree lined streets** to reflect national planning policy on new streets being tree lined with trees.

Local Plan Review Stages



Public Consultation: Regulation 18

- 5 July to 15 August
- Hosted via Commonplace platform
- Series of consultation methods to gain strong feedback
- Memoranda of Understanding with key stakeholders



Local Plan Review: Regulation 19

- Regulation 18 consultation main comments on Climate Change, Trees, Station Gateway, Design, HMOs, Flooding and Drainage
- Following Regulation 18 consultation, a series of amendments proposed to Local Plan – Partial Review and Update, including:
 - **SP1 Climate Change**: *incorporating sustainable travel*
 - **SP8 Good Design**: *enhanced to ensure safety / reduce crime*
 - **CC1 Energy Efficiency**: *carbon targets for minor developments removed*
 - **CC2 Heating & Cooling**: *hierarchy replaced with list of considerations*
 - **EC1 Employment & Development**: *change of employment use for EC1/2 site from office / R&D to light industrial*
 - **HO10 Sheltered & Supported Housing**: *broader support for schemes, regardless of scale*
 - **GD2 Design Certification**: *encourage Secured by Design accreditation*
 - **NH5b Tree Lined Streets**: *emphasise importance of species and techniques for street trees*

Local Plan Review: Regulation 19

- Consultation is planned for at least 10 weeks
- **20 November 2024 – 14 January 2025**
- Same Commonplace platform as Regulation 18 consultation
- Wider engagement with the community and key stakeholders

Latest Changes to NPPF

- Plan-makers will have until 31 December 2026 ~~30 June 2025~~ to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework.
- Transitional arrangements regarding Local Plans mean that as long as a Local Plan is at Regulation 19 stage one month after publication of the new NPPF (likely early 2025), then the plan making process to adoption can continue under the old system.



Ministry of Housing,
Communities &
Local Government

Proposed reforms to the National Planning Policy Framework and other changes to the planning system

Updated 24 September 2024

Material Weight of Local Plan

- Policies of emerging Plans gain weight as they progress through consultation stages
- Weight applied to policies in Local Plan – Partial Review and Update as follows:

Low Weight – Regulation 18 pre-consultation.

Moderate Weight – Regulation 18 post-consultation.

Substantial weight – Regulation 19.

Full weight – Adoption.

- **Wording in Committee Reports will be updated to reflect the fact we will be at Regulation 19 stage, from the Planning & Development Committee on 3 December 2024.**

Cabinet (13 November 2024)

7 recommendations for Cabinet:

- Note the content of the Stevenage Borough Local Plan – Partial Review and Update Regulation 18 Consultation Statement (the Consultation Statement).
- Approve the Stevenage Borough Local Plan – Partial Review and Update for Regulation 19 public consultation in November 2024, for not less than 10 weeks.
- Note that should there only be minor comments arising from the Regulation 19 consultation, that delegated authority be given to the Assistant Director: Planning & Regulation, in conjunction with the Portfolio Holder, to progress to Submission of the Local Plan – Partial Review and Update to the Secretary of State for Examination in Public.
- Approve a revised Local Development Scheme.
- Note that the comments of the Planning & Development Committee and the Environment & Economy Select Committee will be sought and considered on the content of the Cabinet Report.
- Note that delegated authority will be given to the Assistant Director: Planning & Regulation in conjunction with the Portfolio Holder, to make changes to the Stevenage Borough Local Plan – Partial Review and Update, prior to going out to public consultation.
- Note that informal engagement with key stakeholders will continue, ahead of and during public consultation on the Stevenage Borough Local Plan – Partial Review and Update.

Following Cabinet Approval...

- **November 2024 – January 2025:** Regulation 19 Public Consultation
- **Spring 2025:** Submission to Secretary of State
- **Summer / Autumn 2025:** Examination in Public & Adoption
- **Autumn 2025:** Commence Full Review of Local Plan

THANK YOU