

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

Date: 30th June 2026

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Application No : 26/00304/FP

Location : Land To The South-East Of St Nicholas JMI School Six Hills Way

Proposal : Installation of public sculpture

Drawing Nos.: Proposed stag sculpture; Site Location Plan; Block Plan;

Applicant : Mr Tom Hill

Agent: Ms Ana Carolina Pinto White

Date Valid: 21 April 2026

Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site, which falls within designated Principle Open Space and Green Link, comprises a 2.6m² area towards the south of Fairlands Valley Park, located to the southeast towards Six Hills Way and to the southeast of St Nicholas Church of England Primary and Nursery School.

2. RELEVANT PLANNING HISTORY

- 2.1 There is no relevant planning history on file for this application site directly.

3. THE CURRENT APPLICATION

- 3.1 The application seeks planning permission for the installation of a public structure.
- 3.2 This application has been referred to the Planning and Development Committee for its decision. This is because the agent and landowner is Stevenage Borough Council.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters and the erection of site notices, no public representations have been received.

5. CONSULTATIONS

- 5.1. Arboriculturist Team – No comments received.
- 5.2. Green Spaces Team – Comments received on the 8th of May 2026. While the application is supported in principle, and the proposal is seen to be a valuable addition to the park, concerns have been raised regarding:
- Durability and Public Interaction – Risk of damage through repeated contact or misuse, concerns with ‘anti-climb’ features with potential climbing and sitting on the sculpture.
 - Maintenance, vandalism and management – mitigation of vandalism and potential for littering within the sculpture.
 - Siting and impact on surrounding ground – Unclear location, increase in footfall leading to slip hazards and lack of reasonable contribution to the enhancement of the Wildlife Sites from an ecological perspective.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For Stevenage, the statutory development plan comprises the following documents:
- The Stevenage Borough Council Local Plan 2011-2031 (adopted 2019)
 - The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)

- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.2 National Planning Policy Framework

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

6.3 Planning Practice Guidance

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

6.4 National Design Guide

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

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

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

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

- Policy SP1: Presumption in favour of sustainable development
- Policy SP2: Sustainable Development in Stevenage
- Policy SP6: Sustainable Transport
- Policy SP8: Good Design
- Policy IT5: Parking and access
- Policy GD1: High quality design
- Policy NH1: Principal Open Space
- Policy NH2: Wildlife Sites
- Policy NH4: Green Links.

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

securing well-designed places and providing affordable homes, individually or in combination.

6.6 Local Plan Review and Update (2024)

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

6.6.2. In response to the review, the council has proposed a partial update of the local plan. Weight must be given to the emerging policies in the partial update according to: a) the stage of preparation of the emerging plan; b) the extent to which there are unresolved objections to the policies; and c) the degree of consistency between the policies and the most recent revision of the NPPF.

6.6.3. At the time of writing, the partial update is at an advanced stage of preparation and is scheduled to be adopted July 2026. The council considers the emerging policies within it to have a high degree of consistency with the NPPF. Where relevant, the weight to be given to emerging policies will be set out in the assessment section of this report.

6.7 Supplementary Planning Documents

6.7.1 The following supplementary planning documents are relevant to determining the application:

- Parking Provision Supplementary Planning Document (February 2025);
- Stevenage Design Guide Supplementary Planning Document (February 2025);

6.8 Community Infrastructure Levy

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

7. APPRAISAL

7.1 The main issues in the assessment of the application are the visual impact, impact on amenities, parking and highways implications and impact on the environment

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

7.2 Principle of Development

7.2.1 Policy NH1 identifies sites which are designated as Principal Open Spaces. This site is recognised as a Principal Woodland under NH1/32 for Whomerley Woods.

7.2.2 The policy recognises that planning permission will be granted where proposals “Would not result in the loss of any part of a Principal Open Space, Would not have an adverse impact upon any Principal Open Space within, or adjacent to, the application site; and Reasonably provide, or reasonably contribute towards the maintenance or improvement of, Principal Open Spaces and allotments.”

7.2.3 Fairlands Valley Park is recognised as the largest area of open space within Stevenage. The installation of the public sculpture of this size and scale is not considered to result in

the loss of significant part of the Principal Open Space, and nor would it have any adverse impact upon the Principal Open Space.

- 7.2.4 The installation of Public Art within the area would reasonably contribute to the Principal Open Space and the principle of development is considered to be acceptable. Policy NH1 is not amended within the Local Plan Partial Update.

7.3 Design and visual impact

Policy Background

- 7.3.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.
- 7.3.2 Policies SP8 and GD1 of the Local Plan (2019) and Partial Update are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle. Policy GD2 (design certification) is a new policy emerging from the review and states that the Council will support developments that are designed to achieve high levels of certification against nationally and internationally recognised sustainability standards such as BREEAM excellent, Secured by Design Silver or higher or BRE Home Quality Mark.
- 7.3.3 It is acknowledged that the scale as shown on the plans is incorrect, however the dimensions have been written on these plans.
- 7.3.4 The sculpture, which would depict a stag, would have a length of 2.2 metres and a maximum height of 4.5 metres. The stag itself is outlined to be 3.5 metres high but would be placed on top of a steel base which is 1 metre itself. The sculpture would be ground mounted, with three foundations affixed into the ground through a concrete base for security.
- 7.3.5 It would be 4.5 metres away from the Millenium Avenue pathway and would be situated on the existing grass open space and would not block pedestrian views into the wider Whomerley Wood/Monks Wood area when approaching from the nearest parking.
- 7.3.6 Whilst it is large at 4.5 metres in height, 2.2 metres in length, and a maximum width of 1.2 metres, it is an abstract sculpture and would not have an adverse visual impact on the wider Fairlands Valley Park or Monks Wood area given its size and scale.
- 7.3.7 The Design and Access statement acknowledges that the use of corten steel 316 would provide practical resilience. The use of this would also not require any significant or specialist treatment such as painting, and the Risk Assessment outlines that the material itself is durable and would be subject to annual inspections, which is acceptable, which would help to alleviate the concerns raised by the Green Spaces Team.

7.4 Impact on neighbouring amenity

Policy Background

- 7.4.1 Policy GD1 of the local plan requires that development does not lead to an adverse impact on the amenities of neighbouring occupiers. In the emerging partial update of the local plan, Policy GD1 is amended to refer to “unacceptable adverse impacts” on neighbouring amenities. This change is proposed to reflect the fact that in some instances, impacts on amenities may be deemed to be acceptable despite being adverse. The emerging policy is afforded significant weight.
- 7.4.2 Based on the submitted information, in terms of impact on residential amenities, the nearest residential properties are located at least 128 metres from the application site, the closest being towards the northeast at Shephall View, and the St Nicholas Church of England Primary and Nursery School, which is around 107 metres away. Due to the significant separation distance combined with the fact that the sculpture is limited in size and scale, would be affixed to the ground and no external lighting features, does not generate pollution with respect to noise, odour and light, it is not considered the proposal would harm the amenities of the nearest properties.
- 7.4.3 In terms of impact on the surrounding area, the site comprises as part of the Fairlands Valley Park in the Whomerley Wood area, which is fairly quiet and following construction, it is unlikely that any noise would arise directly as a result of the sculpture. Therefore, the proposal would not harm amenities more generally.

7.5 Car Parking and Cycle Provision

National Planning Policy Framework and Planning Practice Guidance

- 7.5.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”. Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 7.5.2 Policy IT5 of the local plan requires developments to provide parking in accordance with the council’s Parking Provision SPD (2025). This policy has not been amended under the local plan partial update. Policy SP6 (Sustainable Transport), has been significantly updated in the Local Plan Review and requires, amongst other things, for developments

to demonstrate they are in a sustainable location and will promote active travel by non-car modes of transport by providing appropriate cycle parking and prioritise public transport.

- 7.5.3 The proposed development is for a public sculpture and would not result in the creation of any new floorspace or facilities available at Whomerley Wood within Fairlands Valley Park, and the sculpture is designed as part of the landscape for the users of the Woods. The proposal would not have an impact on or result in the loss of any existing parking which is already being provided on site. The proposal is considered acceptable from a highway and parking point of view, as it would not result in the requirement for any additional parking, alter existing parking provision, would not generate any additional vehicle traffic and would not affect the existing public pedestrian path.

7.6 Impact on the Environment

- 7.6.1 Policy NH4 (Green Links) identifies Fairlands Valley Park as a designated Green Link. This is unchanged within the Local Plan Partial Update. The application site comprises an area of open green space which would be at very low risk of contamination.

- 7.6.2 The Green Spaces Development Manager has reviewed the application and supports the application to introduce public art within Fairlands Valley Park in principle, acknowledging that the proposal has the potential to be a valuable addition to the park. However, concerns have been raised regarding durability and public interactions such as potential visitors climbing the stag sculpture, graffiti and vandalism with scope for litter owing to the open nature of the sculpture, and maintenance of the surrounding ground and grass land.

- 7.6.3 Whilst these matters have been considered, these are primarily not material planning considerations and planning permission cannot be refused on this basis.

- 7.6.4 In relation to the concerns of potential crime in the form of graffiti and vandalism, the submitted details show that the sculpture is to be constructed from durable materials, which are impact resistant and generally would be low maintenance. It is located in a highly visible location and is not secluded, so the site retains the wider visibility it benefits from currently. The stag, which has significance across both Stevenage and the wider Hertfordshire area, can create and encourage a greater sense of local pride with respect to the sculpture. Nonetheless, any additional concerns over vandalism or graffiti in the area arising from the sculpture would be a matter for the Police.

7.7 Development and Flood Risk

- 7.7.1 In the emerging Local Plan Partial Review and update (2024), flood risk and drainage policies are significantly revised. The existing policy FP1 is replaced by a new sustainable drainage policy, which places an emphasis on the use of the most sustainable SuDS features and methods of surface water discharge and now requires all major and minor applications to incorporate SuDS unless there are clear and convincing reasons for not doing so. Meanwhile, existing policies FP2 and FP3 are combined into a new, more comprehensive flood risk policy, which largely reflects national flood risk policies but also seeks to protect watercourses and flood defences. Policy SP11 encourages direction of development to low-risk areas, where possible to utilise SuDS features and to overall protect watercourses and ensure developments do not result in acceptable harm to human health or the natural environment as a result of pollution.

- 7.7.2 The application site is located within Flood Zone 1 within the Environment Agency's flood risk map. Flood Zone 1 is defined as land having less than 1 in 1000 annual

probability of flooding and is the lowest risk. Therefore, all developments are generally directed to Flood Zone 1.

7.8 Biodiversity, Ecology and Protected Species

7.8.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply in some circumstances.

7.8.2 Applicants for planning permission are required to make a statement as to whether the biodiversity gain condition will apply if permission is granted, and, if it does not apply, under which exemption they are applying.

7.8.3 The sculpture would have foundations on the existing grass but owing to its size (2.64m²), it would fall under the de minimis category and therefore a 10% net gain in biodiversity is not required.

7.8.4 It is acknowledged that the proposal is located just outside of the designated Wildlife Site as under Policy NH2/19 (Monks & Whomerley Woods) of the Local Plan. However, considering the proximity of the site to the adjacent Wildlife Site, the proposal would not result in the substantive loss or deterioration of a Wildlife Site, and it would reasonably contribute to the maintenance of the site within the vicinity.

7.9 Other Matters

Community Infrastructure Levy

7.9.1 The Council adopted CIL on 1 April 2020 and the CIL Charging Schedule specifies a payment for new floorspace. Due to the nature of the proposed development, there is no CIL liability.

7.10 Equality, Diversity and Human Rights

7.10.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

7.10.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.

7.10.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.

7.10.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the

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

- 7.10.5 The proposal does not affect the accessibility into the Fairlands Valley Park, nor would it affect members of the public, including those covered by the Equalities Act. The proposed development is not considered therefore to have any material impact on persons with any of the protected characteristics listed under the Equalities Act.

8. CONCLUSIONS

- 8.1. To conclude, the principle of the proposed development is acceptable as it would support the operation and maintenance of the Fairlands Valley Park. Furthermore, it would preserve the character and appearance of the wider site and would not detract from the visual amenities of area. The proposal would not cause harm to the amenities of the nearest residential properties, nor would it have any impact on the safety and usability of the highway network.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED subject to the conditions set out below and delegated authority be given to the Director of Planning and Regulation in consultation with the Chair of the Planning and Development Committee.

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed stag sculpture; Site Location Plan; Block Plan;
REASON:- For the avoidance of doubt and in the interests of proper planning
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 3 The external materials used in the development to which this permission relates shall be those detailed on the approved plans and in the accompanying planning submission documents unless otherwise agreed in writing by the local planning authority.
REASON:- To ensure the development has an acceptable appearance.

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

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

INFORMATIVE

1 **Public Information on Planning Applications**

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

2 **Community Infrastructure Levy**

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

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

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

3 **Building Regulations**

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

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

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

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

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

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

4 Party Wall etc. Act 1996

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

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

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

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

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

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

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

- 1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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

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

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

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

10. BACKGROUND DOCUMENTS

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