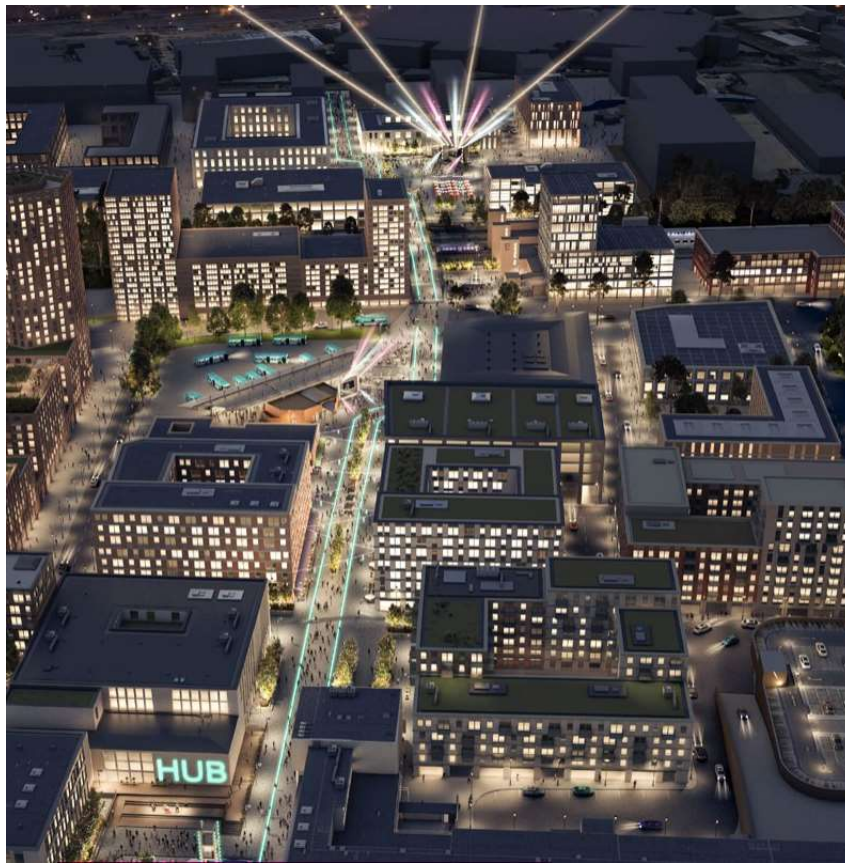




Stevenage Station Gateway Area Action Plan Preferred Options Report



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1 Introduction



Figure 1: Stevenage town centre from the air

Stevenage's town centre is undergoing a process of renewal and regeneration. As part of this, the area around the station bounded by the railway tracks and Lytton Way has been identified as a key site for new development and change. This key gateway for the town has the potential for significant transformation, based on its well-connected position only 20 minutes from Kings' Cross. Such development could form a key part of the regeneration of the town centre.

This report is the second stage in the process of producing an Area Action Plan (AAP) for the station area. It outlines the key issues that affect the area identified as site TC4 in the Local Plan. It then presents a series of preferred options and scenarios that will form the basis for targeted consultation with stakeholders.

What is an AAP?

An Area Action Plan (AAP) is an optional development plan document which provides specific planning policy and guidance for a particular location or area of significant change. AAPs must be in general conformity with the Local Plan and the National Planning Policy Framework (NPPF). The key stages of an AAP are summarised below:

- Publication of Issues and Options, which seek the views of stakeholders on Issues and Options for the future development of the area. (*Stevenage Connection Area Action Plan: Issues and Options Report, produced for Stevenage Borough Council by David Lock Associates¹. Consultation: July to September 2021*)
- **Publication of Preferred Options, to set out the Council's preferred way forward for the area.** (*Stevenage Station Gateway Area Action Plan: Preferred Options Report. This Consultation document*)
- Following consideration of responses to this consultation, the Submission Document will be prepared. This will be submitted to the Secretary of State.
- The fourth stage is the independent Examination of the submitted document. The purpose of this is to consider the soundness of the AAP and representations. A Planning Inspector will be appointed by the Secretary of State to conduct the examination.
- The Planning Inspector will produce a binding report that sets out the final version of the AAP. This will then be adopted by the Council and incorporated into the wider development plan.

Stages 1 to 3 will each be subject to a minimum 6-week public consultation (in compliance with SBC's Statement of Community Involvement (SCI; 2018) which sets out statutory consultation requirements).

Why create an Area Action Plan (AAP)?

After reviewing Stevenage's Local Plan during the Hold Direction, the Secretary of State for Housing, Communities and Local Government (MHCLG) asked Stevenage Borough Council (SBC) to prepare an Area Action Plan (AAP) for Stevenage Station Gateway Area to support Policy TC4: Station Gateway Major Opportunity Area. This is a limited area within the wider Stevenage Central area.

The AAP can create new policy over and above the Local Plan and will require its own Sustainable Environmental Assessment at the Preferred Options Stage. Other mechanisms are available to provide appropriate planning and design guidance.

It is important to understand that this version of the Area Action Plan is not prescribing specific solutions to the issues and challenges raised. This Preferred Options Report is discussing key concepts and high level, strategic options and scenarios around Stevenage Railway Station, in order to enable potential future development that could take place. It does not, at this stage, suggest specific proposals for Stevenage Railway Station or relating to Lytton Way which would ultimately be subject to the planning application process.

Stevenage Borough Council is a co-operative Council and will undergo several rounds of consultation, work and co-operation with residents, businesses and key stakeholders to shape the Area Action Plan through these key stages. As a co-operative Council, Stevenage Borough Council will take into account all views and representations before discussing and developing any final options.

¹ A series of images and diagrams have been reproduced within this Preferred Options Report, from the Issues and Options Report. Credit: David Lock Associates, 2021

2 Background

The town centre of Stevenage ('Stevenage Central') is undergoing an extensive process of regeneration, renewal and new development. This ambitious programme builds on Stevenage's heritage as a New Town and its success in attracting people and businesses. Only 20 minutes from London's Kings' Cross, it is exceptionally well-connected and offers similar potential for commercial and residential growth as other locations such as Reading, Croydon and Milton Keynes. The station area is thus crucial for the success of this plan. This section sets out the background studies, policies and activities that form the basis for intervention.

Stevenage Central Regeneration Framework



Figure 2: Stevenage Central Regeneration Framework masterplan

Published in 2016, the Stevenage Central Regeneration Framework forms the governing masterplan for the town centre, outlining the key objectives, opportunities and vision for regeneration. The core recommendations within the report formed the parameters and basis for the Rail Station Vision study (2017) and underlies the masterplan for the area known as 'SG1'. The Framework has informed the policies in the adopted Local Plan.

Fitting within the Local Plan

Stevenage Borough Local Plan policy TC4 ("Station Gateway Major Opportunity Area") states:

Within the Station Gateway Major Opportunity Area, as defined on the Policies Map, planning permission will be granted for:

- a. An extended and regenerated train station;*
- b. New bus station;*
- c. High-density Use Class C3 residential units;*
- d. New multi-storey or basement car parking;*
- e. New Use Class B1 office premises;*
- f. A new Use Class C1 hotel; and*
- g. New Use Class A1 and Use Class A3 restaurant and cafe uses.*

Applications should address the following design and land use principles:

- i. Major reconfiguration of Lytton Way between Fairlands Way and Six Hills Way;*
- ii. Demolition of the Arts & Leisure Centre to facilitate better east-west integration and create new development sites in the environs of the train station*
- iii. The provision of replacement sports and theatre facilities elsewhere within Stevenage Central*
- iv. A significantly regenerated and enlarged dual-frontage train station of high quality, with associated facilities*
- v. New public squares on the eastern and western frontages of the train station*
- vi. High quality office buildings within a short walking distance of the train station*
- vii. At least one multi-storey car park and cycle parking plus drop-off space*
- viii. Establishment of an attractive east - west pedestrian route across the East Coast Main Line*
- ix. High quality landmark gateway environment to create a positive image of Stevenage for all rail visitors*

Within this policy context, there are a range of high-level policy objectives which align with the Local Plan and national policy direction for the AAP to respond to. These include:

- Sustainable travel considered throughout
- Green infrastructure in the public realm
- Climate change consideration in all development decisions
- Design of the highest architectural standards

The options proposed for the area included within the AAP will be strongly influenced by the masterplan for the SG1 development which lies to the east and within the town centre. Connections to this development and connections through into the town square and central area will form the emerging physical context within which the AAP sits.

Climate Change

Climate change is one of the most important objectives for the AAP to respond to. On 12th June 2019, Stevenage Borough Council declared a climate emergency and reconfirmed its commitment to tackling climate change by setting a target to ensure that Stevenage has net-zero emissions by 2030. In September 2020, the Council responded to this emergency by publishing its *Climate Change Strategy (2020)* which acts as a starting point for the development of a resident-led, co-produced more focused Climate Change Strategy for Stevenage.

As a co-operative Council, Stevenage is committed to act as a community leader and facilitate local people and businesses during the decarbonisation process. The Strategy focusses on four main areas. Most of the carbon emissions in Stevenage come from Transport, People's home and businesses, construction, and utilities. Through focusing on these areas, better understanding their requirements, and engaging with them Stevenage can reach the zero-carbon target.

The Strategy gives valuable direction for the development of a Stevenage tailored Climate Change Action Plan to net zero by 2030. The Action Plan is a live document that will be continuously developed by the local community and is responsive to the opportunities that new technologies and bids for funding may allow. It follows 8 distinctive themes: People, Biodiversity, Transport, Energy and Water, Businesses, Homes, Construction and Regeneration, and Waste and Recycling.

Added to this, the Government has strategic targets to have net zero emissions by 2050. The Council has been proactive in producing the Climate Change Strategy and outlined a Climate Change Action Plan. Both the Strategy and Action Plan are being updated to ensure that the Council's commitment to battling climate change is kept at the top of its priorities.

Related to tackling the challenges of climate change in Stevenage, as well as the Climate Change Strategy and Action Plan, the Council has seen recent investments come forward to help the sustainability of this area and its environs and is working on a range of other related transport initiatives and strategies, including:

- New Stevenage Bus Interchange.
- Sustainable Travel Town Implementation Plan.
- New electric bus fleet.

Other Policy Documents

Future Town, Future Transport (2019) is SBC's transport plan responding to Hertfordshire County Council (HCC)'s Local Transport Plan 4 (LTP4). This brings forward modal shift and sustainable transport measures across the county.

The document contains a number of policy actions for the 'Stevenage Gateway' area (approximately concurrent with the AAP area). These are split across short term and medium term plans, and the AAP must respond to them.

Short term action plan – immediate actions:

- Relocation of the bus station to be adjacent to the railway station
- A cycling and walking infrastructure plan
- A cycle hire scheme with docking hubs at the railway station and across the town centre
- Rules to allow e-scooters to use cycleways
- Engagement with Network Rail over capacity and access requirements

Short-term action plan – Part 2 (2021–25):

- Improvements to the station environment
- Intermodal interchange at the station including cycle hire, a cycle hub with covered parking and maintenance facilities
- Demand management for car parking

Medium-term action plan (beyond 2025):

- Underpass environment improvements
- Bus priority measures on key streets
- Developing proposals for commercial uses in the gateway area

In 2017 the Government published its first Cycling and Walking Investment Strategy with an ambition to make walking and cycling the natural choices for shorter journeys. The *Local Cycling and Walking Infrastructure Plan (LCWIP)* is a document used to implement the strategy at a local level.

Stevenage's LCWIP sets out a network of preferred and future routes for walking and cycling in the borough and identifies a programme of infrastructure improvement priorities to guide future works and investment.

The emerging *Stevenage Sustainable Travel Town Implementation Plan* forms part of Hertfordshire County Council's Local Transport Plan and aims to increase the number of people walking, cycling and using public transport. The key difference from previous initiatives is that the Sustainable Travel Town will fully integrate behavioural change techniques with infrastructure improvements so that new facilities are fully utilised. It is anticipated that the establishment of behaviour change programme and the delivery of much of the required infrastructure will be delivered within a 4-to-5-year period. However, it is essential that mechanisms are put in place to ensure the longevity of the measures.

Stevenage Borough Council was one of nine organisations who applied to be part of the programme. This bid was one of three which were shortlisted, and then subsequently entered into the programme.

The overall vision for the Stevenage Sustainable Travel Town is to enable the delivery of the growth plans set out in the Local Plan (2019) whilst maintaining the attractiveness of the town for residents and business. This requires a major shift of journeys from the car to active and public transport. The objectives are taken from Stevenage Borough Council's submission to the Sustainable Travel Town programme:

- Enable the delivery of housing proposals within the Local Plan by providing a modal shift in vehicle use.
- Enable the delivery of town centre regeneration proposals within the Local Plan by providing a modal shift in vehicle use.
- Aid the retention of significant national and international companies in the town by helping to maintain and improve the attraction of Stevenage as a location for businesses.
- Help to achieve truly sustainable transport in the town and establish Stevenage as a leader in sustainable development.
- Help to reinstate the town's original New Town design objectives and help to achieve a sense of place in Stevenage as an active community.
- Help to reinstate the town's original New Town design objectives and help to achieve a sense of place in Stevenage as a healthy community.

3 Setting the Context

The Heart of the Town Centre?

The area around Stevenage railway station is a key location in the centre of the town. It forms the western edge of the traditional town centre 'box' as imagined by the New Town masterplan and is the first place that many visitors and commuters see.

As Stevenage expands and regenerates in the future, the town centre will expand. The Stevenage Central Regeneration Framework envisages an expansion of the 'box' to encompass land west of the railway, extending towards the Airbus site and taking in intensification of the Leisure Park across the railway tracks. As a result, the station area will move to being at the heart of the town centre, a critical movement node east-west, and one of the best-connected places in the town.

The Local Plan identifies (Policy TC4) a proposal for a radically improved new Stevenage railway station, with National Rail having plans for a 5th platform, as part of a broader central area regeneration scheme. The Local Plan Inspector's Report suggested that the railway station be extended as well as regenerated.

From wide engagement with businesses and developers there is an opportunity to significantly enhance this part of the town centre and to enhance east-west connectivity.

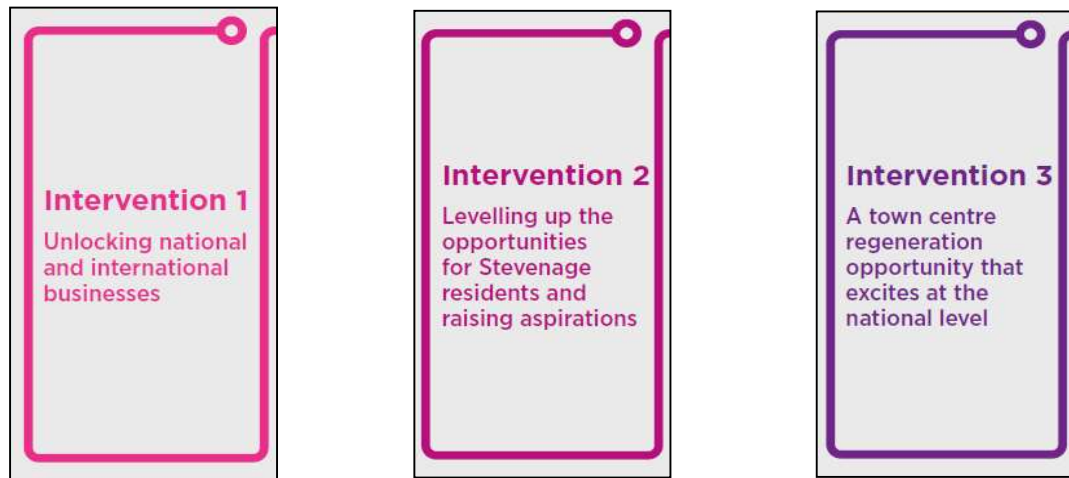
The area is thus a key strategic brownfield site opportunity, linking east – west movement. It is a key arrival point for business and visitors and sits at the heart of the sustainable travel network. Effective use of the land is thus essential to create new employment capacity and jobs, as well as ensure it becomes an attractive and vibrant place in its own right, welcoming people to Stevenage.

Investment in the Station Gateway



Much of the town's original New Town infrastructure has aged, leaving facilities that are no longer fit for purpose for the town's businesses and residents. The Gateway provides an opportunity to address

this and to transform an area characterised by roads, surface level car parking and poor-quality buildings into a new thriving commercial and residential quarter for the town.



The Four 'Big Moves'



Planning for the future – long-term

- Developing a long-term, 10–15 year long planning policy to enable development – via an Area Action Plan
- Developing more detailed masterplan options for how land can be used, attracting investors, and engaging Network Rail

Enabling the Gateway in the shorter-term

- Delivering projects that create an enhanced Gateway and release land
- Consolidation of surface level car parking to release land
- Creating a high-quality public transport interchange

The Site

The selected Stevenage Station Gateway AAP area is tightly defined. It abuts the railway land / tracks and includes the dual carriageway of Lytton Way. The ambitious regeneration plans for Stevenage Central anticipated that Lytton Way would largely be redeveloped as part of a major reorganisation of the town's distributor road network.

Most of the site is currently occupied by surface level car parks which largely serve commuters using Stevenage Station. The constrained nature of the site limits both the volume of building which can be accommodated, the range of uses and how the buildings are organised on site.

The site, designated as TC4 in the Local Plan, is approximately 440m from north to south, and varies between 100m wide at the northern end, to 55m at the station entrance. The total site area is about 3ha. The site is oriented roughly north-south and is situated to the west of the main part of Stevenage town centre.

The boundary of Local Plan Policy TC4 includes the two sites that form the Gordon Craig Theatre / Stevenage Arts & Leisure Centre and proposed new Bus Station development. These sites, current developments and future proposals regarding them are considered in the context of this Area Action Plan but not included for the purposes of the Area Action Plan boundary.

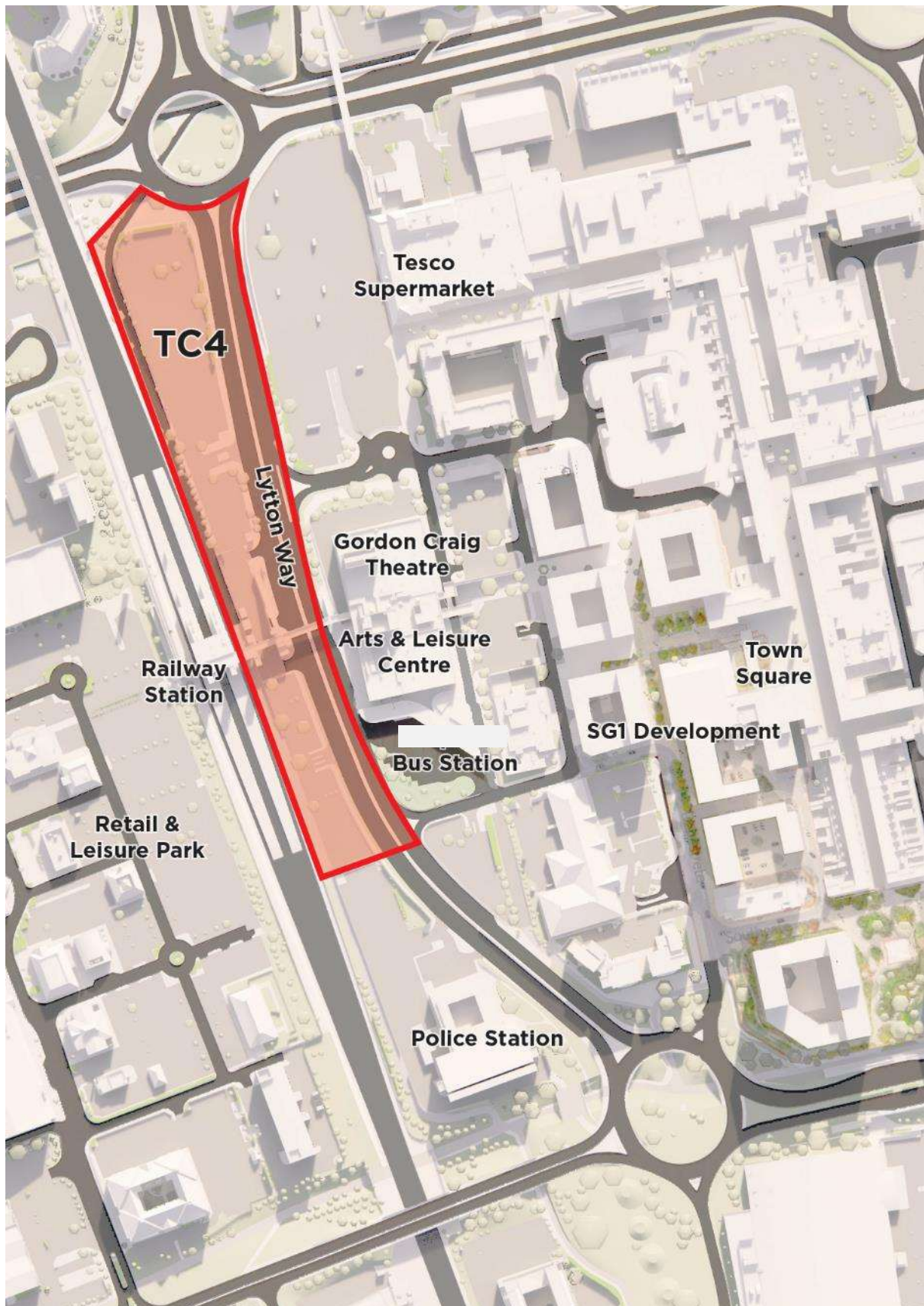


Figure 3: Site plan showing TC4 area and selected nearby locations

The Opportunity

What can a modern station and station area be?

Many stations have historically been located at the edge of historic town centres – they were built at the urban edge in the 19th Century. On the far side of the tracks, industrial uses that needed good access to the rail network were often built, or there was marginal land around flood plains. This pattern was repeated in many of the New Towns built post-war, such as in Stevenage. This approach worked when most people lived and worked in the same town, using the station occasionally. In the modern era, intercity connectivity is essential to creating a vibrant, connected, knowledge-based economy such as that seen in Stevenage. Stations are now hubs of development, with pressures to create housing, office space, retail and other commercial space. Without a comprehensive masterplan, the fundamentals of the rail station – that of an accessible transport interchange – can be compromised.

Stations must:

- Be the centre of movement: efficient multi-modal interchanges between all modes of transport, with sustainable modes prioritised;
- Support inclusive growth: responding to the particular needs of their location – for example needs for affordable housing, better commercial space, or regeneration schemes;
- Be at the heart of healthy communities: by making it easy for people to choose active modes of travel at the core of a healthy network, and creating spaces that include nature and prioritise physical and mental health.

Stations are often severing points in the urban fabric – an edge. By turning the station into a public place with a wide and accessible pedestrian bridge, it becomes a link or node to focus around. As the gateway to a place, it forms an essential first impression for visitors, and serves as a reminder to regular users that their town is an attractive, thriving and people-focused place every time they use it.

In the context of Stevenage, the area around the station is a key location for economic competitiveness. Locations a similar time distance away from London terminals are seeing considerable commercial growth, such as Reading, Slough, Milton Keynes and Croydon. Stevenage is perfectly placed in terms of mobility, and already hosts major international companies. Only 20 minutes from the major Kings Cross development and the business area around Farringdon (where Thameslink and Crossrail will interchange), the opportunity to establish a significant business environment adjacent to the station is considerable.

Although the development opportunity is clear, the route towards it requires the creation of a more people-friendly place than currently exists. Creating an attractive, healthy, memorable and enjoyable place will provide the seeds for high quality mixed-use development to come forward and make the most of the station area and contribute widely across the town.

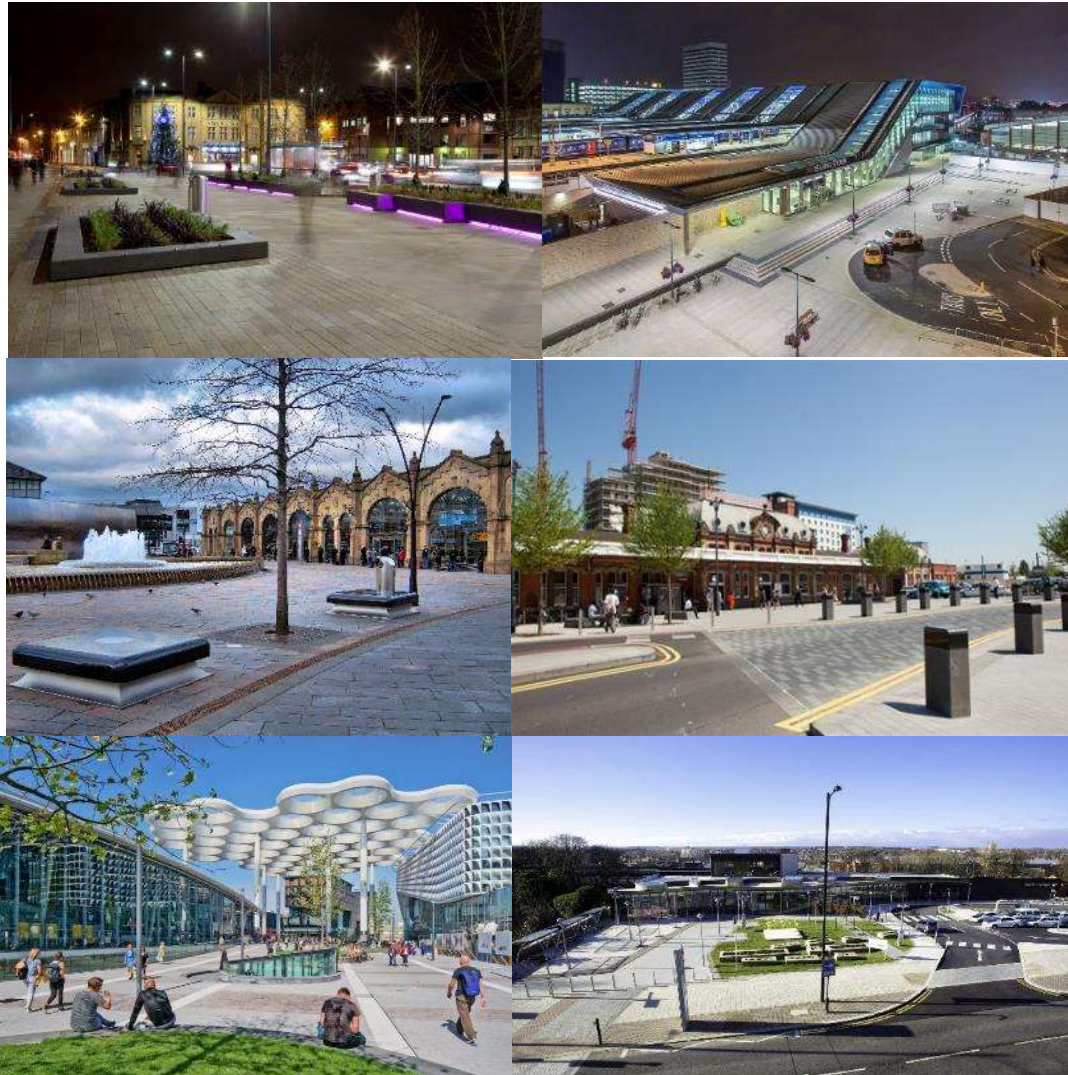


Figure 4: Recent station area transformation precedents - clockwise from top left: Oxford, Reading, Sheffield, Slough, Utrecht (Netherlands), Wakefield Westgate

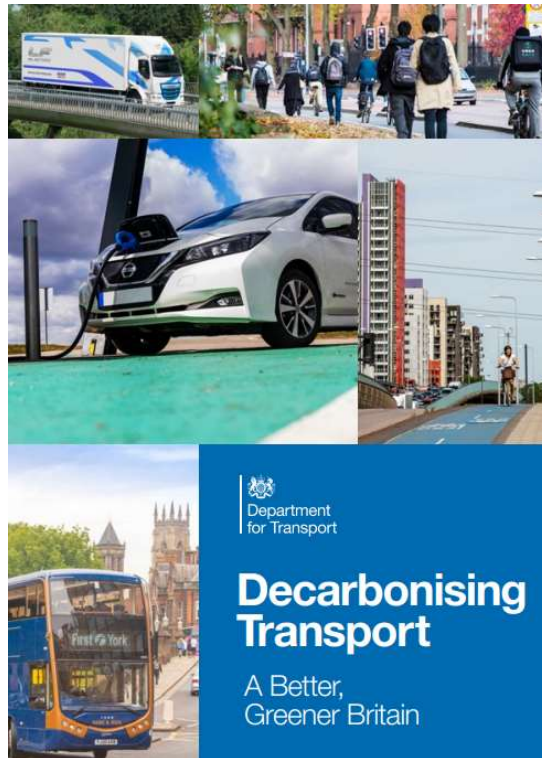
The Policy and Political Context

Rail transport in the UK has seen enormous growth in recent decades, driven by a combination of increases in commuting due to house price rises, concentrations of jobs in hubs like the City of London, leisure travel and a demand for more sustainable modes of travel. The COVID-19 pandemic created significant uncertainty about future patterns of rail travel, it remains clear that demand for rapid, sustainable rail travel will be a feature of our medium and long-term mobility future.

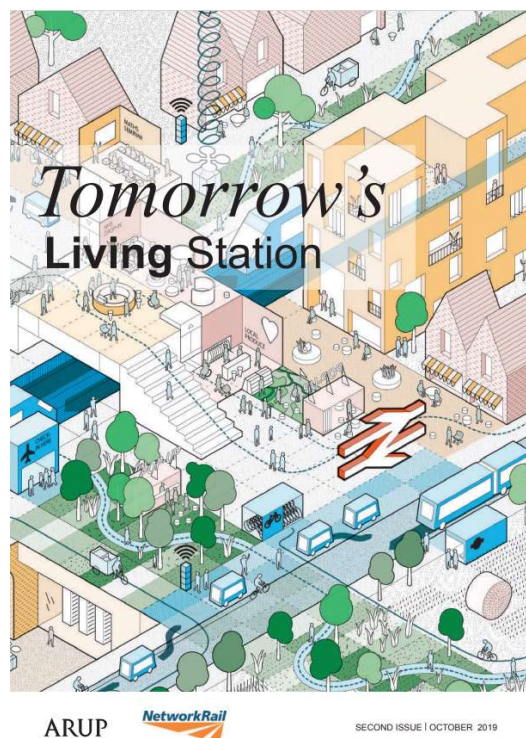
Looking to the future, the Transport Secretary laid out further plans to transform the country's transport infrastructure to help the country 'build out' of COVID-19, supporting the nation's economy, and delivering on the government's key agenda of levelling up the country.

The Government has recently favoured development around stations, in particular for disabled passengers and improving access where possible. The intention is for funding to be made available at a large number of train stations around the UK to make them more accessible. Initiatives will include incorporating accessible toilets and customer information screens, as well as new lifts. This forms a key element of levelling up access for disabled people to transport and opening up opportunities for all.

A range of publications set out government policy and best practice thinking which touch upon the themes and objectives to be developed within Stevenage station area.



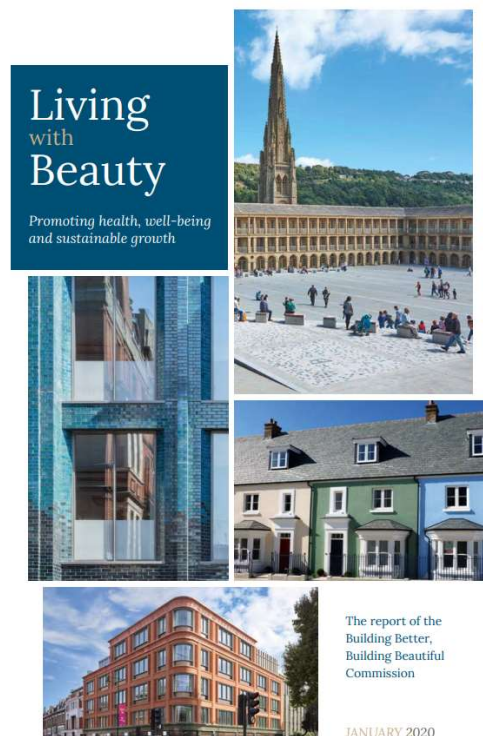
Decarbonising Transport: A Better, Greener Britain is a report from the DfT which sets out that in the future active and public transport will be the first choice of transport for most journeys. This will form the basis of the forthcoming transport strategy from the DfT. This is an ambitious and unprecedented document and gives high-level support for Stevenage's transport strategy and sustainable mobility interventions around the railway station.



Tomorrow's Living Station, a report for Network Rail, envisages railways stations as more than just access points to the rail network, but thriving multi-modal interchanges and mixed-use places, integrated into their communities and responding to their needs.

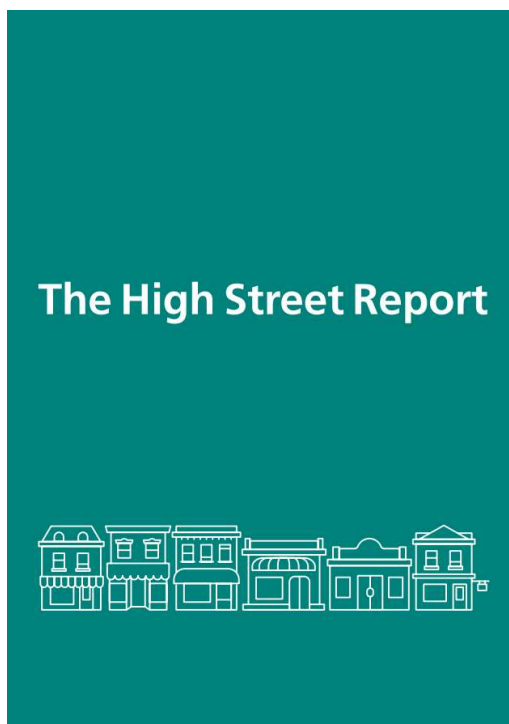


Our Principles of Good Design by Network Rail, and the Design Council's *Think Station* report outline core design principles for stations as modern multi-modal travel hubs. Responsiveness to local needs, local context and heritage are important, but good access and excellent mobility functionality are also emphasised.



Building Better, Building Beautiful is a report to MHCLG which will inform the upcoming Planning White Paper and revisions to the National Design Guide. It recommends good design and placemaking principles. Although primarily focused on residential developments, it is clear that mixed-

use places with a focus on regeneration are essential to creating better towns and cities, based on a 'triangle' of housing, nature and infrastructure. Brownfield sites should be prioritised, and nature given a place in urban areas.



The High Street Report was the underpinnings of the High Street Task Force, within MHCLG. The report recommended a number of approaches to revitalising Britain's town centres for future resilience. These include a better balance of office, retail and residential space, increased town centre residential populations, and more creative provision of facilities in town centres.

MHCLG has supported a range of station-led development opportunities, such as those at York, Taunton and Swindon. The *National Infrastructure Delivery Plan 2016-2021* highlights that the Homes and Communities Agency (now Homes England) will work with local authorities and Network Rail to bring forward land around stations for housing, commercial development and regeneration.

Recent court decisions on the climate change impact of infrastructure decisions (such as at Heathrow, and a pending case on the government's road expansion scheme), provide a concrete basis for prioritising sustainable transport over cars. Stevenage Borough Council has declared a climate emergency and vowed to reduce carbon emissions, and a recent study found that Stevenage is one of the worst 10 cities in the UK for air pollution, relative to its size and population.



Local Transport Note LTN 1/20 provides guidance to local authorities on delivering high quality, cycle infrastructure including:

- planning for cycling;
- space for cycling within highways;
- transitions between carriageways, cycle lanes and cycle tracks;
- junctions and crossings;
- cycle parking and other equipment;
- planning and designing for commercial cycling;
- traffic signs and road markings;
- construction and maintenance.

The Impact of COVID-19

The COVID-19 pandemic has seen significant disruption to the economy and changes to people's lifestyles. It is clear that some of this disruption will drive lasting change in how we use and view the urban areas in which we live. Although it is too early to predict these lasting changes comprehensively, some principles of urban design have come to the fore more recently.

In the future it is clear that new development must consider the importance of:

- Local services, shops, healthcare provision and social care
- Provision of space for pedestrians for walking, queueing and socialising
- Comprehensive active travel provision to enable us to get around safely
- Access to networks of open space and integration of nature into streets
- A focus on improving air quality
- Safe spaces for socialising, play and recreation
- Potential demand for larger offices to accommodate distanced desks
- Potential shift to more collaborative spaces including meeting rooms, break out spaces and more reliance on home working
- 'Local working' hubs with good digital connectivity

An important consideration for Stevenage relates to the nature of some of the town's high-tech bioscience and engineering industries. This means that a large number of workers still need to travel to Stevenage to access, for example, laboratory and workshop spaces.

Much media coverage has focused on short-term interventions that local authorities are making to ensure streets are safe for pedestrians and cyclists. These are vital safety measures, but consideration should be given to temporary measures that have other benefits and can be made improved and made permanent in the future. Stevenage already has cycling and walking infrastructure in place which can be positively utilised. In the context of Stevenage's station area, such measures include priority for active travel and improving conflict point safety, as well as increasing space allocated to pedestrians and people versus that allocated to private vehicles.

The impact of COVID-19 on rail travel is still uncertain. It seems likely that we will see less peak-time travel in the future, reducing the pressure on rush-hour services as more people work from home or stagger their working hours. Rail demand is starting to return to comparable levels as the economy and situation return to normal in the medium to long term, but potentially spread throughout the day.

4 Issues and Challenges

Our analysis has divided the issues within the TC4 station area boundary into three categories: experiential issues, functional issues and development issues. Although there is overlap between them, this forms a useful framework for understanding the main challenges to be addressed.

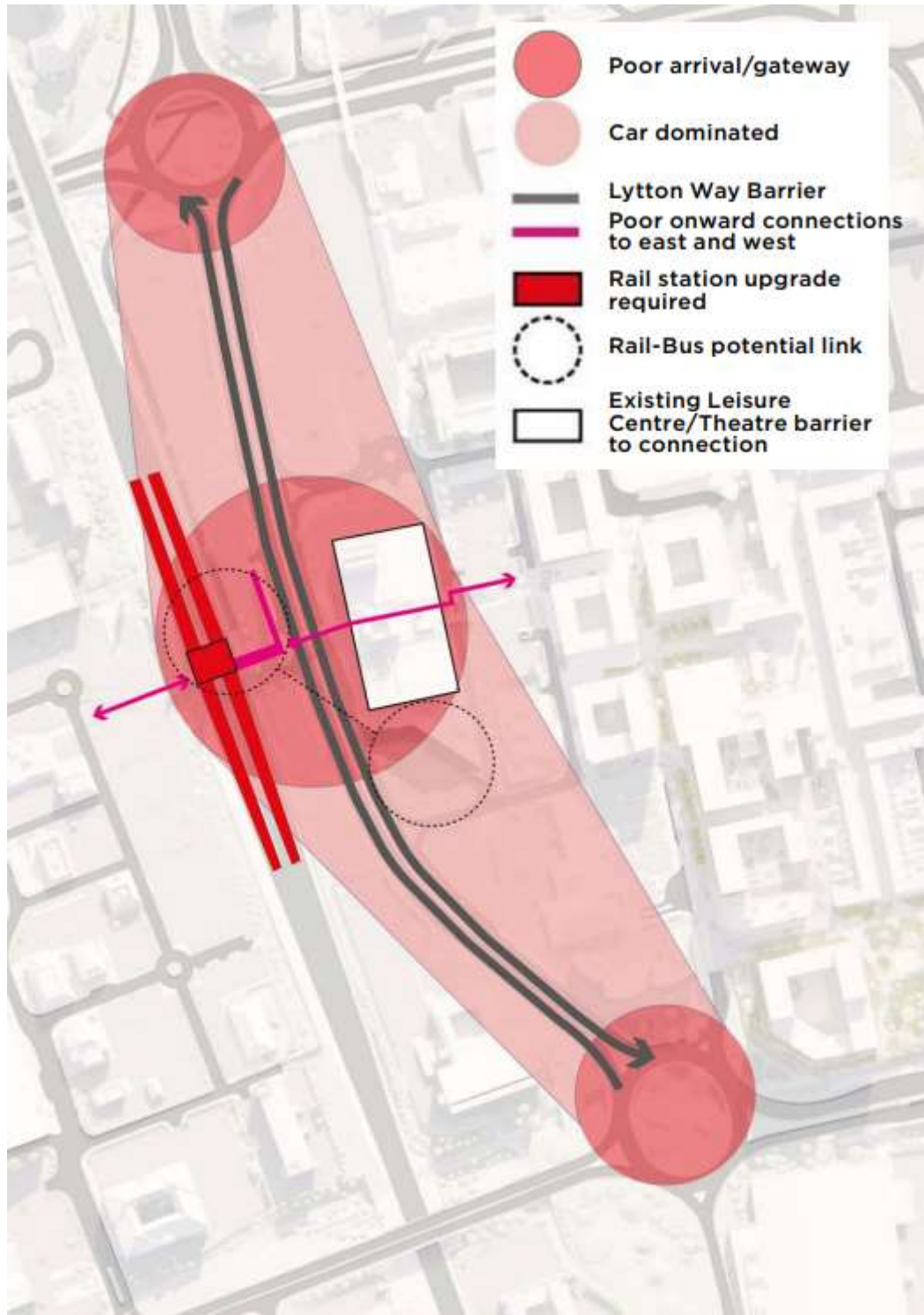


Figure 5: Issues and challenges in the station area

The Experience

The experience of arrival forms an important first impression of a place. Areas around railway stations have to work especially hard, due to their need to integrate considerable transport infrastructure and be highly functional places for a variety of user groups. However, this does not require them to be unattractive, and a great many station environs are beautiful, bustling and interesting places that give the visitor and local alike a representative impression of the town they have just arrived at.

Project for Public Spaces, a respected US non-profit organisation, has published research on 'what makes a great place'? The four key themes work together to create places and spaces that people enjoy and want to go back to. Fulfilling these themes will be an essential part of creating a better station area experience in Stevenage, unlocking development opportunities, better functionality, and a new part of the town centre.

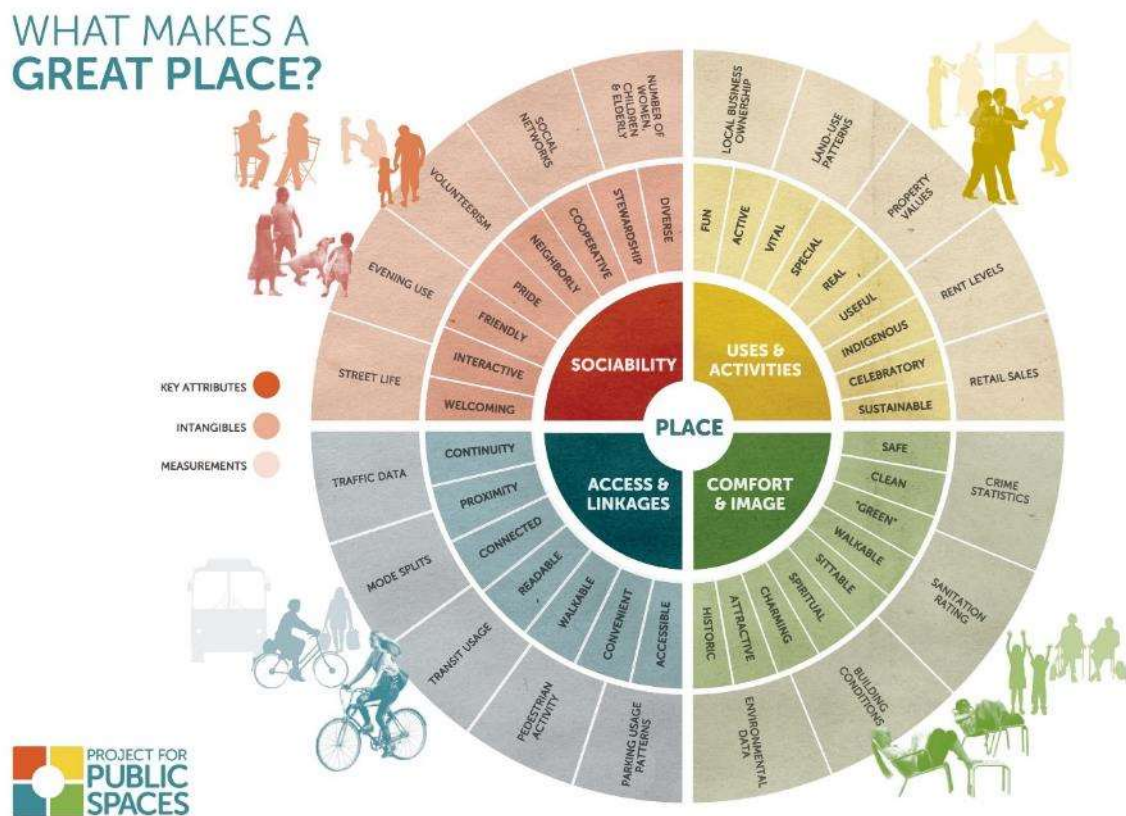


Figure 6: The attributes, intangibles and measurements for a great place (Project for Public Spaces)

The area around Stevenage station is compromised by:

- Poor access and linkages for pedestrians and over-dominant car infrastructure
- Few uses and activities beyond the station and associated car parking
- Unattractive public realm and landscaping, giving little comfort and a poor image
- No opportunity for street life, connections between people or other sociability

This adds up to a poor arrival experience for anyone visiting Stevenage, a disinviting front door for the town and it results in a 'non-place'.

Lytton Way – an ‘Urban Motorway’



Figure 7: View of Lytton Way from south



Figure 8: View of Lytton Way from north

The overriding driver for this poor experience is the presence of Lytton Way, a wide dual carriageway mostly segregated from pedestrians that takes up a great deal of land. It does not function as an urban street that could host other uses and development along it to create an attractive and enjoyable place.

With the completion of the Stevenage Bus Interchange in June 2022, an at-grade crossing has been added just south of the Railway Station. This has calmed traffic speed to some extent but the overall problems with Lytton Way still persist to a high degree.

The downgrading and potential removal of Lytton Way for through traffic represents a major principle of the Stevenage Central Framework. A key focus of the Area Action Plan must be implementation strategies for a reduction in the scale of, and a change in character of Lytton Way to create a high quality, functional and successful environment.

The northern and southern entrances to the station area along Lytton Way are similarly poor, with large roundabouts and highway infrastructure creating an environment hostile to pedestrians. The cycling underpasses that run underneath the roundabouts are wide but lack overlooking and could be perceived as unsafe.

Landscaping and Public Realm Quality

The AAP area suffers from a public realm that is car-dominated and uses predominantly tarmac and other highway surfacing materials. What landscaping is present is limited to buffer strips of grass, and towards the northern and southern ends of the area, some areas with trees. Street trees are present within the car parks but are surrounded by tarmac surfacing. As a result, the public realm is a poor environment for anyone not in a car.

Monofunctional and Lacking Uses

At present the station area is a place of transit and only hosts the railway station as a use. Other than crossing the bridge to the retail park (which is amply provided with car parking), there is little other reason to be in the area other than the station. This results in little human activity on the streets, compounding safety issues, and a lack of interest and attraction.

The Arts & Leisure Centre complex presents a blank edge towards the station and does not contribute street activity towards the street. Uses adjacent to the northern and southern ends such as the supermarket and the police station are surrounded by surface car parking.

Functional Issues

Compounding the experiential issues associated with the station environment are a range of functional issues, where the station area could work better for a wide variety of users.

At its heart, a station and its immediate area must function as a transport interchange and mobility hub, smoothly and safely allowing users of all modes of transport to arrive, leave, interchange between modes and find their onward connections. The current station area could perform significantly better than it currently does.

Poor connectivity to the town centre

At present there are three legible pedestrian connections between the AAP area and the town centre – the overbridge through the Arts & Leisure Centre, Danesgate and Swingate. The latter two are surface streets and cannot be reached from the station itself without crossing Lytton Way, which is not possible due to a lack of pedestrian crossings and a barrier in the centre of the dual carriageway. As a result, the only real route is the bridge, which runs directly through the station. Although this is a direct route, it then drops into a surface car park which provides a poor entrance to the town. Other issues include barriers for cyclists from the town centre to the train station and the station lift is not DDA compliant, is badly maintained and causes issues for disabled people. The new Bus Interchange does seek to create an at-level crossing to help break the ring road and therefore a good opportunity. A clearer, active and attractive route into the town square from the station is something that should be enabled by the AAP.

A barrier to east-west movement

The station area is currently configured as an 'edge' to the town centre, with a single constrained pedestrian connection through the rail station towards the Leisure Park to the west. This constrained connection discourages movement across the railway tracks. Coupled with the poor quality of north-south pedestrian movement and barriers for cyclists through the AAP area, the land is poorly used due to this edge placement.

To realise the aims of the Central Regeneration Framework with the station area as a central node and place within the expanded town centre, a reconfiguration of movement through the area is required. Better connections east-to-west, with the intention of providing a clear pedestrian link all the way from the current town centre to Gunnels Wood Road, require a change to land use and road space allocation outside the station.

Little support for active modes

The station is connected to Stevenage's extensive segregated cycle path network, and hosts 194 cycle parking spaces, which are well used. There is, however, limited space to expand the cycle provision due to site constraints. The Stevenage Cycle Strategy Action Plan calls for additional spaces at the station. Although there is CCTV, bicycle theft remains an issue, the current facilities are only partially covered, and are constricted in space, conflicting with pedestrian movements on pavements. To support Stevenage's ambitious cycle strategy and build on the New Town legacy of Stevenage as a town built for the bicycle, modern, safe and secure cycle facilities must be provided so that station users can easily interchange between local cycle mobility and regional rail mobility.

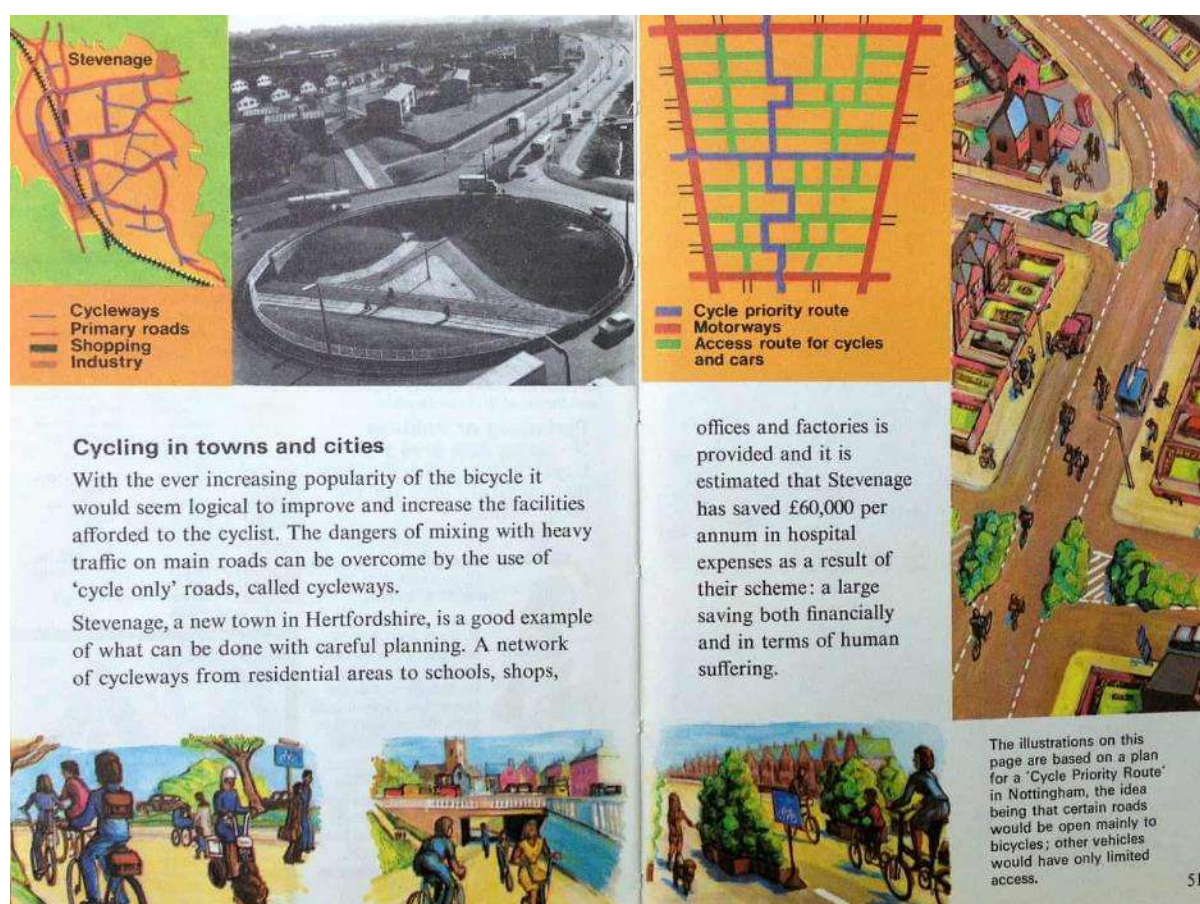


Figure 9: Ladybird book about cycling lauding Stevenage's planning

Walking to and from the station is also more difficult than it needs to be. Footpaths are narrow, and the main route from the town centre runs across a narrow bridge through the Arts & Leisure Centre complex and above Lytton Way. Although this bridge runs down a ramp by the time it arrives in the town square, this does restrict accessibility and requires all users of the station area to climb a level to access the gate lines. Although the route via the bridge serves a practical function, it does provide clear and easy access between the station and town centre for the majority of users. It is essential that this route is retained until a high-quality alternative has been provided.

It is vital to improve the station-area environment for active travel modes. As shown in Figure 10, accessibility analysis indicates that the majority of Stevenage is within a 15-minute cycling catchment of the station (around 85 – 90,000 people), and this catchment is increased with the use of electric bicycles. A significant fraction, approximately 45 – 50,000 people, are within 10 minutes cycle ride.

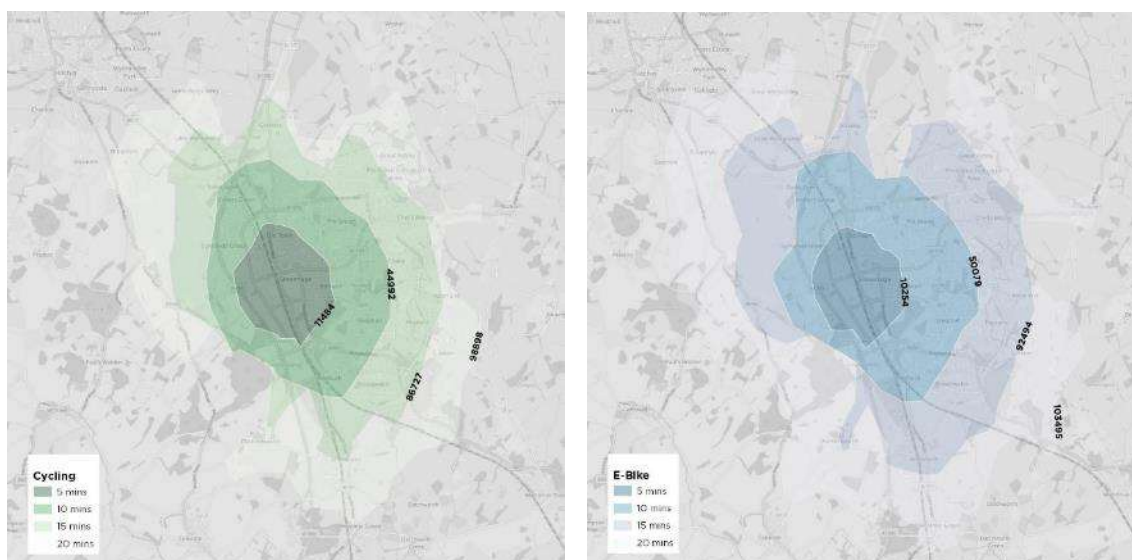


Figure 10: Accessibility isochrones with population enclosed figures (2011) for cycling and e-bike modes

A station in need of an upgrade

Stevenage rail station is one of the three busiest stations in Hertfordshire (along with St Albans and Watford) and is a major stop on the East Coast Main Line. Built in the 1970s, the station buildings are no longer able to adequately cope with the level of passenger traffic through them. With the building of a new terminating platform, and the potential long-term for additional public through traffic using the station bridge to access development on the western side of the tracks, a new station building is necessary.



Figure 11: View of 'The Square' from Arup's Rail Station Vision Study

In 2017 Arup completed a study on different options for a new railway station, based on the parameters set in the Stevenage Central Framework. This reinforced the framework's core principles and the study forms the basis of an understanding for how a new station might interface with the surrounding area. The Arup study found that a new station built on an overbridge to the south of the existing station buildings would be the strongest option. This new axis would align with the Mace SG1 masterplan route into the town centre and the entrance to the new bus station.

Policy TC4 of the Stevenage Local Plan states that within the Station Gateway Major Opportunity Area, planning permission will be granted for an extended and regenerated train station. It is uncertain when a new station would be forthcoming, so it will be necessary for the AAP to include phasing options, which provide futureproofing for accommodating the existing station and the new station, as well as responding to and setting key parameters for a new station building.

Constricted space – except for cars

The area in front of the station is extremely constricted at ground level for any user other than vehicles. There is little pedestrian space for movement along Lytton Way, particularly outside the station where pavements become cramped and filled with street furniture. Pavements have been reallocated as parking space for bicycles, scooters and motorcycles, and also function as waiting areas for cramped bus stops.



Figure 12: Public realm colonised by cramped motorcycle parking



Figure 13: Walking, cycle parking, bus stop and other street furniture in a small space

Much pedestrian movement occurs on the first floor level, leaving ground level unoccupied except for essential use.

Contrasting this cramped environment for many users is the extensive space given over to vehicles, in carriageway space, slip lanes and car parking. This creates a very large and over-scaled space with underused land.

Safety Issues

A range of safety issues present themselves within the station area. Stations are used day and night, and the area surrounding them must perform the basic function of providing safety and reassurance at all hours. Poor overlooking and passive surveillance of the ground level leads to a perception of a lack of safety, particularly when dark. Cycle paths are also isolated and poorly overlooked. A lack of uses fronting the space other than the rail station, where dwell times are typically low as a place of transit, means there are generally few people about.

The dominance of road infrastructure, with high traffic speeds, no crossing points and barrier fencing down the central reservation creates road safety issues where pedestrians and cyclists are unable to safely navigate the environment.

Accessibility Issues

A single, non-Equalities Act-compliant lift is the only alternative to the stairs to get to concourse level from Lytton Way. This poses frequent challenges and difficulties for wheelchair users, parents with pushchairs, the elderly and infirm.

Regarding the road bridge, there are issues in terms of future access. The step grade drop needs to form part of the proposed solutions in the Area Action Plan.

Accessibility issues raised during the Issues and Options consultation included:

- Further distance for the elderly to walk from the new bus station to the town centre;
- Impacts on access to Tesco, to the north and east of the area and if Lytton Way is reduced;
- Poor use of the ramp and the lift at the station is not DDA compliant;
- For workers, access to the railway station for services is vital;
- General issues with ground level access to the town centre and bus station, especially for disabled people and more disabled parking is required.

Development Issues

The station area should also be a key location for a range of land uses, particularly commercial space and high-density residential buildings, building on the excellent sustainable mobility options. At present, however, the land around the station is used primarily for surface car parking. The key piece of land between Lytton Way and the railway tracks is too constricted in width to accommodate typical commercial or residential developments, and the street environment is too poor to support an attractive, walkable place within which to site new development.



Figure 14: Station Hill development in Reading



Figure 15: Station Quarter, Slough



Figure 16: Ruskin Square, East Croydon



Figure 17: New Santander HQ adjacent to Milton Keynes rail station

The area around the station is a key location for economic competitiveness. Locations a similar time distance away from London terminals are seeing considerable commercial growth, such as Reading, Slough, Milton Keynes and Croydon. Stevenage is perfectly placed in terms of mobility, and already hosts major international companies. Only 20 minutes from the major Kings Cross development and

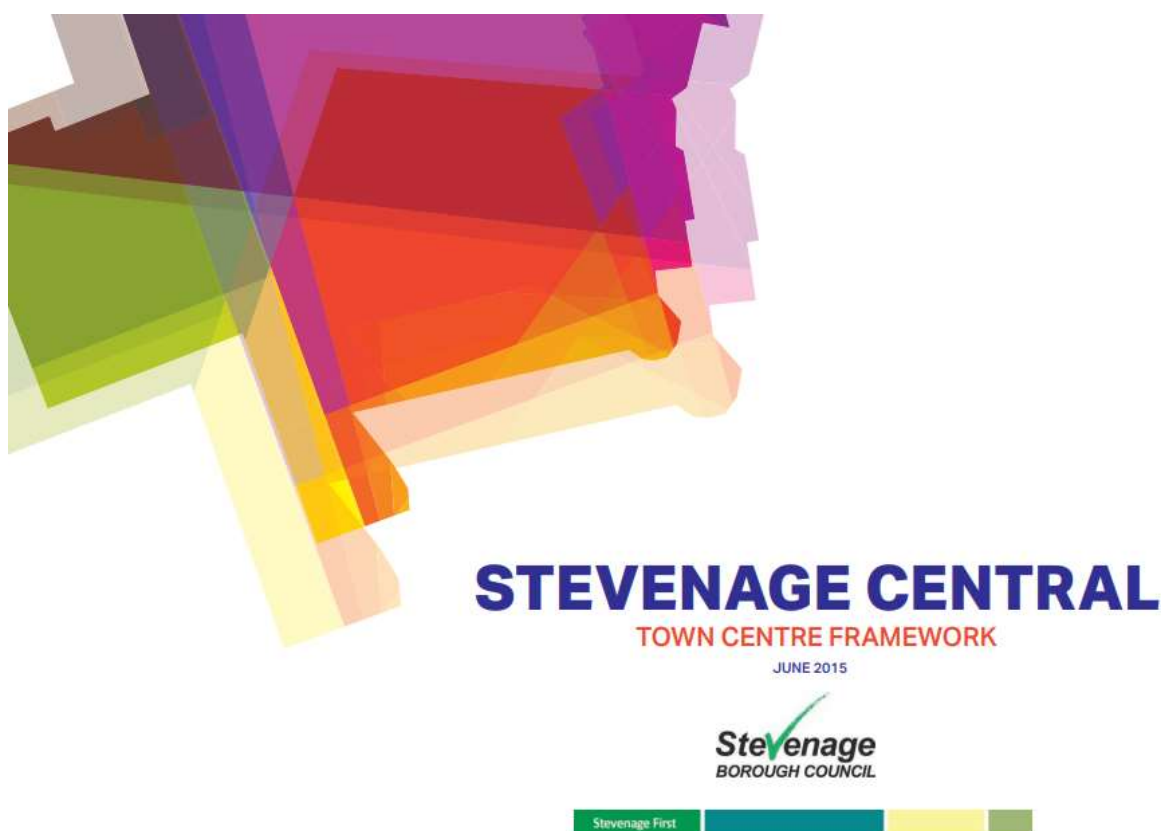
the business area around Farringdon (where Thameslink and Crossrail will interchange), the opportunity to establish a significant business environment adjacent to the station is considerable.

As a result, this piece of land is valuable for the town and the wider region and should be more intensively used than it currently is.

Immediately fronting the station is the existing Arts & Leisure Centre and Gordon Craig Theatre complex, with a high-level walkway running through. It is anticipated that this will remain for the foreseeable future, although the Arts & Leisure Centre part may be moved in the medium-term. As such provision should be made in any options for the area to work well with a fully retained or only half-retained building.

Responding to existing work

A significant amount of previous planning and design work has gone on in Stevenage town centre, including the railway station AAP area. The AAP will build upon this work. Much of the previous work undertaken builds in core principles and creates underlying flexibility for future detailed plans to work within.



Stevenage Central Framework (DLA, 2016)

This work established the core principles of movement between the station and town centre, key development sites such as the station, and the principle of removing Lytton Way as a part of the ring road system. It also established the principle of more intensive development to the west of the railway tracks, using the station as a node.

Rail Station Vision (Arup, 2017)

This study was developed by Arup, as Government advisors. It looked at high-level, urban design options for a new station and how it would interface with the immediate surrounds. All options considered had their merits and there was positive engagement with a wide range of stakeholders. As such the parameters established are key to design options within the AAP area.

The preferred option in the report is **The Square**, and this is the option worked up in detail. Other options in the report sought to reduce any day-to-day disruption for commuters and rail operators.

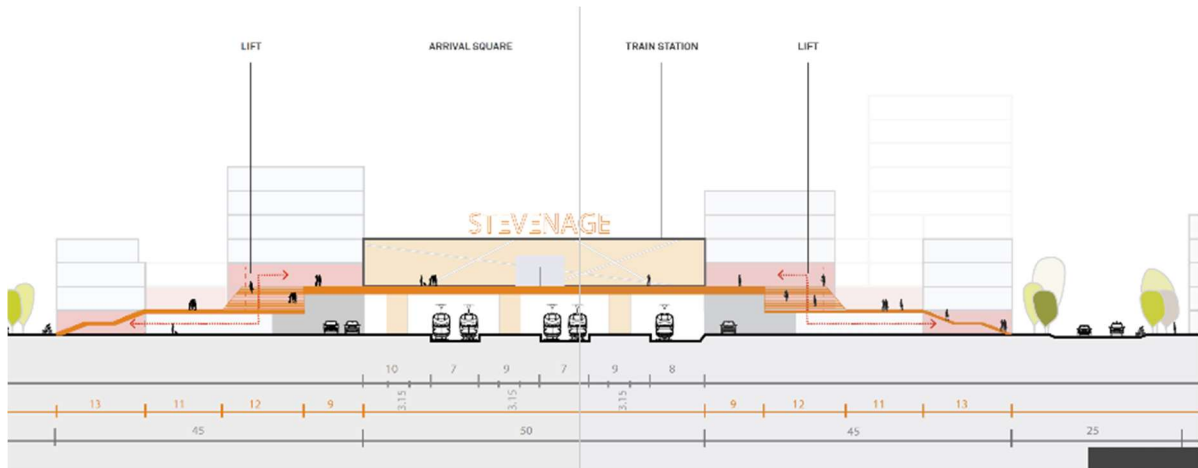


Figure 18: Section of preferred option for new railway station

The design work establishes core parameters to respond to:

- Steps to access the bridge, with a lift to provide step-free access
- Stairways approx. 12m wide at top
- Lift accessed through passage next to retail space
- Bridge at +7m from existing ground level
- Space at +3.5m, which provides access into interior courts at first storey level
- Public right of way across bridge, with entrance and ticket line for station on the bridge above the tracks



Figure 19: Renders of proposed new station

Although this is a long-term vision of how the station could be configured, in the short and medium-term, the design presents some issues for the AAP to respond to:

- The detailed design presented relies upon the removal of the existing Arts & Leisure Centre complex, to re-route the centreline of Lytton Way across that site. At present this is not considered feasible for SBC, so an alternative configuration must be found
- The taxi and drop-off areas ('kiss and ride') are located on the western side of the station. Although this is a long-term option, the AAP area does not include this land and must include taxi and drop-off movements within its boundaries in order to retain that function
- The steps of the bridge on the eastern side run towards the existing Arts & Leisure Centre and miss the opportunity to align with the routing past the bus station and into town that responds to the Mace SG1 masterplan (see below). The Arts & Leisure Centre building is likely to be redeveloped in the future, allowing for a potential at-grade crossing and making the bridge a secondary form of access.

As such the rail station vision provides core principles and parameters to respond to but is not at present able to form a detailed spatial plan for the centre of the AAP area immediately adjacent to the station. Further detail will be required on configuration of spaces, streets and different mobility modes in the AAP.

The AAP's spatial proposals will reserve a site for a potential new station or enhanced station entrance, following the parameters set out in Arup's work. Reserving a site in planning policy terms ensures that present-day development and proposals do not prejudice future developments to provide a new or enhanced station. Without this approach a considerable and needed improvement for the town could be prevented, and an opportunity lost.

SG1 Masterplan (Mace, 2018)

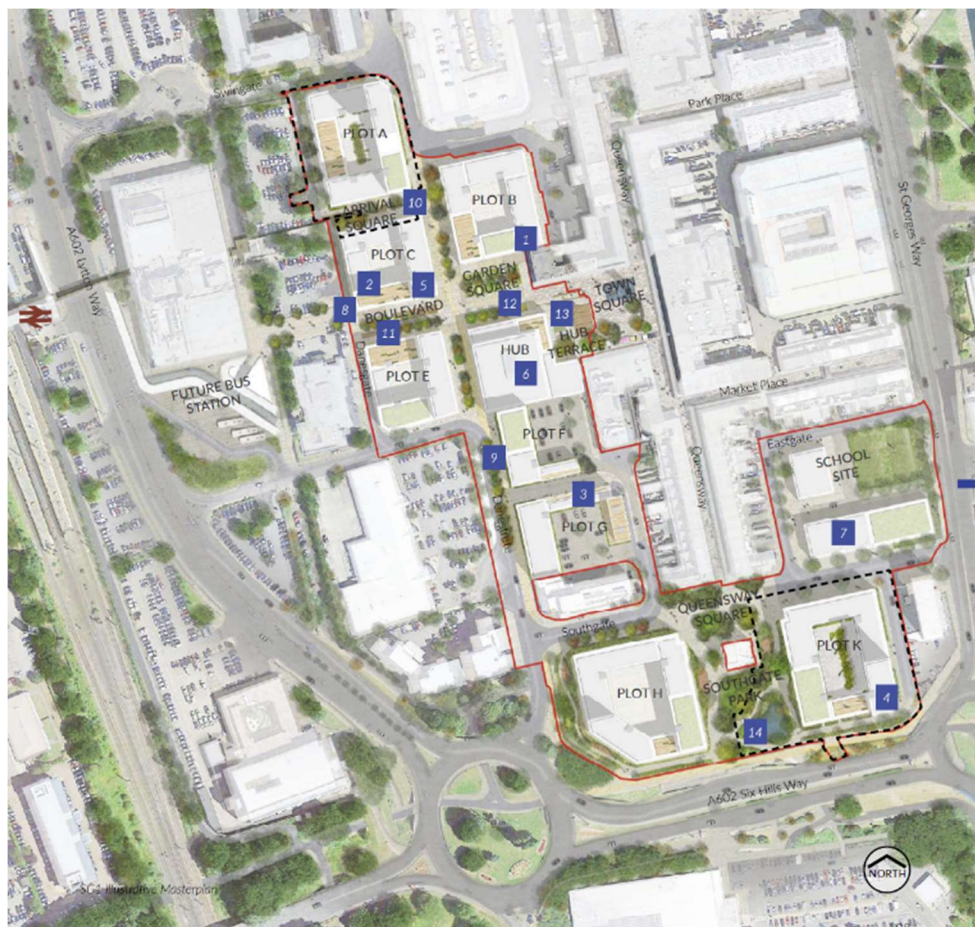


Figure 20: SG1 masterplan from Design & Access Statement (2019)

The emerging SG1 masterplan (Mace, 2018), proposes the main station-to-town pedestrian route is placed one block to the south of that in the Framework. This aligns with the front of the Arts & Leisure Centre, past the proposed bus station, and then sets up the potential to align with a new railway station building built to the south of the existing station. It will be important to ensure that desire lines are observed between the Mace Boulevard, leading to the Town Square and towards the Station are as direct as possible and maintain visual connection as much as possible.

Issues and Options Consultation (July – September 2021)

Consultation on the Stevenage Connection Area Action Plan: Issues and Options Report was held between 12th July 2021 and 5th September 2021.

Some early engagement and publicity was carried out to promote the forthcoming public consultation on the AAP. This engagement included:

- Presenting the Issues and Options Report to and discussion with Stevenage Development Board, 13th May 2021.
- Discussions with key stakeholders to gauge early opinion, ahead of their submission of formal representations to the public consultation. At this stage, discussions were held with Sustrans, the Stevenage Cycling UK User Group, East Coast Mainline Authorities and internal colleagues at the Council.
- A consultation video was produced, which highlighted the current issues with Stevenage Railway Station, Lytton Way and general connectivity and included a series of “fly-through” shots and images.
- A promotional leaflet and poster were produced and distributed around the town, to highlight that the public could “have their say” on proposals to shape Lytton Way and the wider Station Gateway area over Summer 2021.
- Ensuring that the AAP consultation could align with the work programme of the broader Communications and Engagement Plan, managed and updated by the Communities & Neighbourhoods team. This was to ensure that the AAP could be added to any events / engagement with the neighbourhoods of Stevenage, to raise awareness as much as possible.
- Engagement with the wider public through “consultation stalls” at the Railway Station. Here, Council officers were present to listen to members of the public and discuss their views regarding the current issues that face the Station, Lytton Way and surrounding area, as well as inviting people to vote (via a colour chip coin) on their preferred option for the central section of Lytton Way.

The formal consultation consisted of:

- Publicity via the Stevenage Borough Council website and social media platforms (including the Council’s Facebook, Twitter, Instagram and LinkedIn pages).
- A link to the Council’s consultation interface, where the public were able to download the AAP and SEA Screening document and submit their observations and representations.
- The consultation interface included a series of “consultation questions”, designed to cover the varying aspects of the AAP and to generate comments on certain sections of the document, for example the cycle path options or general views on connectivity between the Railway Station and Lytton Way. This was primarily to ensure that the Council received responses on the document as a whole and not just, for example on the proposed options for Lytton Way.
- A series of more formal “key stakeholder meetings” were held.
- A press release and articles in the Comet newspaper relating to the AAP public consultation.

- Continuation of distribution of leaflets and posters publicising the public consultation. This included distribution at Stevenage Central Library, Daneshill House Reception and Stevenage Railway Station retail outlets.
- Continuation of engagement with the wider public via consultation stalls at the Railway Station and West Gate Shopping Centre, the Town Square and Stevenage Indoor Market.
- The Planning Policy team were assisted by the Communities & Neighbourhoods team and in particular, neighbourhood wardens, in promoting the Area Action Plan consultation across Stevenage to ensure a wide a response as possible.
- The Communities & Neighbourhoods team engaged with community interest groups on the AAP at events that were scheduled for Summer 2021. This team placed leaflets and posters on various neighbourhood centre notice boards. This team also engaged with supermarkets and doctors' surgeries on notice boards, to gauge views on the preferred options for Lytton Way.

A link to the Stevenage Connection Area Action Plan: Issues and Options Report was sent to all individuals who had signed up to the Council's planning consultee register. The register mainly consists of individuals who have responded to previous Local Plan consultations or specific planning applications and contains all statutory consultees and Duty to Co-operate bodies, as required by Regulations.

A wide range of themes emerged arising from consultation comments, including some of those highlighted below:

Theme	Comments
Vision & Aspirations	<i>The proposals all look positive and exciting to see; the Plan will result in a different feel around the Station which can only be positive.</i> <i>The overall vision for the station as a multi-modal hub, providing a high-quality gateway to the town, has a positive level of support.</i>
Existing Environment	<i>A full review is required of the routes that people use to walk and cycle to and from the station so that a proper assessment can be made of the adequacy of existing routes.</i>
Emerging Framework	<i>Additional segregated cycleway needs to tie into the existing cycle network at Six Hills Way and Fairlands Way in order to provide safe connected links to key onward destinations such as Gunnels Wood Road and Stevenage Old Town.</i> <i>The plans need to make it clear how the new Multi Storey Car Park fits into the scheme in all the options.</i>
Existing cycleways	<i>Around this area, the network is practical but not inviting.</i> <i>The current cycleway has little natural surveillance so can feel unsafe to use.</i>
Railway Station	<i>Improvements should include enclosed, but transparent, footbridge across Lytton Way to provide weather protection.</i> <i>New set of steps to the footbridge on the leisure centre side of the road to create a more direct route to the new bus station.</i>
Walking & Cycling	<i>Access to the station from the Leisure Park needs to be greatly improved. This includes new staircases and ramps at the station itself, and the creation of safe, direct pedestrian routes across the car parks.</i>

Theme	Comments
	<i>Appropriate artwork and other improvements should be made where these routes pass through subways.</i>
Active Travel	<i>Signage and lighting of walking routes should be proactively considered to provide a safer and welcoming option to those within a shorter distance of the station; this includes walking routes within and beyond the town centre.</i>
Access	<i>Access to the station for older and disabled people should not be reduced by any changes made or works undertaken as part of this scheme.</i>
Drop off and pick up	<i>Accessible, convenient and well-lit areas for passengers to be dropped off or picked up (e.g. by friends or relatives) do not appear to be highlighted.</i> <i>Directions to Stevenage Station in the area and further away (e.g. on the A1) should be assessed in detail and updated where needed to minimise excess vehicle miles and the potential for conflicts.</i>
Connectivity	<i>Increase connectivity between the Leisure Park (and other commercial uses including the strategic employment area around Gunnels Wood Road) to the west, the station and the Primary Shopping Area and wider Town Centre to the east will help to deliver the strategic growth objectives across the Local Plan period.</i>
Cycle Path Potential Layouts	<i>Cycle Path Potential Layout 1 (maintaining the current National Route) was, by far, preferred to Potential Layout 2 (removing the current National Route).</i> <i>Level differences at Six Hills Way are an issue that need to be overcome.</i> <i>Removal of the existing cycle path should only be done if required for redevelopment of the station and other sites.</i>
Phasing & Temporary Use	<i>The existing footbridge should be retained until there is wider redevelopment enabling suitable alternatives to be provided.</i>
Development Parcels	<i>Support for the creation of distinct development parcels.</i> <i>The AAP should consider future opportunities for the intensification of development and alternative land uses at the Leisure Park.</i>
Parking Consolidation	<i>Any new parking should include provision for electrical charging points and cycling parking provision.</i>

In terms of preferred options for the central section of Lytton Way, suggested by consultees, the following highlights emerged:

Theme	Comments
Safety & Security	<i>All options are positive but need to incorporate safety and security measures.</i>
Movement & Access	<i>The AAP should support and enable accessible, convenient, and well-lit areas for passengers to be dropped off or picked up (e.g. by friends or relatives).</i> <i>Any preferred option should work on the principle that ground level movement is a priority, in terms of attractiveness to pedestrians.</i>
Option 0	<i>Not widely considered a realistic scenario for the AAP. It is contrary to Stevenage Borough Council's own policies (both the Local Plan and the Town Centre Framework) and does not enable any of the objectives, principles or core enhancements of the AAP to be achieved.</i>
Option 1	<i>Some responses included the option to consider one way traffic flow. This option improves link to the town centre, there are alternative routes to drive.</i> <i>There is a risk that the road outside the station would be blocked by vehicles dropping off / picking up passengers unless this is strictly monitored and controlled. It is likely that there would be additional delays to bus services travelling along this section</i>
Option 2	<i>This option addresses several objectives and principles of the AAP, removing the majority of vehicles from in front of the station helping reduce severance with the town centre and supporting the concept of a town square whilst retaining access to the relocated bus station for bus services from both directions.</i> <i>Vehicle drop off and pick up facilities will need to be provided in the MSCP and southern car park with good direct pedestrian links to the station.</i>
Option 3	<i>There will be significant disabled access challenges.</i> <i>This option is best for a new sense of arrival to Stevenage. A fully pedestrianised scheme is considered the only effective option to create a transformation in terms of connectivity between the station and the wider Town Centre and modal shifts.</i> <i>A new pedestrianised space will also create an opportunity to create a materially different arrival experience which directly connects the Station Gateway into the wider Town Centre.</i>

A total of 9 meetings were held with the key stakeholder groups identified through the early engagement process when the AAP was first drafted and developed. These were as follows:

- Cycling UK Stevenage: 1st July 2021 (prior to public consultation launch)
- Mace: 2nd July 2021 (prior to public consultation launch)
- Hertfordshire LEP: 2nd July 2021 (prior to public consultation launch)
- Hertfordshire County Council: 5th July 2021
- Govia Thameslink Railway: 7th July 2021
- Stevenage Bus Users Group: 9th July 2021
- National Rail: 21st July 2021
- Sustrans: 23rd July 2021
- Legal & General: 11th August 2021

In addition, a site visit to the Station Gateway area was held with the Cycling UK Stevenage group on 23rd August 2021. Key issues arising from these meetings included:

Theme	Comments
Vision & Aspirations	<i>Generally supported to provide much needed transformation of this part of the town and to support activities at and around the Railway Station.</i>
Destination & Sense of Place	<i>Potential for exemplary buildings to showcase as a crucial destination.</i>
Cycling	<i>Consideration needed for cycling past or through the Station, not just to and from it. People use the cycle route to commute and travel to places other than the Railway Station. Signage would be beneficial and clear signage is a must.</i>
Connectivity & Movement	<i>Importance of the boulevard link to Town Square, a way finder, offering a viewpoint, vista, and series of connection, and the importance of alignment to the Station. Further movement analysis could potentially be used to support any future options.</i>
Access	<i>Regarding the road bridge, there are key issues in terms of future access. Step grade drop needs to be part of the proposed solutions in the Preferred Options.</i>
Economy	<i>Grow on space is important, for example relating to low carbon development. The AAP area could work well as a service industry for the aerospace and R&D cluster at Gunnels Wood, and / or supporting the emerging cell and gene cluster.</i>
Digital	<i>Digital incentives are also very important in this area going forward.</i>
Railway Station	<i>Entrance at grade is a priority. There is pressure on future possibilities for a new Station. This should consider how long this would take and the costs of intervention.</i>

Theme	Comments
Lytton Way Options	<i>Overall, the proposed Options 1 to 3 have a positive level of support as they are transformative, positive and will result in a different feel around the Station. They will encourage further walking and cycling in the vicinity.</i> <i>Option 1 – doesn't enable modal shift.</i> <i>Option 2 – work would need to be undertaken to set out what happens for traffic movements such as drop off, turning and movement</i> <i>Option 2 & 3 – opens up the barrier of the ring road but will require detailed modelling and assessment.</i>

The representations made to the Issues and Options AAP, and representations to this Preferred Options AAP, will be fully considered when preparing the final version of the AAP, the Submission version. More detailed information on the Issues and Options AAP consultation is detailed within the *Stevenage Connection Area Action Plan: Issues and Options Consultation Statement*.

5 Existing and Emerging Environment

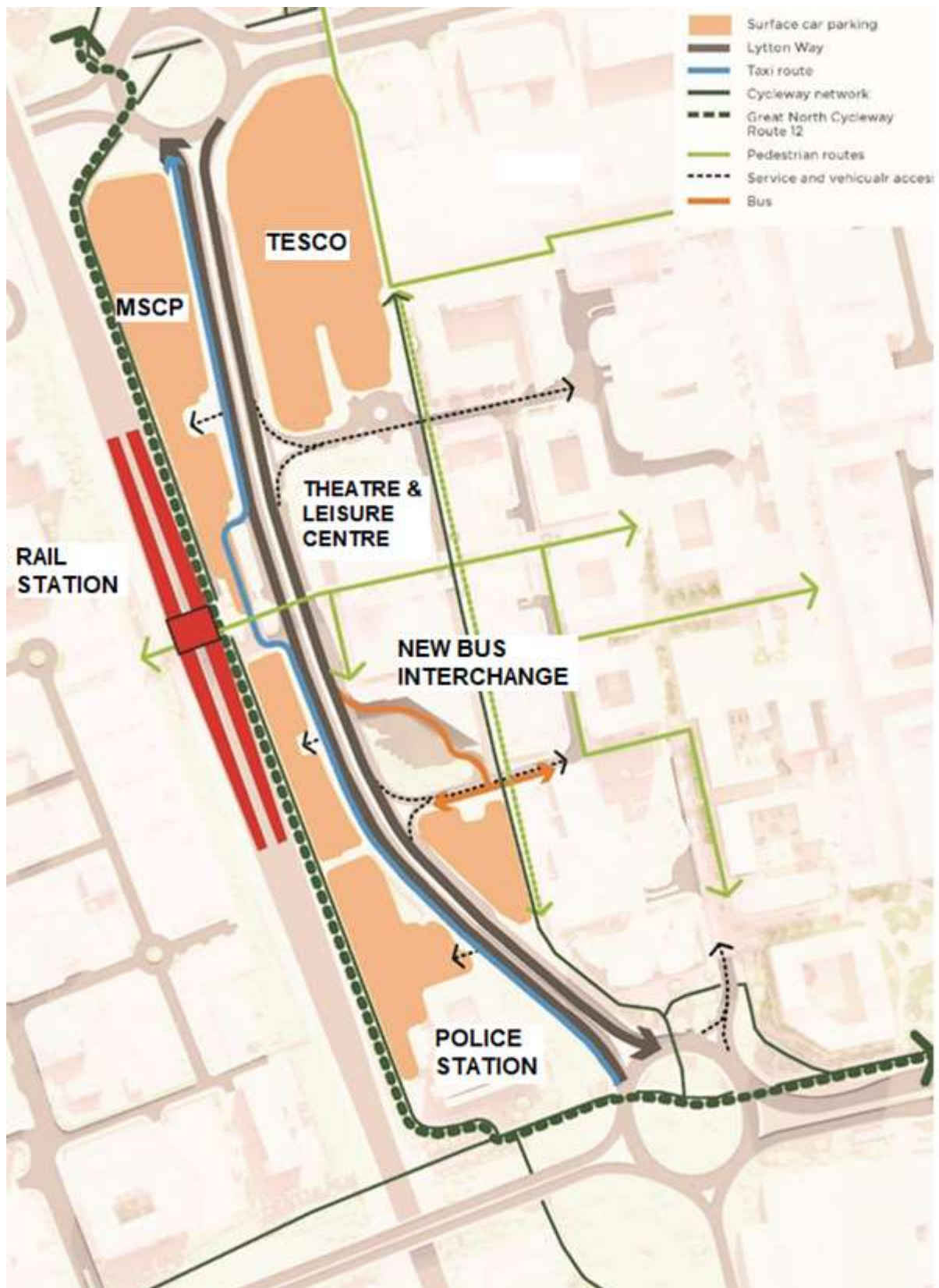


Figure 21: Current environment showing movement and land uses

Existing Land Uses

At present the following land uses exist:

- Railway station and associated bridge, access and entrance buildings
- Existing cycleway
- Surface car parking for the station
- Lytton Way highways infrastructure
- Some buffer green space

Adjacent to the TC4 area is:

- The Gordon Craig Theatre
- Stevenage Arts & Leisure Centre
- Stevenage Police Station
- Tesco supermarket
- Stevenage Magistrates' Court

The new bus station “Stevenage Interchange” was opened on 26 June 2022 and falls within the AAP area directly to the south of the Arts & Leisure Centre on the existing car park. A Multi-Storey Car Park (MSCP) is under construction and is replacing the surface-level car parks to the north of the Railway Station.

Existing Movement

At present a range of different mobility modes cross the area, as shown in Figure 21.

- Pedestrians: an incomplete network of pedestrian links creates a fragmented environment that is difficult to navigate on foot
- Cyclists: the main cycle path runs north-to-south along the railway line edge and through the underpasses at the northern and southern ends of Lytton Way
- Buses: buses currently run north-to-south along Lytton Way and enter the central bus station along Danesgate. There is a bus stop outside the railway station which is constricted in waiting space and must be accessed via the footbridge. The new bus station will occupy space in front of the Arts & Leisure Centre and it is anticipated in the short term that the existing bus loop along Danesgate will be shortened to not include the old bus station.
- Taxis and Drop Off: taxis drop off directly outside the station in a combined taxi and public drop-off area. This is very constricted and lacks much space for waiting taxis. It also encourages public drop-off to block the area due to lack of space.
- Parking: there is extensive surface car parking across the TC4 area and it forms the dominant land use. There are a large number of surface public car parking spaces within the boundary, along with additional space in a very constricted car park for station staff directly adjacent to the station.
- Servicing: service accesses to the station and neighbouring land uses come from Lytton Way.

- At-grade crossing: as part of the development of the new bus station “Stevenage Interchange”, a new at-grade crossing has been constructed across Lytton Way, immediately south of the pedestrian overbridge.

Although the New Town masterplanning approach promoted separation of traffic modes, there are a number of conflict points between cars and active modes, particularly at the station entrance. There are also issues where cars take priority over pedestrians and force more circuitous routes than necessary. Pedestrian flows are expected to change upon completion of the new bus station.

Level access across the station area is a particular challenge posed by the topography of the Station Gateway site as a whole and may pose some development and mobility issues to address.

It would be useful to conduct a further review of the routes that people use to walk and cycle to and from the station so that a proper assessment can be made of the adequacy of existing routes.

Existing Green Infrastructure

The site contains little green infrastructure (GI) at present, except for highway verges and verges within surface car parking. At the northern end, there is some landscaping and grass adjacent to the roundabout on Lytton Way. Within the car parks, there are some trees that break up the parking.

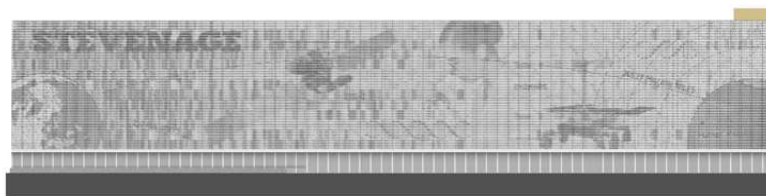
The new bus station provides some enhancement of GI with trees and grass at the southern edge.



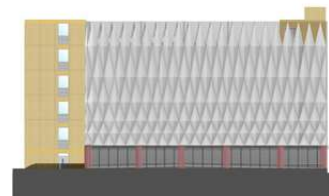
Figure 22: New bus station adjacent to Arts & Leisure Centre

Current and Recent Developments

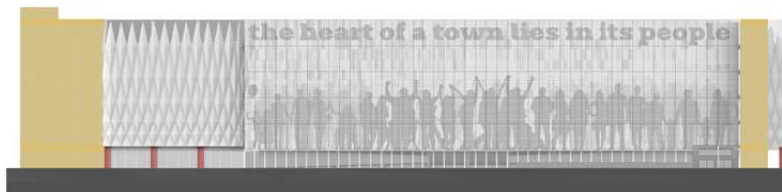
Multi-Storey Car Park (MSCP)



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Figure 23: New Multi-Storey Car Park (MSCP)

A planning permission was granted in January 2022 for a Multi-Storey Car Park (MSCP), relating to the site north of the Railway Station, which is within the AAP area:

“Construction of Multi Storey Car Park and Secure Cycle Stores to provide 622 car parking spaces of which 30 are accessible “Blue Badge” spaces, 80 secure cycle spaces, and 27 motorcycle spaces with associated hard and soft landscaping works. Up to 25% of car parking spaces are to be provided

with active Electric Vehicle charging points and up to 50% of car parking spaces are to be provided with passive Electric Vehicle charging infrastructure for future activation to suit demand. The MSCP is six storeys tall with a centra photovoltaic canopy on the open top deck”.

The construction programme for the MSCP is underway and is anticipated to be complete by Spring 2023.

Bus Interchange: “Stevenage Interchange”

The interchange will provide safe bicycle parking, a comfortable and modern waiting environment for passengers and capacity for electric bus charging, as well as a café and mobility store.

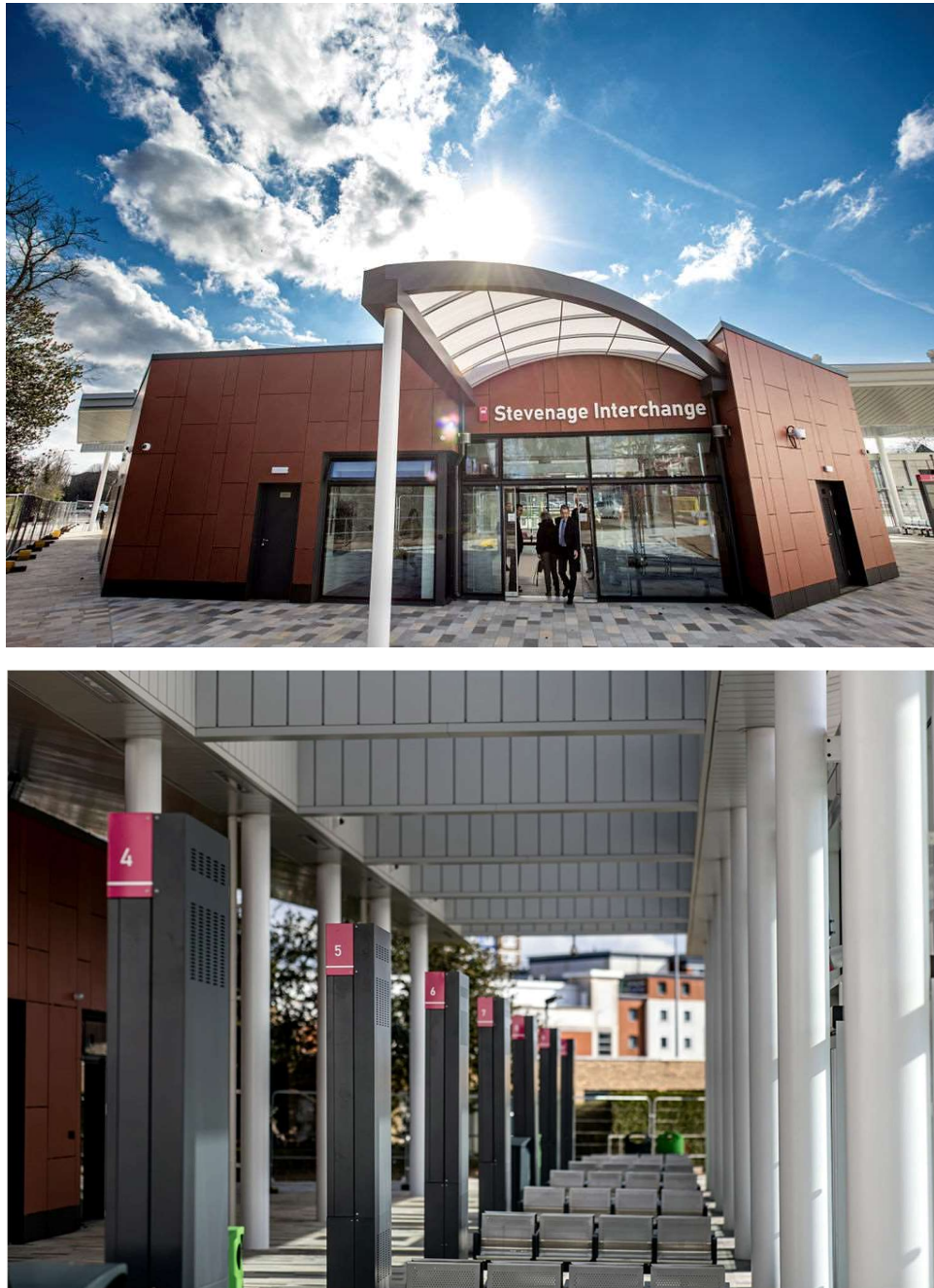


Figure 24: Stevenage Bus Interchange (2022)

Towns Fund: Station Gateway

The Towns Fund project on the Station Gateway involves the delivery of the Multi-Storey Car Park (MSCP) as part of a sustainable transport interchange on the Stevenage North railway car park. The project was being led by the Council and was funded through £6.5 million from the Towns Fund and £3.5 million direct match funding from Stevenage Borough Council and Hertfordshire Local Enterprise Partnership. The land was owned by the council and the match funding / investment element would be subject to a separate business plan to be considered by the decision-making committees of the Council. The project was fully consistent with the Stevenage Town Investment Plan and was a key first phase to progress the wider Stevenage Gateway scheme without prejudicing the Area Action Plan process.

At Stevenage Development Board in December 2021, it was acknowledged that complementary improvements to Stevenage Railway Station would be required at some point in the future to provide a welcoming aspect for visitors to the town through the Gateway area. The Station Gateway Project Business Case was endorsed and recommended to the Accountable Body (Stevenage Borough Council) for approval.

In December 2021, the Borough Council's Executive referred specifically to the Stevenage Borough Local Plan and Stevenage Station Gateway Area Action Plan as a crucial supporting mechanism for the realisation of the Towns Fund project for the wider Station Gateway scheme.

6 Emerging Framework

Objectives

The baseline analysis presented in previous chapters point towards a series of complementary objectives to address the issues facing the station area. Interventions in the AAP area should deliver:

- **A new gateway and arrival experience:** *the station area should create a sense of arrival in a distinctive and vibrant place. It should be welcoming, safe, legible and accessible to all and capitalise on helpful wayfinding and positive signposting. The station has a presence in the urban landscape as it is highly visible to people in the town.*
- **Enhanced movement & access for all modes:** *rationalisation of space currently given over to vehicles will increase space for walking and cycling, making movement and access better and easier for all, with good segregation to ensure safety. Effective transport interchange between sustainable modes should be facilitated by grouping of activities and modes.*
- **Green infrastructure integrated throughout:** *‘greening the grey’, by converting surfaces to permeable green infrastructure and habitats provides relief from dense urban environments, enhances biodiversity, creates more pleasant microclimates, improves air quality and urban drainage, and contributes to attractive public realm and placemaking.*
- **New mixed use development to unlock the economic opportunity:** *Stevenage’s location and connectivity create the perfect conditions for strong economic growth. The station area is the ideal place to locate new development to support this, with sustainable transport connections and under-used land. The AAP will support this with a new mix of uses designed to create a vibrant and successful place.*
- **Creating a low-carbon urban village:** *mixing new homes, employment, retail and other uses with strong placemaking and exceptional mobility has the potential to deliver on Stevenage’s ambitious climate change targets, creating an exemplar development in the heart of the town. It must be flexible to accommodate changing lifestyles, encourage low car ownership rates, and including buildings that are adaptable.*
- **Sustainability in mobility, built form and landscaping:** *the station area has a significant part to play in creating supporting active travel and other low-carbon travel modes, as well as creating sustainable development opportunities. Development must be future-proofed for new technologies, with resilience and adaptability to new forms of micro-mobility such as e-scooters.*
- **Celebrating the heritage of the town:** *as one of the original New Towns, with a unique heritage and design, Stevenage’s station area must reflect what makes the town special and use it to create a sense of place on arrival and departure.*
- **Making the most of digital connectivity and high speed broadband:** *many firms and some industries already located in Stevenage operate at a global level and have a tradition of research and development, innovation and high-tech solutions. In order to maintain these industries and attract further economic growth, the town must continue to offer the best possible digital connectivity to businesses, residents and visitors, in particular high speed broadband on arrival to Stevenage Station.*

Key Principles

To deliver on these objectives, a set of design principles has been adopted that will be carried through the process of creating the AAP. These are:

- *Enhance the station arrival experience, wayfinding and signposting to create a people-friendly space*
- *Ensuring permeable east-west links between the station, town centre and Leisure Park area*
- *Improve step-free, disabled and accessible pedestrian links with town centre*
- *Improve links between rail and bus stations*
- *Turn Lytton Way into a 'town street'*
- *Create good access for all travel modes with high quality, attractive cycling facilities, and prioritising sustainable and active modes*
- *Provide new options for people to move at ground level.*
- *Consolidate surface car parking to make better use of land and enable development opportunities*
- *High quality public realm, green infrastructure and creating space and opportunities for landscaping through rationalisation of vehicle space*
- *Future proof for possible station upgrade, replacement of the Leisure Centre and improved links and development west of the rail station*
- *Design in flexibility to accommodate changing behaviours and the most up to date and attractive technology and high speed digital connection*
- *Celebrate the heritage of the town in the fabric, layout and design of the station gateway*
- *Creating a lasting legacy of high quality placemaking*
- *Putting people first, at the heart of the decision-making process*

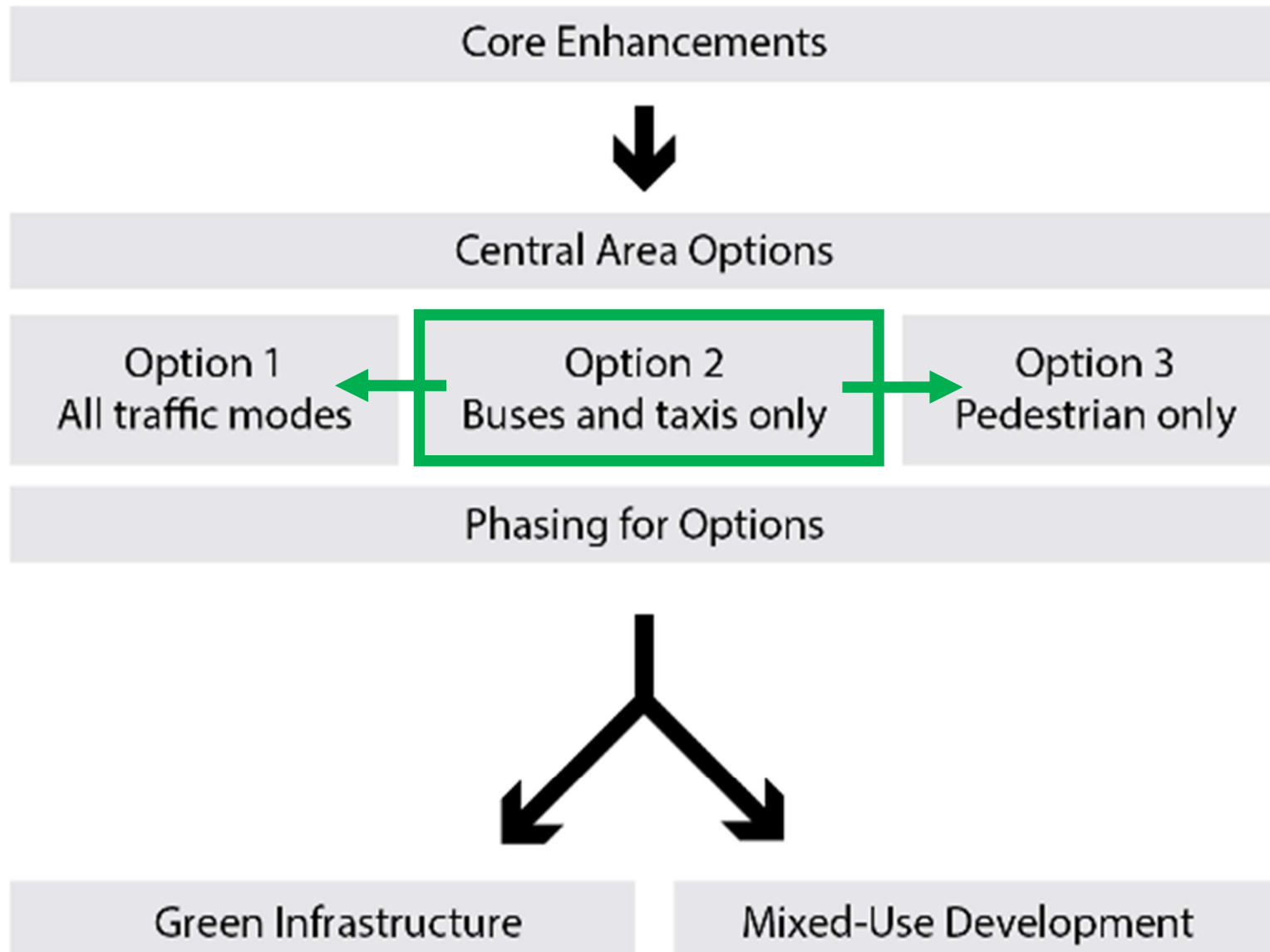
Preferred Option for Lytton Way

At the heart of the issues affecting Stevenage's station area is the design and function of Lytton Way. It severs the station from the town centre, provides a barrier and unpleasant environment for active travel modes and the public realm, uses land inefficiently so as to create unusable development parcels between it and the railway line, and undermines SBC and HCC's commitment to sustainable transportation.

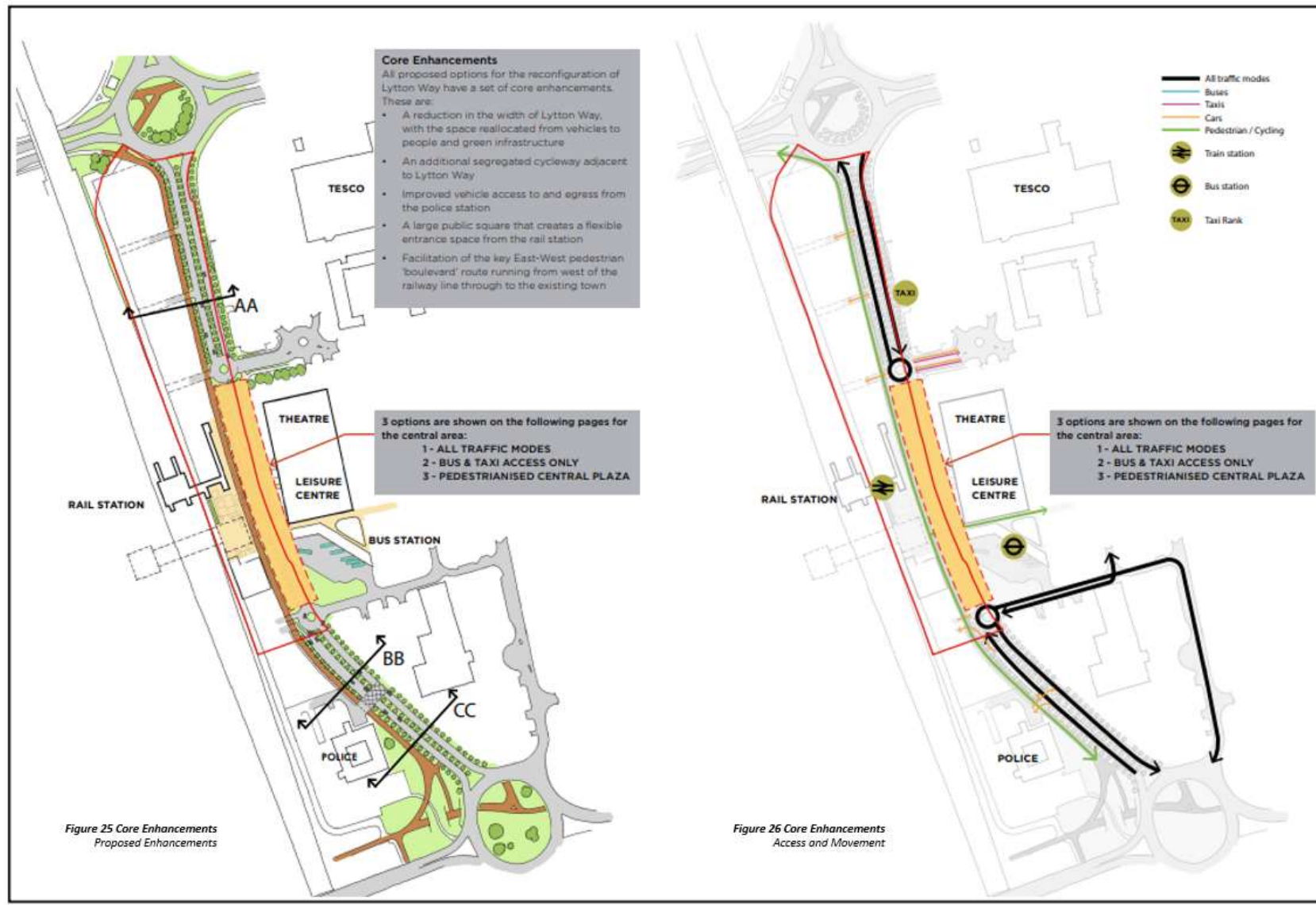
The Town Centre Regeneration Framework pinpoints the downgrading and potential removal of Lytton Way to through traffic as a key plank of its strategy for good placemaking and regeneration of the town centre. This has been endorsed by the relevant stakeholders and will be carried forward by the AAP as the basis for policy in the area.

To unlock the potential of the AAP area, it is essential first to determine the preferred option for a redesign of Lytton Way. This chapter of the report presents the core enhancements proposed, the preferred option(s) for the key central area between Swingate and Danesgate, and then a series of themes that the reconfiguration of Lytton Way will enable.

***It is important to recognise that the objectives and key design principles of the Area Action Plan, as listed above, will be brought through any final option the Area Action Plan recommends. All potential changes to this area and scenarios proposed will promote movement and improve access to and from the Railway Station to the Town Centre and enhance the sense of arrival to Stevenage, providing the gateway to improved opportunities for the area.**



Core Enhancements

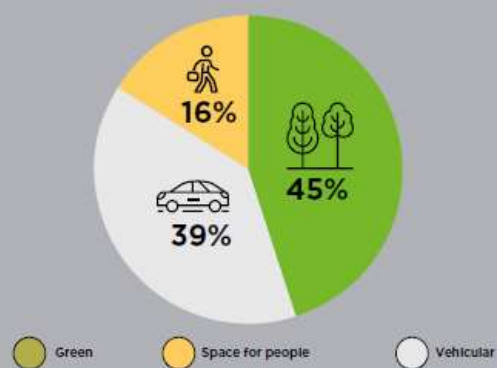


SECTION AA

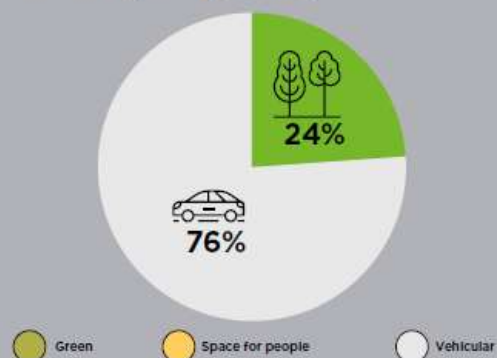
Illustrative sections showing the existing and proposed sectional profiles of Lytton Way.

The sections also include an analysis of land-use and activity by width, split into green space, pedestrian realm and vehicular realm. This is represented in the diagrams below showing the splits by percentage of the overall cross section.

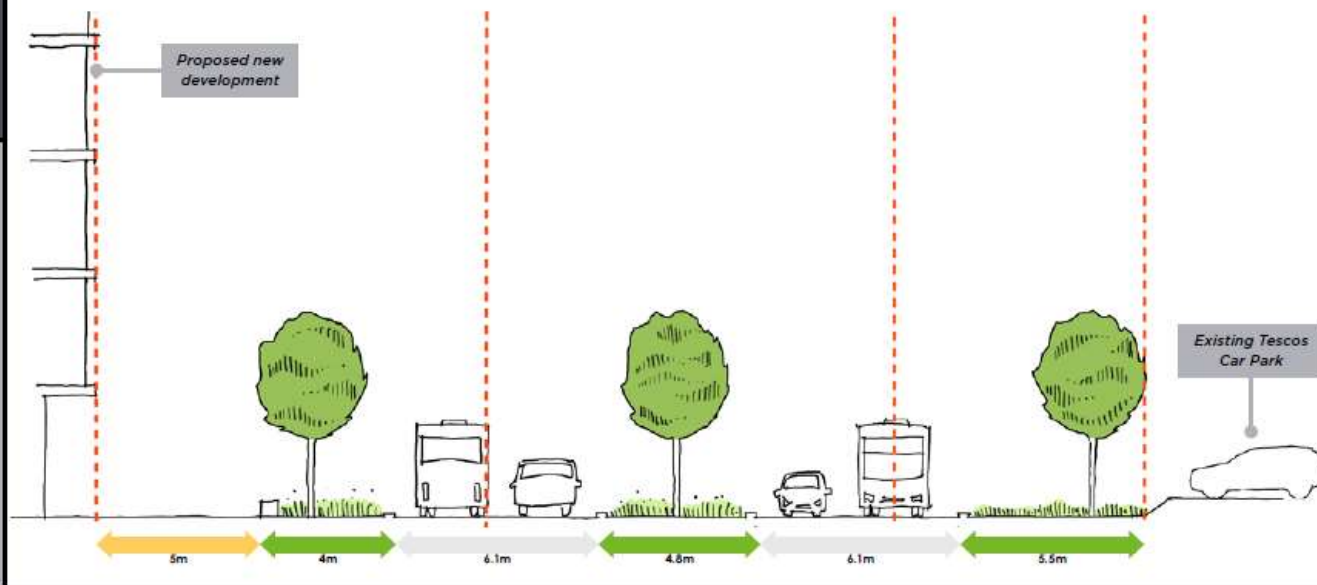
01 Proposed overall percentage



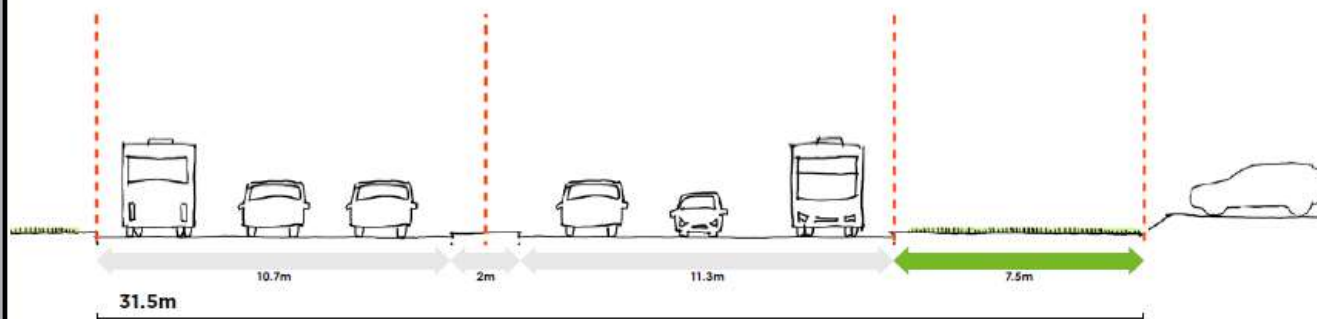
02 Existing overall percentage



01 PROPOSED



02 EXISTING

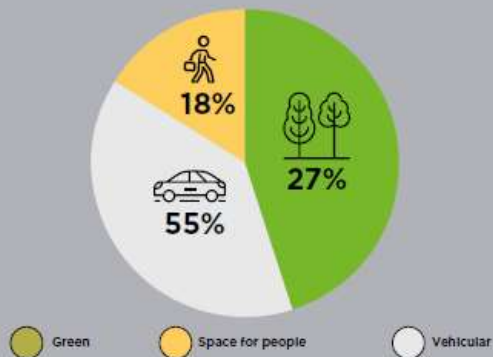


SECTION BB

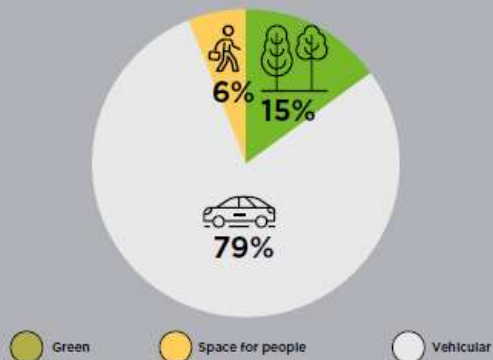
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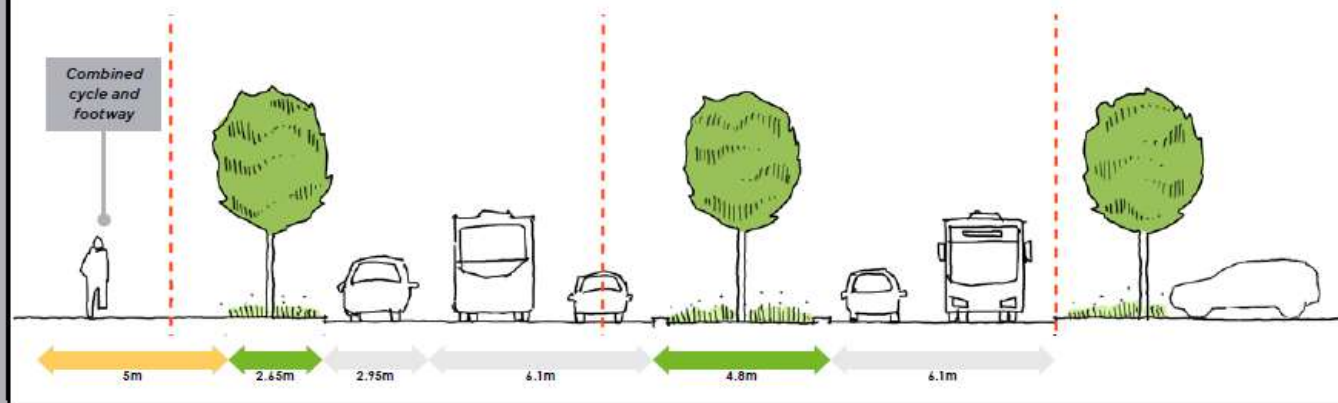
01 Proposed overall percentage



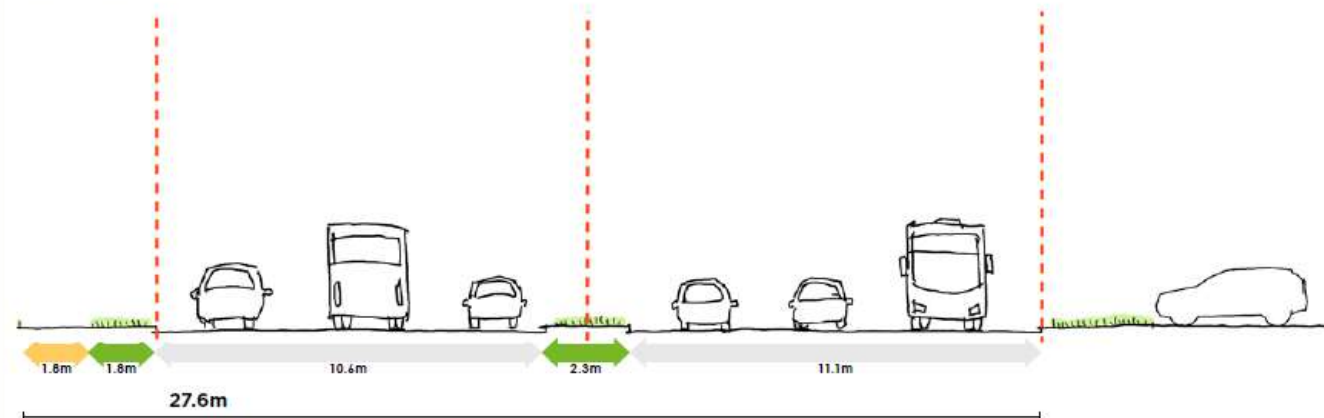
02 Existing overall percentage



01 PROPOSED



02 EXISTING

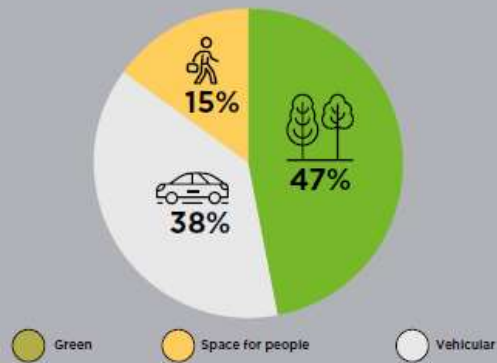


SECTION CC

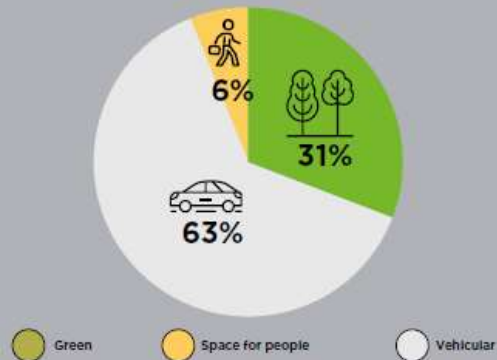
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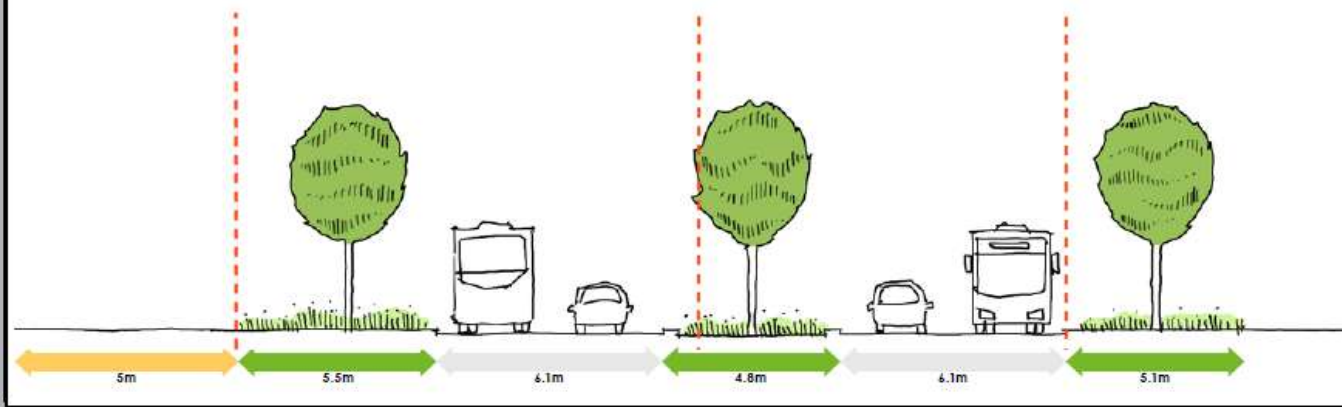
01 Proposed overall percentage



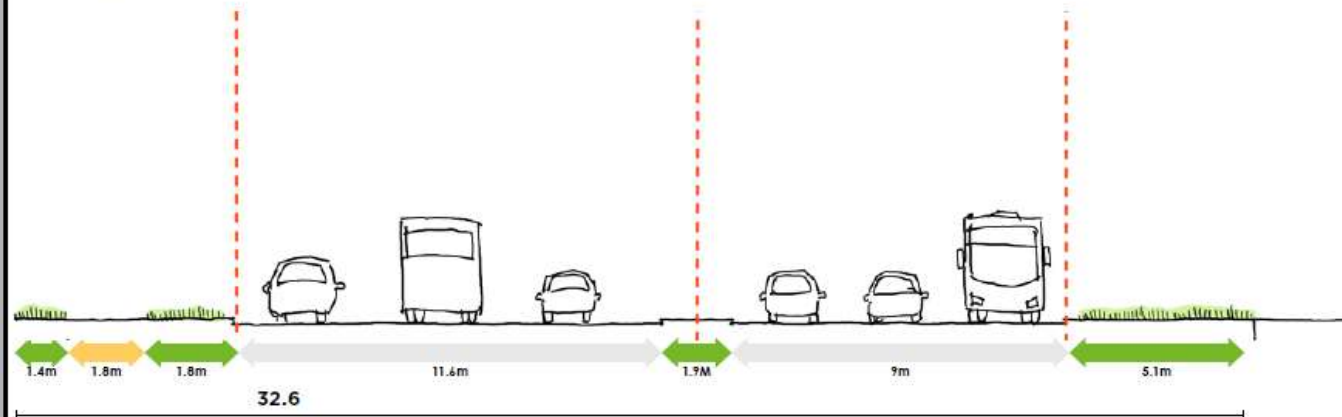
02 Existing overall percentage



01 PROPOSED



02 EXISTING



All proposed options for the reconfiguration of Lytton Way have a set of core enhancements, primarily in the northern and southern zones of the AAP area, north of Swingate and south of Danesgate. These are:

- A reduction in the width of Lytton Way, with the space reallocated to pedestrian or cycling movement, street trees and other landscaped green infrastructure. In these northern and southern areas Lytton Way will remain open to all modes, providing continued access for other parts of the town centre.
- An additional segregated cycleway adjacent to Lytton Way, away from the railway tracks. Making use of the improved street environment along Lytton Way, cycling along this route will become more attractive. Along with built form development along this route, this offers the advantages of creating an overlooked cycling route that will feel considerably safer to users than the current path adjacent to the tracks. It will add movement and vibrancy to the street and create visibility for all modes. An additional cycleway should connect to the existing cycle network at Six Hills Way and Fairlands Way to provide safe onward links to destinations including Gunnels Wood and Stevenage Old Town.
- Improved vehicle access to and egress from the police station, making use of the reduction in speeds and change in character of Lytton Way to offer a limited use right-turn access box.
- Vehicle drop off and pick up facilities will need to be provided in the Multi-Storey Car Park and southern car park with good pedestrian links to the station.
- A large public square that creates a flexible entrance space from the existing station building, future-proofed for a new station or enhanced station entrance further to the south.
- Facilitation of the key East-West pedestrian 'boulevard' route running from west of the railway line through to the existing town centre, crossing at the railway station and the proposed public square in front. The enhancements proposed enable this connection to be made and provide the key spaces through which it will pass through within the AAP area.
- A 'cycle hub', compatible with existing and potential new station buildings, that contains secure cycle parking, cycle hire schemes, cycle maintenance facilities and the potential for a local transport information point to aid multi-modal interchange. Above the cycle hub on the ground floor would be development opportunities.
- Any final option would ensure that the existing footbridge is retained, until any redevelopment of the station and wider area takes place. This would maintain a traffic free route for pedestrians.
- Development plots made available by the consolidation of surface car parking into a multi-storey car park.

Sections AA, BB and CC demonstrate the re-allocation of land use and street space from underuse vehicle capacity towards active travel and green infrastructure, improving access for all modes while retaining existing functionality and providing a much improved street environment.

The real improvement required is the delivery of the Railway Station Vision as set out by Arup. In advance of this, some improvements could include:

- Creating an enclosed, but transparent, footbridge across Lytton Way to provide weather protection
- A new set of steps to the footbridge on the leisure centre side of the road to create a more direct route to the new bus station
- Re-instatement of the traveller
- Improved staircases / ramps from the retail park
- Additional high quality cycle parking

Summary of Issues and Options Consultation Responses

The public consultation exercise returned a wide range of responses from members of the public, interest groups and key stakeholders. The AAP covers many planning and policy issues and challenges. A full summary is provided in the *Stevenage Connection Area Action Plan: Issues and Options Consultation Statement*.

The varied response the Council received, not just on the Options for the central section of Lytton Way, proves that when developing the Preferred Options AAP and taking the AAP through to its final stages, the ambitions and aspirations in the vision section of this AAP are of prime importance. This is to ensure that the Station Gateway area of opportunity is brought to life and delivered in the appropriate manner, in accordance with other related measures.

Taking everything into consideration, the indications were that there was a lower level of support for a “do nothing” approach as advocated by Option 0. Transport and accessibility attracted a great deal of interest, for which officers have considered closely for this Preferred Options AAP.

Option 2 has emerged as a Preferred Option. However, Option 3 was also very popular across many consultation respondents and key stakeholders. Some elements of Option 3 will be reflected or future proofed as much as possible, in order to match the aspirations of active travel and the regeneration plans for the Town Centre (SG1).

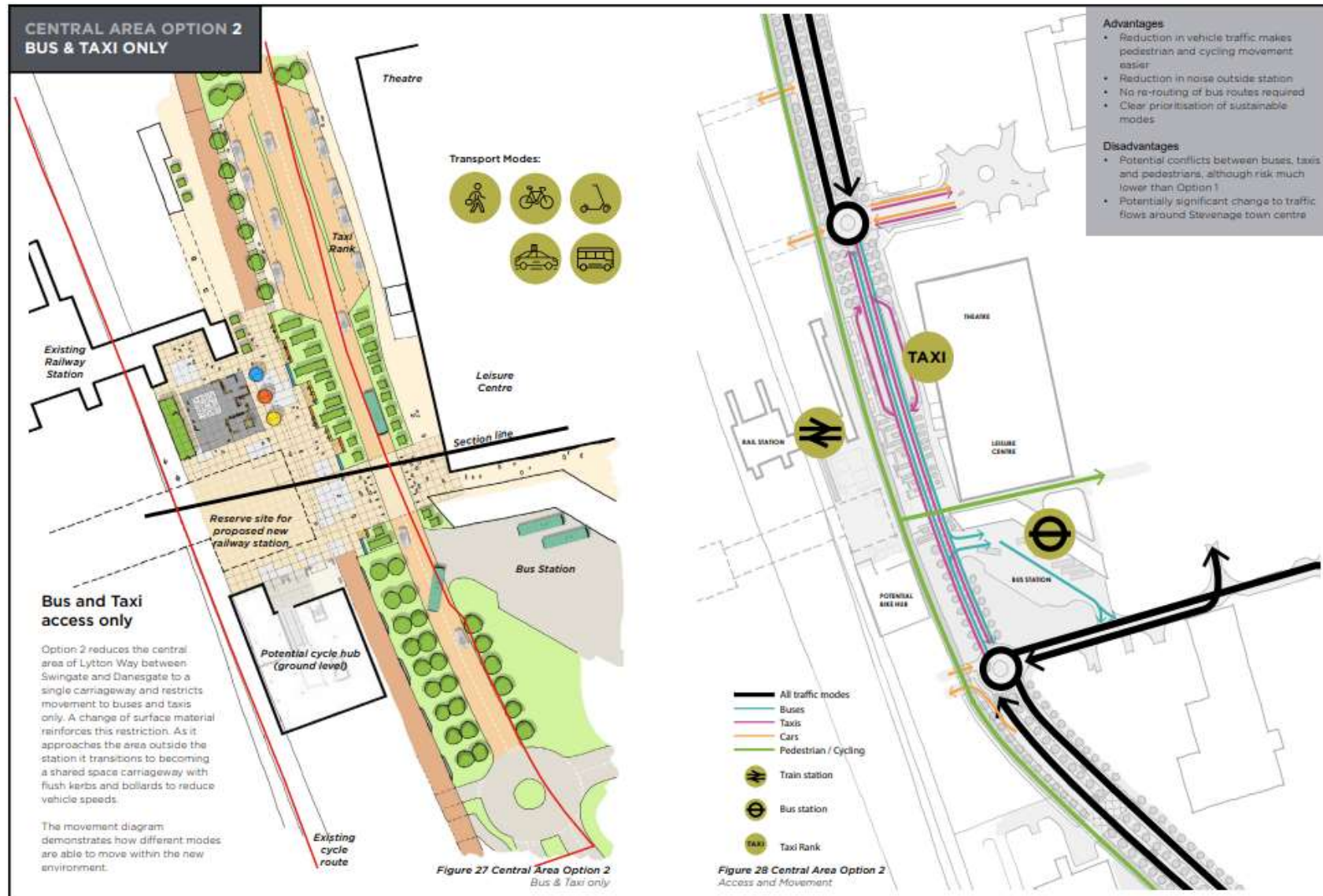
While Option 1 is less supportive of active travel aspirations, it was also popular among respondents. This demonstrated a clear overall desire for some form of positive change involving Lytton Way. Option 0 received significantly less support than Options 1, 2 or 3.

Preferred Option(s) for Lytton Way

The following preferred option(s) proposed illustrate the core options available within the central area, defined as that south of Swingate but north of Danesgate.

***It is important to recognise that the options for Lytton Way form just a part of the overall aims and objectives of the Station Gateway area, as presented throughout this document. While Option 2 has emerged as the Preferred Option, the final solution for this AAP will be flexible in land use terms to move from Option 2 to Option 3 or even Option 1, in accordance with active travel aspirations and the overall opportunity the area presents, to bring about the best possible sense of arrival and gateway to the regenerated town centre. This will be in accordance with the objectives and key design principles of this Area Action Plan and Local Plan Policy TC4: Station Gateway.**

Central Area Option 2 – Bus and Taxi access only

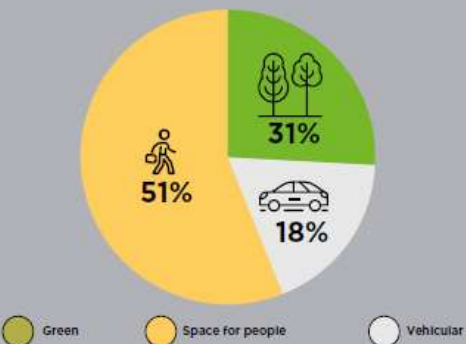


SECTION BUS & TAXI ONLY

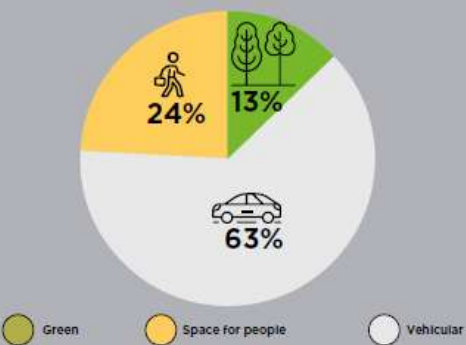
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01 Proposed overall percentage



02 Existing overall percentage

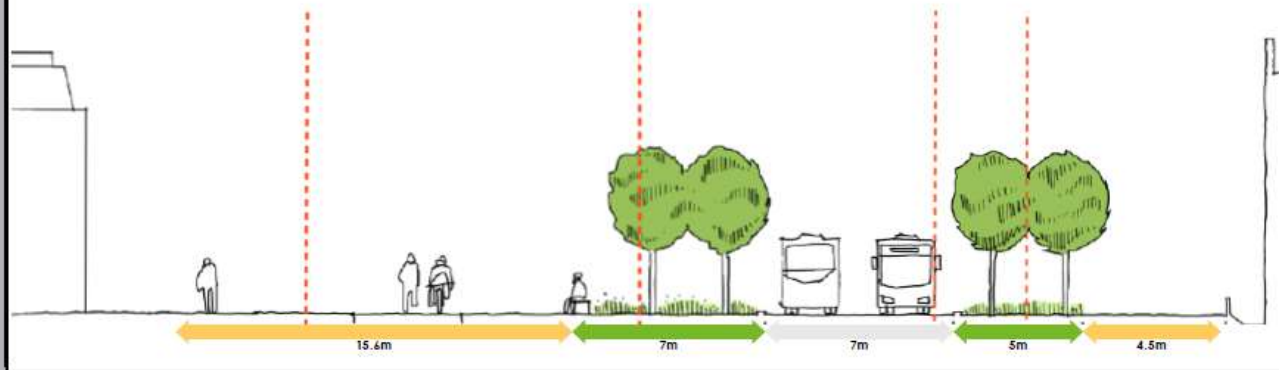


Station Square, Cambridge

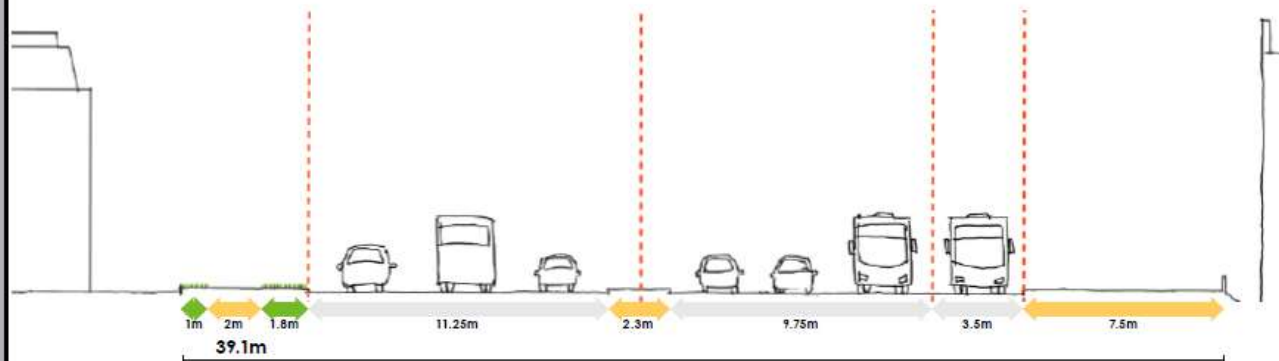


Station Square, Cambridge

01 PROPOSED



02 EXISTING



Option 2 reduces the central area of Lytton Way between Swingate and Danesgate to a single carriageway and restricts movement to buses and taxis only. A change of surface material reinforces this restriction. As it approaches the area outside the station it transitions to becoming a shared space carriageway with flush kerbs and bollards to reduce vehicle speeds.

The movement diagram demonstrates how different modes are able to move within the new environment.

Advantages

- Reduction in vehicle traffic makes pedestrian and cycling movement easier
- Reduction in noise outside station
- No re-routing of bus routes required
- Clear prioritisation of sustainable modes

Disadvantages

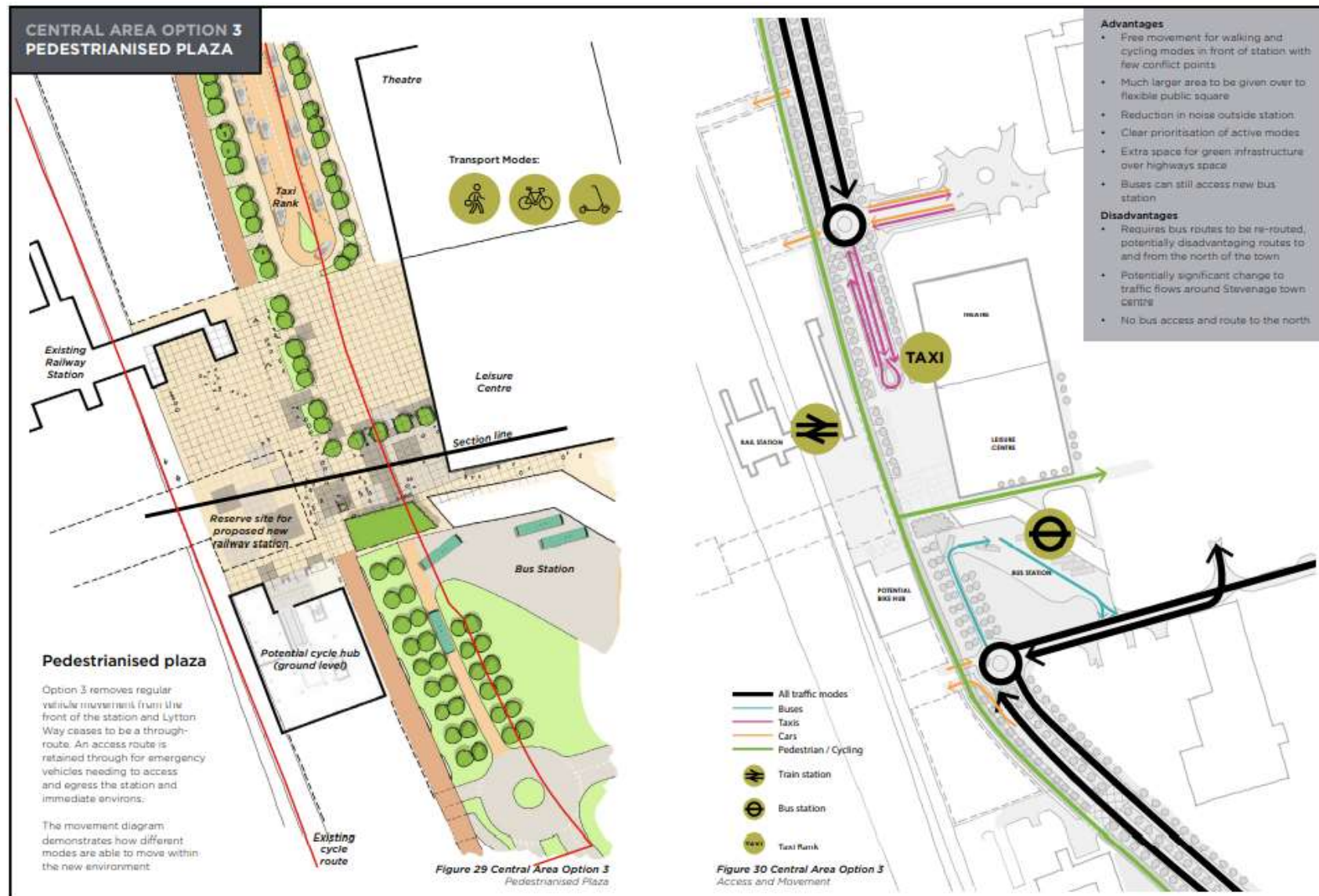
- Potential conflicts between buses, taxis and pedestrians, although risk much lower than Option 1
- Potentially significant change to traffic flows around Stevenage town centre
- Drop off and pick up solutions at the Station require further design consideration

Precedents

- Cambridge Railway Station (overleaf)



Central Area Option 3 – Pedestrianised Plaza

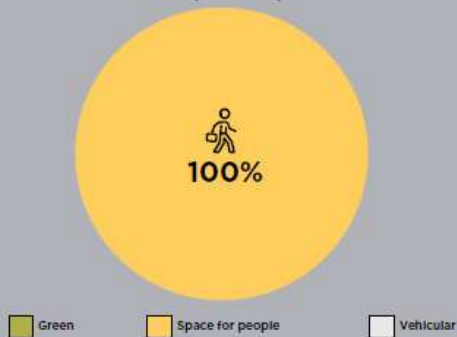


SECTION PEDESTRIANISED PLAZA

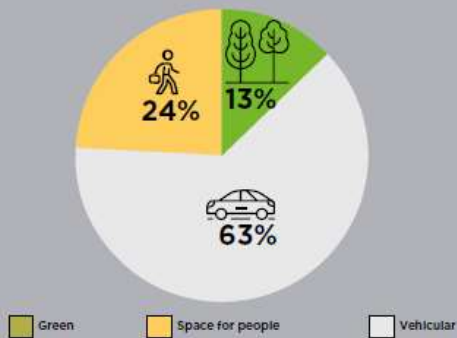
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01 Proposed overall percentage



02 Existing overall percentage



Station Hill, Reading

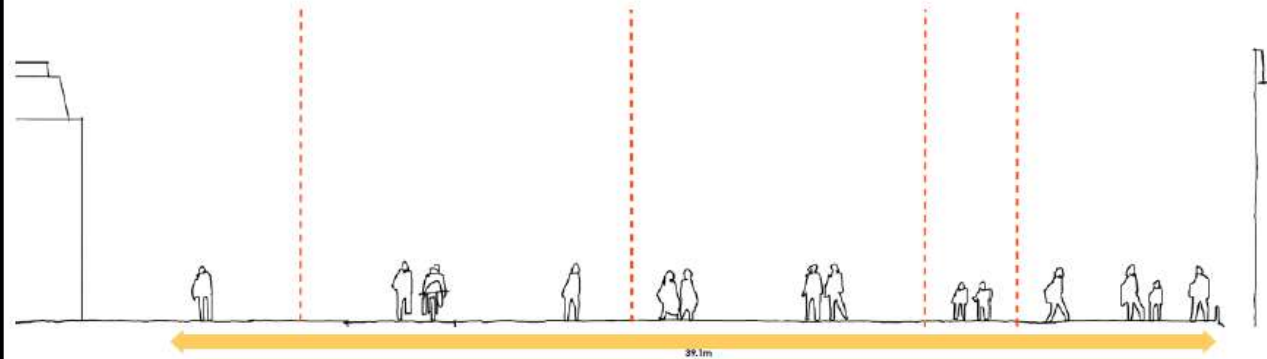


Station Hill, Reading

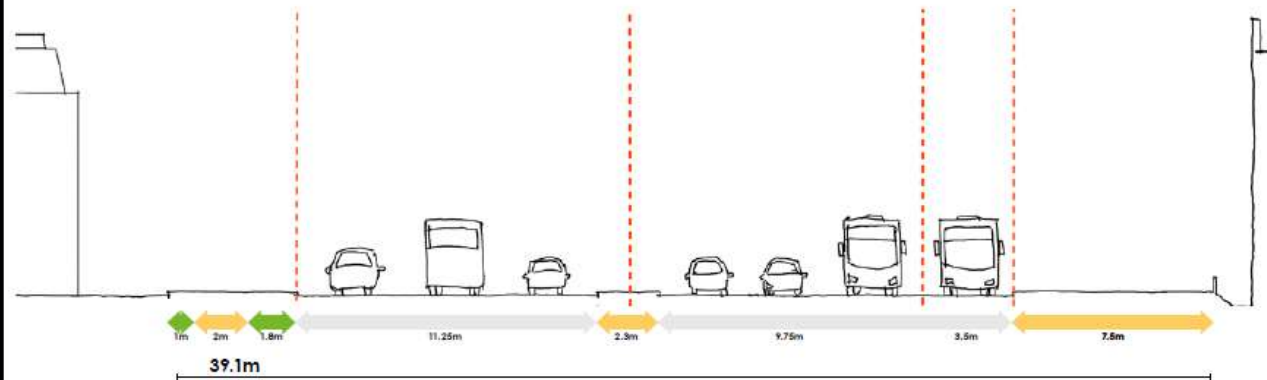


Utrecht, Netherlands

01 PROPOSED



02 EXISTING



Option 3 removes regular vehicle movement from the front of the station and Lytton Way ceases to be a through-route. An access route is retained through for emergency vehicles needing to access and egress the station and immediate environs.

The movement diagram demonstrates how different modes are able to move within the new environment.

Advantages

- Free movement for walking and cycling modes in front of station with few conflict points
- Much larger area that can be given over to flexible public square
- Reduction in noise outside station
- Clear prioritisation of active modes
- Extra space for green infrastructure over highways space

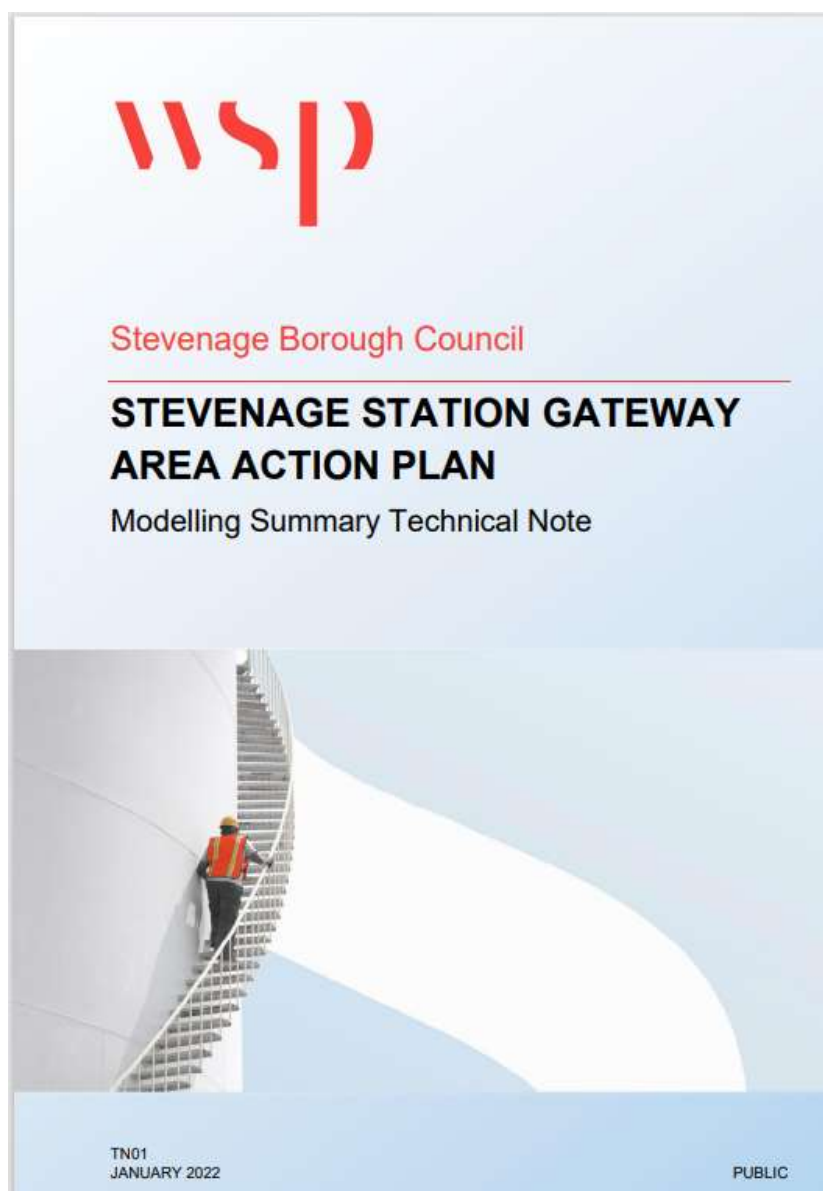
Disadvantages

- Requires bus routes to be re-routed, potentially disadvantaging routes to and from the north of the town
- Potentially significant change to traffic flows around Stevenage town centre
- May need innovative solutions regarding rail replacement buses, when required

Precedents

- Station Hill, Reading





In December 2021, Hertfordshire County Council (HCC) and consultancy WSP produced a report that assessed the impacts of each of the Lytton Way Options, on the highway network around Stevenage. The report also offered potential mitigation measures to alleviate any highway impacts. The modelling work undertaken was based on a baseline year of 2021, with scenarios based on traffic flows in 2025 and 2031, with and without the A1(M) SMART motorway in operation.

The report suggested that Option 1 would have the least impact on traffic flows (particularly at peak hours) around Stevenage. The HCC Issues and Options AAP consultation response highlighted Option 2 as the most preferred option which aligns with aspirations to improve active travel. It was acknowledged that substantial intervention would be required to realise the Preferred Option that will materialise in the AAP.

The model indicated that the traffic redistribution through the highway network around Stevenage Town Centre, offers challenges in the models with the existing gap parameters. This means neither Option 2 or 3 shows long term operational resilience, with the 2031 scenarios showing a situation where traffic cannot get through the model causing major delays to bus services. This means that at

present, the recommended option in highway capacity terms in the report is Option 1, because it is the only option that is not predicted to cause significant congestion.

While the model results make it difficult to recommend Option 2 or 3 from a highway capacity viewpoint, there are other considerations that need to be considered when assessing which Option is most appropriate. Both Option 2 or 3 could work in highway capacity terms if residents of Stevenage and users of the Town Centre accepted a much higher level of modal shift than would be required for Option 1. The level of ambition in the Stevenage Sustainable Travel Town may make the level of mode shift achievable – however without major behaviour change and modal shift, there are potential risks of causing significant congestion.

Effectively, the roadworks associated with the new Stevenage Bus Interchange have already demonstrated that Option 1 is likely to work. This means that one further option could be to test the success or otherwise of Options 2 and 3 by temporarily restricting through traffic on Lytton Way to identify if the reality of this situation is the same as predicted in the model.

Further movement analysis could potentially be utilised to support any future options and scenarios for the area. A wider policy rationale could be developed to support a Preferred Option.

The modelling report does suggest some potential mitigation measures, for further investigation, to alleviate the traffic flow impact. These include:

- Removal of the bypass lane from Danestrete to Six Hills Way;
- Additional Right Turn Lane from Fairlands Way to St. George's Way;
- Amendments to eastbound carriageway on Fairlands Way to St. George's Way roundabout;
- Signalisation of northbound Gunnels Wood Road approach to Fairlands Way roundabout;
- It is also recommended that bus priority measures should be considered to help buses traverse the congested network.

Cycle Path Options

The existing cycle path along the edge of the railway tracks has been identified earlier in this document as suffering from a lack of passive surveillance and perceived lack of safety and security. Its position constrains the width of potential development parcels that could otherwise back straight onto the railway tracks. Due to its location pushed to the edge, it appears as a back-of-house or service access and feels secondary to vehicles.

However, the cycle path does provide a direct, uninterrupted and segregated cycle route through the area, although it also functions as the only north-south pedestrian route.

The Issues and Options AAP proposed two potential options for improving cycle access within the station area, building on its strengths while addressing weaknesses.

At this stage of the Area Action Plan, Stevenage Borough Council is determined in seeking the very best solutions for sustainable travel. The importance of the cycle link is paramount in any scenario presented. The Council remains committed to providing cycling routes in the town in accordance with the Future Town Future Transport Strategy.

CURRENT ALIGNMENT



POTENTIAL LAYOUT 1



POTENTIAL LAYOUT 2



Summary of Issues and Options Consultation Responses

There was a clear preference for “Potential Layout 1” relating to the cycle path options.

Potential Layout 2 proposed to remove the existing cycle path and was not thought as feasible in achieving positive modal shift in accordance with active travel ambitions. Potential Layout 1 retains this cycle path and offers the opportunity to connect the AAP area to the Town Centre (with any Lytton Way Option(s) taken forward) and a new north–south route.

Potential Layout 1 also offers the opportunity to enhance the existing National Cycle Route and create additional cultural features, for example, to celebrate the town and relate to the new identity being created by regeneration of the Town Centre and a sense of arrival into Stevenage, in accordance with other regeneration measures.

Preferred Option for Cycle Path

Preferred Option – Two Cycle Paths

This option retains the existing bicycle path and creates a new segregated path within the revised Lytton Way street profile. It is compatible with all three Central Area Options for Lytton Way. The provision of a new cycle hub facility can be accessed conveniently from both routes.

Provision of the new path within the enhanced streetscape of Lytton Way contributes to an activated public realm and the increased safety and security this provides. It elevates cycling to the street and makes it more visible as a mobility option.

The new path would be segregated from cyclists by use of a different surface colour and small kerb upstands, as recommended in LTN 1/20 (Cycle Infrastructure Design). The routing along the street would create some potential conflict points with pedestrians, and cars at the multi-storey car park entrance. These would need to be mitigated with clear markings and signage.

Retention of the existing path provides an alternative route for cyclists to follow that would not have conflict points, although a future redesign of the station building could alter its path at that point. However, this duplication of routes reduces the efficiency of layout and consequently the area of developable land. It would require development parcels to provide active frontages or overlooking on both aspects, rather than simply backing onto the railway tracks. This would further constraint development options.

Consideration will be given for cycling routes that use this area as a route through the station to get to other destinations to work or visit. Improvement of, or additional, signage and wayfinding measure will also be considered.

Cycling provision in the preferred option will need to be developed in accordance with LTN 1/20 guidance. Further consideration will be given to the connections of the proposed cycle path with the existing cycle network on Six Hills Way and at Fairlands Way. Level differences at Six Hills Way will also need to be addressed. Consideration will also be given to crossing of side road accesses and provision for cyclists wanting to access Swingate and Danesgate via any proposed new roundabouts.

Consideration will need to be given to crossing of side road accesses and provision for cyclists wanting to access Swingate and Danesgate via any proposed new roundabouts.

Any final option for cycle paths will need to consider the following challenges:

- Significant differences in levels between Six Hills Way and Lytton Way
- Accounting for cycle commuters who perform cycle – train – cycle journeys as well as those who ride through the station area to commute to other destinations
- Relationship at the south end of Lytton Way with the emergency exit from the Police Station

- Management of the crossing of the proposed new cycle path with the Railway Station entrance – this would need to be designed in accordance with the final option for Lytton Way and the Railway Station entrance
- Integration of the proposed new cycle path with the access and egress from the new Multi-Storey Car Park
- Signage, lighting should be encouraged as well as an opportunity to showcase cultural and heritage aspects relating to Stevenage
- Potential to improve cycle infrastructure at the north end of the AAP site, in order to connect to the existing cycle route safely and practically
- If commercial units are preferred on the development sites, they should have entrances facing the cycleways to give people a reason to cycle to the premises and promote cycle commuting
- Maintenance of the cycleways in order for people to be encouraged to use them and to keep them attractive and well-used
- Ensure good provision to enable cyclists to access the First Floor of the Railway Station – this would need to integrate with Lytton Way final options and wider potential Railway Station redevelopment

Phasing and Temporary Uses

To transform the station area towards one of these options requires a phasing strategy that considers:

- Timing of highway works
- Provision of active travel infrastructure
- Timing of relocation of key mobility uses such as taxi ranks and drop-off
- Relocation and consolidation of station surface car parking
- Integration with the new Bus Interchange and new at-grade crossing of Lytton Way

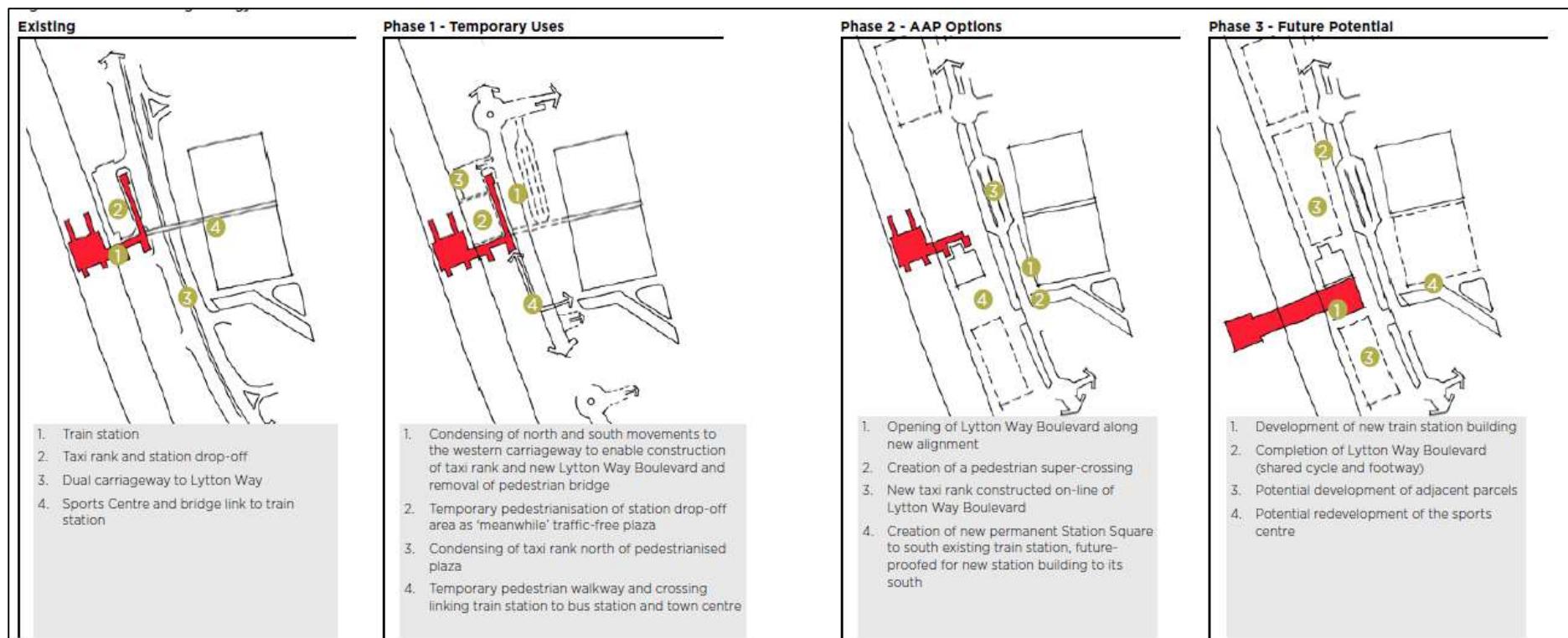
A potential phasing strategy that is robust and flexible enough to accommodate all three options is presented overleaf. Phase 1 provides the temporary groundwork for Phase 2, which fully implements the options as presented in this report. Phase 3 considers potential future developments and how they would interact with the options presented.

To enable this phased approach, a strategy employing temporary uses should be put in place. The phasing strategy clearly identifies locations suitable for such temporary uses, which can enliven the space around the station and establish the groundwork and footfall for permanent development in the future. This can provide reassurance to potential developers that a location is viable and visited, as well as creating a safer and more vibrant place during the process of transformation.

Phasing needs to recognise the changes already planned as part of the new bus interchange and the new at-grade crossing. The existing footbridge should be retained until there is a wider redevelopment that enables suitable alternatives to be provided.

Responding to Stevenage's Arts & Culture Strategy, it would also be possible to include early space in developments for artists' studios or workshops to activate the ground floor and provide a placemaking catalyst as a temporary use. The use of such temporary arts provision could also be used to 'kick-start' a local arts trail, as recommended in the strategy document.

Precedent studies of temporary or 'meanwhile' uses are presented on the following pages.



Beyond the AAP: Future Proofing

A range of potential future schemes beyond the edge of the station area AAP boundaries have been considered during the creation of the design options. These are:

- Replacement of the Arts & Leisure Centre building
- Replacement of the existing station building with a new building further to the south
- New development to the west of the railway tracks which would require improved pedestrian connections across the railway

Each central area option provides passive provision for these potential future schemes, offering flexibility for future delivery and supporting the long-term implementation of the Town Centre Regeneration Framework.

PRECEDENT STUDIES 'MEANWHILE USES'

Selection of images of precedent projects to illustrating temporary or 'meanwhile' uses and activation of urban spaces.

The examples include a range of opportunities for planting, exhibitions, seating, play and cafés. Installation and removal is typically quick and straight forwards requiring minimal invasive construction / demolition.



Deptford project: re-purposed train carriage as cafe and community meeting point



Kalvebod Waves, Copenhagen (JDS Architects)



Southbank Centre, London



Moscow City day: City without borders
Temporary play & interactive sculpture (Studio Fink)



Barbican, City of London



Hammersmith Grove (project centre)

Greening the Grey

Stevenage, as the UK's original New Town, was designed to ensure that green open space was accessible to all and integrated within the urban built environment. The station area should reflect this heritage and deliver it as part of a vibrant, rich and interesting urban place. The reconfiguration of Lytton Way outlined in this report, along with all of the Central Area Options, deliver opportunities to re-integrate natural habitats and planted landscaping throughout the environment.

Such a strategy provides relief from hard landscaped environments, gives space for biodiversity, improves microclimates with the cooling or shading effects of trees and plants, offers sustainable surface water management and enhances the experience and appearance of the environment. Above all, new green infrastructure around the station will create a great gateway experience that reflects the green character of the rest of the town.

Opportunities to include green infrastructure exist throughout the proposed options. These include:

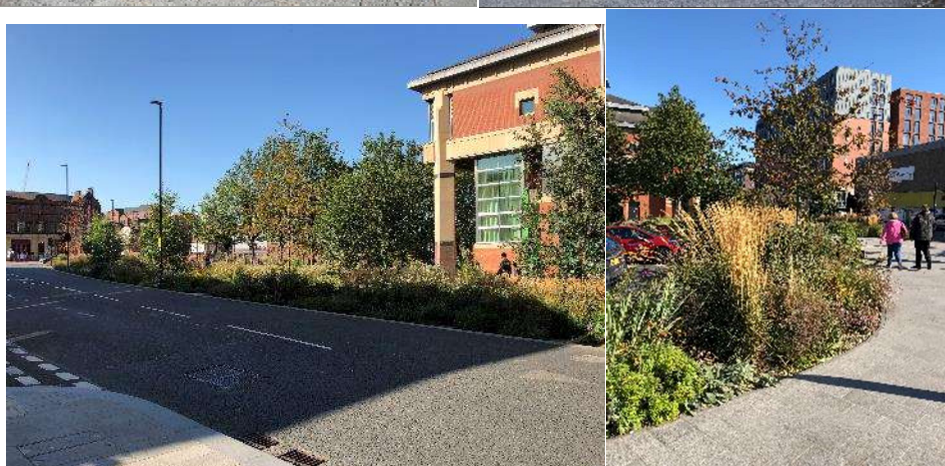
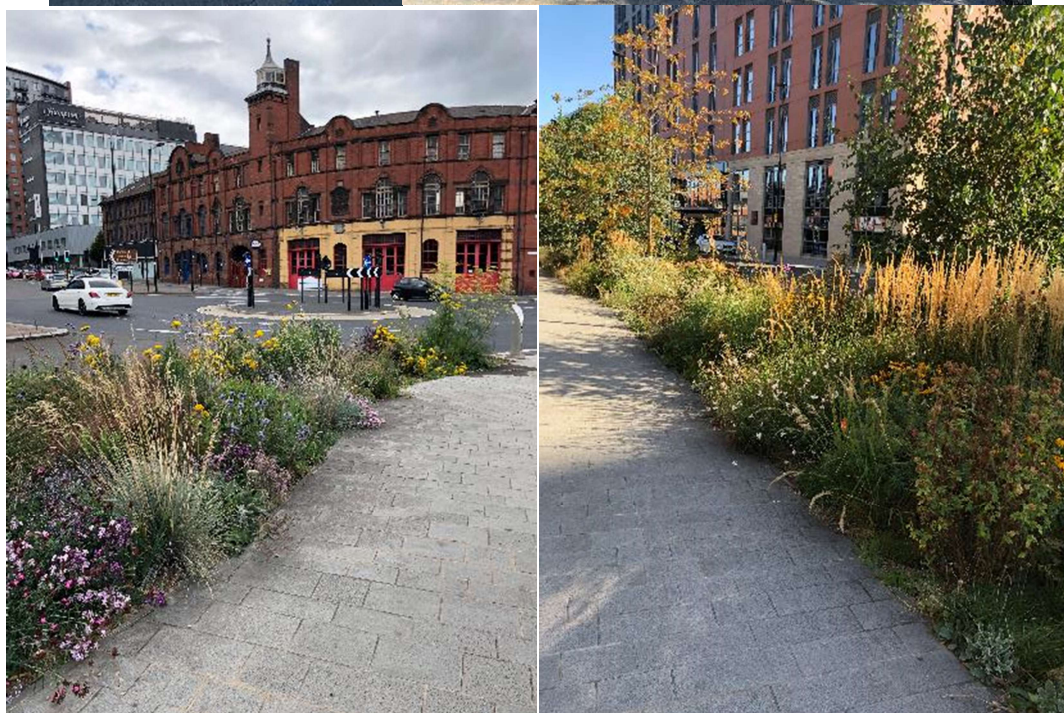
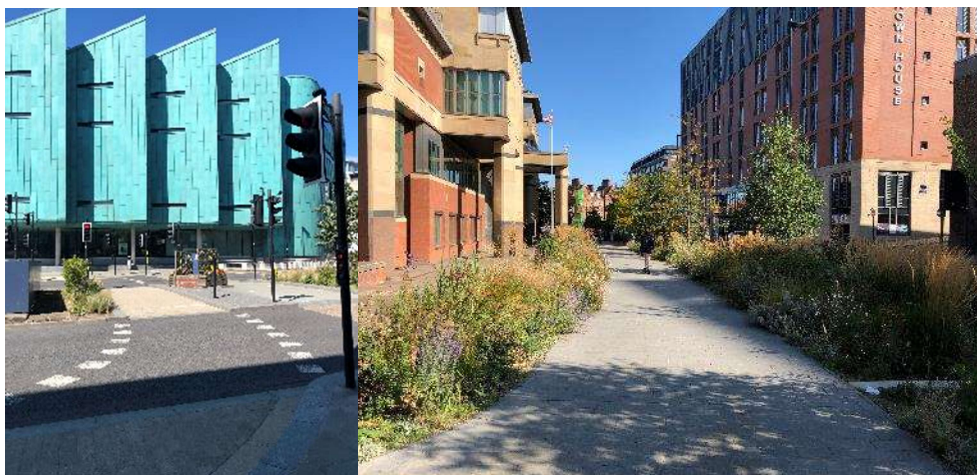
- Street trees
- Planted landscaping
- Sustainable drainage features
- Green roofs and walls on new development

Case Study: Sheffield

One of the most successful urban schemes to incorporate significant new green infrastructure and biodiversity improvements has been the 'Greening the Grey' scheme in Sheffield. Although the scheme covers a wider area than just the station area, it has created significant change throughout the city centre. The scheme has transformed streets that previously only featured hard landscaping materials into habitat-rich spaces, with seating and significantly improved streetscapes. Vehicle space has been reduced and the planting offers separation between transport infrastructure and pedestrians.

A key function of the areas of planting are the collection and storage of rainwater enabled by the increased area of permeable surface. These help to reduce the quantum and slow the flow of stormwater into the City's sewer system.

The planting palette has been selected for its low maintenance requirements. All planting requires a degree of maintenance but this can be minimised through the selection and specification of the right species. Species have also been selected for their aesthetic qualities to create an enhanced streetscape and also for their ecological value as a food source for insects and birds.



Using Development to Make a Place

The reconfiguration of mobility along Lytton Way enables a range of development opportunities to come forward on land previously used for car parking or transport infrastructure.

Opportunities for investment and development are important to identify within this key location. Beyond this, the design of developments should support the creation of the station area as a functional, vibrant, interesting and useful place for the town – a destination as well as a transit point towards other places. There is a potential in this area to showcase exemplary design of buildings to secure a strong sense of arrival to the town.

As well as drawing upon the land uses outlined in Policy TC4, this report also draws upon other documents including the SBC Arts & Culture Strategy to define potential uses that could animate and occupy space around the station.

Key principles that have been adopted include:

- Surface car parking for the railway station is being consolidated into a multi-storey car park (MSCP) without losing parking capacity but releasing significant land
- Vertical mixed-use within buildings is possible, particularly with commercial uses such as offices and retail sharing the same building
- Maximisation of active frontages and ground-floor opportunities along the streets, particularly around the new station square environment
- Flexibility of space provided is essential to enable the area to grow and adapt as it is developed. Temporary uses and occupation of space can help bridge the gap between today and the future place.
- Thought should also be given as to what the future role of the station will be. For example, it could become a hub for parcels traffic and there could be the need for a transfer depot from rail to, for instance, e-cargo bikes.

Flexibility and Economic Opportunity

The change to the Use Classes Order (UCO) in September 2020, to subsume use classes A1, A2, A3 and B1 into a single class E (subject to some exemptions), presents both issues and opportunities from a planning policy perspective in this location.

At a policy stage it will be less possible for SBC to restrict or specify particular land uses, especially on the ground floor, without more detailed planning policy or restrictions in place. However, this may not be required as the purpose of the use class change is to encourage flexibility to move between different uses as local conditions require. This could present an opportunity for a more adaptive place that can change uses quickly as the area develops over time.

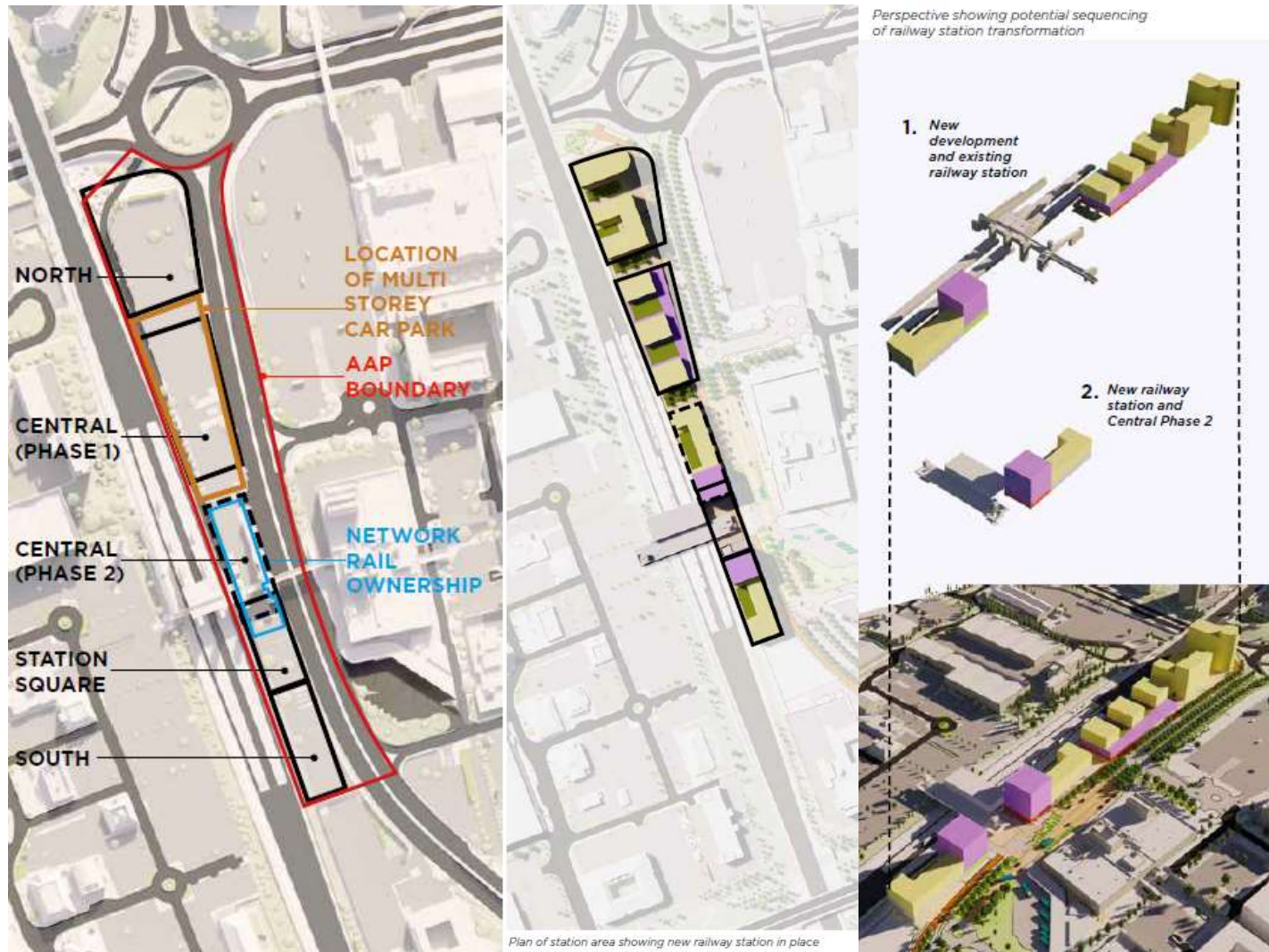
Stevenage Borough Council is currently in the process of revising Article 4 Directions to protect a series of light industrial and office buildings from change of use to residential use. Future flexibility of land uses in the Station Gateway area will provide a high level of support for Stevenage's economy and offer a range of uses in this area to promote vibrancy and employment opportunities.

Grow on space could be important for this area, for example relating to low carbon development. The area could operate well as a service industry for the aerospace and research and development cluster at nearby Gunnels Wood, as well as supporting the emerging cell and gene cluster at the south of the town. There needs to be careful consideration of what businesses require in Stevenage and beyond.

From the point of view of the preparation of the AAP, suggested or anticipated uses will still be included in plans for development options, as the space and servicing requirements for retail are considerably different from those of offices.

Development Parcels

Five main development parcels have been identified:



- **North:** made up of the existing surface car parks north of the railway station. This land is currently largely in the ownership of SBC and would have the potential to be developed in an early phase
- **Central (phase 1):** made up of the existing surface car parks north of the railway station. This land is currently being developed into a new Multi-Storey Car Park (MSCP).
- **Central (phase 2):** made up of the existing station drop-off areas and immediate surrounds of the existing station, to the north of the proposed square present in all of the Central Area Options. This land is primarily in the ownership of Network Rail, and would only be able to come forward for development after a new railway station building was constructed further to the south, adjacent to the proposed public station square
- **Station Square:** made of the existing surface car parks south of the railway station within the AAP boundary. This land is also currently in the ownership of SBC. This in effect becomes a reserve site, futureproofing the potential to deliver a new rail station should funding become available. As such its delivery is indeterminable.
- **South:** made of the existing surface car parks south of the railway station within the AAP boundary. This land is also currently in the ownership of SBC and would have the potential to be developed in an early phase.

It is important to note at this stage that the opportunities offered within each development parcel reflect the stage this Area Action Plan is at and are intended to be strategic, high-level details. There will be scope to build on and progress the opportunities identified within each development parcel through the process of developing this Area Action Plan. The Issues and Options version of this AAP detailed some hypothetical diagrams for each of the development parcels, showing the potential of the area to deliver significant growth and opportunities to complement the regeneration of Stevenage Town Centre.

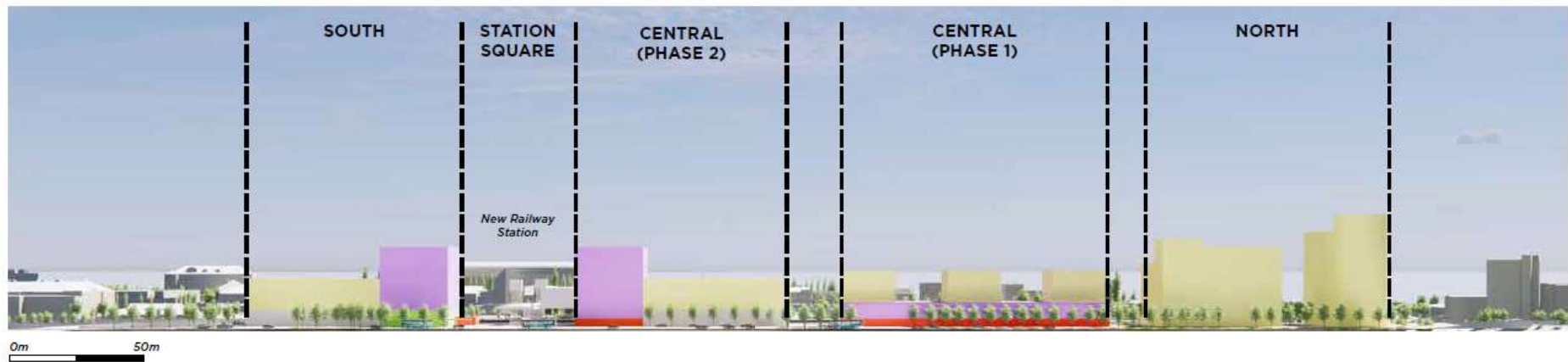
For the most efficient use of land, and to deliver the comprehensive objectives of the regeneration policy, proposals for these development parcels should respond to the AAP's Core Enhancements and mobility options, presented earlier in this chapter. At present, plot widths are compromised by the need to provide pedestrian movement along Lytton Way within curtilage.

Isolated, uncoordinated development proposals that do not effectively respond to the AAP have the potential to compromise effective placemaking efforts and reduce the overall development gains that could be delivered through a comprehensive approach.

Each development parcel has the potential to support a mix of uses that contribute towards the components of placemaking, as identified in chapter 4.

- **North:** North: this parcel offers an opportunity to create a landmark development which could predominantly be residential-led. This is a prominent gateway site and given the lack of adjoining development and the need to create a gateway development, storey heights should be a minimum of 6 storeys and could rise to over 10 storeys, dependent upon the configuration of the buildings. A basement storey of surface car parking, to retain a proportion of commuter parking provision, as well as an element of development parking will be required as part of this development parcel with due consideration given to safe access and egress for vehicles accessing Lytton Boulevard.
- **Central (phase 1):** this parcel will incorporate the new comprehensive multi-storey car park (MSCP) as referred to in Chapter 5. Electric Car charging is also being considered with a view to future travel demand. To support this, there could be additional opportunity to locate hotel, office space and residential with an active ground floor on the remaining land next to the new MSCP. -Due consideration will need to be given to safe access and egress for vehicles accessing Lytton Way.

- **South:** the northern end of the parcel could be an ideal location for an additional high-quality cycle hub, such as that seen in Cambridge or in Dutch cities, providing accessible and secure cycle parking and maintenance directly adjacent to the existing and proposed new railway station, as well as the bus station. Offices could be located above the cycle hub, with storey heights determined by market demand and consideration for sunlight into the new public space to the north. A cycle hub would be much closer in this location to a potential future rail station and perhaps allow for futureproofing in this south block.
- **Station Square:** Whilst this is designated as a longer-term development site, primarily being occupied by a new rail station building it will also form part of the public realm that will define the arrival into Stevenage. Until such time that the rail station is built the site will perform an important role in being the arrival and departure space for Stevenage. As such this should be a well-designed space that will be of high quality and act as an extension of the regeneration of the town centre. The design of the space will need to be designed so that it can accommodate a new rail station building or entrance in part of the space. The design of the space is also a perfect opportunity to support 'Meanwhile Uses' that can evolve and change over time. This could also play a role in supporting SBC's Arts and Cultural Strategy.
- **Central (phase 2):** this is a longer-term development option that will frame the new public space after a potential new station building is constructed [it would be built largely on the area occupied by the existing rail station]. As such it will have intensive mixed-use, including a vibrant ground floor with retail, cafés and other active uses. Above this office uses would successfully capitalise on the highly accessible location. As it is located to the north of the public square, a landmark or feature tower would be appropriate.



Perspective view of station area 1



Perspective view of station area 2

Parking Consolidation

The surface car parks adjacent to the railway station did provide around 450 parking spaces and are typically well-used. Consolidation of the existing surface parking will be an essential component of delivering the objectives of the AAP.

This is being enhanced with a new MSCP being progressed (please refer to Chapter 5 for further details):

- Station North car park – within **Central (phase 1)** parcel.

7 Conclusions and Feedback

This report outlines the core issues that are present within the station area as well as the background policy and wider context that affects its development. This is the second stage of the preparation of an AAP, and preferred options that focus on mobility, and promotion of active travel in Stevenage, are presented for feedback from the public and targeted stakeholders.

Stakeholder Feedback

This report will be circulated to key stakeholders who operate within and around the area covered by the AAP. It seeks targeted feedback from these stakeholders on the following topics:

- Chapters 1–5: Overall Vision, Aims, Objectives, Key Design Principles of the Stevenage Station Gateway AAP
- Chapter 6: The Enhancements for Preferred Options
- Chapter 6: Preferred Option(s) for Central Section of Lytton Way, with a particular focus on issues and opportunities raised by the different mobility options
- Chapter 6: Preferred Cycle Path Option
- Chapter 6: Phasing approaches

In addition to these, this stage of the process seeks informal thoughts and feedback on opportunities for and the form of Temporary Uses, Green Infrastructure and potential Development Options.

Following consultation on this document, the Preferred Options AAP, the next stage of the process of preparation of the AAP will be a formal public consultation on the final version of the AAP, which will have been influenced by feedback from this report. The final version of the AAP is submitted to the Secretary of State for Levelling Up, Housing and Communities (DLUHC) before undergoing the process of Examination in Public.