



A new plan for Stevenage

Planning for the future
of the town to 2031

January 2016

Ste✓enage
BOROUGH COUNCIL

Introduction

We are preparing a new plan for the future of the town and we want to know your views. This plan will guide development within the town until 2031.

The Local Plan sets out how Stevenage will develop in the future: both regeneration and growth.

We are planning for a bigger, better town centre, with new homes, shops, coffee bars and restaurants. There will be new leisure facilities, alongside new train and bus stations. Our town centre was once a place where people came to marvel: we aim to regenerate it so that, once again, people will see the town centre as the best that is on offer.

The plan will decide how many new homes will be provided and where these will go. It will identify sites for employment use across the Borough. Existing green spaces will be protected and new ones will be created. New schools and GP surgeries, improved roads and better bus services, parks and play spaces – all these will be provided.

The Local Plan is important to the success of the town. It affects all of us.

Before we finalise the plan, we would like to hear your views. Please go to our website, read the new plan and let us have your thoughts.



Cllr Sharon Taylor OBE
Leader of Stevenage Borough Council



Cllr John Gardner
Executive Member for Environment and Regeneration

The Local Plan

Most new development requires planning permission from the council before it can be built.

The Local Plan sets out Stevenage Borough Council's approach to development to 2031. It includes policies to define where new growth will be located and where existing uses will be protected. It will be used to help us decide whether to grant planning permission.

The plan is currently available for you to comment on.

The consultation period ends on Wednesday 17 February 2016 at 5pm.

New jobs

We want to provide a range of job opportunities for local people. The existing, successful, employment areas of Gunnels Wood and Pin Green will be protected and further employment provided.

The plan allocates four new employment sites.

For industry

- North Road
- Halfpenny Field
- Within Stevenage West

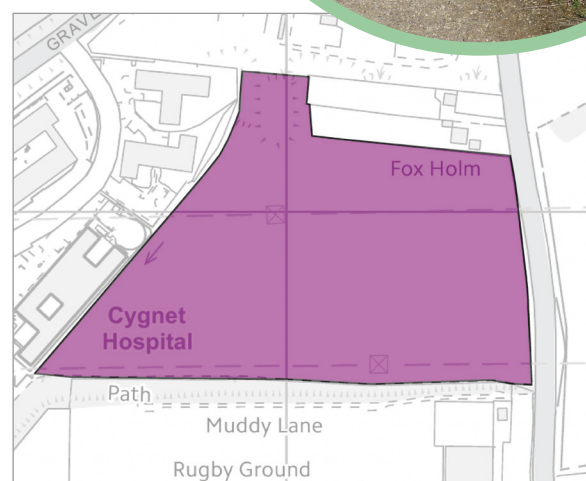
For offices

- Within the town centre

We will continue to support the expansion of the Bioscience Catalyst and the new Cell Therapy Catapult close to Junction 7 of the A1(M).



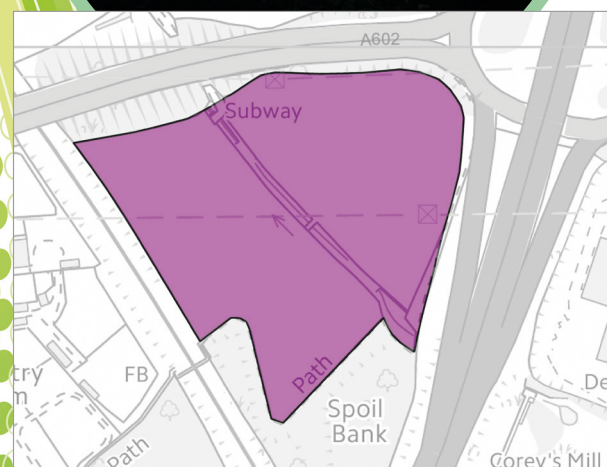
Land at North Road



Land at North Road



Halfpenny Field



Halfpenny Field

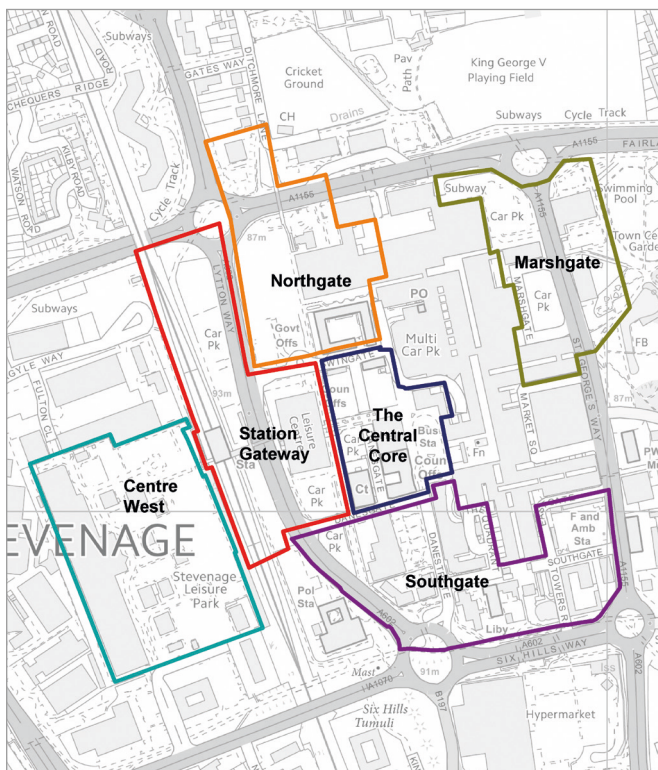


Bioscience Catalyst

Town centre regeneration

The regeneration of the town centre is the highest priority of the council. We aim to reinvigorate the town centre with a programme of new development. This will provide over 3,000 new homes.

The plan identifies six specific areas where new development will be concentrated.



The Central Core

- New homes and shops
- New offices
- Relocation of the Gordon Craig Theatre
- Extension of the Westgate Shopping Centre
- New civic square to provide additional greenspace
- Relocation of the bus station.

Station Gateway

A redeveloped railway station:

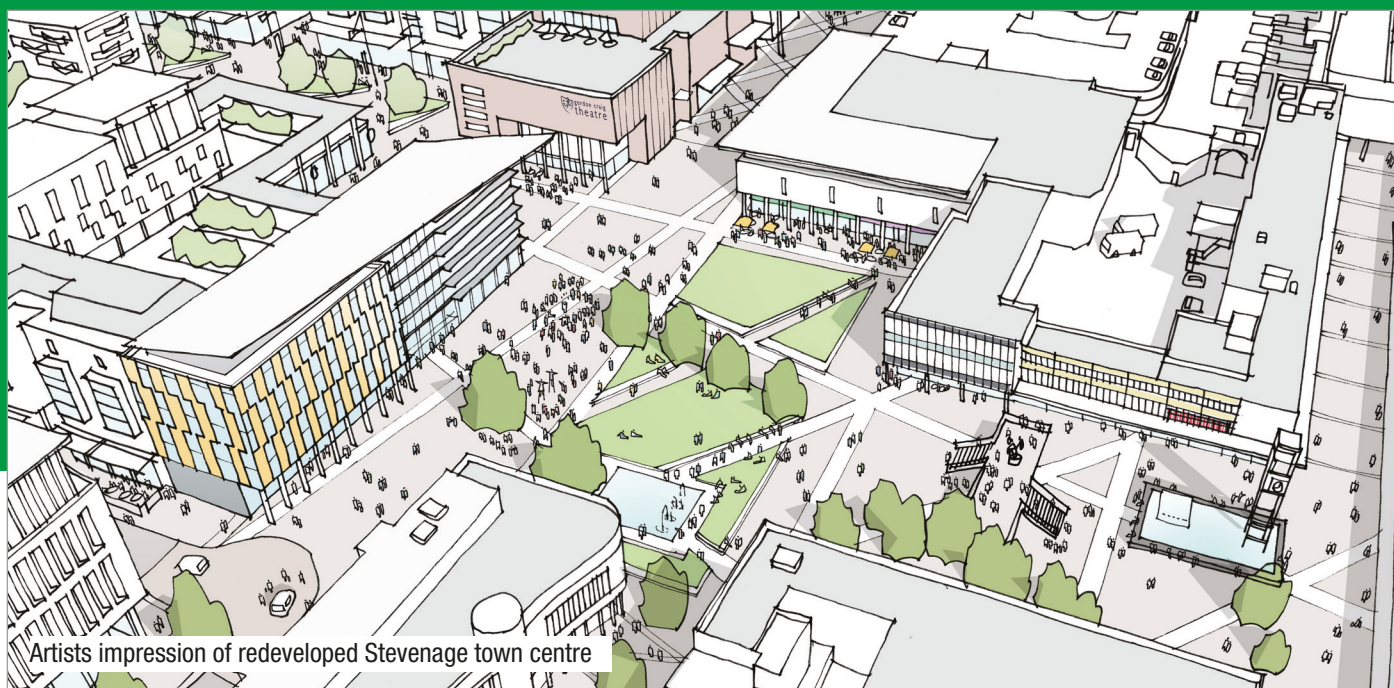
- Addition of a fifth platform
- New station entrances on both sides of the tracks will open up these areas for development.



Artists impression of Theatre Square



Six Hills Way



Artists impression of redeveloped Stevenage town centre

Centre West

Redevelopment of the Leisure Park to include:

- Up to 1,500 new homes
- Relocated leisure uses
- Multi storey car park.

Marshgate

- New homes
- Relocated sports centre.

Southgate

- New homes – including redevelopment of Southgate House
- Primary school
- Public sector hub to incorporate a new library and health centre.

Northgate

- New homes around a new Tesco Store
- Brickdale House redevelopment.



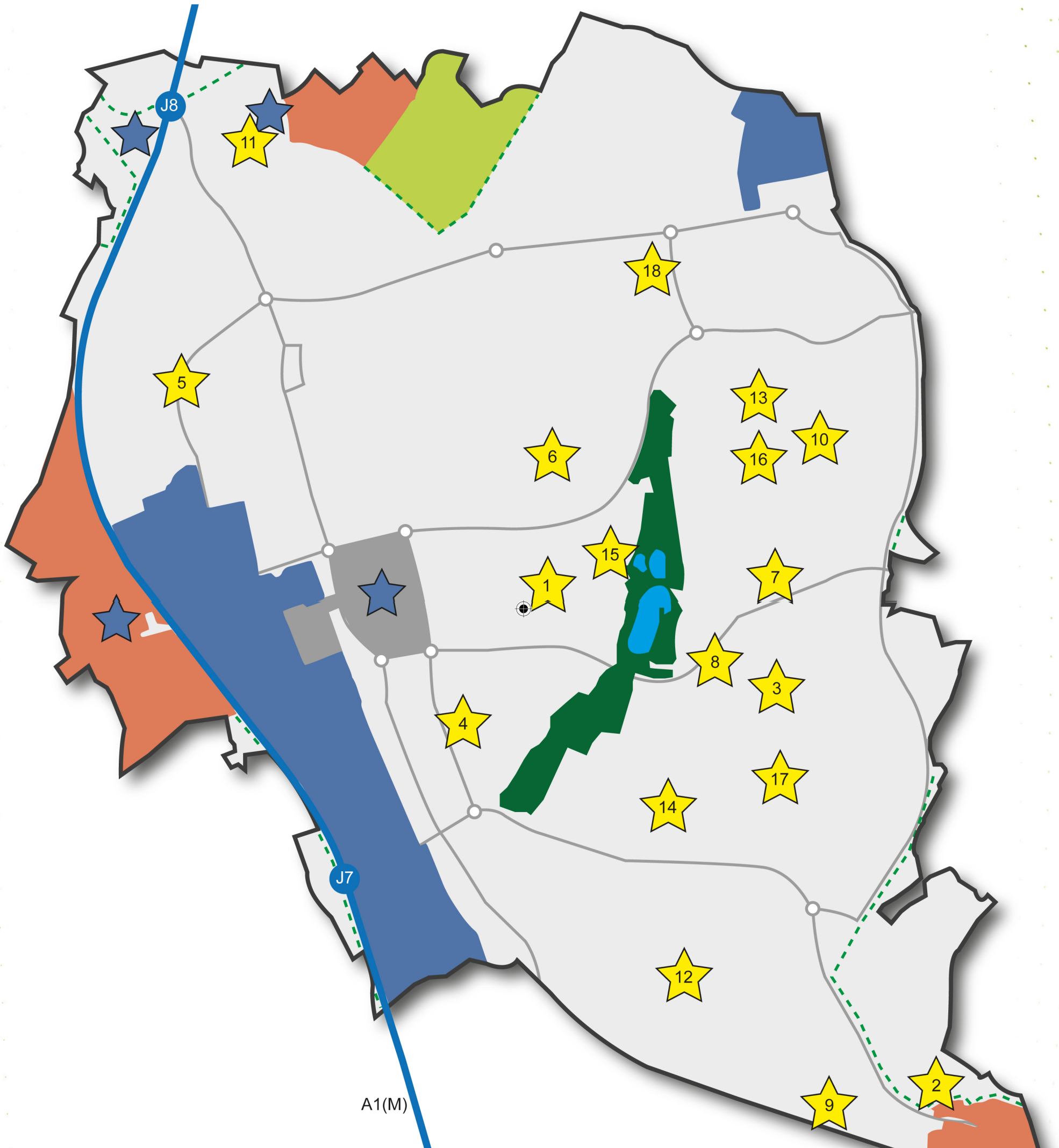
Artists impression of redeveloped Stevenage station



Brickdale House

Key proposals

- New neighbourhoods
- Green space
- Town centre
- Employment areas
- Smaller housing site
- Fairlands Valley Park
- Green Belt boundary
- New employment site
- Borough boundary



Housing site	New Homes	Housing site	New Homes
1. Bedwell Crescent neighbourhood centre	45	10. Land at Eliot Road	16
2. Bragbury End sports ground car park	8	11. Land West of North Road (Rugby Club)	149
3. Burwell Road neighbourhood centre	20	12. Marymead neighbourhood centre	60
4. Dunn Close garage court	5	13. Scout Hut, Drakes Drive	18
5. Ex-play centre, Scarborough Avenue	15	14. Shephall Centre and adj. amenity land	34
6. Former Pin Green school playing field	42	15. Shephall View	25
7. Fry Road day nursery	6	16. The Glebe neighbourhood centre	35
8. Ken Brown car showroom	36	17. The Hyde neighbourhood centre	50
9. Kenilworth Close neighbourhood centre	65	18. The Oval neighbourhood centre	275

New homes

We want to provide enough new homes to meet your needs. We plan to provide at least 7,600 new homes. The regeneration of the town centre offers the most significant opportunity to meet these needs. A number of other sites are allocated for residential use across the town, as identified on the map on Page 6.

Neighbourhood centres

Many of our neighbourhood centres are also in need of regeneration and renewal.

This provides an opportunity to deliver new homes, while providing shops and community facilities that meet modern needs.

A rolling programme of work will see at least seven centres redeveloped:

- Bedwell Crescent
- Burwell Road
- Kenilworth Close
- Marymead
- The Glebe
- The Hyde
- The Oval

These have the potential to provide around 550 new homes, whilst still providing shops.

Housing for all

Hertfordshire is an expensive place to buy or rent somewhere to live. We aim to provide a variety of different house types and sizes to meet the needs of all of the community; from top-of-the-range executive homes, through family homes to flats. This will include homes available for social rent.

We recognise that Stevenage has a severe shortage of affordable homes. We aim to build at least 2,000 affordable homes by 2031.



Artists impression of the scheme underway at Archer Road Neighbourhood Centre

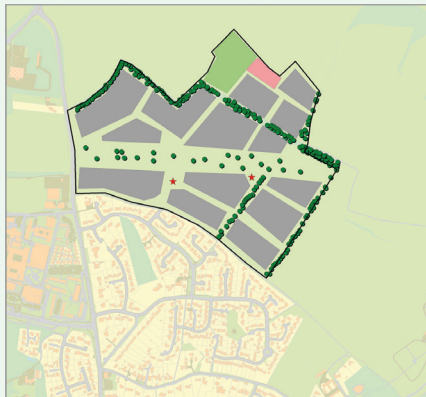
New neighbourhoods

Three new neighbourhoods have been allocated to meet the remainder of our housing needs. Development at Stevenage West, North of Stevenage and the South East of Stevenage, will together provide around 2,700 homes.

These will create new communities, with local centres to meet the needs of the new residents.

North of Stevenage

- 800 new homes
- Removed from Green Belt
- Mix of house types and sizes
- Community facilities – including local shops, GP surgery and a primary school
- Access from North Road
- Affordable homes
- Valley stays in Green Belt



North of Stevenage (indicative masterplan)

South East of Stevenage

- 550 new homes
- Removed from Green Belt
- Mix of house types and sizes
- Community facilities – including local shops and a GP surgery
- New roundabout on A602



Example of a new neighbourhood at Love's Farm, St Neots (Gallagher Homes)

Stevenage West

- 1,350 new homes
- Mix of house types and sizes
- New employment land
- Community facilities – including local shops, sports facilities, a new primary school and a GP surgery
- An open space/playing field buffer
- Improved access via Bessemer Drive and Meadway
- Affordable homes



Stevenage West (indicative masterplan)



Green spaces

We will ensure that existing open spaces are protected and new open spaces are created within the town.

Fairlands Valley Park is the largest area of open space in Stevenage. We will improve access to this park.



Town Centre Gardens

Wildlife sites and green links

We will protect important wildlife sites, including woodlands, meadows and natural springs.

We will retain a series of green links and corridors across the town which connect our green spaces. Two new green links are identified at Grace Way and Great Ashby.

The Stevenage Outer Orbital Path is a circular walk around Stevenage. This is connected to the town by a number of link paths identified as public rights of way.



Fairlands Valley Park

Biodiversity offsetting

We will ensure developers fully compensate for habitat and wildlife impacts associated with their development through biodiversity offsetting.

This will ensure there is no loss of biodiversity. In some cases, this process can lead to overall biodiversity gain.



Whomerley Woods: One of the many wildlife sites protected by the Local Plan.

Transport and infrastructure

We will require investment and improvement to the town's overall infrastructure assets to support the growth of Stevenage. Improvements will be funded through developer contributions, where possible.

The following infrastructure improvements have been identified:

Roads and rail

- Extra lanes between junctions 6 and 8 of the A1(M)
- New fifth platform to increase capacity at Stevenage Station



Transport infrastructure



Lister Hospital. Source: East and North Herts NHS Trust

Healthcare

We want to ensure residents have access to modern healthcare facilities.

- Lister Hospital Campus will be extended
- New healthcare facilities to be provided at Ridlins Playing Fields
- GP surgeries will be provided at each of the three new neighbourhoods

Education

We want to ensure young people have access to the education they need.

- New primary schools to be provided at Stevenage West and North of Stevenage
- The Barnwell East Campus will be reopened to meet secondary school needs



Nobel school, Stevenage



How to have your say



Respond online by going to **stevenage.gov.uk**
and clicking on 'Have your Say'



You can e-mail us at **planningpolicy@stevenage.gov.uk**



Alternatively, you can write to us at:
Planning Policy
Stevenage Borough Council
Daneshill House
Danestrete
Stevenage
SG1 1HN

We would like to hear from you
by 5pm on Wednesday 17 February 2016.

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