

STEVENAGE LOCAL PLAN STAGE 3 EXAMINATION HEARINGS

AGENDA – DAY 3 (PM)

Thursday 23 March 2017 at 2pm

Venue: The Ibis Forum, Danestrete, Stevenage,
Hertfordshire, SG1 1EJ

MATTER 16 – Housing site allocations

Site HO1/2 – Bragbury End Sports Ground Car Park

Site HO1/11 – Land west of North Road Rugby Club

Site HO1/14 – Shephall Centre and adjacent amenity land

Site HO1/18 – The Oval Neighbourhood Centre

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated).
- The hearing will run until around 5pm with a mid-afternoon break.

1. Inspector's Opening
2. Questions/procedural or programming matters
3. Council's opening statement

General Questions for all housing sites

1. Are the proposed housing site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?
2. Are the assumptions regarding the capacity of the sites justified, what is this based on?
3. What is the basis for proposing housing on areas of public open space and sites currently in recreational use? What is the situation regarding the adequacy of open space/recreational facilities in the areas concerned? How would the proposed

housing sites affect this? Is the approach justified and is it consistent with the NPPF?

4. Are the detailed requirements for each of the allocations clear and justified? Have site constraints, development mix and viability considerations been adequately addressed? Are the boundaries and extent of the sites correctly defined?

Specific questions for individual sites

Site HO1/2 – Bragbury End Sports Ground car park

1. Has flood risk been fully considered? If so, are there any outstanding issues in this regard?
2. Would the proposal result in the unacceptable loss of trees?
3. Could the site accommodate development without harming nearby living conditions?
4. Is there sufficient justification to seek mitigation in relation to loss of the sports facilities?

Site HO1/11 – Land west of North Road, Rugby Club

1. Is the site needed for future hospital expansion?
2. Has flood risk been fully considered? If so, are there any outstanding issues in this regard?
3. Is the site boundary correctly drawn?
4. Are there electricity pylons within the site that could affect its development potential?

Site HO1/14 – Shephall Centre and adjacent amenity land

1. Is the relocation of the community centre justified?

Site HO1/18 – The Oval neighbourhood centre

1. Has access to wastewater infrastructure been investigated and if so what were the findings?
2. Is there sufficient infrastructure nearby to support the development?
3. Would the proposal result in highway safety issues that could not be mitigated?
4. Has flood risk been fully considered? If so, are there any outstanding issues in this regard?

5. Close