



Stevenage Local Development Scheme

June 2016

Stevenage Borough Local Plan 2011 – 2031

Planning and Compulsory Purchase Act 2004 Section 15, Localism Act 2011 Section 111.

Local Development Scheme 2016

Introduction

What is a Local Development Scheme?

The Local Development Scheme (LDS) is the timetable for writing the local plan for Stevenage. It is approved by Stevenage Borough Council to come into effect on 1 August 2016.

Why have you produced a new Local Development Scheme?

This document is an update of the LDS approved by the Council in December 2015. It incorporates revisions to the work programme for taking the local plan to adoption as the statutory local plan for Stevenage Borough, and outlines further planning work following adoption.

Following 'publication' stage in January 2016, the new local plan is being used as a 'material consideration' to help us determine planning applications. The amount of emphasis we can place on the new plan will increase as it moves through the process towards adoption.

Are you preparing any other documents to support the local plan?

Not at this stage. We will keep the need for additional guidance under review. It is not a requirement for Supplementary Planning Documents to be included in the LDS.

What about the Community Infrastructure Levy (CIL)?

Our last LDS did not show a timetable for preparing a Community Infrastructure Levy (CIL) as the question on whether to pursue CIL had not been resolved. This position has now been reviewed.

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

Why have you changed your mind about CIL?

Since we last considered CIL in 2013, the Government has made significant changes to the ways in which we can collect contributions towards infrastructure from new development. In particular, the use of 'Section 106' agreements has become restricted. We currently use these agreements where we think contributions are required from new development.

We have also updated our viability evidence which shows that CIL can be supported in the Borough.

What evidence work have you done?

We have prepared an appropriate and proportionate evidence base to support the new local plan. See the Borough Council's web-site:

www.stevenage.gov.uk/planning/planning-policy/90175/90178/

Where will I find your new local plan?

The new local plan, along with any environmental reports and evidence studies, will be placed on our web-site as they are produced. See:

www.stevenage.gov.uk/planning/planning-policy/

When consultations are 'live' you will be able to comment on-line via the Borough Council web-site.

Will the timetable change again?

Our work programme through to the adoption stage depends on the outcome of an Examination in Public of the Stevenage Borough local plan by an independent Planning Inspector. The Inspector examines the 'soundness' of the plan. It is Stevenage Council's considered view that the plan to be submitted for Examination is sound. However the Report of the Inspector's Examination, expected 13 weeks after the close of Examination, will determine whether or not the Council is able to resolve to adopt the plan.

What if I have other questions?

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 planningpolicy@stevenage.gov.uk

Stevenage document profiles

Stevenage Borough Local Plan (including Proposals Map)

What is the subject of the document?	Sets out the vision, objectives, strategy, planning policies and proposals for the spatial development of Stevenage to 2031
What geographical area does it cover?	Stevenage Borough
Is it a Development Plan Document (DPD)?	Yes
Key dates	
- <i>Sustainability Appraisal Scoping Report consultation</i>	February/March 2012
- <i>Preparation consultation</i>	June/July 2013 June / July 2015
- <i>Publication consultation</i>	January / February 2016
- <i>Submission to Government</i>	July 2016
- <i>Examination</i>	September / November 2016
- <i>Receipt of Inspector's report</i>	December 2016 / February 2017
- <i>Adoption</i>	February / July 2017
Monitoring and review	Monitoring through Stevenage Borough Council Annual Monitoring Report. Review will begin 2 years after adoption aiming to produce a new SBLP 2021 – 2041.

Stevenage Community Infrastructure Levy (CIL) Charging Schedule

What is the subject of the document?	Sets out the CIL charge(s) that will apply to new development in Stevenage, including any differential rates to be applied.
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Preliminary draft charging schedule consultation</i>	February 2017
- <i>Draft charging schedule consultation</i>	July 2017
- <i>Submission to Government</i>	September 2017
- <i>Examination</i>	November 2017
- <i>Receipt of Inspector's report</i>	January 2018
- <i>Adoption</i>	January / February 2018
Monitoring and review	CIL will be reviewed within 3 years of initial adoption and, thereafter, every 2 years.

Stevenage Statement of Community Involvement

What is the subject of the document?	<p>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</p> <p>A statement of Community Involvement is no longer considered a development plan document and is therefore not subject to examination.</p>
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Start of work</i>	December 2011 March 2017
- <i>Adoption</i>	May 2012 July 2017
Monitoring and review	Monitored by Stevenage Borough Council every five years. Next review commences March 2017.

Local Plan and Community Infrastructure Levy timetable

Local Plan documents	2016												2017												2018											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<i>District Plan Second Review (as saved)</i>																																				
Stevenage Borough Local Plan																																				
Policies Map																																				
Stevenage CIL Charging Schedule																																				
Statement of Community Involvement																																				

KEY: Preparation stages

Local plan	Community Infrastructure Levy	Statement of Community involvement
Resolution to prepare	Resolution to prepare / review of position	
Document / evidence in preparation	Document / evidence in preparation	Document / evidence in preparation
Preparation consultation (Reg. 18)	Preliminary Draft Charging Schedule (Reg. 15)	
Publication consultation (Reg. 19)	Draft Charging Schedule (Reg. 16)	
Submission to Government (Reg. 22)	Submission for Examination (Reg. 19)	
Independent Examination (Regs. 23 and 24)	Independent Examination (Regs. 20 and 21)	
Inspector's Report (Reg. 25)	Publication of recommendations (Reg. 23)	
Adoption (Reg. 26)	Approval and publication (Reg. 25)	Approval

* References are to the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and County Planning (Local Planning) (England) Regulations 2012 (as amended) as applicable

** References are to The Community Infrastructure Levy Regulations 2010 (as amended)