

STEVENAGE LOCAL PLAN STAGE 3 EXAMINATION HEARINGS

AGENDA – DAY 3 (AM)

Thursday 23 March 2017 at 10am

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

MATTER 16 – Housing site allocations

Site HO3 (North of Stevenage)

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 1pm with a mid-morning break.

1. Inspector's Opening
2. Questions/procedural or programming matters
3. Council's opening statement
4. Are the proposed housing site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?
5. Are the assumptions regarding the capacity of the sites justified, what is this based on?
6. 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?

7. 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?
8. Is the development of this site dependent upon the allocation of adjacent land for housing in North Hertfordshire district?
9. Has the impact of the proposal on the character and appearance of the surrounding area been formally considered?
10. Would the proposal result in harm to heritage assets?
11. Do exceptional circumstances exist to justify the removal of the site from the Green Belt?
12. Would the increase in houses in this area generate the need for a new secondary school?
13. Would it give rise to any highway safety issues or traffic congestion that could not be mitigated?
14. Would the development of the site affect any public rights of way?
15. Close