

Policy HO2: Stevenage West

Land to the west of Stevenage, as defined by the proposals map, is allocated for the development of approximately 1,350 dwellings.

A Masterplan for the whole site will be required as part of any ~~outline~~-planning application. The Masterplan must be approved prior to the submission of detailed development proposals for the site.

Development proposals will be permitted where the following criteria are met:

- a. The applicant can demonstrate that development can be expanded beyond the Borough boundary in the future, into safeguarded land within North Hertfordshire;
- b. The development incorporates employment floorspace of 10,000m², in accordance with Policy EC1;
- c. Improvements to existing access routes across the A1(M), via Bessemer Drive and Meadway, are provided, which link effectively into the existing road, cycleway and pedestrian networks;
- d. The scheme is designed to encourage the use of sustainable modes of transport;
- e. An appropriate buffer to mitigate against noise impacts from A1(M) is included;
- f. At least 5% aspirational homes are provided in line with Policy HO9;
- g. Plots to accommodate at least 1% new homes are made available for self-build purposes;
- h. ~~At least~~ 30% affordable housing is provided in line with Policy HO7;
- i. Provision for supported or sheltered housing is made in line with Policy HO10;
- j. A primary school is provided in line with the most up-to-date evidence of need;
- k. Local facilities to serve the community are incorporated, including a GP surgery, subject to demand;
- l. Sports facilities are provided on-site, in line with Policy HC8, including, but not limited to
 - I. A skate park or MUGA for children; and
 - II. Land to accommodate a new cricket ~~pitch~~facility;
- m. A full archaeological assessment is undertaken;
- n. A full flood risk assessment is undertaken;
- o. The scheme incorporates a network of green infrastructure, with an emphasis on high quality landscaping within and around the development to reduce the impact of the development on the surrounding greenfield / Green Belt land;
- p. Existing Public Rights of Way retained and incorporated, where possible; and
- q. The impact of noise pollution from London Luton Airport is mitigated.
- r.

It is recognised that the site may be delivered by a number of different developers. In this case, any phase of development would be required to demonstrate that it would enable the delivery of the policy objectives for the development as a whole and those relevant to that phase, and enable an expanded scheme within North Hertfordshire District Council. Community facilities should be provided in a location that allows them to be expanded to meet the needs of the site as a whole.

Supporting text amendments...

9.18. Sports facilities will also be required, in line with policy HC8. As part of this requirement, our evidence identifies a need for an additional cricket ~~pitch~~ facility to be provided within the town, towards the end of the plan period. It recommends Stevenage West as the preferred location for this provision to be made. Subject to an up-to-date assessment of demand, the masterplan will be expected to show how this facility can be accommodated within the site. It is likely that additional (external) sources of funding will be required to deliver this facility. This will require further discussion at pre-application stage. In the event that no demand is shown for the proposed facility by an operator, equivalent quantitative sports pitch provision will be required in accordance with Policy HC8. A skate park / alternative youth facilities will also be required.

9.21. A small proportion of plots will be required to be made available for sale to people who want to build their own homes. This can be combined with the aspirational homes requirement, by reserving larger plots that meet both criteria. If self-build plots are not taken up by the public after being marketed for at least two years, we will allow these to revert to conventional build plots.