



Local Development Scheme 2024

## Contents

|                                                                                                                                  |           |
|----------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>1 Introduction</b>                                                                                                            | <b>3</b>  |
| - What is a Local Development Scheme?                                                                                            | 3         |
| - Why have you produced a new Local Development Scheme?                                                                          | 3         |
| - Where will I find your Local Plan?                                                                                             | 3         |
| - Are you preparing any documents to support the Local Plan?                                                                     | 4         |
| - What about the Community Infrastructure Levy (CIL)?                                                                            | 5         |
| - Will the timetable change again?                                                                                               | 5         |
| - What if I have other questions?                                                                                                | 5         |
| <b>2 Stevenage Document Profiles</b>                                                                                             | <b>6</b>  |
| - Stevenage Borough Local Plan (including Policies Map and Stevenage Station Gateway Area Action Plan) Partial Review and Update | 6         |
| - Stevenage Community Infrastructure Levy (CIL) Charging Schedule                                                                | 7         |
| - Stevenage Statement of Community Involvement                                                                                   | 8         |
| - Supplementary Planning Documents                                                                                               | 9         |
| - Stevenage Borough Local Plan Full Review                                                                                       | 13        |
| <b>3 Local Plan and Community Infrastructure Levy Timetable</b>                                                                  | <b>14</b> |
| - Local Development Scheme Gantt Chart                                                                                           | 14        |
| - Local Development Scheme Ishikawa                                                                                              | 15        |

# 1 Introduction

## **Stevenage Borough Local Plan 2011 – 2031 Planning and Compulsory Purchase Act 2004 Section 15, Localism Act 2011 Section 111**

### **Local Development Scheme 2024**

#### **What is a Local Development Scheme?**

1.1 The Local Development Scheme (LDS) is the timetable for writing the Local Development Documents, including Development Plan Documents for Stevenage. The current LDS by Stevenage Borough Council came into effect on 8 October 2020.

#### **Why have you produced a new Local Development Scheme?**

1.2 This document is an update of the LDS approved by the Council in October 2020. The Council has a statutory obligation to publish an up-to-date LDS.

1.3 The update is required to reflect amendments to the timetable of specific Development Plan Documents and to give details on the production of several Supplementary Planning Documents which will be developed and adopted to add guidance to policies within the Stevenage Borough Local Plan (adopted 2019). Following their adoption, the SPDs will become a 'material consideration' to help us determine planning applications.

#### **Where will I find your Local Plan?**

1.4 The Local Plan, can be found on our website: <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan/stevenage-borough-local-plan>

1.5 We prepared an appropriate and proportionate evidence base to support the Local Plan. Please see the Council's website <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan/evidential-studies>

1.6 The Local Plan and evidence base was assessed by an independent Planning Inspector at Examination. Details can be found here: <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan/examination-of-our-local-plan-2011-2031>

1.7 When consultations are 'live' you will be able to comment online via the Borough Council website: <https://www.stevenage.gov.uk/have-your-say/planning-policy-consultations>

## Are you preparing any documents to support the Local Plan?

1.8 The Council prepared two rounds of consultation on an Area Action Plan (AAP) for the Railway Station. As a Development Plan Document (DPD), this would have become part of the Development Plan for Stevenage, and would have been subject to statutory consultation and examination.

1.9 After reviewing Stevenage's Local Plan during the Hold Direction, the Secretary of State for Housing, Communities and Local Government (MHCLG) asked Stevenage Borough Council to prepare an Area Action Plan (AAP) for Stevenage Station Gateway Area to support Policy TC4: Station Gateway Major Opportunity Area. This is a limited area within the wider Stevenage Central area.

1.10 The production of the AAP came about as a result of discussions with MHCLG following the Holding Direction placed on the Stevenage Borough Local Plan. The Council was instructed to produce an Area Action Plan for the railway station area (within the TC3 and TC4 Major Opportunity Areas's designated in the Local Plan) to detail policies for an extended and regenerated train station and surrounding development opportunities. It also acts as a catalyst for developers interested in supporting this key part of the Plan.

1.11 The latest version of the AAP, the Preferred Options Report produced January 2023, discussed key concepts and high level, strategic options and scenarios around Stevenage Railway Station, in order to enable potential future development that could take place. It did not suggest specific proposals for Stevenage Railway Station or relating to Lytton Way which would ultimately be subject to the planning application process.

1.12 In light of the need for a revised approach to updating and reviewing the Local Plan, officers considered their options to progress the AAP, in light of the need to review the Local Plan:

- Continue (as per the current Local Development Scheme but with revised timescales) to produce the final version of the AAP, consult and then submit to the Planning Inspectorate ahead of Examination in Public and anticipated adoption of the AAP, separate to the Local Plan Review.
- 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 the revised Local Plan (including an updated Policy TC4 and / or new section on Opportunity Areas / Station Gateway Area).

1.13 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. It would be appropriate to incorporate the emerging Area Action Plan into this partial review. This approach would also provide opportunity for the review to bring the Local Plan up to date with wider drivers for change such as climate change, sustainable travel, health and wellbeing and digital engagement.

1.14 It was agreed with Simon Bird KC 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 coming close to 5 years since adoption:

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <b>Stage 1: Local Plan – Partial Review and Update</b><br><b>Stage 2: Local Plan – Full Review</b> |
|----------------------------------------------------------------------------------------------------|

1.15 The Stevenage Borough Council Executive agreed in July 2023 that officers could progress with undertaking a partial review and update of the Local Plan, which will incorporate the evidence gathered from the two rounds of consultation on the AAP. This will allow the evidence base already gathered through the two rounds of consultation 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, including the continued requirement to tackle the Climate Change agenda and promoting sustainable and active travel across the Borough.

1.16 This approach to review of the Stevenage Local Plan would be beneficial in meeting Government requirements to undertake a review by 2025, updating strategic elements.

1.17 We review the need for additional guidance continually. It is not a requirement for Supplementary Planning Documents to be included in the LDS but we are including details of a number of proposed SPDs in this updated LDS to ensure that developers are aware of what additional guidance will come into force in the short-medium term future.

### **What about the Community Infrastructure Levy (CIL)?**

1.18 We adopted a Community Infrastructure Levy Charging Schedule. This was adopted by Council decision in January 2020 and we started implementing the CIL Charging Schedule on 1 April 2020. This means that any planning permission granted on or after 1 April 2020 is liable for a CIL charge. Money collected through CIL receipts will be used to fund much needed infrastructure within the borough.

1.19 Given the length of time since the CIL was originally implemented in April 2020, there is a need to undertake a review of CIL charging rates and land uses that command a CIL charge, to accord with changes in price indexation as well as changing development viability and practice.

1.20 It is not a requirement to include any timetable for implementing CIL in the LDS. However, the adoption of the CIL CS it is shown for completeness.

### **Will the timetable change again?**

1.21 Timetables associated with Development Plan Documents and Local Development Documents are subject to change. However, as with any planning document requiring consultation and submission to the Planning Inspectorate for Examination, progress is dependent on the level of public consultation and the availability of Inspectors to run an independent public Examination. We will do our best to comply with the timetable but this is not always within our control.

### **What if I have other questions?**

1.22 If you have questions about the contents of this Stevenage LDS or about the Local Plan, please address them to: Planning Policy Team Stevenage Borough Council SG1 1HN or e-mail [Planning.Policy\\_SBC@stevenage.gov.uk](mailto:Planning.Policy_SBC@stevenage.gov.uk)

## 2 Stevenage Document Profiles

### Stevenage Borough Local Plan (including Policies Map and Stevenage Station Gateway Area Action Plan) Partial Review and Update

|                                                        |                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>            | Sets out the vision, objectives, strategy, planning policies and proposals for the spatial development of Stevenage to 2031. Revised to account for key drivers of change since Local Plan adopted in May 2019 and incorporation of Stevenage Station Gateway Area Action Plan – two rounds of consultation. |
| <b>What geographical area does it cover?</b>           | Stevenage Borough                                                                                                                                                                                                                                                                                            |
| <b>Is it a Development Plan Document (DPD)?</b>        | Yes                                                                                                                                                                                                                                                                                                          |
| <b>Key dates</b>                                       |                                                                                                                                                                                                                                                                                                              |
| <b><i>Commencement of Review</i></b>                   | From September / October 2023                                                                                                                                                                                                                                                                                |
| <b><i>Preparation (Regulation 18) Consultation</i></b> | June / July 2024                                                                                                                                                                                                                                                                                             |
| <b><i>Publication (Regulation 19) Consultation</i></b> | November / December 2024                                                                                                                                                                                                                                                                                     |
| <b><i>Submission to Government</i></b>                 | April / May 2025                                                                                                                                                                                                                                                                                             |
| <b><i>Examination Hearing Sessions</i></b>             | June / July 2025                                                                                                                                                                                                                                                                                             |
| <b><i>Receipt of Inspector's Report</i></b>            | August / September 2025                                                                                                                                                                                                                                                                                      |
| <b><i>Adoption</i></b>                                 | November / December 2025                                                                                                                                                                                                                                                                                     |
| <b>Monitoring and review</b>                           | Monitoring will be undertaken through Stevenage Borough Council's Annual Monitoring Reports. The Local Plan will be monitored and any timeline for a review will be published through an update to the LDS or the Council's AMR when appropriate.                                                            |

## Stevenage Community Infrastructure Levy (CIL) Charging Schedule

|                                                                |                                                                                                                                                                                                        |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>                    | Sets out the CIL charge(s) that will apply to new development in Stevenage, including any differential rates to be applied. Review to bring in line with chargeable land uses and price index changes. |
| <b>What geographical area does it cover?</b>                   | Stevenage Borough                                                                                                                                                                                      |
| <b>Is it a Development Plan Document (DPD)?</b>                | No                                                                                                                                                                                                     |
| <b>Key dates</b>                                               |                                                                                                                                                                                                        |
| <i><b>Preliminary Draft Charging Schedule Consultation</b></i> | October / November 2023                                                                                                                                                                                |
| <i><b>Draft Charging Schedule Consultation</b></i>             | January / February 2025                                                                                                                                                                                |
| <i><b>Submission to Government</b></i>                         | April / May 2025                                                                                                                                                                                       |
| <i><b>Examination</b></i>                                      | June / July 2025                                                                                                                                                                                       |
| <i><b>Receipt of Inspector's Report</b></i>                    | August / September 2025                                                                                                                                                                                |
| <i><b>Adoption</b></i>                                         | November / December 2025                                                                                                                                                                               |
| <i><b>Implementation</b></i>                                   | December 2025                                                                                                                                                                                          |
| <b>Monitoring and review</b>                                   | The CIL CS will be continually monitored in line with changes to relevant legislation and local circumstances.                                                                                         |

## Stevenage Statement of Community Involvement

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>     | Sets out standards and approaches (including the procedures, processes and timings) that will be used to involve stakeholders and residents with an interest in planning in the production of the Local Plan and development management decisions. A Statement of Community Involvement is not considered a Development Plan Document and is therefore not subject to examination. |
| <b>What geographical area does it cover?</b>    | Stevenage Borough                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Is it a Development Plan Document (DPD)?</b> | No                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Key dates</b>                                |                                                                                                                                                                                                                                                                                                                                                                                    |
| <i><b>Commence work</b></i>                     | April 2024                                                                                                                                                                                                                                                                                                                                                                         |
| <i><b>Public Consultation</b></i>               | June / July 2024 (with Local Plan Review – Partial Review and Update)                                                                                                                                                                                                                                                                                                              |
| <i><b>Adoption</b></i>                          | August 2024                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Monitoring and review</b>                    | Monitored by Stevenage Borough Council every two years. Next review commences Spring 2026.                                                                                                                                                                                                                                                                                         |

## Supplementary Planning Documents

### *Parking Provision and Sustainable Transport SPD*

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>     | <p>The adopted SPD sets requirements for vehicular and cycling parking spaces as part of new developments. It also sets requirements for disabled parking, Electric Vehicle charging points, as well as details and considerations for the implementation of schemes included in the SBC Transport Strategy. The updated document will not be subject to examination.</p> <p>Revisions and improvements to be made to adopted SPD to account for changes in practice and key drivers of change since SPD adoption.</p> |
| <b>What geographical area does it cover?</b>    | Stevenage Borough                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Is it a Development Plan Document (DPD)?</b> | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Key dates</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><i>Commence work</i></b>                     | April 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b><i>Public Consultation</i></b>               | September / October 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Adoption</i></b>                          | January 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Monitoring and review</b>                    | Monitored by Stevenage Borough Council every five years.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## ***The Impact of Development on Biodiversity SPD***

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>     | <p>The adopted SPD sets out the procedures for assessing, demonstrating, providing and, if required, funding a 10% net gain in biodiversity as part of new developments. This requirement was announced in the Environment Bill 2019 and has become a legal requirement of development in 2024.</p> <p>Revisions and improvements to be made to adopted SPD to account for changes in legislation and practice since SPD adoption.</p> |
| <b>What geographical area does it cover?</b>    | Stevenage Borough                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Is it a Development Plan Document (DPD)?</b> | No                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Key dates</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><i>Commence work</i></b>                     | April 2024                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b><i>Public Consultation</i></b>               | September / October 2024                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Adoption</i></b>                          | January 2025                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Monitoring and review</b>                    | Monitored by Stevenage Borough Council every five years.                                                                                                                                                                                                                                                                                                                                                                               |

## Developer Contributions SPD

|                                                 |                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>     | <p>The SPD sets out all potential contributions that developers may be expected to pay as part of Section 106 legal agreements if developing land in Stevenage.</p> <p>Revisions and improvements to be made to adopted SPD to account for changes in practice and working protocols since SPD adoption.</p> |
| <b>What geographical area does it cover?</b>    | Stevenage Borough                                                                                                                                                                                                                                                                                            |
| <b>Is it a Development Plan Document (DPD)?</b> | No                                                                                                                                                                                                                                                                                                           |
| <b>Key dates</b>                                |                                                                                                                                                                                                                                                                                                              |
| <i>Commence work</i>                            | April 2024                                                                                                                                                                                                                                                                                                   |
| <i>Public Consultation</i>                      | September / October 2024                                                                                                                                                                                                                                                                                     |
| <i>Adoption</i>                                 | January 2025                                                                                                                                                                                                                                                                                                 |
| <b>Monitoring and review</b>                    | Monitored by Stevenage Borough Council every five years.                                                                                                                                                                                                                                                     |

## Design Guidance SPD

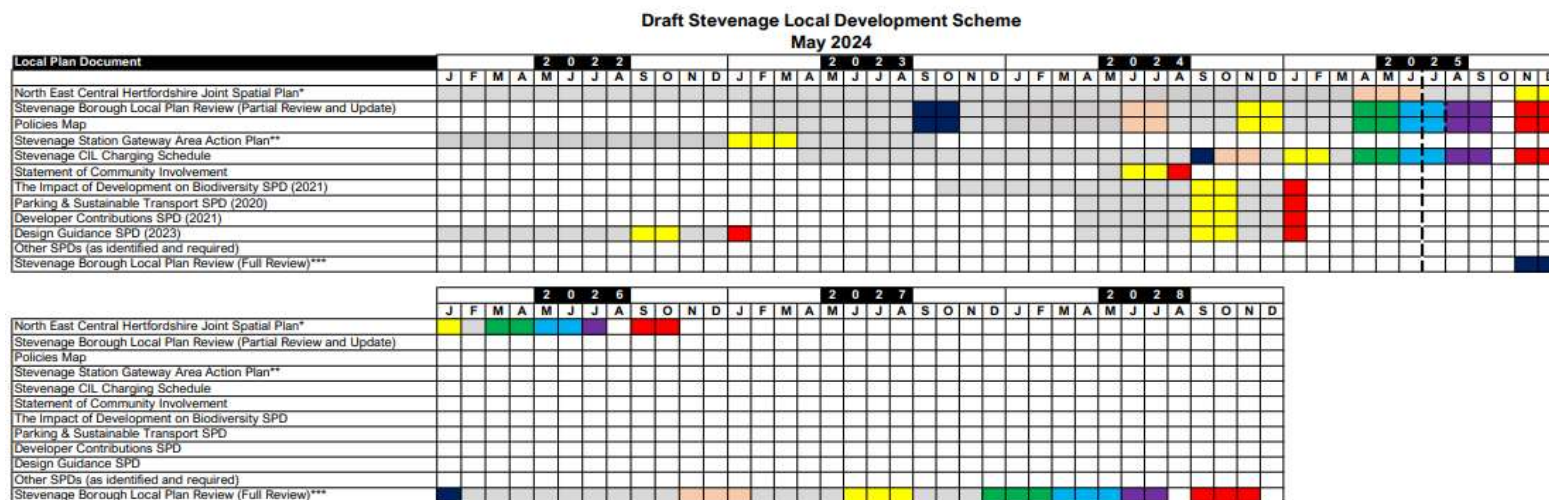
|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>     | <p>The SPD builds on the National Design Guide to demonstrate how local context should be embedded into future development as well as promoting the inclusion of principles to reduce climate change and to promote the health and well-being of residents.</p> <p>Revisions and improvements to be made to adopted SPD to account for changes in development practice and key drivers of change since SPD adoption.</p> |
| <b>What geographical area does it cover?</b>    | Stevenage Borough                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Is it a Development Plan Document (DPD)?</b> | No                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Key dates</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><i>Commence work</i></b>                     | April 2024                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Public Consultation</i></b>               | September / October 2024                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><i>Adoption</i></b>                          | January 2025                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Monitoring and review</b>                    | Monitored by Stevenage Borough Council every five years.                                                                                                                                                                                                                                                                                                                                                                 |

## Stevenage Borough Local Plan Full Review

|                                                        |                                                                                                                                                                                                                                                   |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>What is the subject of the document?</b>            | Sets out the vision, objectives, strategy, planning policies and proposals for the spatial development of Stevenage beyond 2031.                                                                                                                  |
| <b>What geographical area does it cover?</b>           | Stevenage Borough                                                                                                                                                                                                                                 |
| <b>Is it a Development Plan Document (DPD)?</b>        | Yes                                                                                                                                                                                                                                               |
| <b>Key dates</b>                                       |                                                                                                                                                                                                                                                   |
| <b><i>Commencement of Review</i></b>                   | From November 2025                                                                                                                                                                                                                                |
| <b><i>Preparation (Regulation 18) Consultation</i></b> | November 2026 / January 2027                                                                                                                                                                                                                      |
| <b><i>Publication (Regulation 19) Consultation</i></b> | June / August 2027                                                                                                                                                                                                                                |
| <b><i>Submission to Government</i></b>                 | December 2027 / February 2028                                                                                                                                                                                                                     |
| <b><i>Examination Hearing Sessions</i></b>             | March / May 2028                                                                                                                                                                                                                                  |
| <b><i>Receipt of Inspector's Report</i></b>            | June / July 2028                                                                                                                                                                                                                                  |
| <b><i>Adoption</i></b>                                 | September / November 2028                                                                                                                                                                                                                         |
| <b>Monitoring and review</b>                           | Monitoring will be undertaken through Stevenage Borough Council's Annual Monitoring Reports. The Local Plan will be monitored and any timeline for a review will be published through an update to the LDS or the Council's AMR when appropriate. |

### 3 Local Plan and Community Infrastructure Levy Timetable

#### Local Development Scheme Gantt Chart



#### NOTES:

\* North East Hertfordshire Joint Spatial Plan is outside of the scope of the Stevenage Local Development Scheme; however progression with this Plan will have a large bearing of the Local Plan Review. Progress subject to change.

\*\* The Stevenage Station Gateway Area Action Plan has gone through Regulation 18 and Regulation 19 consultation. Evidence gathered during these two stages of consultation will be incorporated into the Local Plan Review (Partial Review and Update of the Plan).

\*\*\* A Full Review of the Local Plan will only commence upon Adoption of the Local Plan Review (Partial Review and Update) and will seek to reflect the North East Central Hertfordshire Spatial Plan, as well as look at a longer term Plan Period, beyond 2031.

Dotted line between June and July 2025 indicates likely change to planning policy system under the revised National Planning Policy Framework and Levelling Up and Regeneration Bill 2023 / 2024.

#### Key Planning Documents & Preparation Stages

|                                              |  |
|----------------------------------------------|--|
| Resolution to Prepare                        |  |
| Document / Evidence in Preparation           |  |
| Preparation Consultation (Regulation 18)     |  |
| Publication Consultation (Regulation 19)     |  |
| Submission to Government (Regulation 22)     |  |
| Independent Examination (Regulation 22 & 23) |  |
| Inspector's Report (Regulation 25)           |  |
| Adoption (Regulation 26)                     |  |

#### Supplementary Planning Documents

|                                     |  |
|-------------------------------------|--|
| Resolution to Prepare               |  |
| Document / Evidence in Preparation  |  |
| Public Consultation (Regulation 12) |  |
| Adoption (Regulation 14)            |  |

#### Community Infrastructure Levy

|                                                     |  |
|-----------------------------------------------------|--|
| Resolution to Prepare                               |  |
| Document / Evidence in Preparation                  |  |
| Preliminary Draft Charging Schedule (Regulation 15) |  |
| Draft Charging Schedule (Regulation 16)             |  |
| Submission for Examination (Regulation 19)          |  |
| Independent Examination (Regulation 20 & 21)        |  |
| Publication of Recommendations (Regulation 23)      |  |
| Approval and Publication (Regulation 25)            |  |

#### Statement of Community Involvement

|                                     |  |
|-------------------------------------|--|
| Document / Evidence in Preparation  |  |
| Public Consultation (Regulation 12) |  |
| Adoption (Regulation 14)            |  |

All timescales are indicative at this stage and subject to change.

## Local Development Scheme Ishikawa

