

Meeting Cabinet
Portfolio Area Environment and Regeneration
Date 13 November 2024



LOCAL PLAN PARTIAL REVIEW AND UPDATE: REGULATION 18 CONSULTATION FEEDBACK AND REGULATION 19 CONSULTATION

KEY DECISION

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1 PURPOSE

- 1.1 To highlight to Members the feedback from the first round of consultation on the Local Plan – Partial Review and Update, officer responses to the consultation comments and to convey the next steps in the planning process with the Local Plan Review.
- 1.2 To seek Members' approval to progress to the second round of consultation on the Local Plan – Partial Review and Update and to seek delegated authority to progress to Submission of the Local Plan – Partial Review and Update, should representations at the second round of consultation result in minor amendments to the Plan.
- 1.3 It is important to note that the Local Plan Review, at this stage, consists of a Partial Review and Update of the Stevenage Borough Local Plan, adopted May 2019.
- 1.4 As such, the scope of the review to policies and supporting text is limited to factual and necessary changes only, related to key drivers of change since the Plan was

adopted in 2019. Other wider changes will be considered for the next stage of the Local Plan Review, a Full Review of the Plan, from 2025.

- 1.5 The proposed changes to the National Planning Policy Framework (NPPF) reflect an ambition to have universal and ambitious Local Plan coverage, which is vital in order to achieve economic growth and 1.5 million new homes in the next 5 years. The Planning Policy team is confident that the proposed Local Plan – Partial Review and Update, is the correct approach and is robust in accordance with the NPPF.

2 RECOMMENDATIONS

That Cabinet:

- 2.1 Note the content of the Stevenage Borough Local Plan – Partial Review and Update Regulation 18 Consultation Statement (the Consultation Statement).
- 2.2 Approve the Stevenage Borough Local Plan – Partial Review and Update for Regulation 19 public consultation in November 2024, for not less than 10 weeks.
- 2.3 Give, that should there only be minor comments arising from the Regulation 19 consultation, delegated authority to the Assistant Director: Planning & Regulation, in conjunction with the Portfolio Holder: Environment and Performance to progress to Submission of the Local Plan – Partial Review and Update to the Secretary of State for Examination in Public.
- 2.4 Approve the revised Local Development Scheme.
- 2.5 Consider the comments of the Planning & Development Committee and the Environment & Economy Select Committee on the content of this Cabinet Report.
- 2.6 Give delegated authority to the Assistant Director: Planning & Regulation in conjunction with the Portfolio Holder: Environment and Performance, to make changes to the Stevenage Borough Local Plan – Partial Review and Update, prior to going out to public consultation.
- 2.7 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.

3 BACKGROUND

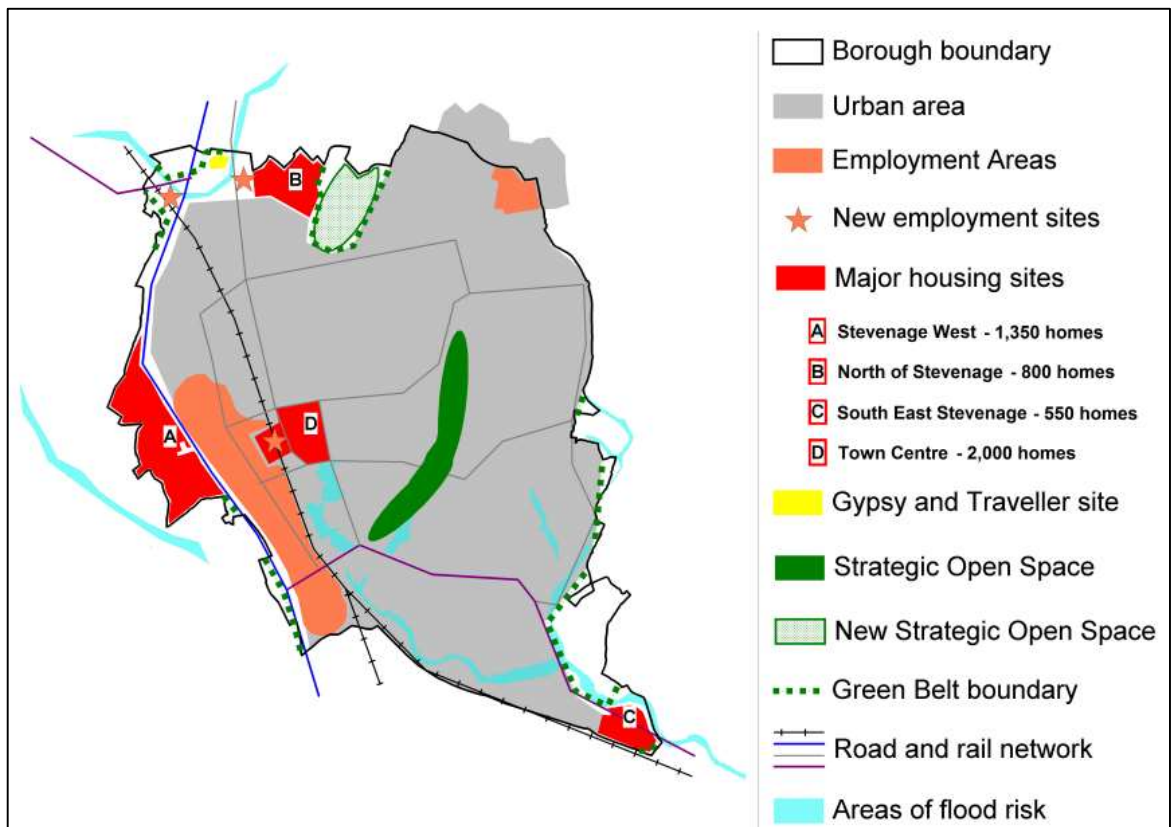
Stevenage Borough Local Plan

- 3.1 The Stevenage Borough Local Plan [BD1] was adopted on 22 May 2019. The Plan sets out a spatial vision for the town to 2031 and contains detailed land use policies for the Borough. The Plan superseded the District Plan Second Review (adopted 2004) as the statutory Local Plan for the Borough and is used to determine applications for planning permission.
- 3.2 The preparation of Local Plans is subject to an extensive legal framework, as set out in relevant acts and regulations and interpreted through case law. This is supplemented by national planning policies and guidance which set out the clear principles and expectations of the planning system.
- 3.3 The Plan was adopted following a lengthy Holding Direction process, following Examination in Public of the Plan by the Secretary of State which concluded in October 2017.

- 3.4 The Secretary of State for Ministry of Housing, Communities and Local Government (MHCLG, changed to the Department for Levelling Up, Housing and Communities or DLUHC and now since changed back to MHCLG) issued a temporary Holding Direction to prevent the Council from adopting the Plan, so that he could consider representations from the local MP largely relating to town centre regeneration and green belt issues.
- 3.5 The Holding Direction was lifted on 25 March 2019 by the Secretary of State, providing a resolution to the issue. The letter from the Secretary of State [BD2] withdrew the direction on the understanding that the Council commit to the following actions:
- Update the Local Development Scheme (to be adopted before or at the same time as the Local Plan is adopted) to include the preparation of an Area Action Plan (AAP) for the Stevenage 'Station Gateway' area (Site TC4 in the Local Plan). The AAP should be timetabled for adoption in December 2020 or sooner.
 - Provide monthly updates to MHCLG on preparation of the Area Action Plan;
 - Publish for public consultation a Master Plan for the regeneration of the Stevenage Town Centre sites identified in the Local Plan as TC5 and TC2.
 - Designate a lead Councillor and lead official to be responsible for progressing the preparation and implementation of the Area Action Plan, and for the implementation of the Local Plan itself.
 - Remove references in the Local Plan to a new train station before adoption.
- 3.6 At the Cabinet (as Executive) meeting on 30 April 2019 [BD3], it was resolved:
- That the outcomes of the Main Modifications (and associated Sustainability Appraisal) consultation be noted;
 - That the content of the Inspector's Report be noted;
 - That the Overview and Scrutiny Committee be informed that the Cabinet (as Executive)'s initial proposal is to recommend to Council to accept the Inspector's recommendation to adopt the Stevenage Borough Local Plan, incorporating main and minor modifications, and associated Proposals Map, and also to revoke the District Plan Second Review 2004.
- 3.7 The Stevenage Borough Local Plan was subsequently adopted on 22 May 2019, subject to a 6-week legal challenge period.
- 3.8 The plan contains three main sections:
- Part I: Introduction and context – This section explains how the planning system works and why the Local Plan is important. It provides background information about Stevenage and the wider area. It sets a vision for the future of the town.
 - Part II: Strategic policies – These provide guidance on the main issues that the plan addresses. It sets out our overall approach to topics such as housing and employment. It sets the key targets that the plan will meet. These are the policies that any neighbourhood plans will need to follow.
 - Part III: Detailed policies and delivery – These are the detailed requirements that we will apply to individual planning applications to make sure that our vision and strategic policies can be achieved.
- 3.9 The 2019 Local Plan contains 13 Strategic Policies, covering the areas of sustainable development, economy, a vital Town Centre, infrastructure and transport, high quality homes, good design, healthy communities, Green Belt, climate change, flooding and pollution, and the natural and historic environment. Policies are as follows:

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*

- 3.10 The “Detailed Policies” section of the 2019 Local Plan then contains 10 chapters, broadly expanding on the themes within the 13 strategic policies in Part 2 of the Local Plan and a total of 73 policies on a wide range of planning policy topics, relevant to Stevenage.
- 3.11 The Local Plan Policies Map [BD4] complements the detailed policies in the Local Plan and is the spatial representation of our spatial development strategy.
- 3.12 This is supplemented by the Local Plan Key Diagram, which summarises our strategic approach to planning the town to 2031:



Developments since Local Plan Adoption in 2019

- 3.13 The Officer Report to Cabinet in June 2024 [BD5] outlined a series of developments and key drivers of change, influencing the Planning Policy team's approach to taking forward the Local Plan – Partial Review and Update. These can be summarised as:
- National level changes – Levelling Up and Regeneration Act (LURA) in October 2023; National Planning Policy Framework (NPPF) revisions in December 2023; wide range of proposed changes to the plan-making system; Use Classes Order changes in September 2020; wide range of other emerging national level policies and guidance, including National Design Code, Government's Environmental Improvement Plan, Natural England Green Infrastructure Framework and further guidance on energy production, distribution and use.
 - Regional and sub-regional developments – series of Hertfordshire County Council strategies, emerging North East Central Hertfordshire Joint Strategic Plan to 2050, Hertfordshire Climate Change and Sustainability Partnership (HCCSP), Hertfordshire Minerals & Waste Plan, ongoing education planning.
 - Local changes and developments – a series of developments in development practice, policy application, general changes including Climate Change, housing, economy, employment, Town Centre Regeneration, viability of Local Plan sites, sustainable travel, health and wellbeing, progress with Local Plan Strategic Site Allocations, Supplementary Planning Documents, recent work and forthcoming evidence updates.
 - Stevenage Station Gateway Area Action Plan (AAP) – decision to combine the work already undertaken on the AAP with the emerging Local Plan Review and incorporate into one combined process up to Examination in Public and anticipated adoption of a revised Local Plan (including an updated Policy TC4 and / or new section on Opportunity Areas / Station Gateway Area).

Options for a Local Plan Review

- 3.14 The Officer Report to Cabinet in June 2024 [BD5] detailed the progression from a series of options to undertake a Local Plan Review, from “do nothing” up to a full review of the Local Plan.
- 3.15 Normal practice for the review of a Local Plan is to commence a partial review and update of a Local Plan, 5 years post adoption.
- 3.16 It was agreed, following legal advice, that there should be a two-stage process to reviewing the Stevenage Borough Local Plan, given the position the local authority finds itself regarding the age of the current Local Plan being 5 years since adoption:

Stage 1: Local Plan – Partial Review and Update
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Stage 2: Local Plan – Full Review
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- 3.17 Officers have progressed with undertaking a partial review and update of the Local Plan, which has incorporated the evidence gathered from the two rounds of consultation on the AAP. This has allowed the evidence base already gathered through the two rounds of consultation on the AAP (in 2021 and 2023), to form an updated and much clearer policy direction for Policy TC4 of the Local Plan as well as potential other policies of the plan, in accordance with wider strategic updates and objectives. This includes the continued requirement to tackle the Climate Change agenda and promoting sustainable and active travel across the Borough.

Local Plan – Partial Review and Update (Regulation 18)

- 3.18 The Local Plan – Partial Review and Update was prepared for a first round of public consultation (under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012), which was held from 5 July to 15 August 2024.
- 3.19 The key changes made to the adopted Local Plan were detailed in the Officer Report to Cabinet in June 2024 [BD5] and can be summarised as follows:
- **Climate Change policies will be placed at the top of our Strategic Planning Policies.**
 - Deletion of existing *Policy SP1: Presumption in favour of sustainable development* and replacement with new *Policy SP1: Climate change* to reflect the changed priority for the Local Plan to address climate change issues and challenges.
 - New chapter of detailed Climate Change policies.
 - Deletion of existing *Policy FP1: Climate Change* and replacement with new *Policy FP1: Sustainable Drainage* to reflect change in Plan structure.
 - Deletion of existing *Policy FP2: Flood risk in Flood Zone 1* and *Policy FP3: Flood risk in Flood Zones 2 and 3* and replacement with new comprehensive *Policy FP2: Flood risk management*.
 - Revision of existing *Policy NH5: Trees and woodland*.
 - New *Policy NH5b: Tree-lined streets* to reflect national planning policy emphasis on new streets being lined with trees.
 - Borough-wide Climate change retrofit contribution.
 - Amended Policy for TC4: Station Gateway Major Opportunity Area – changing allocation from zero carbon / low carbon Employment office space and public realm improvements and to reflect the two rounds of public consultation held on the Area Action Plan.
 - New *Policy HO14: Houses in multiple occupation*.
 - Some other minor changes including change of textual references to Use Class Orders since 2020 and updates based on practice with application of planning policies in determining planning applications since 2019.
 - Policies Map amendments including possible amendments to the boundaries of the Town Centre and High Street Shopping Areas; possible amendments to the boundaries of district, local and neighbourhood centres; Correction of various errors in the existing Policies Map, such as the southern boundary of the Old Town High Street Conservation Area and the Town Centre Primary and Secondary Shopping Frontages; possible improvements to Station Gateway boundary for Policy TC4; producing higher quality maps compared to the current Policies Map. Work on this is ongoing as part of steps to make the Local Plan live and digitally accessible in the future.

National Planning Policy Changes

- 3.20 The National Planning Policy Framework (NPPF) was last updated on 20 December 2023 [BD6]. Suggestions by Government for plan-making in the future for Stevenage Borough Council to consider, included:
- Plan-makers will have until 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. The Government is also proposing that, to be examined under existing legislation, all independent examinations of local plans, minerals and waste plans and spatial development strategies must be concluded, with plans adopted by 31 December 2026.
 - Authorities that do not meet the 30 June 2025 submission deadline for 'old-style' plans will need to prepare plans under the new plan-making system.
 - Authorities will be required to start work on new plans by, at the latest, five years after adoption of their previous plan, and to adopt that new plan within 30 months. Plans that will become more than five years old during the first 30 months of the new system will continue to be considered 'up-to-date' for decision-making purposes for 30 months after the new system starts.
 - Authorities will no longer be able to prepare supplementary planning documents (SPDs) in the revised planning system. Instead, they will be able to prepare Supplementary Plans, which will be afforded the same weight as a local plan or minerals and waste plan. The government proposes that, when the new system comes into force, existing SPDs will remain in force for a time-bound period; until the local planning authority is required to adopt a new style plan. Current SPDs will automatically cease to have effect at the point at which authorities are required to have a new-style plan in place.
- 3.21 On 30 July 2024, the new Government published its anticipated consultation which sets out their approach to revising the National Planning Policy Framework (NPPF) in order to achieve sustainable growth in England's planning system [BD7]. A major amendment is as follows:
- 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.
- 3.22 The reason for the proposed changes to the NPPF as well as reform the planning system is because Government have made clear that sustained economic growth is the only route to improving the prosperity of the country as well as the living standards of working people. The approach to deliver this growth will focus on three pillars: stability, investment and reform.
- 3.23 It is considered by Government that the December 2023 changes to the NPPF were disruptive to the sector and has been detrimental to housing supply. The reforms outlined in the consultation with the respect to the NPPF will take on a more growth-focused approach. The proposed changes to the framework with an ambition to have universal and ambitious local plan coverage are vital in order to achieve economic growth and to be 1.5 million new homes.

3.24 The Council responded to the Government consultation on 24 September 2024 [BD8]. The Council's response included:

- Agreed that the soundness tests should reflect the differing scales and scope of development, especially with regard to strategic scale plans and proposals. Economic cycles and uncertainty, viability and the issue of infrastructure funding gaps mean that a strong degree of flexibility is required in any revised soundness tests for Local Plans, to account for the fact that delivery timescales are frequently subject to change from those provided for in plans and strategies.
- The Council supports the proposed transitional arrangements as it allows the Council to get an up to date, full weighted Local Plan in place before the new system takes effect from December 2026. The Council does have a slight reservation over the need to be at Regulation 19 no longer than one month after publication of the revised NPPF, as there is a potential risk of the NPPF being published earlier than anticipated and the Council's Regulation 19 consultation being launched longer than one month after NPPF publication. The Council seeks further guidance as to if there could be any further buffer in this situation.
- The Council strongly agrees with the statement that the intention is to provide absolute clarity to local planning authorities preparing local plans, making clear which version of the NPPF should be used for their preparation and examination, and to set out the overall direction of travel for further reform of the system so authorities can start to plan for this.

4 REASONS FOR RECOMMENDED COURSE OF ACTION AND OTHER OPTIONS

Recommendation 2.1: That Cabinet note the content of the Stevenage Borough Local Plan – Partial Review and Update Regulation 18 Consultation Statement (the Consultation Statement).

Regulation 18 Consultation Summary

- 4.1 In June 2024, Cabinet [BD5] approved the Local Plan – Partial Review and Update for the first round of public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.2 Public consultation on the Regulation 18 Local Plan – Partial Review and Update was held between 5 July 2024 and 15 August 2024, a total of 6 weeks.
- 4.3 Appendix C provides full detail of the public consultation exercise for the Regulation 18 Local Plan – Partial Review and Update. A summary of the consultation is given in the following paragraphs.
- 4.4 The Local Plan – Partial Review and Update (Regulation 18 version) [BD9] and Table of Justifications [BD10] were advertised on the Council website, through social media and hard copies were made available in Daneshill House and the two town libraries, accompanied by a free text paper comments form for the public to submit their views in writing.
- 4.5 The formal consultation consisted of:
- Notification, via e-mail and post where necessary, to all statutory consultees and those on our consultation database.
 - A series of dedicated meetings with a range of key stakeholders.
 - Publicity via the Stevenage Borough Council website and social media platforms (including the Council's Facebook, Twitter / X and Instagram pages).

- A link to the Council's consultation interface, where the public were able to download the Local Plan – Partial Review and Update documents and were able to submit their observations and representations.
- The consultation interface included a "Youth Survey", designed to encourage the younger generation of the town to register their interest in planning and policy issues and to make valuable input into the process.
- A promotional leaflet was produced and distributed around the town, to highlight that the public could "have their say" on the new and revised policies.
- Ensuring that the consultation could align with the work programme of the broader Communications and Engagement Plan, managed and updated by the Communities & Neighbourhoods team. This was to ensure that the Local Plan – Partial Review and Update could be added to any events / engagement with the neighbourhoods of Stevenage during the consultation, to raise awareness as much as possible.
- Distribution of material publicising the public consultation. This included distribution at Stevenage Central Library, Daneshill House Reception and other locations if necessary.
- A consultation booklet [BD11] which covered the broad themes of the Local Plan Review for the public and attempted to answer a series of frequently asked questions or FAQs.

- 4.6 A link to the Local Plan – Partial Review and Update Regulation 18 consultation was sent to all individuals who had signed up to the Council's planning consultee register. The register mainly consists of individuals who have responded to previous Local Plan consultations or specific planning applications and contains all statutory consultees and Duty to Co-operate bodies, as required by Regulations.
- 4.7 Those who provided an e-mail address when registering to the list were sent an e-mail with a link to the document and an explanation of the consultation process. This consisted of the majority of all consultees. Letters were sent to individuals who had not provided an e-mail address. The letters advised recipients how they would be able to view the document (both electronically and physically) and the process for responding to the consultation.
- 4.8 A series of meetings and discussions were held during the consultation period, with internal and external stakeholders. Internally this included the Development Management, Housing and Climate Change teams; externally this included, in particular, Hertfordshire County Council Growth and Infrastructure Unit, Highways, Spatial Planning, Adult Care Services and Health and Wellbeing teams as well as a range of local landowners and developers on viability issues.
- 4.9 More widely, as part of the Regulation 18 consultation, a series of Memoranda of Understanding (MoU) were prepared and discussed with statutory consultees, listed in the Statement of Community Involvement [BD12]. The MoUs help to present the position and work programme regarding the Local Plan – Partial Review and Update.
- 4.10 As part of each MoU, agreement will be sought on the proposed scope of our Local Plan – Partial Review and Update as well as highlighting any areas of discussion or possibly contention, to be recorded and discussed prior to eventual Submission of the Local Plan to the Secretary of State (MHCLG).
- 4.11 Officers have been working with a series of stakeholders, to develop these MoUs. Stakeholders will include:
- North Hertfordshire District Council.
 - East Herts Council.

- Other neighbouring local authorities in Hertfordshire that share strategic interests (including St. Albans & City District Council, Welwyn Hatfield Borough Council).
 - Other neighbouring local authorities outside Hertfordshire that share strategic interests (including Central Bedfordshire Council, Luton Borough Council).
 - National Health Service (Hertfordshire and West Essex Integrated Care Board or ICB).
 - Hertfordshire County Council (Growth & Infrastructure Unit, Spatial Planning Unit, Highways Department, Minerals & Waste team, other relevant units).
 - Other stakeholders as identified.
- 4.12 In particular, discussions are ongoing with the Hertfordshire and West Essex Integrated Care Board, Hertfordshire County Council, North Hertfordshire District Council and other authorities to develop and agree respective positions up to Submission of the Local Plan – Partial Review and Update
- 4.13 Discussions to develop the MoUs will be ongoing with the various parties before, during and after the upcoming public consultation through the stages of Local Plan preparation, up to Submission.
- 4.14 The main headlines from the Regulation 18 consultation are as follows:
- Over 2,500 visitors to the consultation interface website;
 - 211 individual respondents to the consultation, including the Youth Survey;
 - 327 comments in total.
- 4.15 Formal responses were received from external bodies and individuals and included:
- Stevenage Borough Council (Housing)
 - Hertfordshire County Council (Growth & Infrastructure Unit, Minerals & Waste, Public Health, Highways, Lead Local Flood Authority)
 - Muse
 - Anglian Water
 - Three Rivers
 - Thames Water
 - Transport for London
 - North Herts and Stevenage Friends of the Earth
 - Sport England
 - Turley on behalf Vastint UK Services Ltd.
 - NHS Property Services
 - NHS Hertfordshire & West Essex Integrated Care Board
 - National Gas Transmission
 - Muse
 - British Horse Society Herts Access Committee
 - Historic England
 - Home Builders Federation

- Forestry Commission
- Environment Agency
- Stevenage Cycling UK
- Churchill Living and MacCarthy Stone
- Central Bedfordshire Council

4.16 The main themes arising from consultation comments are summarised as follows:

Theme	Comments
Climate Change	<p>Positive thoughts on Climate Change – Many support reducing carbon emissions at all stages of the development process, as many hold sustainability as a core value within their work.</p> <p>There are many reservations regarding viability and whether the use of the building regulations is enough in policy. The Written Ministerial Statement in December 2023 cemented that Local Plans could not go above targets – this was challenged in July 2024. So careful consideration needs to be placed on Policy CC1 if it is to work.</p> <p>Many feel it is not clear what emission reduction targets are being used and it is important that this is investigated further to ensure that requirements are feasible whilst not significantly undermining the deliverability of development in the town, and in accordance with the NPPF. Construction costs and other challenges have made the delivery of development challenging and consultees wish for string evidence to ensure it doesn't impact development.</p> <p>More need to exploit the Green Economy.</p> <p>Stronger emphasis on transport and the use of Active Travel to tackle climate change as well as stronger wording for retrofitting may need to be considered within the policy wording.</p>
Trees	<p>General support but attention to light pollution and potential hazards of leaf drop for cyclists / biodiversity etc.</p> <p>The introduction of tree lined streets in new developments was welcomed, due to increasing biodiversity and good design and mitigating climate change.</p>
Station Gateway	<p>Generally positive for uses and change in the opportunity area. Comments broadly support the changes to the overarching spatial strategy for the Local Plan which shows an update to the use classes and development focussed within the Station Gateway Opportunity Area. This is once again in line with the updated climate change policy.</p>
Design	<p>Comments generally focused on Design in general. This included improvements to Policy SP8 to accommodate healthy and safe communities. Design of the cycleways was mentioned and how they are used for active travel and to help mitigate climate change.</p>
HMOs	<p>Not generally against HMOs due to the positive need for affordable housing, but the consultees expressed concern around parking in</p>

Theme	Comments
	already pressurised neighbourhoods. Some comments expressed the need for better cycle parking for HMOs to encourage better forms of travel and alleviate parking problems in some neighbourhoods.
Flooding and drainage	<p>There is support for the changes to Policy FP1 aimed at ensuring utilisation of sustainable drainage systems wherever possible, including the incorporation of green infrastructure such as ponds and green roofs/walls where appropriate.</p> <p>Consultees have also welcomed the emphasis in Policy FP2: Flood risk management on the re-naturalisation of watercourses, which can benefit local biodiversity as well as enhancing flood defences.</p> <p>However, there have been comments surrounding paved areas incorporating better SuDS design and consideration around the classification of pollution to include odour pollution which can be viewed alongside light and noise pollution.</p>
Youth Survey	<p>The theme around tackling climate change was considered a top 3 important challenge for most of the respondents (out of 8 options). Generally positive for Climate Change but a desire for a stronger local economy with affordable housing and more leisure facilities.</p>

4.17 Other comments arising from the consultation can be summarised as follows:

The consultation focused on partial changes but other comments were welcomed. They are summarised below and will be considered with the review process and responded to accordingly.

- Housing allocations – Some comments regarding our delivery and the need to address this post 2031. A full review has been recommended sooner, by some consultees. These comments are fully acknowledged; the Council currently has a healthy 5-year housing land supply. The approach will be detailed in the Housing Technical Paper to support the Local Plan – Partial Review and Update.
- Housing allocation sites – HO1/13 Scout Hut, Drakes Drive – A large number of consultees objected to the loss of the site as a community use. The detailed policy in the Local Plan stipulates *“the community facility to be reprovided or its loss satisfactorily justified”* (page 104 SBC Local Plan). The Local Plan – Partial Review and Update is not proposing to change site allocations from the 2019 adopted Local Plan. Community facilities will only be allowed to be lost where it can be demonstrated that they are no longer required, or that they can be satisfactorily relocated elsewhere. The scout hut is clearly used frequently, therefore its loss will not be permitted. The facility is protected under this and other local plan policies.
- Green infrastructure links – Incorporation of tracks for horses / recognition within the Local Plan.
- Health and Wellbeing – Hertfordshire County Council are studying land uses in close proximity to deprived neighbourhoods. Suggestion for a new policy for Bedwell.

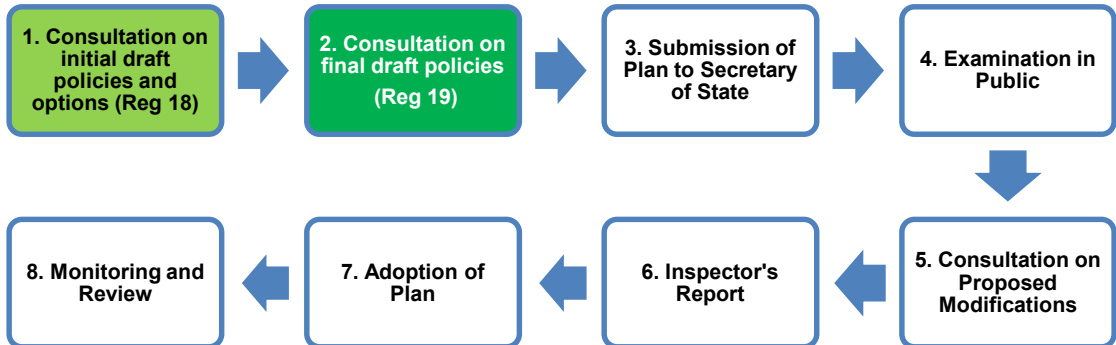
- 4.18 While the total volume of representations may appear relatively low for a Local Plan consultation, it should be acknowledged that this is only a partial review of the existing, adopted Stevenage Borough Local Plan and that the Regulation 18 stage formed the initial stage of consultation, with further rounds of consultation ahead.
- 4.19 The Cabinet Report in June 2024 [BD5] initially outlined a proposed Regulation 18 consultation period from 17 June 2024 to 28 July 2024. However, soon after Cabinet approval, the General Election was called for 4 July 2024. As such, the consultation had to be delayed until at least 5 July 2024 and thus ran into the busy Summer holiday period.
- 4.20 The Regulation 18 consultation could not be delayed further until September, as this would have resulted in the risk that the Regulation 19 Local Plan – Partial Review and Update would not be consulted on until after the revised NPPF was published (as per paragraph 3.21 of this Report). The potential impact on material weight of the Local Plan was another risk in this regard as discussed below.
- 4.21 In accordance with paragraph 48 of the NPPF (December 2023) with regards to the determination of planning applications, it states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- 4.22 Based on the above, policies of emerging Plans gain weight as they progress through the process of consultation, examination and whether they attract objections. Therefore, the weight that can be applied to the policies contained in the Stevenage Local Plan – Partial Review and Update are set out as follows:
- Low Weight – Regulation 18 pre-consultation.
 - Moderate Weight – Regulation 18 post-consultation.
 - **Substantial weight – Regulation 19** (this will be on a policy-by-policy basis in line with the NPPF, as new and revised policies will be subject to Examination in Public prior to Adoption).
 - Full weight – Adoption.

Recommendation 2.2: That Cabinet approve the Stevenage Borough Local Plan – Partial Review and Update for Regulation 19 public consultation in November 2024, for not less than 10 weeks.



4.23 Following Regulation 18 consultation from July to August 2024, we are approaching the second stage of development of the Local Plan – Partial Review and Update. This forms the “consultation on final draft policies” stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 [BD13].

4.24 Following the Regulation 19 round of consultation, the Local Plan – Partial Review and Update will then be submitted to the Secretary of State (MHCLG), ahead of an independent Examination in Public by an appointed Planning Inspector.

4.25 A final consultation on any modifications proposed by the Inspector to the Plan is then held prior to the Inspector’s Report, which would confirm whether the Plan can process to formal adoption. Monitoring and review of the Plan would then be required for a period of time after the Plan has been adopted.

Changes from Regulation 18 to Regulation 19 versions

4.26 A series of comments and suggestions from the Regulation 18 public consultation were incorporated into the final draft Regulation 19 version to be presented to, and approved by, the Cabinet.

4.27 The key amendments to the draft Local Plan Review – Partial Review and Update, from the Regulation 18 to the Regulation 19 version, are detailed in Appendix A and Appendix B and can be summarised below:

- *Policy SP1: Climate Change* – emphasis on the need to prioritise sustainable travel added; requirement to install network infrastructure removed; policy now commits the Council to working with neighbouring authorities on cross-boundary Climate Change opportunities.
- *Policy SP2: Sustainable Development in Stevenage* – emphasis on the intention to meet the needs of an ageing population.
- *Policy SP5: Infrastructure* – the term “sheltered housing” replaced with “adaptable and specialist housing”.

- *Policy SP6: Sustainable Transport* – comprehensive rewording to strongly emphasise sustainable transport.
- *Policy SP8: Good Design* – added a requirement to ensure that development is safe and reduces crime.
- *Policy CC1: Energy Efficiency* – carbon targets for minor developments removed; carbon targets for large-scale major developments now exclude sites in the Town Centre; cash offsetting removed; monitoring limited to one occasion, immediately following occupation.
- *Policy CC2: Heating and Cooling* – hierarchy replaced with list of considerations; only requirement is now to avoid energy-dependent cooling (unless essential); only major developments need to demonstrate how heating and cooling will be provided within an Energy Statement.
- *Policy CC6: Green Roofs and Walls* – green roofs now encouraged rather than required; a reference has been added to “blue-green” roofs.
- *Policy CC7: Green Economy* – Regulation 18 draft policy CC7: Digital Connectivity has been deleted; Regulation 18 draft policy CC8: Green Economy has moved up to take its place and is now CC7.
- *Policy EC1: Allocated Sites for Employment Development* – allocation for EC1/2 (South of Bessemer Drive, Gunnels Wood) has been changed from office and research and development use, to light industry, general industry and storage / distribution use.
- *Policy IT1: Strategic Development Access Points* – a line has been inserted to ensure that the design of new junctions considers the needs of all road users.
- *Policy HO10: Sheltered and Supported Housing* – it has been made clear that there is broad support for sheltered and supported housing schemes, regardless of scale.
- *Policy GD2: Design Certification* – a line has been inserted to encourage “Secured by Design” accreditation.
- *Policy FP2: Flood Risk Management* – various minor amendments to reflect the comments from the Environment Agency.
- *Policy NH5b: Tree Lined Streets* – new subtext to emphasise the importance of species and techniques for street trees; new subtext to clarify that active transport remains the priority for streets
- Monitoring provisions have been added for the new Climate Change policies.
- Minor changes to subtext across new and previously revised policies.

4.28 The Regulation 19 version of the Local Plan – Partial Review and Update is supported by an updated evidence base, which includes:

- a whole-plan viability study [BD14], to ensure that development proposals within the Borough remain financially viable with the proposed planning policy changes;
- a climate change technical paper [BD15], to ensure that we are justified in our approach to revising policies in the current Local Plan and in creating the new Climate Change chapter;

- a housing technical paper [BD16], to ensure that we retain sufficient land to meet housing need and deliver choice in terms of housing tenures, types and sizes, including affordable housing;
- an employment technical paper [BD17], to ensure that we retain sufficient land to accommodate changes in office, industrial and warehouse demand;
- a retail study [BD18], to ensure that our retail policies remain effective in delivering a vibrant town centre and protecting the lower order centres.

4.29 It is important to remember that the Local Plan Review, at this stage, consists of a Partial Review and Update of the Stevenage Borough Local Plan, adopted May 2019. As such, the scope of the review to policies and supporting text is limited to necessary changes only, related to key drivers of change since the Plan was adopted in 2019. Other wider changes will be considered for the next stage of the Local Plan Review, a Full Review of the Plan, from 2025 onwards.

Regulation 19 Consultation

4.30 The Town and Country Planning (Local Planning) (England) Regulations 2012 stipulate that for a development plan, public consultation must be held for a minimum of 6 weeks.

4.31 The suite of documents forming the Local Plan – Partial Review and Update Regulation 19 consultation will include:

- Local Plan – Partial Review and Update (latest version of the Plan)
- Local Plan – Partial Review and Update (track changes Regulation 18 to Regulation 19 versions)
- Local Plan – Partial Review and Update (schedule of changes and justification table explaining the changes from Regulation 18 to Regulation 19)
- Sustainability Appraisal and Strategic Environmental Assessment
- Series of evidence reports and technical papers that justify our approach to the Local Plan – Partial Review and Update
- Consultation Statement (summarising Regulation 18 stage comments and responses)
- Updated Policies Map

4.32 Consultation on the Local Plan – Partial Review and Update is proposed to be held between 20 November 2024 and 14 January 2025, meeting the requirements stipulated for DPD consultations in the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.33 This means that consultation will run for at least 10 weeks. There is scope to extend the consultation period if required.

4.34 Consultation methods will include:

- Notification, via e-mail and post where necessary, to all statutory consultees and those on our consultation database.
- A series of dedicated meetings with a range of key stakeholders, as required.
- Publicity via the Stevenage Borough Council website and social media platforms.

- A link to the Council’s consultation interface, where the public will be able to download the Local Plan – Partial Review and Update, the suite of documents supporting it, and be able to submit their observations and representations.
- The consultation interface could include a series of “consultation questions”, designed to cover the different aspects of the Local Plan – Partial Review and Update and to generate comments on certain sections of the document.
- A press release and articles in the Comet newspaper relating to the Local Plan – Partial Review and Update public consultation.
- Notification of the consultation in neighbourhood newsletters, and similar local journals or circulars as appropriate.
- Distribution of material publicising the public consultation. This includes distribution at Stevenage Central Library, Daneshill House Reception and other locations if necessary.
- Frequently asked questions or “FAQs” within a consultation information booklet.

4.35 This list is certainly not exhaustive; officers are open to further methods of consultation, if preferred and suggested by the Cabinet.

4.36 Officers will take all comments and views into account, in a conscientious manner. This will help to inform and shape the future position being reported to Cabinet.

Sustainability Appraisal and Strategic Environmental Assessment

4.37 Sustainability appraisal and strategic environmental assessment are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. A sustainability appraisal should be prepared for any of the documents that can form part of a local plan, including core strategies, site allocation documents and area action plans.

4.38 For the public consultation on the Local Plan – Partial Review and Update, held from July to August 2024, Strategic Environmental Assessment Screening (SEA) Screening Report, including Sustainability Appraisal (SA) Scoping, was necessary. This is because we are making amendments to the current adopted Stevenage Borough Local Plan that will have significant environmental impacts.

4.39 The SEA Screening Report was consulted upon alongside the Local Plan – Partial Review and Update. This included contacting the statutory consultees to a SEA (Natural England, Historic England and the Environment Agency) who responded that Sustainability Appraisal for the Regulation 19 Local Plan – Partial Review and Update would be necessary, due to the potential significant environmental impacts as well as potential social and economic impacts.

4.40 As part of preparation of the Regulation 19 version of the Local Plan – Partial Review and Update, a Sustainability Appraisal, incorporating Strategic Environmental Assessment is being prepared. This is assessing all Local Plan policies that had been amended since adoption in 2019, as well as any new policies proposed.

4.41 The Sustainability Appraisal, incorporating Strategic Environmental Assessment, is generally concluding that there are no major negative environmental, social or economic impacts arising from the new and revised policies; and in fact, a number of positive impacts would arise from application of the new and revised policies.

Recommendation 2.3: That Cabinet give, that should there only be minor comments arising from the Regulation 19 consultation, delegated authority to the Assistant Director: Planning & Regulation, in conjunction with the Portfolio Holder: Environment and Performance, to progress to Submission of the Local Plan – Partial Review and Update to the Secretary of State for Examination in Public.

- 4.42 The scope of the Local Plan – Partial Review and Update is limited to new and revised policies of the existing adopted Stevenage Borough Local Plan (2019).
- 4.43 As such, given the degree of representations across a wide range of statutory consultees and stakeholders, amendments made between Regulation 18 and Regulation 19 stages (as detailed under paragraph 4.27 of this Report); with work continuing to agree respective policy positions with key stakeholders as part of the ongoing Memoranda of Understanding (MoUs), we are not expecting to make significant or major changes to the Local Plan – Partial Review and Update, prior to Submission of the final draft Plan to the Secretary of State.
- 4.44 Should this be the case, officers are proposing that Cabinet agree that delegated authority be given to the Assistant Director: Planning and Regulation, in conjunction with the Portfolio Holder: Environment and Performance, to progress straight to Submission ahead of the Examination in Public.
- 4.45 This would ensure an earlier Submission of the Local Plan, an earlier Examination in Public and earlier eventual Adoption of the Local Plan. Officers will come back to Cabinet with a Report requesting approval to adopt the Local Plan, once the Examination in Public has been held and the Inspector's Report received by the Council.
- 4.46 An earlier Submission would also ensure that officers will be able to progress with the next stage of the Local Plan Review, the Full Review of the Local Plan, at an earlier date. This is important as it means that the Council will be able to tackle what will be a series of challenging strategic planning issues as soon as possible.

Recommendation 2.4: That Cabinet approve the revised Local Development Scheme.

- 4.47 The Local Development Scheme (LDS) [BD19] was last approved by the Council's Cabinet (as Executive) in June 2024 [BD5]; it sets out a clear and timetabled programme for the production of the local development plan. The LDS sets out timescales to completion for the following Development Plan Documents:
- Stevenage Borough Local Plan – Partial Review and Update (including Policies Map)
 - Stevenage Community Infrastructure Levy (CIL) Charging Schedule
 - Stevenage Statement of Community Involvement (SCI)
 - Parking SPD
 - The Impact of Development on Biodiversity SPD (*revoked October 2024)
 - Developer Contributions SPD

- Design Guidance SPD
- Stevenage Borough Local Plan – Full Review (following Partial Review and Update)

4.48 The Ishikawa diagram (Appendix D) explains the two broad stages to the review of the Local Plan. Essentially this is in two stages:

- Local Plan – Partial Review and Update (green section)
- Local Plan – Full Review (orange section)

4.49 A further revised draft LDS (Appendix E) has since been updated to reflect the latest timescales relating to the Local Plan – Partial Review and Update and can be summarised below:

Local Development Document	Timescale for Review	Comments
North East Central Hertfordshire Joint Spatial Plan (JSP)	Likely completion 2025 / 2026.	Will form the basis for a wider Local Plan Review from Autumn 2025.
Local Plan	Commence review September / October 2023 First Consultation June – July 2024 Second Consultation November 2024 – January 2025 Submission to Secretary of State April / May 2025, subject to change	Based on the option to undertake a Partial Review of the Local Plan which will also incorporate the Stevenage Station Gateway Area Action Plan.

<p>Community Infrastructure Levy (CIL)</p>	<p>Commenced review Early 2024</p> <p>Preliminary Draft Charging Schedule Consultation October – November 2024</p> <p>Draft Charging Schedule January – February 2025</p> <p>Adoption and Implementation by December 2025</p>	<p>Please refer to Report to Cabinet in October 2024 [BD20].</p>
<p>Statement of Community Involvement (SCI)</p>	<p>Adopted August 2024</p>	<p>Will keep under regular review.</p>
<p>Parking SPD</p>	<p>Consultation October – November 2024</p> <p>Adoption February 2025</p>	<p>Please refer to Report to Cabinet in October 2024 [BD20].</p> <p>Possible change of status to Supplementary Plans or wider incorporation into Local Plan Policies; to be determined after Partial Review and Update.</p>
<p>The Impact of Development on Biodiversity SPD</p>	<p>Revoked October 2024</p>	<p>Please refer to Report to Cabinet in October 2024 [BD20].</p>
<p>Developer Contributions SPD</p>	<p>Consultation October – November 2024</p> <p>Adoption February 2025</p>	<p>Please refer to Report to Cabinet in October 2024 [BD20].</p> <p>Possible change of status to Supplementary Plans or wider incorporation into Local Plan Policies; to be determined after Partial Review and Update.</p>

Design Guidance SPD	<p>Consultation October – November 2024</p> <p>Adoption February 2025</p>	<p>Please refer to Report to Cabinet in October 2024 [BD20].</p> <p>Possible change of status to Supplementary Plans or wider incorporation into Local Plan Policies; to be determined after Partial Review and Update.</p>
Other SPDs	As required	As identified and required but no more anticipated at the present time.

4.50 At this stage, the Cabinet are recommended to approve the draft Local Plan – Partial Review and Update and if so, the draft timescales that would operate for the associated new proposed Local Development Scheme.

Recommendation 2.5: That Cabinet consider the comments of the Planning & Development Committee and the Environment & Economy Select Committee on the content of this Cabinet Report.

- 4.51 Planning & Development Committee and Environment & Economy Select Committee Members were presented an update on the Local Plan Review – Partial Review and Update at the Planning & Development Committee meeting, on 29 October 2024.
- 4.52 The Portfolio Holder for Environment & Regeneration, Portfolio Holder for Economy & Transport, Planning & Development Committee and Vice Chairs were all briefed in advance of the Cabinet meeting.
- 4.53 A summary of Members’ comments is as follows (officer response in italics):
- Clarification was sought on tree replacement policy, mitigation and how the ratio relates to older and younger trees. *The ratio 1:21 works differently to 1:3. It is assessed by age and size of tree to enable suitable mitigation is taken when an old established tree (150 years old) is removed. This would then involve a 1:21 ratio on site but this would differ if a tree were younger.*
 - Queries on the types of biodiversity being protected, in particular, the weight applied for grasslands over trees. *Grasslands are a significant land use and are protected under other policies such as Protected Open Spaces. There is weight already in place under Biodiversity Net Gain policies but the Planning Policy team will check wording in policy and subtext to ensure there is enough clarification for trees with other biodiversity.*
 - Concerns as to the policy implications of Policy CC6: Green Walls and how it will be implemented in practice – why is the policy only to encourage rather than enforce. *The policies are subject to viability testing. Development Management can provide weight in relevant planning decisions, as necessary.*
 - Clarification was sought on the former Barnwell School site and how this site has yet to be realised. *There is currently no delivery due to a lack of funding – HCC are in control of the planning application and assisting in the delivery of the site. The statistics have also suggested a lack of need for a secondary school, so at*

present, this will stay an allocated site for now and be duly considered in the Local Plan – Full Review.

- *Queries regarding Biodiversity Net Gain (BNG) and how this will be monitored and reported back to Members in the future, as well as how we will secure funding for off-site BNG. We have benefited from producing the Biodiversity SPD at an early stage compared to other local authorities. Information forms part of the financial reporting each year. This means reports can be extracted throughout the year in order to monitor payments, allocated / unallocated funds and assigned spend projects, in a similar way to the Community Infrastructure*
- *Concerns over why we have introduced combined heating into a climate change policy knowing this still promotes the use of fossil fuels, and as to why we have not included a hierarchy system for this policy. Without this we will be locked into using gas for longer than we need too. The Future Homes Standard (FHS) is starting to phase out the use of gas. We are still waiting for the FHS to come through. The policies are designed to allow flexibility. Part L of the Building Regulations covers areas to increase more efficiency and lighting. There are hierarchies for energy and alternatives to gas. The Council are trying go beyond Building Regulations but have to work within guidelines and have to be flexible.*

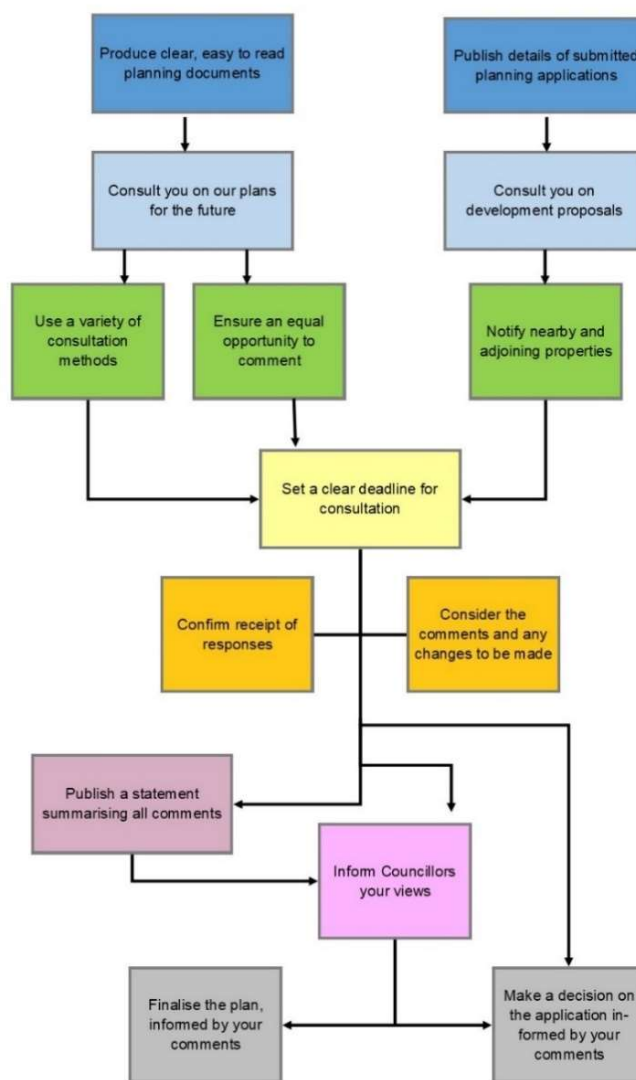
- 4.54 The views of the Planning & Development Committee and Environment & Economy Select Committee Members are of significant value in shaping the future direction the Local Plan Review takes, as future Committee decisions will be based on revised and possibly new Local Plan policies.

Recommendation 2.6: That Cabinet give delegated authority to the Assistant Director: Planning & Regulation in conjunction with the Portfolio Holder: Environment and Performance, to make changes to the Stevenage Borough Local Plan – Partial Review and Update, prior to going out to public consultation.

- 4.55 The draft Stevenage Borough Local Plan – Partial Review and Update (track changes version) is appended to this report (Appendix A) with a supporting table of justifications (Appendix B).
- 4.56 If the Cabinet approve the Local Plan – Partial Review and Update to be released for public consultation on 20 November 2024 (Recommendation 2.2), it will be necessary to prepare and finalise the Local Plan – Partial Review and Update following this Cabinet meeting. This will include potential rewording of policies, supporting text, ordering of sections, imagery, graphics and any factual changes.

Recommendation 2.7: That Cabinet 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.

- 4.57 There may be scope for further engagement, with other key stakeholders to inform them of progress on the Local Plan – Partial Review and Update and listen to any comments they may wish to make.
- 4.58 Engagement with wider stakeholders, as identified in the Council’s Statement of Community Involvement (SCI) [BD12] in the diagram below, has happened throughout the Local Plan – Partial Review and Update process so far and will be a fluid process throughout the consultation stages of the Local Plan – Partial Review and Update, up to the time of Submission to the Secretary of State.



5 IMPLICATIONS

Financial Implications

- 5.1 The costs associated with producing and consulting on the draft Local Plan – Partial Review and Update were met from the agreed departmental budget. Funding was made available for producing the Local Plan – Partial Review and Update and work is being produced within the limitations of the Medium Term Financial Strategy and relevant associated budgets. These budgets will continue to be closely reviewed as part of the quarterly monitoring process as work on the Local Plan – Partial Review and Update advances.
- 5.2 Officers have sought and will continue to seek legal advice regarding the potential scope of the Local Plan Review.
- 5.3 Depending on the extent of public consultation methods to be utilised for a Local Plan Review, there could be further cost / budget implications and resourcing impacts on the Planning Policy team.
- 5.4 Any potential future schemes or plans that are referenced in the Local Plan – Partial Review and Update and subsequently developed would need to be subject to a business case and / or will require developer or potentially Council funding.

Legal Implications

- 5.5 Officers have sought legal advice regarding the scope of a Local Plan Review and will seek further advice once the Local Development Scheme has been agreed and updated, through the Local Plan's statutory rounds of public consultation and up to submission of the Local Plan to the Secretary of State.

Risk Implications

- 5.6 There is the potential risk arising from not going out to public consultation on the Local Plan – Partial Review and Update for Regulation 19 consultation in November 2024.
- 5.7 As discussed in paragraphs 3.24 and 4.20 to 4.22, given that the adopted Local Plan is now over 5 years old, there is a risk that policies are considered out of date and therefore have less material weight in the planning decision making process.
- 5.8 By going out to Regulation 19 consultation at the earliest opportunity, the Local Plan gains further weight in accordance with the NPPF and therefore acts to reduce this risk.

Policy Implications

- 5.9 The Local Plan – Partial Review and Update is proposed to revise, develop and update policies in the adopted Stevenage Borough Local Plan (2019).
- 5.10 The Local Plan – Partial Review and Update will align with other corporate Council documents such as the Climate Change Strategy (adopted September 2020), Action Plan and Charter as well as Stevenage's Future Town Future Transport Strategy.
- 5.11 The Local Plan – Partial Review and Update will ensure that the Council's Future Town, Future Council Corporate Plan key policies and objectives are reflected as far as possible. Officers will work with the Corporate Policy team to ensure the relevant links and references are made.

Planning Implications

- 5.12 The Local Plan – Partial Review and Update is proposed to revise and update the adopted Stevenage Local Plan (2019).
- 5.13 The document will therefore develop the Development Plan for Stevenage. It will be a material consideration for planning applications.
- 5.14 The Local Plan – Partial Review and Update will provide revised, updated and, in some cases, new policies in the Local Plan for Stevenage. Future proposals will need to be in accordance with revised and new policies in the Local Plan as it progresses through the process to adoption.

Environmental Implications

- 5.15 The Local Plan – Partial Review and Update includes updates to policies relating to environmental protection and management in the borough. This has been informed by internal consultation by officers with officers in the Green Spaces and Environmental Policy and Development team, to ensure the relevant updates have been incorporated.
- 5.16 A Sustainability Appraisal and Strategic Environmental Assessment Screening Report has been prepared, relating to the Local Plan – Partial Review and Update. This is because the proposed amendments to policies and proposed new policies in the Plan are likely to have environmental impacts.

Climate Change Implications

- 5.17 The Local Plan – Partial Review and Update includes a comprehensive update to policies relating to Climate Change in the borough. Policies will be significantly strengthened. This supports the aims and objectives of the Stevenage Climate Change Strategy (September 2020) [BD21] and contribute to the overall climate change aspirations of the Council.

Equalities and Diversity Implications

- 5.18 There are no significant equalities and diversity risks associated with producing the draft Local Plan – Partial Review and Update, Local Development Scheme and Statement of Community Involvement.

Community Safety Implications

- 5.19 There are no significant community safety implications associated with producing the draft Local Plan – Partial Review and Update, Local Development Scheme and Statement of Community Involvement.

Other Implications

- 5.20 There could be economic implications from future work arising from the draft Local Plan – Partial Review and Update.
- 5.21 The incorporation of the work produced from public consultation on the Stevenage Station Gateway Area Action Plan (AAP) into the partial review and update of the Local Plan will mean that the evidence gathered from two rounds of consultation on the AAP will not just provide an update to Policy TC4 of the Local Plan; a wide range of other policies in the Local Plan will require an update from the evidence gathered on the AAP.

BACKGROUND DOCUMENTS

- BD1 Stevenage Borough Local Plan 2011–2031 (May 2019)
<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/stevenage-borough-local-plan.pdf>
- BD2 Letter from Rt. Hon. James Brokenshire MP, Secretary of State for Housing, Communities and Local Government, to Stevenage Borough Council: Stevenage Borough Council's Local Plan (March 2019)
<https://www.stevenage.gov.uk/documents/planning-policy/holding-direction/the-secretary-of-states-letter.pdf>
- BD3 Meeting of the Stevenage Borough Council Executive, Item 4: Stevenage Borough Local Plan: Pre-Adoption Draft (30 April 2019)
<https://democracy.stevenage.gov.uk/documents/s19497/Item%204%20-%20SB%20Local%20Plan%20Exec%20Report%20-%20adoption.pdf>
- BD4 Stevenage Local Plan: Policies Map (May 2019)
<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/policies-map.pdf>
- BD5 Meeting of the Stevenage Borough Council Cabinet, Item 4: Local Plan Review and Revised Local Development Scheme (5 June 2024)
<https://democracy.stevenage.gov.uk/documents/s36560/4%20Cabinet%20Report%20Local%20Plan%20Review%20LC%20Final%20230524.pdf>
- BD6 National Planning Policy Framework (December 2023)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- BD7 Proposed Reforms to the National Planning Policy Framework and other changes to the Planning System (July 2024)
<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>
- BD8 Proposed reforms to the National Planning Policy Framework and other changes to the planning system - Stevenage BC Response (September 2024)
- BD9 Stevenage Draft Local Plan – Partial Review and Update: Regulation 18 version (July 2024)
- BD10 Stevenage Draft Local Plan – Partial Review and Update: Regulation 18 version – Table of Justifications (July 2024)
- BD11 Stevenage Draft Local Plan – Partial Review and Update: Consultation Booklet (July 2024)
- BD12 Stevenage Statement of Community Involvement (August 2024)
<https://democracy.stevenage.gov.uk/documents/s36564/4%20Appendix%20D%20Draft%20Statement%20of%20Community%20Involvement%20May%202024.pdf>
- BD13 Town and Country Planning (Local Planning) (England) Regulations 2012
https://www.legislation.gov.uk/uksi/2012/767/pdfs/uksi_20120767_en.pdf
- BD14 Stevenage Borough Council Local Plan and CIL Review Viability Assessment (Aspinall Verdi, October 2024)
- BD15 Stevenage Draft Local Plan – Partial Review and Update: Draft Climate Change Technical Paper (October 2024)
- BD16 Stevenage Draft Local Plan – Partial Review and Update: Draft Housing Technical Paper Executive Summary (October 2024)
- BD17 Stevenage Draft Local Plan – Partial Review and Update: Draft Employment Technical Paper (October 2024)

- BD18 Stevenage Draft Retail Study Update (Applied Planning, October 2024)
- BD19 Revised Stevenage Local Development Scheme (May 2024)
<https://democracy.stevenage.gov.uk/documents/s36563/4%20Appendix%20C%20Draft%20Local%20Development%20Scheme%20May%202024.pdf>
- BD20 Meeting of the Stevenage Borough Council Cabinet, Item 4: Public Consultation on Revised Supplementary Planning Documents and Proposed Revocation of The Impact of Development on Biodiversity Supplementary Planning Document (9 October 2024)
<https://democracy.stevenage.gov.uk/documents/s37392/4%20Final%20Cabinet%20Report%20-%20SPDs%20270924%20Planning%20Policy.pdf>
- BD21 Stevenage Climate Change Strategy (September 2020)
<https://www.stevenage.gov.uk/documents/about-the-council/climate-change-strategy/climate-change-strategy-september-2020.pdf>

APPENDICES

- A Stevenage Draft Local Plan – Partial Review and Update (Track Changes Version) (October 2024)
- B Stevenage Draft Local Plan – Partial Review and Update (Table of Justifications) (October 2024)
- C Stevenage Local Plan – Partial Review and Update: Consultation Statement (October 2024)
- D Local Plan Review Ishikawa Diagram (October 2024)
- E Revised Stevenage Draft Local Development Scheme (October 2024)