



Stevenage Borough Local Plan 2011-2031

First Consultation – June 2013

Issues and Questions

Preparation - Publication – Submission - Adoption

Stevenage
BOROUGH COUNCIL

Issues and Questions

We are beginning to prepare a new plan for Stevenage - a plan that will guide development for the next 20 years.

Once it has been completed, the local plan will say how much development will take place in Stevenage in the future. It will be used to help us decide whether to grant applications for planning permission.

You can comment on the local plan from Tuesday 11 June 2013 for six weeks.

This document contains all of the main issues and questions we are asking for your views on in the consultation. We would suggest that you read the relevant sections of main consultation document before responding.

Please send your comments to the Planning Policy team at Stevenage Borough Council. The deadline is **5pm on Monday 22 July 2013**.

You can send us your comments using the addresses below.

On line

www.stevenage.gov.uk and click on "Have your say"

By email

Planningpolicy@stevenage.gov.uk

By mail

Planning Policy
Stevenage Borough Council
Daneshill House, Danestrete
Stevenage
SG1 1HN

By fax

01438 242922

By textphone

01438 242555

If you have any questions about this document, please contact the Planning Policy team using the details above or by telephone on 01438 242161. This number is for queries only. We cannot accept your response to the consultation over the phone.



Issues and Questions

Your details

Name:

Address:

Town:

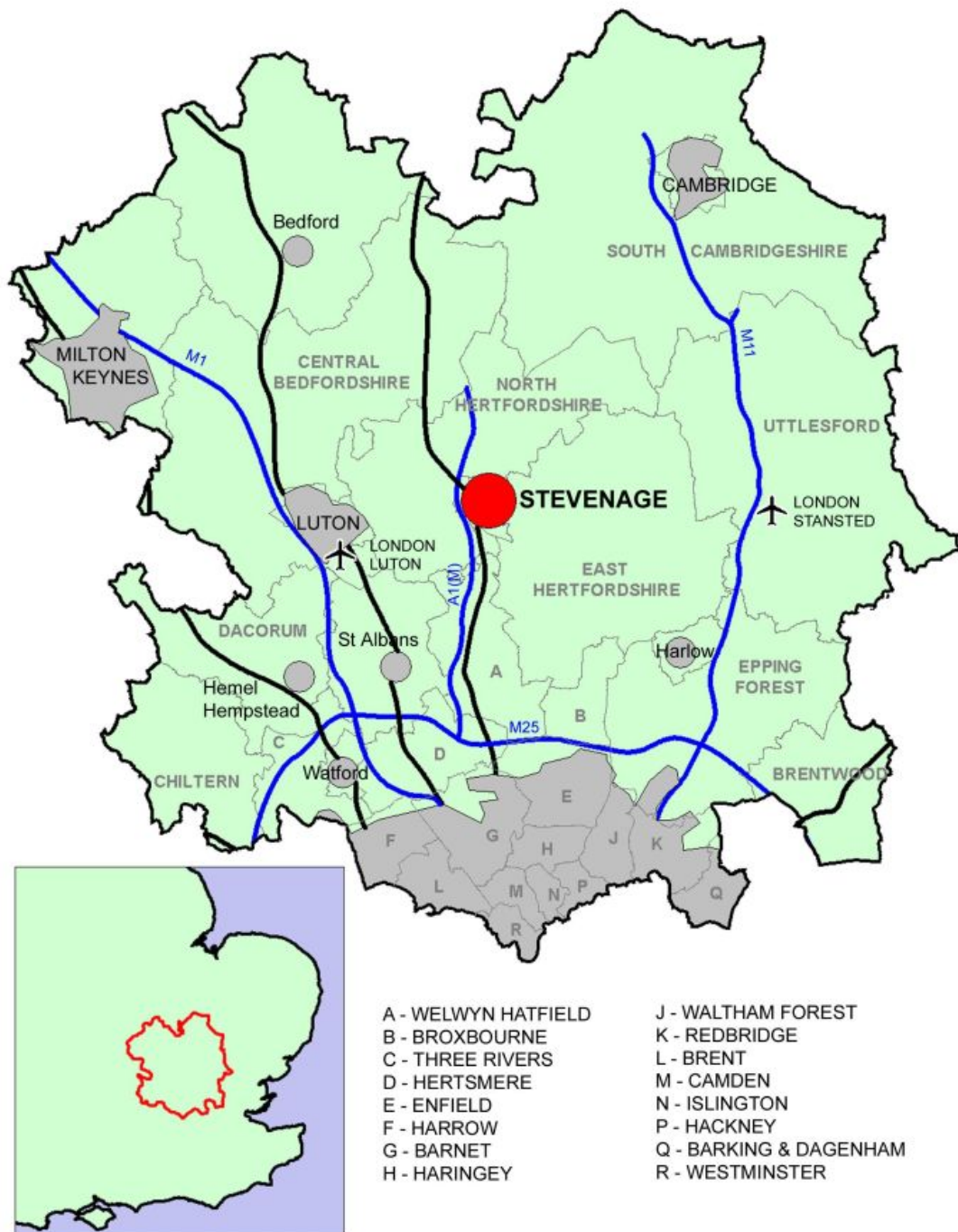
Postcode:

E-mail address:

Would you like to be kept informed of future consultations on the local plan?

Yes

No



Core authorities	Outer core authorities
<p>STEVENAGE Central Bedfordshire East Hertfordshire North Hertfordshire Welwyn Hatfield</p>	<p>Barnet Broxbourne Enfield Hertsmere Luton St Albans</p>

Issues and Questions

Issue 1: The role of the sub-region

No specific options identified in the consultation

Question 1

Have we correctly identified those authorities with whom we have most in common? Do you have any further thoughts on how we should try to make the Duty to Co-operate work?

Issue 2: Identifying the main challenges

No specific options identified in the consultation

Question 2

Do you think we have correctly identified the main issues and challenges for Stevenage? Are there any other issues or challenges that you think we should be talking about?

Issues and Questions

Issue 3: A vision for the future

No specific options identified in the consultation

Question 3

What do you think should be included in our vision? How do you think Stevenage should change by 2031?

Issue 4: NPPF model policy

No specific options identified in the consultation

Question 4

Should we include the model policy that is being suggested by the Planning Inspectorate in our new Local Plan? Are there any changes that you think we should make?

Issues and Questions

Issue 5: The relationship between homes and jobs

- a. Prioritise jobs over homes and / or seek higher levels of self-containment
- b. **Seek a reasonable balance between new homes and jobs**
- c. Prioritise new homes over jobs and / or seek lower levels of self-containment

Question 5

Should we continue the New Town model of balancing homes and jobs? Is it time to take a different approach?

Issue 6: Skills

- a. Allow the free market to decide what types of jobs are provided in Stevenage
- b. Focus on highly-skilled and professional jobs
- c. **Make sure we provide an appropriate range of jobs to meet the rising skill levels of all residents**

Question 6

Do you agree with the overall strategy we have suggested? Or should we plan for more people that live in Stevenage to commute elsewhere for their jobs?

Issue 7 - The town centre, the Old Town and the retail warehouses

- a. **Allocate all of the predicted new comparison floorspace to the town centre, replace existing small shop units with larger units (especially in places like Park Place and the area of the bus station) and improve the shopping streets and car parks.**
- b. Split the predicted new comparison floorspace between the town centre, the Old Town High Street and the retail warehouses.
- c. Allocate all of the predicted new comparison floorspace to the retail warehouses, either through allowing new units to be built or existing units to be extended

Question 7

Where do you think we should provide additional comparison floorspace in the future? Do you agree that we should seek to refurbish or redevelop existing sites in the town centre ahead of new floorspace being required?

Issue 8: Development Viability

No specific options identified in the consultation

Question 8

What steps, if any, do you think we should take to make sure new development in Stevenage can be viable?

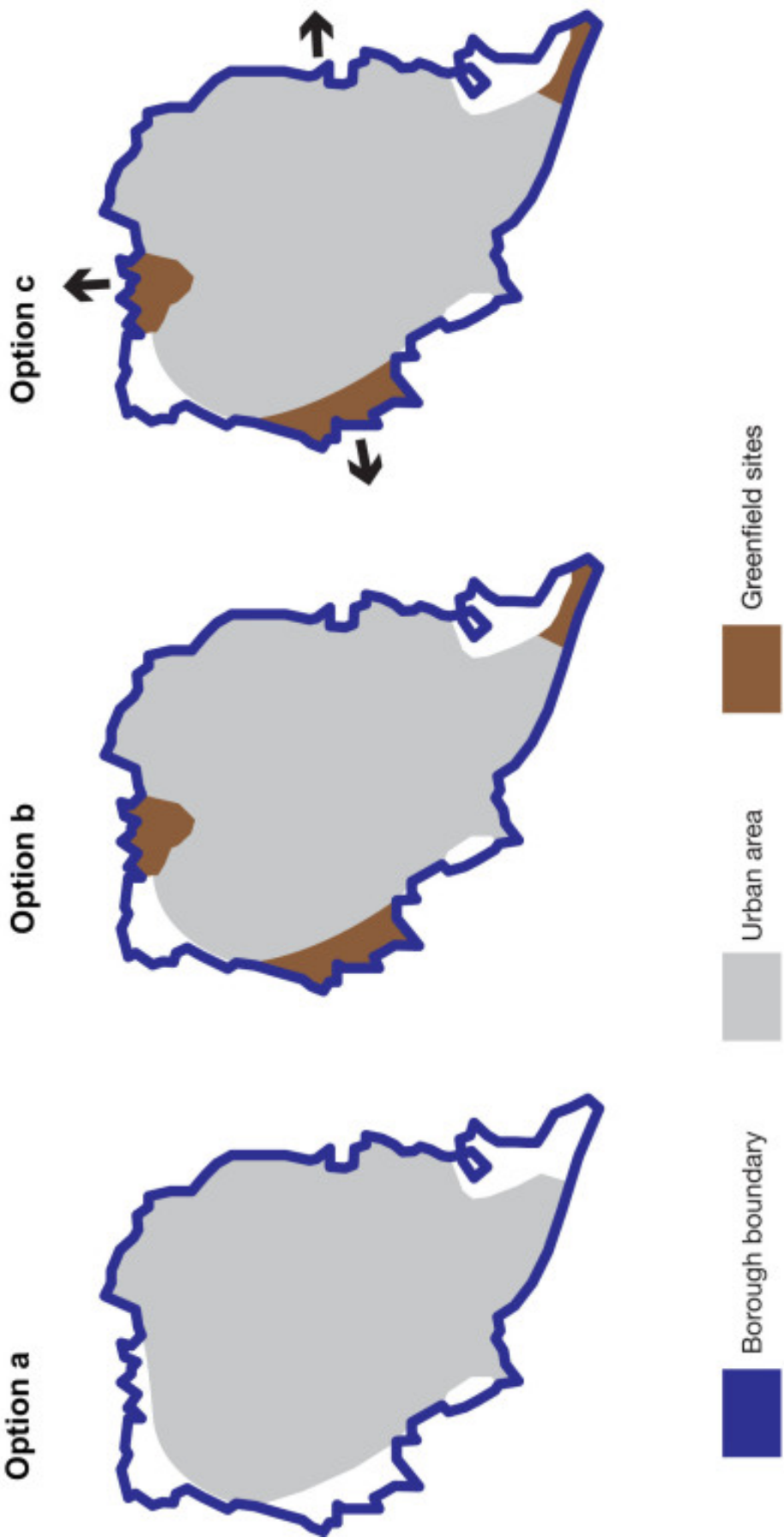
Issue 9: Borough housing target

Option	Number of homes 2011-31	
	Total	Average per year*
a: Urban capacity	2,800	140
b: Borough capacity	5,300	265
c: Population led	6,600	330

*These targets could go up, down or stay the same when the next plan is produced. This depends on the findings of our evidence and / or new information being made available.

Question 9

Which housing option (a to c) do you think we should work towards? What are your reasons for choosing this level of development? Are there any options that we have not included in this document that we should be considering?



Issue 10: Gunnels Wood

- a. Continue with a very open policy approach
- b. Identify specific areas for specific uses
- c. Allow a range of job-creating uses in addition to traditional employment uses
- d. Allow a specified part of the area to be redeveloped from employment use to housing

Question 10

What do you think is the best approach for the town's main employment area?

Issue 11: Pin Green

- a. Continue with a very open policy approach
- b. Identify the area for specific uses
- c. Allow a range of job-creating uses in addition to traditional employment uses
- d. Allow a specified part of the area to be redeveloped from employment use to housing

Question 11

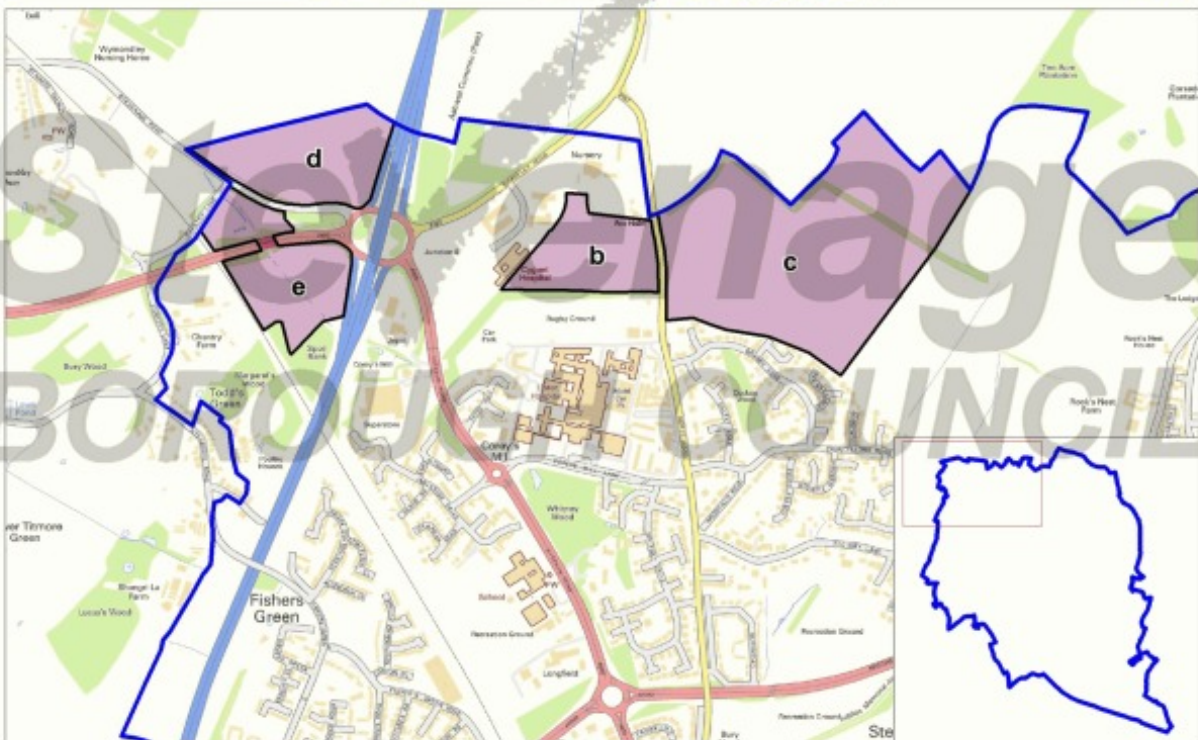
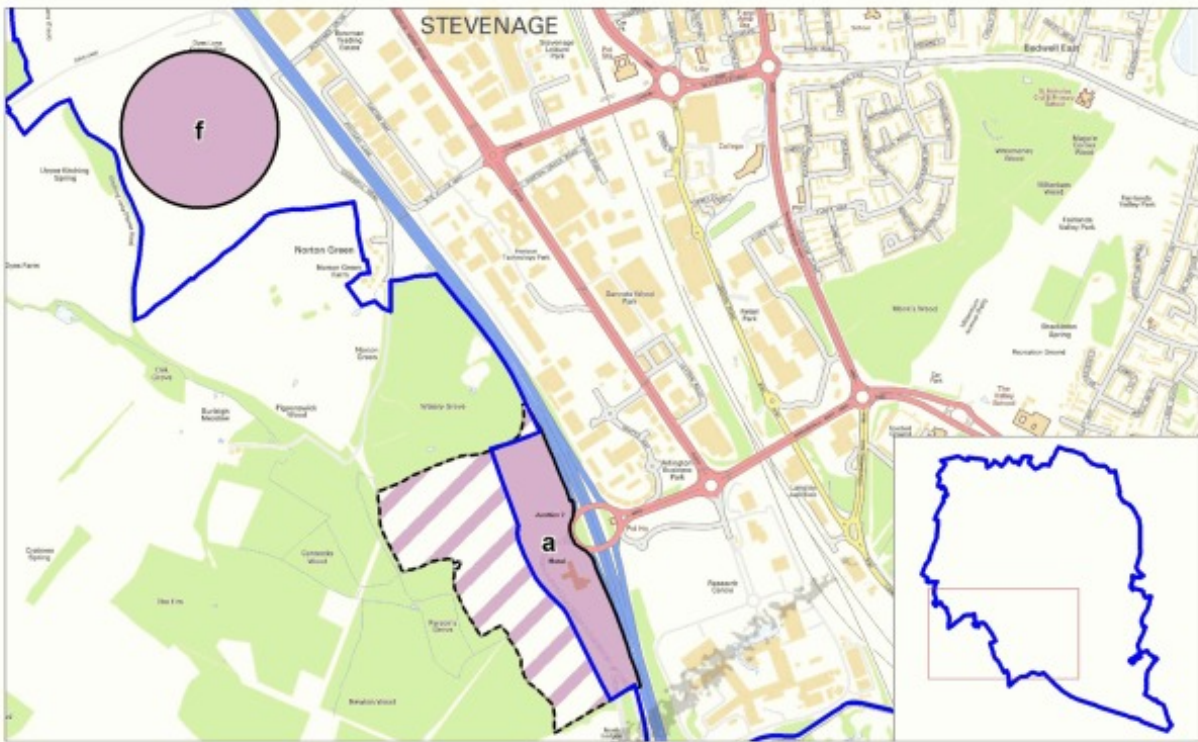
Do you agree that the approach we are suggesting for the Pin Green employment area is the most appropriate for the future?

Issue 12 - New employment land

- a. Work with North Hertfordshire District Council to deliver a new 30 hectare (ha) employment site at Junction 7 of the A1(M)
- b. **Safeguard or allocate around 6 ha of land to the west of North Road**
- c. Safeguard or allocate up to 10 ha of land to the east of North Road as part of a new neighbourhood
- d. **Safeguard or allocate around 7 ha of land to the north of Stevenage Road**
- e. Safeguard or allocate around 7 ha of land to the west and south-west of Junction 8
- f. Safeguard or allocate up to 10ha of land to the west of the A1(M) as part of a new neighbourhood
- g. Do not safeguard or allocate any new employment land

Question 12

Which site(s), if any, do you think should be used for employment in the future? Should more than one new site be identified to meet long-term needs and / or make sure our plan can deal with changes in circumstances?



- option a. land at Junction 7
- option b. land to the west of North Road
- option c. land to the east of North Road
- option d. land to the north of Stevenage Road
- option e. land to the west and south-west of Junction 8
- option f. land to the west of the A1(M)

Notes:

1. The hatched area adjacent to option a shows land in North Hertfordshire. The future of this land cannot be decided by our local plan.
2. Options c and f show general areas of search.
3. The precise boundaries of any allocation have yet to be decided. Any draft allocations will be included in the next consultation

Issues and Questions

Issue 13: Detailed retail policies

No specific options identified in the consultation

Question 13

Are there any particular issues that you think we should take into account when writing our detailed retail policies?

Issue 14: A new foodstore

- a. Identify two or more neighbourhood centres to be redeveloped with new foodstores.
- b. Identify a completely new site for a large foodstore.
- c. **Allow extensions to existing large foodstores and/or neighbourhood centre shops.**

Question 14

How do you think that we should meet our future food shopping needs?

Issue 15: Passenger transport, walking and cycling

- a. Provide new or improved bus services
- b. Encourage more flexible working and home-working
- c. Improve pedestrian and cycle facilities
- d. **Do all of the above where practicable**

Question 15

Of the options we have identified, which would be most likely to encourage you to use an alternative mode of transport rather than driving ?

Issue 16: The location of new homes

No specific options identified in the consultation

Question 16

Are there any new sites that you think we should be considering for housing development?

Issue 17: House conversions

- a. Permit the conversion of houses into flats in all circumstances.
- b. **Only permit conversions when existing and potential residents are not adversely affected.**
- c. Do not permit any further conversions of houses into flats.

Question 17

In which circumstances should we allow existing homes to be converted into smaller units?

Issue 18: Affordable housing

- a. **Set targets that require up to 40% affordable housing on qualifying sites**
- b. Set targets that are higher than Option a
- c. Set targets that are lower than Option a

Question 18

Do you agree with our suggested approach to affordable housing? What target do you think we should set?

Issue 19: Housing mix

- a. **Build 60% one- and two-bedroom homes; 40% large family homes.**
- b. Focus on building large family homes.
- c. Focus on building one- and two-bedroom flats and houses for first time buyers.

Question 19

Which of the options on housing mix would you prefer us to take and why? Do you have any views on housing density or aspirational homes?

Issue 20: Gypsies and Travellers

- a. Extend the existing site at Dyes Lane
- b. Identify a new site - probably near to Junction 8 of the A1(M)*
- c. Identify a new site elsewhere*

* These options will only be pursued if our evidence clearly shows a new site is needed.

Question 20

Where should we make any new provision for Gypsies and Travellers?

Issue 21: Character zones

- a. Carry forward the approach in the Old Town Area Action Plan for this part of the town
- b. Extend the character zone approach to cover the whole town
- c. **Do not use area-based policies and apply generic criteria to all applications for new development**

Question 21

What would be the best way of ensuring high quality design in new developments?

Issue 22: Neighbourhood centres and facilities

- a. Keep the existing neighbourhood centre designations
- b. Make changes to the designations that reflect the current nature of our centres and their facilities
- c. Allow for more flexibility and let the market decide what to provide

Question 22

Which option would be the best way of providing local facilities for people's day-to-day needs?

Issue 23: The Lister Hospital

- a. Do not identify land for the future expansion of the hospital.
- b. **Safeguard land to the north of the Lister Hospital for future expansion.**

Question 23

Do you agree that we should safeguard land for the possible future expansion of the hospital site?

Issue 24: Leisure and cultural facilities

No specific options identified in the consultation

Question 24

How do you think we should plan for leisure and cultural facilities to be provided in the future?

Issues and Questions

Issue 25: Education

No specific options identified in the consultation

Question 25

Are there any issues surrounding education likely to require new land or sites during the lifetime of our local plan?

Issue 26: Green Belt

- a. Give priority to maintaining the full current extent of the Green Belt within Stevenage Borough and do not attempt to fully meet the objectively assessed needs of the Borough.
- b. Give priority to fully meeting the objectively assessed needs of Stevenage Borough to 2031 and pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) to allow development to happen.
- c. **Give priority to fully meeting the objectively assessed needs of the Borough to 2031 and beyond. Pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) and seek the identification of 'safeguarded land' for future development in neighbouring council areas.**

Question 26

Should we place our priority on maintaining the full current extent of the Green Belt within Stevenage Borough or should we roll back the inner Green Belt boundary in order to fully meet the objectively assessed needs of the Borough?

Issue 27: Sustainability standards

- a. Use Code for Sustainable Homes / BREEAM standards
- b. Set local targets for renewable energy and low carbon technologies
- c. Set standards for water consumption in new development
- d. Use higher emissions standards than building regulations
- e. Introduce local targets or standards for more than one or all of these things (please specify)
- f. Do not introduce local targets or standards and rely on national standards and / or existing guidance.

Question 27

Which, if any, of these matters should we set standards for through the local plan? At what level should any requirements be set?

Issue 28: Open space designations

- a. Carry forward the District Plan allocations unchanged
- b. Designate two new Green Lungs and extend protection to allotments
- c. **As option b, but also protect smaller areas of open space**

Question 28

How do we best protect the key open spaces and features of Stevenage? Are there any other areas near you that we should be protecting?

Issue 29: Heritage assets

- a. Include local policies to help determine applications that affect heritage assets
- b. Do not include local policies and rely instead upon national guidance and legislation

Question 29

What is the best approach to ensure the conservation and enjoyment of the historic environment?

