

Property and Estates

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Date: 30th November 2016

Dear Sirs

Re: Local Plan representations

I am writing on behalf of the Council as Landowner in respect of a number of sites that are included within the emerging Local Plan.

The Council is committed to bringing the following sites forward for development within the plan period, and I have indicated below where work has already started.

The following four sites were included in a recent Part II Executive Committee report (18 October 2016) confirming their disposal and inclusion within the disposal programme.

HO1/7	Fry Road day nursery
HO1/8	Ken Brown car Showroom
HO1/14	Shephall Centre and adj amenity land
HO1/15	Shephall View

The following sites are being considered by the Council's Executive (Housing) Committee.

HO1/1	Bedwell Crescent neighbourhood centre
HO1/3	Burwell Road neighbourhood centre
HO1/9	Kenilworth Close neighbourhood centre
HO1/12	Marymead neighbourhood centre
HO1/16	The Glebe neighbourhood centre
HO1/17	The Hyde neighbourhood centre
HO1/18	The Oval neighbourhood centre

Current resources are focusing on redevelopment schemes at Kenilworth Close, Burwell Road, and The Oval, and the team are proposing to bring forward a comprehensive development of these centres during the period 2017 to 2018. Multi-disciplinary project teams, having prepared financial feasibility work, have also

engaged design teams to prepare final designs for consultation, as a pre-cursor to making formal planning applications for these sites, that will bring forward mixed tenure developments. The Council's emerging Asset Management Plan will be recommending how the remaining sites can be brought forward for development within the plan period, with focus on funding and timescale.

Sites HO1/4, HO1/10 and HO1/13 (as detailed below) have been identified in an Executive Committee report (dated 16th December 2014) for transfer from the General Fund account to the Housing Revenue Account to enable redevelopment and support of a ten year development programme. The Housing Development Team has identified these sites for redevelopment during 2018/19:

HO1/4	Dunn Close garage court
HO1/10	Land at Eliot Road
HO1/13	Scout Hut, Drakes Drive

The Council is in talks with local housing association developers in relation to bringing site **HO1/5 (Ex play centre at Scarborough Avenue)** forward for redevelopment during 2017/18.

For completeness, the other sites identified in policy HO1; housing allocations (HO1/2, HO1/6, and HO1/11) are privately owned sites and are outside the control of the Council as landowner.

In respect of Stevenage West, the Council is committed to using its land ownership interests to take all reasonable actions to support the development of Stevenage West in accordance with policy HO2 and will not take any actions to hinder or delay such timely acts as are necessary to assist in the delivery. To this end, the Council as landowner has been in active negotiation with the lead developers since 2015, in order to progress a land deal.

In respect of the town centre regeneration proposals, we are fully supportive of the aspirations of the Local Plan, and we are already working on enabling the redevelopment of the Stevenage town centre to come forward. The Council has acquired key strategic land holdings within the centre for regeneration purposes, and is about to go out to tender to secure a development partner to deliver the first phase of new development for the town centre. The regeneration scheme will include an additional 2,000 dwellings as detailed in policies TC2-TC7 of the Stevenage Borough Local Plan.

Kind regards


Julie Herbert
Property Development Manager