



A new plan for Stevenage



Planning for the future of the town to 2031

We are consulting on our new local plan for the Borough. The plan will set a vision for our town to 2031. It will affect our children and our grandchildren. But before we make a final decision, we want you to have your say.



The current consultation focuses on two related subjects: our housing target and the Green Belt. These are important issues. We need to decide whether to:

- Keep Stevenage's current Green Belt at all costs knowing we would not be able to provide enough homes to meet future needs within the Borough; or
- Build more homes within the Borough on the understanding that this will require the release of land from the Green Belt

Option A

Build 5,300 homes and maintain the Green Belt

Our lowest option would see 5,300 homes built in Stevenage between 2011 and 2031. This option would only build within the limits of the existing inner Green Belt boundary.

Green Belt is one of the reasons we can use to restrict development if the evidence says this would be appropriate. This option would say that meeting Stevenage's future housing needs and regenerating the town are not good enough reasons to make changes to the Green Belt.

This option would still result in some development outside of the existing town. The land to the west of the A1(M) is not in the Green Belt. Our evidence says there is no reason for us to put this land into the Green Belt.

Around 3,800 homes would be built on sites within the existing urban area. Around 1,500 homes would be built on undeveloped, non-Green Belt land around the town. Most of these would be to the west of Stevenage.

National guidance says that, if we do not provide enough homes locally, we should work with other councils to try and make up the shortfall. Under this option, we would need to ask them to build around 2,000 new homes for Stevenage.



Why have the numbers changed?

Previous estimates for Stevenage undercounted our population. This has been corrected in the Government's latest figures. National policy says that these are the 'starting point' for our Local Plan. More landowners have now said we could use their sites for housing.

Option B

Build 7,600 homes and review the Green Belt

Our second option would meet our identified housing requirements within the Borough. It is our estimate of the number of homes that could reasonably be built within our boundary by 2031. This is the council's preferred approach.

We think that the future development and regeneration needs of the Borough are a good enough reason to make changes to the Green Belt. We would release land to the north and south-east of the town.

We would take enough land out of the Green Belt to build around 1,500 new homes. A further 1,500 new homes would be built on undeveloped, non-Green Belt land around the town (as option a). The rest of the homes would be built within the existing urban area.

The Government say that, if we make changes to the Green Belt, we shouldn't review it again at the end of the plan period in 2031. Our preferred approach is to work with North Hertfordshire and East Hertfordshire Councils to meet this advice and identify land for the period after 2031 but we would like to hear your views before making a final decision.



■ Borough boundary ■ Urban area ■ Potential Green Belt / Greenfield sites

Are you allowed to build in the Green Belt?

New development in the Green Belt is strictly controlled. However, we are allowed to take land out of the Green Belt through our Local Plan in "exceptional circumstances". We need to decide if these exist in Stevenage.



How can I see the sites you are planning to build on?

We are not consulting on detailed site allocations at this stage. Once we have decided our housing target we will write a full draft of the local plan for you to comment on. This will show all the sites we need to use to meet our target. We hope to do this later in 2015.



How to have your say

The main consultation document contains more information about the choices set out in this leaflet. You can read this and respond online by going to Stevenage.gov.uk and clicking on Have your say.

Responses can also be sent by email to **planningpolicy@stevenage.gov.uk**,
textphone **(01438 242555)** or post:

Planning Policy

Stevenage Borough Council

Daneshill House, Danestrete, Stevenage, SG1 1HN

Please let us have your comments by Monday 27 July 2015.

Alternately, please complete the short form below and return to the address above by hand or by post (postage required) or send us an email with your choice. Please note that we cannot accept confidential or anonymous responses.



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- ☐ I support keeping the Green Belt in Stevenage even if it means not building enough homes.
- ☐ I support a review of the Green Belt in Stevenage to meet our needs to 2031 only.
- ☐ I support a review of the Green Belt in Stevenage to meet our needs to 2031 **and** working with our neighbours to identify land that might be needed after this time.

Name

Address

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Please return to Planning Policy team