

STEVENAGE LOCAL PLAN STAGE 3 EXAMINATION HEARINGS

AGENDA – DAY 6 (AM)

Thursday 30 March 2017 at 10am

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

MATTER 18 – Employment and Mixed Use Sites

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 employment and mixed use site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?
5. Does policy EC1 contain sufficient information in relation to the allocated sites?
6. What is the expected timescale for development, is this realistic?
7. What are the implications of the identified employment land needs not being met within the Borough's boundaries?
8. What are the implications of Welwyn Hatfield Borough Council refusing to assist with providing employment land to meet some of the unmet demand from Stevenage Borough?

9. Does this have implications for Central Bedfordshire and North Hertfordshire who have agreed to assist in this regard? Do they now need to contribute more than previously agreed and if so has this been discussed? How will this be secured and when?
10. Does this need to be reflected in the Plan?

Additional questions relating to specific sites

Site EC1/1 – GSK/Stevenage Bioscience Catalyst

11. Could the site accommodate more than the target provided in the Plan (50,000 sq m)?
12. Could the site accommodate a wider range of uses?

Site EC1/4 – Land west of North Road

13. Will this proposal limit the future expansion of Lister Hospital?
14. Has flood risk been fully considered? If so, are there any outstanding issues in this regard?
15. Would the proposal result in highway safety issues that could not be mitigated?
16. Is the proposal likely to affect any protected species?

Site EC1/7 – Land west of Junction 8

17. Do exceptional circumstances exist to justify the removal of the site from the Green Belt?
18. Would the proposal result in highway safety issues that could not be mitigated?
19. Has flood risk been fully considered? If so, are there any outstanding issues in this regard?
20. Is the proposal likely to affect any protected species?

Site EC2,3, & 4 – Gunnels Wood

21. Should non-employment uses be permitted in this area?
22. Would the second part of policy EC4 prejudice existing properties?
23. Close