

Partial Update of the Stevenage Borough Local Plan 2011-2031

Schedule of Changes from Regulation 19 to Pre Submission

ID	Position	Text
001	4.6	4.6 Our strategy sets out how 7,600 homes will be built in and around Stevenage between 2011 and 2031 (3,290 <u>4,956 homes between 2024 and 2031</u>). This will mean that we can meet our objectively assessed housing needs within our own administrative boundaries, although we maintain an on-going dialogue with our neighbours on this topic.
002	Policy SP7	<p>Policy SP7: High quality homes</p> <p>This Local Plan supports significant growth in and around Stevenage to help meet needs across the market area. We will:</p> <ul style="list-style-type: none"> a. Provide at least 3,290 <u>7,600</u> new homes within Stevenage Borough between 2024 <u>2011</u> and 2031, <u>of which no fewer than 4,956 will be provided between 2024 and 2031</u>. b. Deliver these through the sites and broad locations identified in this plan that allow for at least: <ul style="list-style-type: none"> i. 2,950 new homes in and around the Town Centre; ii. 1,350 new homes in a new neighbourhood on undeveloped land to the west of the town within the Borough boundary; iii. 1,350 new homes to the north and south-east of the town on land removed from the Green Belt; iv. 1,950 new homes elsewhere in the Borough; and v. 11 new, permanent Gypsy and Traveller pitches on a new site close to Junction 8 of the A1(M). c. Ensure at least 60% of new homes completed within the Borough boundary between 2011 and 2031 are on previously developed land. d. Make sure there is always enough land to build homes for the next five years. e. Support applications for housing development on unallocated sites where they are in suitable locations and will not exceed our environmental capacity. f. Build a full range of homes in terms of tenure, type and size. This plan positively addresses housing needs and existing imbalances in the housing stock by setting targets for: <ul style="list-style-type: none"> i. At least 20% of all new homes over the plan period to be Affordable Housing with an aspiration to deliver up to 40% affordable housing where viability permits; ii. An appropriate mix of housing sizes, in line with the most up-to-date evidence of need; and

		<ul style="list-style-type: none"> iii. At least 3% of new homes over the plan period to be 'aspirational' to deliver a more balanced housing stock; and iv. At least 1% of new homes on the urban extensions to be self-build. <ul style="list-style-type: none"> g. Supplement these homes through the provision of up to 200 bed spaces in supported accommodation subject to up-to-date evidence of need; and h. Work with North Hertfordshire District Council and, if necessary, East Hertfordshire District Council to ensure any homes provided on the edge of Stevenage but outside the Borough boundary are successfully integrated into the urban fabric of the town.
003	5.68	<p><u>5.68 The partial review and update of the local plan identifies a requirement for 3,290 4,956 homes to be delivered over the remainder of the plan period (to 2031). This figure was calculated using the standard method as required by paragraph 61 of the December 2023 revision of the NPPF. This figure represents the overall plan period target of 7,600 homes minus the net housing completions from 2011 to 2024.</u></p>
004	5.71	<p>5.71 Taking into account completions and permissions since 2011, this target will require development to accelerate to a rate of around 470 708 homes per year over the remainder of the plan period³³. This is above long-term development rates since the Development Corporation was wound up. However, the development industry supports our belief that this level of delivery can be achieved³⁴.</p>
005	Policy CC1	<p>Policy CC1: Energy efficiency</p> <p>Development proposals must demonstrate how they will maximise reductions in greenhouse gas emissions, with consideration for the following:</p> <ul style="list-style-type: none"> a. The provision of demand-side energy efficiency measures; b. The provision of supply-side energy efficiency measures; and c. The adoption of ultra-low and zero carbon energy generation. <p><u>Major development</u></p> <p>Major development proposals (<u>including large scale major development proposals⁵³</u>) must achieve net zero regulated operational emissions.</p>

		<p>At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet the net zero target.</p> <p>Post-permission, planning conditions will be used to ensure that the net zero target is met in practice.</p> <p>Large scale major development Whole life-cycle carbon</p> <p>Outside of the town centre⁵⁴, large scale major development proposals must also achieve net zero emissions during construction and demolition i.e. be whole life-cycle carbon net zero⁵⁵.</p> <p>At the application stage, an energy statement, which includes a whole life-cycle carbon (WLC) assessment, must be submitted to demonstrate how the target will be met.</p> <p>Post-permission, planning conditions will be used to secure an updated WLC assessment, using actual emissions figures.</p> <p><u>Carbon offsetting</u></p> <p>Where it is clearly demonstrated that a development proposal cannot fully meet the relevant target on-site, the shortfall may be offset by an alternative off-site proposal but only where the proposal has already been identified and delivery is certain.</p>												
006	Policy EC1	<p>Policy EC1: Allocated sites for employment development</p> <p>The following sites and areas, as defined on the Policies Map, are allocated for employment development. Planning permission will be granted where proposals fall within the specified use classes and, individually or cumulatively, meet or exceed the target floorspace provision.</p> <table><tr><th>Reference</th><th>Site</th><th>Use Classes</th><th>Target floorspace provision</th></tr><tr><td>EC1/1</td><td>Stevenage GSK and Bioscience Catalyst Campus</td><td>E(g)(ii), E(g)(iii) with ancillary uses</td><td>50,000m²</td></tr><tr><td>EC1/2</td><td>South of Bessemer Drive, Gunnels Wood</td><td>E(g)(ii), E(g)(iii), B8</td><td>12,000 10,000m²</td></tr></table>	Reference	Site	Use Classes	Target floorspace provision	EC1/1	Stevenage GSK and Bioscience Catalyst Campus	E(g)(ii), E(g)(iii) with ancillary uses	50,000m ²	EC1/2	South of Bessemer Drive, Gunnels Wood	E(g)(ii), E(g)(iii), B8	12,000 10,000 m ²
Reference	Site	Use Classes	Target floorspace provision											
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007	7.59	<p>7.59 The Major Opportunity Areas and the Town Centre Shopping Area are largely mutually exclusive, with the exception of a small area on the north side of the bus station (which lies within the Central Core MOA), Park Place (which lies in the Marshgate MOA) and the Tesco Extra store (which lies in the Northgate MOA). Within the existing shopping streets, the Council intends to protect the principal comparison shopping areas, whilst allowing greater freedom and flexibility in secondary and tertiary areas. Consequently, the retail streets are broadly protected by the Town Centre Shopping Area designation, whilst the best ground floor retail frontages are given extra protection through the Primary Frontages designation. The Council is keen to offer the opportunity for the Town Centre to become an all-day destination - by permitting cafes, bars, restaurants and public houses in appropriate locations.</p>																				
008	Policy TC9	<p>Policy TC9: High Street Shopping Area</p> <p>The spatial extent of the High Street Shopping Area (HSSA) is defined on the policies map.</p> <p>Within the HSSA, planning permission for development of a scale appropriate to the High Street's location in the retail hierarchy and which falls into Use Classes E, C1, C3, F.1 or F.2 will be granted where it:</p> <p>a. Would not take land or premises allocated or identified for other, specific uses; and b. Does not propose Class E uses outside of the High Street Primary Frontages.</p> <p>Within the HSSA, further hot food takeaway uses will not be permitted.</p> <p>The amalgamation of existing premises to create larger units or the conversion of upper floors to provide additional floorspace in the same use class will not be permitted.</p>																				
009	Policy IT5	<p>Policy IT5: Parking and access</p>																				

		<p>Planning permission will be granted where proposals comply with the requirements of the Parking Provision SPD. Major development proposals, including redevelopments and changes of use, must additionally:</p> <ul style="list-style-type: none"> a. Demonstrate how the development will be served by passenger transport. Planning obligations will be sought to provide services and facilities where appropriate; and b. Make the following provisions for pedestrians and cyclists: <ul style="list-style-type: none"> i. Safe, direct and convenient routes within the development; ii. Links to existing cycleway and pedestrian networks; iii. Appropriate means of crossing vehicle roads within, or adjacent to, the site; iv. Adequate landscaping and lighting of routes both within the development and on any new external links; v. Contributions towards improving cycleways and pedestrian routes serving the development site, where appropriate; vi. Secure bicycle parking provision; and vii. Ancillary facilities such as changing rooms, showers and lockers, where appropriate. <p>Planning permission for development proposals which result in the loss of off-street parking spaces (excluding public car parks) or formally defined on-street bays will be granted where:</p> <ul style="list-style-type: none"> c. The parking lost is replaced as near as possible to the existing provision in an accessible location; or d. It can be demonstrated that the provision is not suitable or required.
010	After 9.2	<p>9.2A <u>The partial review and update of the local plan identifies a requirement for 3,290 4,956 homes to be delivered over the remainder of the plan period (to 2031). This figure was calculated using the standard method as required by paragraph 61 of the December 2023 revision of the NPPF. This figure represents the overall plan period target of 7,600 homes minus the net housing completions from 2011 to 2024.</u></p>
011	15.2	<p>15.2 It is a key test of local plans that they are deliverable. The Local Plan is supported by a wide-ranging evidence base which demonstrates how and when the sites and proposals in this plan can be brought forward. Our Strategic Land Availability Assessments (SLAA) for both housing and employment demonstrate commitment from relevant landowners to ensure their sites are delivered. The IDP examines the cumulative impacts of providing 7,600 homes over the plan period (3,290 4,956 homes between 2024 and 2031) and identifies a series of interventions¹³⁹.</p>
012	After 15.10	

		A vital town centre	Preserve the viability and vitality of the retail hierarchy	-	Retail vacancy rates
			Support the type and range of retail required to meet identified need	7,600m ² of additional convenience retail floorspace by 2031	Retail, office and leisure completions
			Reserve the Primary Frontage for E(a) Use	For at least 80% Primary Frontage to be in E(a) Use	E(a) Retail
		High quality homes	Provide sites for new residential development	At least 7,600 new homes to be completed 2011-2031 (3,290 <u>4,956 homes between 2024 and 2031</u>)	Housing completions
			45% of new homes to be on Previously Developed Land	45% of new homes to be on Previously Developed Land	Housing completions on PDL
			Maintain at least a five-year supply of land for housing	-	Housing supply
			To deliver up to 40% affordable homes, where viability permits	For at least 20% of all new homes to be affordable	Affordable housing completions
					Affordable housing supply
			To re-balance the housing stock by delivering a mix of housing types and sizes	For all major sites to comply with the mix identified in the SHMA	Housing Mix
				-	Aspirational homes
			Provide sites for new Gypsy and Traveller provision	At least 11 new Gypsy and Traveller sites to be provided	Gypsy and Traveller provision