

Meeting: EXECUTIVE

**Council Agenda
Item:**

12

Portfolio Area: Environment and Regeneration

Date: 12 JULY 2016

STEVENAGE BOROUGH LOCAL PLAN: SUBMISSION

KEY DECISION

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1. PURPOSE

- 1.1 To update Members on the progress made to date in preparing the new Stevenage Borough Local Plan and the proposed arrangements for submission and public examination.
- 1.2 To inform Members of the results of the latest public consultation on the Local Plan.
- 1.3 To seek approval of the proposed submission documents and agreement to submit these to Council, to authorise subsequent submission to the Secretary of State for independent examination under Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 To seek approval to produce statements or other supporting documents under delegated powers.

2. RECOMMENDATIONS

- 2.1 That the work undertaken to prepare the new Local Plan be noted and endorsed.
- 2.2 That the findings of the Local Plan - Publication version consultation, as set out in the Statement of Consultation (attached as Appendix 1), be noted.
- 2.3 That Council be recommended to approve the Stevenage Borough Local Plan (attached as Appendix 2*) and associated Policies Map (attached as Appendix 3*), the Regulation 22 Consultation Statement (attached as Appendix 1*), and the Sustainability Appraisal (attached as Appendix 4*) for submission to the Secretary of State under Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Submission documents will also include copies of the representations.

**Due to their size these appendices are not included in the reports pack but are available in the on-line version of these committee papers and in hard copy in the Members' library.*

- 2.4 That delegated powers are given to the Head of Planning and Engineering to prepare statements or other supporting materials, as requested by the Inspector.

3. BACKGROUND

- 3.1 In September 2012, the Executive authorised the preparation of a new local plan for Stevenage: the Stevenage Borough Local Plan (SBLP).
- 3.2 The new plan will set out a spatial vision for the town to 2031 and contain detailed land-use policies for the Borough. Once it has been adopted it will supersede the existing District Plan Second Review (adopted 2004) as the statutory local plan for the Borough and will be used to determine applications for planning permission.
- 3.3 The preparation of local plans is subject to an extensive legal framework, as set out in relevant acts and regulations and interpreted through case law. This is supplemented by national planning policies and guidance which set out the clear principles and expectations of the planning system.
- 3.4 The preparation of the Local Plan has now reached an advanced stage. The Council carried out public consultations on the Local Plan in June 2013 and June 2015. A further public consultation was approved by Executive in December 2015 and was held between January and February this year.
- 3.5 The results of this consultation have been considered and are reported in further detail in Section 4 of this report. It is not considered that the responses have raised any issues that require further amendments to, and consultation on, the Local Plan.
- 3.6 However, before it can be adopted by the Council, the Local Plan must be examined and approved by the Planning Inspectorate (or found 'sound'). This is the next stage for the local plan. The documents to be submitted are known as the submission documents.
- 3.7 The Council must maintain a Local Development Scheme (LDS). The LDS is the statutory timetable which says when the key steps in the preparation of the new Local Plan will be achieved.
- 3.8 A new LDS is subject to a separate report to this Executive and (subject to its approval) states that submission will take place in July 2016.
- 3.9 This report sets out the regulatory background and proposed arrangements for the submission of the Local Plan to the Secretary of State and its subsequent examination. It also provides a brief summary of the Local Plan.

4. REASONS FOR RECOMMENDED COURSE OF ACTION AND OTHER OPTIONS

- 4.1 There is a complex legal framework guiding the preparation of local plans. This is accompanied by an array of guidance and advice. A number of court cases provide interpretation. It is essential that the requirements of these be followed to minimise the risk of challenge to the plan as it progresses towards examination and adoption.
- 4.2 Any decisions relating to the plan must be taken in the context of this framework.

Recommendation 2.1:

To note and endorse the work undertaken to prepare the Local Plan

- 4.3 The production of a draft local plan requires a series of balanced planning judgements.
- 4.4 The National Planning Policy Framework (NPPF) places a strong emphasis on the use of robust evidence in the formulation of local plans. It advises that an authority's planning strategy should represent the most appropriate option when considered against the reasonable alternatives.
- 4.5 A large amount of evidence has been gathered as the new local plan has developed. These studies form the core evidence base that has been used to inform the Local Plan.
- 4.6 Three formal public consultations have been held as the Local Plan has been prepared. Case law has established general principles relating to public consultation, including that the product of any such exercise must be taken conscientiously into account.
- 4.7 A first consultation was approved by the Executive in May 2013 and consulted upon in June and July of that year. This asked for opinions on a wide range of issues that would affect the plan.
- 4.8 A total of 188 responses were received making 940 separate representations (A representation is each different comment that is made in a response. A response can contain more than one representation).
- 4.9 A further consultation was approved by the Executive in May 2015 and carried out in June and July 2015 and focussed on the interrelated issues of an appropriate Borough housing target and the Green Belt.
- 4.10 A total of 81 responses were received, making 169 separate representations.

- 4.11 The results of these consultation exercises have been considered and been fed into the Local Plan, where appropriate, alongside the evidence base, when preparing each version of the Plan.
- 4.12 A final public consultation was approved by the Executive in December 2015 and carried out in January and February 2016. This consulted on the final version of the Plan, the version that we wish to submit to the Planning Inspectorate. The results of this consultation are reported in Paragraph's 4.26 to 4.31 of this report.
- 4.13 The Stevenage Borough Local Plan is split into three sections.
- 4.14 **Part I: Introduction and context** explains how the planning system works and why the local plan is important. It provides background information about Stevenage and the wider area. It identifies the key issues that Stevenage's plan should address. It places the Borough in the wider context of its housing and economic market areas. It concludes by setting a spatial vision for the town over the period to 2031. This includes a key diagram which illustrates the key plan proposals.
- 4.15 **Part II: Strategic policies** provide guidance on the main issues that the plan addresses. It sets our overall approach to topics such as housing and employment. It sets the key targets that the plan will meet. This includes the Borough's proposed approach to the key priorities identified in paragraph 156 of the NPPF. These are the policies with which any future neighbourhood plans would need to conform.
- 4.16 **Part III: Detailed policies and delivery** contains specific requirements against which individual planning applications will be assessed to make sure that our vision and strategic policies can be achieved. It sets out how the plan will be delivered and monitored.
- 4.17 The Plan seeks to provide a balance between social, environmental and economic objectives, and requires some difficult decisions to be made. Key elements of the draft plan include:
- A target to build a minimum of 7,600 new homes over the period 2011-2031;
 - A series of proposed housing allocations to allow the target to be met including substantial new residential development in the town centre and the mixed-use redevelopment of some of the neighbourhood centres;
 - Unfortunately, we cannot meet our targets on previously developed land only, so new neighbourhoods to the north, west and south-east of the existing town are also included; and
 - A review of the Green Belt boundary to accommodate development to the north and south-east;

- New employment land allocated to the north of the Borough close to Junction 8 of the A1(M) as well as continued support for the town's main employment zones at Gunnels Wood and Pin Green;
 - Policies which support the implementation of the adopted Stevenage Central Framework for regeneration;
 - New affordable housing targets of 25% of homes on previously developed sites and 30% elsewhere, with the aim of increasing this once the market picks up;
 - The protection of green infrastructure and heritage assets across the town, and proposals to mitigate any losses;
 - Detailed policies that will allow the determination of the full range of planning applications which might reasonably be anticipated within the Borough.
- 4.18 Alongside the Local Plan, the Policies Map (Appendix 3) provides a spatial expression of the policies within the Local Plan, and the Sustainability Appraisal (SA) (Appendix 4) considers the likely effect of the emerging strategy (and any reasonable alternatives) on the environment, our society and the economy, in line with national and European laws.
- 4.19 The SA should be referred to for more detail and be read alongside the draft plan. It also provides further information on how the options for the plan were developed.
- 4.20 The SA identifies the economic and social benefits of the Plan. In particular, the provision of new homes within the Borough to account for the current shortage of suitable properties for residents. This social provision contributes towards improvements in the standard of living for residents and makes it an attractive place for people to live through the delivery of a mix of house types and tenures.
- 4.21 The creation of new neighbourhoods within Stevenage Borough also contributes to the economy of the town through the provision of jobs and a range of employment sectors. The regeneration of the town centre (including the train station and leisure park) will significantly reinforce the economic objectives set out in our sustainability framework.
- 4.22 The SA identifies the negative environmental consequences of releasing land from the Green Belt and the long term permanent significance of this. However, some of the effects of the loss (e.g. loss of biodiversity and habitats) are mitigated elsewhere within the Borough.
- 4.23 The SA concludes that the draft Local Plan delivers on all aspects of the environment, economy and society to differing extents in accordance with the priorities that have been identified for Stevenage as a whole.
- 4.24 It is important to be clear that the new Local Plan will not, by itself, deliver the projects outlined above. It provides (as Government policy requires) a

positive, decision-making framework that will enable schemes to be brought forward over the next 15 years.

- 4.25 Proposals for individual sites will continue to be developed by the Borough Council, private landowners and / or other public bodies (as applicable) outside the local plan process. Once submitted for approval they will be tested against the policies in the plan to ensure they can be considered acceptable. All proposals will be subject to additional public consultations with affected individuals before final decisions are made.

Recommendation 2.2:

That the results of the Local Plan – Publication version consultation, as set out in the Statement of Consultation (attached as Appendix 1), are noted.

- 4.26 The Publication version consultation was approved by the Executive in December 2015. The consultation started on Wednesday 6 January 2016. The consultation was open for six weeks. It ended on Wednesday 17 February 2016 and was publicised by a range of measures.
- 4.27 A Regulation 22 Consultation Statement (attached as Appendix 1) has been prepared which sets out the key findings of this consultation exercise.
- 4.28 A total of 603 responses were received to the consultation, making 1,781 separate representations (a representation is each different comment that is made in a response. A response can contain more than one representation):
- 532 responses were from members of the public. Of these, 246 had a Stevenage address, 126 live in the surrounding towns/villages, 4 live in other locations and 156 did not provide an address; while
 - 71 were from businesses or organisations such as parish councils or special interest groups, or landowners.
 - Responses were received from both North Hertfordshire District Council and East Hertfordshire District Council, the two local authorities adjacent to the Borough. Three of the nine Parish Councils which share a border with Stevenage responded, along with the Wymondly Neighbourhood Plan Forum.
 - 777 representations stated that the Plan is unsound.
 - 525 of the representations to the consultation say that the Local Plan has not met the legal requirements; 517 of the representations say that the Plan has not met the procedural requirements, 487 respondents say that the plan has failed the Duty to Co-operate; and 777 representations say that the Plan fails one or more of the tests of soundness.

- The largest number of objections was made against the housing policies, particularly the proposed new neighbourhood at North Stevenage and the Gypsy and Traveller site allocation north of Graveley Road. The release of Green Belt land more generally was also an issue that many people objected to.
- A significant number of concerns were also raised about the delivery of the plan / infrastructure issues, some of the proposed employment sites, and flood risk issues.
- We received support for many policies, and for the Plan as a whole, from various different sources.

4.29 Some of the key objections include:

- Further consideration should be given to potential alternative housing sites including previously developed land within the existing urban area and developing over the town's parks and recreation grounds;
- Future housing needs do not represent the *exceptional circumstances* required to roll-back the Green Belt;
- Local infrastructure will not cope with additional development;
- No development should take place on land to the north, known locally as Forster Country;
- Stevenage has fulfilled the purposes of the original masterplan(s) for the town and should not continue to grow;
- Stevenage should work with other authorities to promote a New Town outside the Green Belt (probably in North Herts or South Cambridgeshire Districts, between Baldock and Royston) to meet our housing needs, as an alternate to Green Belt release;
- An expansion of Dyes Lane should accommodate future Gypsy and Traveller provision;
- Land should be safeguarded for hospital expansion;
- The evidence used to support the preferred approach was flawed; and
- The release of Green Belt would result in the merging of surrounding villages and / or be inconsistent with the Government's stated purposes of Green Belt.

4.30 A full list of all representations received, and the officer response to these, is available on our website (a link is provided under the list of background documents).

4.31 Members are requested to formally note the outcomes of this consultation on the Local Plan and the contents of the Statement of Consultation, insofar as it relates to the reporting of these results.

Recommendation 2.3:

That Council be recommended to approve the Stevenage Borough Local Plan (attached as Appendix 2*) and associated Proposals Map (attached as Appendix 3*), the Statement of Consultation (attached as Appendix 1*), and the Sustainability Appraisal (attached as Appendix 4*) for submission to the Secretary of State.

- 4.32 The regulations make clear that those documents identified under recommendation 2.3, are collectively known as the 'proposed submission documents'. Submission documents will also include copies of the representations made under Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.33 The proposed submission documents to be approved are appended to this report. No changes have been made to the Local Plan and Proposals Map since they were approved by the Executive in December 2015 for public consultation.
- 4.34 Some relatively minor amendments have been made to the Sustainability Appraisal, in response to representations made during the most recent consultation.
- 4.35 A schedule of minor modifications will be produced before the Examination that will deal with small-scale changes such as cosmetic adjustments, the correction of any typographical errors and any minor factual changes. This will be submitted to the Inspector for him / her to approve.
- 4.36 It is concluded that the responses received do not raise any issues of fundamental soundness. Therefore no main modifications to the Local Plan that would require further consultation in advance of the Examination are proposed. It will be for the Inspector to decide if he / she believes any more major changes are required to make the Plan sound, following the Examination process.
- 4.37 The results of the most recent consultation will be used by the Inspector when deciding on the main issues to be discussed at the Examination.

Recommendation 2.4:

That delegated powers are given to the Head of Planning and Engineering to prepare statements or other supporting materials, as requested by the Inspector.

- 4.38 Town and Country Planning (Local Planning) (England) Regulations 2012 requires the Local Plan to be submitted to the Secretary of State ~ in practice the Planning Inspectorate (PINS) ~ for independent examination.
- 4.39 The aim of the examination will be to determine whether the Local Plan meets legal and procedural requirements, the Duty to Co-operate, and is 'sound'.
- 4.40 The Local Plan must meet the legal requirements set out below:
- It must follow the steps set in our LDS, our Statement of Community Involvement and Government regulations;
 - It must be accompanied by any environmental assessments required by law; and
 - It must take account of national and regional planning policy and reflect the priorities of the community strategy.
- 4.41 An Inspector will say that the Local Plan is 'sound' if it is positively prepared, justified, effective and consistent with national policy. This means showing that the Plan is the best solution and demonstrating how its policies will be implemented.
- 4.42 As stated in Paragraph 4.28 of this report, a significant number of representations to the consultation believe that the Local Plan has not met either the legal or procedural requirements or the Duty to Co-operate, and over 750 representations say that the Plan fails one or more of the tests of soundness.
- 4.43 Notwithstanding this, officers are of the opinion that the Local Plan meets the requirements set out above.
- 4.44 The Local Plan has been based on extensive evidence gathering. This includes the consultations and environmental assessments referred to above, along with a range of technical studies that support the proposed policies. These studies are detailed in the attached Schedule of Evidence Documents and will also be submitted to the Secretary of State as part of the evidence base.
- 4.45 If approved, the submission documents will be submitted to the Secretary of State on, or before, 22nd July 2016.

- 4.46 Following submission, an Inspector will be appointed by PINS and it will be for him/her to lead the Examination process.
- 4.47 Following submission, the Council may be required to produce statements or other supporting material requested by the Inspector. Approval is sought to produce any such material under delegated powers.
- 4.48 The hearings are likely to be around October 2016 (although this date will need to be confirmed by PINS). These provide objectors with opportunity to make their case for changes to the Local Plan to the Inspector.
- 4.49 The hearings are held in public, and are likely to be held at the Ibis Hotel (subject to confirmation of availability).
- 4.50 A Programme Officer, who will administer the examination and act as the impartial liaison between the Council, the Inspector and any other parties who wish to appear, has been appointed.
- 4.51 Following the hearings, the Inspector will produce a report of his or her recommendations. These recommendations will be binding on the Council.
- 4.52 It is anticipated that the Inspector's report will be received around December 2016. Members will receive a report at Executive in January 2017, seeking endorsement of the Inspectors' findings and authorising public consultation on any major modifications to the plan recommended by the Inspector. The public consultation period of six weeks is likely to run during February and March 2017. The plan will then will be presented to Council for adoption in April or May 2017.
- 4.53 It is therefore requested that authorisation is granted for officers to submit the documents listed in recommendation 2.3, and all relevant supporting documentation, for examination.

5 IMPLICATIONS

5.1 Financial Implications

- 5.1.1 The preparation of the Local Plan, including the preparation of evidence studies and the carrying out of public consultation, is funded from within an agreed departmental budget.
- 5.1.2 It is impossible to accurately predict the costs of the examination in advance. However, an allocated reserve of £170,000 can be made available to meet these costs. Officers understand that this will be sufficient.
- 5.1.3 If costs do exceed the allocated reserve balances, a supplementary estimate will be requested and this may result in budgetary pressure late in the 2016/17 financial year.

5.2 Legal Implications

- 5.2.1 Preparation of a local plan is a statutory duty upon every Local Planning Authority. Local plans are prepared within the framework set out by the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011.
- 5.2.2 Once adopted, the Local Plan will become part of the statutory Development Plan. Section 38(6) of the act requires planning decisions to be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2.3 Detailed regulatory requirements governing, among other matters, the submission of the Plan, are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed submission would fall under Regulation 22 of this document.
- 5.2.4 An assessment of the likely environmental effects of new local plans is statutorily required by European Directive 2001/42/EC, as translated into English law by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.2.5 The 2004 Planning and Compulsory Purchase Act requires an appraisal of the sustainability of the plan. This incorporates social and economic impacts alongside environmental effects.
- 5.2.6 Section 39(2) of that Act imposes a positive duty on the Borough to contribute to the achievement of Sustainable Development.
- 5.2.7 The implementation of these acts, directives and regulations has been tested through the courts. Regard has been had to relevant case law.

5.3 Equalities and Diversity Implications

- 5.3.1 An Equality Impact Assessment of the Planning Policy service has previously been carried out. It identified that the unit's responsibilities and methods would not discriminate against people on grounds of age; disability; gender; ethnicity; sexual orientation; religion/belief; or by way of financial exclusion.
- 5.3.2 A further EQIA of the plan has been completed.

5.4 Risk Implications

- 5.4.1 The potential risks to the Council in undertaking the preparation of a new local plan are monitored within the Planning Policy team on an on-going basis. Mitigation measures are identified to alleviate the risks.

5.5 Policy Implications

- 5.5.1 The statutory development plan for the Borough forms a part of the Borough Council's over-arching policy framework. It has potentially wide-ranging policy implications beyond the field of spatial planning.

5.5.2 There will be a need for positive interaction between the Plan, and other plans and strategies of the Borough Council (and other stakeholders) to ensure that a consistent and holistic approach is adopted.

5.6 Planning Implications

5.6.1 When adopted, the new Stevenage Borough Local Plan will replace the Stevenage District Plan Second Review (SDP2R), adopted in 2004 and as saved with amendments in 2007. The new Stevenage Borough Local Plan will form the statutory development plan for the Borough from its adoption.

5.6.2 At this point it will be necessary for the SDP2R to be formally revoked / withdrawn by the Borough Council.

5.6.3 Once the new Local Plan becomes a part of the statutory development plan, all planning applications will have to be tested against its provisions. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.6.4 The new Local Plan is currently being used as a material consideration in the determination of planning applications, following approval for this at Executive in December.

5.6.5 By taking these steps, planning decisions will be informed by emerging policies that are up-to-date, relevant and in line with current legislation.

5.7 Environmental Implications

5.7.1 There will, inevitably, be considerable environmental implications from the development of a new local plan. These are assessed in the Sustainability Appraisal, statutorily required by European Directive 2001/42/EC, as translated into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, and the 2004 Planning and Compulsory Purchase Act.

5.7.2 Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora requires local planning authorities to decide if their plans will affect any protected European Sites. The requirements have been translated into English law by the Conservation of Habitats and Species Regulations 2010. The Appropriate Assessment Screening Opinion fulfils these requirements.

5.8 Staffing and Accommodation Implications

5.8.1 The Planning Policy team currently consists of four permanent full-time professional staff, and two temporary staff members, one working part-time. The workload necessitated by the timetable in the revised LDS will be monitored on an on-going basis.

- 5.8.2 A Programme Officer (who independently administers the examination process) has been appointed on a fixed term contract. She has her own office, to maintain her independence of the Planning Policy Team.
- 5.8.3 An Inspector, independent of the Council, will be appointed by PINS. The Council will meet the costs, in full, of the Inspector and his accommodation.

5.9 Human Rights Implications

- 5.9.1 It is intended that the new Local Plan, and the process of preparing it, should be inclusive and respectful of human rights. The adopted Statement of Community Involvement spells out the rights that the public have to engage with the plan-making process.
- 5.9.2 Implications are (directly or indirectly) considered through the preparation of Sustainability Appraisal and Equalities Impact Assessment.

5.10 Information Technology Implications

- 5.10.1 Document management and consultation software has been used for the preparation of planning documents since 2008. This allows for documents to be published and responses to be made, directly on-line.

BACKGROUND PAPERS

- BD1 - [Directive 92/43/EEC, 1992](#)
- BD2 - [European Directive 2001/42/EC, 2001](#)
- BD3 - [Directive 2009/147/EC, 2009](#)
- BD4 - [Planning and Compulsory Purchase Act, 2004 \(as amended\)](#)
- BD5 - [Localism Act, 2011](#)
- BD6 - [Environmental Assessment of Plans and Programmes Regulations, 2004](#)
- BD7 - [Conservation of Habitats and Species Regulations 2010 \(SI2010 no.490\).](#)
- BD8 - [Town and Country Planning \(Local Development\) \(England\) Regulations, 2012](#)
- BD9 - [National Planning Policy Framework, 2012](#)
- BD10 - [Planning Practice Guidance, 2014 \(as amended\)](#)
- BD11 - [Planning Policy for traveller sites, 2015](#)
- BD12 - [Ashdown Forest Economic Development LLP v Secretary of State for Communities And Local Government & Ors \[2014\] EWHC 406](#)
- BD13 - [Calverton Parish Council v Nottingham City Council & Ors \[2015\] EWHC 1078 \(Admin\) \(21 April 2015\)](#)
- BD14 - [Gallagher Estates Ltd & Anor v Solihull Metropolitan Borough Council \[2014\] EWHC 1283 \(Admin\) \(30 April 2014\)](#)
- BD15 - [Heard v Broadland District Council & Ors \[2012\] EWHC 344 \(Admin\) \(24 February 2012\)](#)

BD16 - [Satnam Millennium Ltd v Warrington Borough Council \[2015\] EWHC 370 \(Admin\) \(19 February 2015\)](#)

BD17 - [Save Historic Newmarket Ltd & Ors v Forest Heath District Council & Ors \[2011\] EWHC 606 \(Admin\) \(25 March 2011\)](#)

BD18 - [St Albans v Hunston Properties Ltd, R \(On the Application Of\) & Anor \[2013\] EWCA Civ 1610 \(12 December 2013\)](#)

BD19 - [West Berkshire District Council Reading Borough Council v Department for Communities And Local Government \[2015\] EWHC 2222 \(Admin\) \(31 July 2015\)](#)

BD20 - [Local Plan 2011-2031: First Consultation, 2013](#) (including SA and Statement of Consultation)

BD21 - [Local Plan 2011-2031: Revised Housing Targets Consultation, 2015](#) (including SA)

BD22 - [Local Plan evidence base](#)

BD23 - Local Plan 2011-2031: Publication version consultation responses (including officer response).

Please note: All full responses to the Publication consultation are available to view on our online consultation portal via the following link: <http://stevenage-consult.limehouse.co.uk/portal>, or in hard copy format at the Borough Council offices.

APPENDICES*

Appendix 1: Stevenage Borough Local Plan 2011 – 2031: Regulation 22 Consultation Statement.

Appendix 2: Stevenage Borough Local Plan 2011-2031: Publication Draft – January 2016. <http://www.stevenage.gov.uk/content/15953/26379/90035/Draft-Local-Plan-Jan2016-Consultation.pdf>

Appendix 3: Stevenage Borough Local Plan 2011-2031: Draft Proposals Map. <http://www.stevenage.gov.uk/149690/planning-policy/90175/154858/>

Appendix 4: Sustainability Appraisal of the Stevenage Borough Local Plan.

**Due to their size these appendices are not included in the reports pack but are available in the on-line version of these committee papers and in hard copy in the Members' library.*