

Stevenage Local Development Scheme 2005

(3rd draft – January 2005)

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Foreword by Councillor John Gardner, Environment & Economy Portfolio holder

Stevenage was designated as England's first post-war New Town in 1946 under the New Towns Act of that year, preceding even the Town and Country Planning Act of 1947. Lewis Silkin, the then Minister of Town and Country Planning, told a packed meeting at the Town Hall in May 1946 that Stevenage New Town was to be "a daring exercise in town planning".

The early years of the New Town and the Development Corporation were exciting and challenging. The first Master Plan laid down the framework for all of the development that was to follow. People poured into Stevenage to take-up the new jobs, live in the new homes, enjoy the new neighbourhoods and to shop in the new town centre. They enjoyed walking in the new public parks, playing sport on the new playing fields and getting involved in communal activities in the new community buildings. Stevenage was one of the first exemplars of what today we call a 'sustainable community'.

It is, therefore, with some justifiable pride in what Stevenage has achieved in helping to drive the modern planning agenda that the Borough Council can warmly welcome and embrace the exciting opportunity afforded by the creation of a new development planning system.

Sustainable development is at the cornerstone of the new system, and one of the Council's clear aims – together with other influential stakeholders and service delivery agents – is to make Stevenage a more sustainable town than it is now, in line with the original objectives of its New Town designation in 1946.

The new drive towards spatial planning – broader than the previous narrow focus upon purely land-use planning – provides the council with the opportunity to use the new Local Development Framework (LDF) for Stevenage towards focussed service delivery.

A vision for the future of Stevenage driven by local people and stakeholders, informed by community engagement and influenced by the Community Strategy represents a real opportunity to unify local service delivery towards one clear purpose.

It is one of the clear aims of Government to ensure a step-change in housing delivery in the East of England region. Stevenage is a key location within that region and it also lies within the London-Stansted-Cambridge-Peterborough growth area established by the Office for the Deputy Prime Minister (ODPM).

The Borough Council shares with Government that vision of a decent home for all. We aim to use the opportunities afforded by the new development plans system to deliver on that promise.

But our ambitions are bigger than simply creating more housing. We want to see Stevenage developing over the period to 2021 as an emerging regional city.

We want to see a sustainable city with enough local homes and jobs for all; prosperity and economic well-being for the community at large; social inclusion addressed through better health and educational out-turns for local people; cultural diversity welcomed and embraced; and community, leisure and shopping facilities par excellence that serve a wider catchment than just the town itself.

We believe that the new Local Development Framework is the principle vehicle that will enable us to deliver on that vision.

I encourage you to read this first Local Development Scheme – the project plan for the Framework – and get involved in the process. We need to engage your interest, your enthusiasm and your commitment to help us to deliver on our vision.

Stevenage Local Development Scheme 2005

Introduction

Planning decisions on proposals for **development or the change of use of land or buildings** should not be arbitrary. The Government is committed to the well-established principle of a plan-led system, shaped by local people, which sets out a clear, succinct and easily understood strategy with objectives setting out how the vision will be met. The statutory development plan is the starting point for the consideration of planning applications for the development or use of land. The development plan, therefore, provides the essential framework for planning decisions.

The first comprehensive, compulsory planning legislation in England was set out in the 1947 Town and Country Planning Act. The planning system set in place that year was replaced by a new two-tier system in the 1968 Town and Country Planning Act (as subsequently modified by the 1972 Local Government Act). With later modifications this is the system that has remained in place until 2004.

The new **2004 Planning and Compulsory Purchase Act** represents yet another milestone in the development of an English town planning system. Gone are the regional planning guidance prepared by Government; structure plans prepared by county councils; and local plans prepared by district councils. In their place will now come regional spatial strategies (RSS) prepared by Regional Planning Bodies and Local Development Frameworks (LDFs) prepared for the most part by district and unitary councils.

The LDF is essentially a portfolio of Local Development Documents (LDDs) which, collectively, will set out the spatial strategy for each council's administrative area. Government is keen to ensure that the preparation of LDDs should be a participatory process, the scope of which will be set out by the council at the outset. Consequently, continuous **community engagement** is a key element of the new planning system.

A key change for the new system is that of **spatial planning** (as opposed to more traditional land-use planning). LDFs, in ensuring the most efficient use of land by balancing competing demands, should not just be concerned with the physical aspects of location and land use but also economic, social and environmental matters. The LDF should include policies which can impact on land-use, for example by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means. Where other means of implementation are required, these should be identified in the LDF.

The LDF will need to link strategies and programmes that exist at the local level which relate to the use and development of land and set out a clear, shared vision. There will be a particularly strong relationship between the LDF and the **Community Strategy**, the former both being a key component in the delivery of the latter and providing the long-term spatial context for it.

Sustainable development is another key area for the new LDF system. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the Brundtland Commission of the United Nations in 1987: "*development that meets*

the needs of the present without compromising the ability of future generations to meet their own needs". The UK Government has set four aims for the UK in its own national strategy:

- Maintenance of high and stable levels of economic growth and employment
- Social progress which meets the needs of everyone (social inclusion)
- Effective protection of the environment
- The prudent use of natural resources

LDFs will need to reflect and address these national aims at a local level. They should seek to achieve outcomes which enable economic, social and environmental objectives to be achieved together over time.

European Union Directive 2001/42/EC requires formal **strategic environmental assessment** (SEA) of certain plans and programmes which are likely to have significant effects on the environment. Consequently, councils will adopt an integrated approach towards sustainability appraisal and the SEA directive. Both will play an important part in testing the 'soundness' of LDDs by ensuring that they reflect sustainable development objectives.

Perhaps most importantly of all the LDF for Stevenage Borough will need to set out a clear **vision of Stevenage in 2021** – in economic, social, environmental and land-use terms. It should be a holistic vision with which all local stakeholders agree and upon which all can – and will – deliver.

Local Development Scheme 2005: Section 1

What is a Local Development Scheme?

The new Planning and Compulsory Purchase Act requires that those councils who have to prepare LDFs also have to prepare Local Development Schemes (LDS), such as this. The LDS needs to set out a clear and timetabled programme for the production of the LDF for the area. It is a public statement – a project plan.

This LDS sets out the programme for the production of the Stevenage Local Development Framework (LDF) but it is not, of itself, a part of that LDF.

What is a Local Development Framework?

The Local Development Framework is essentially a portfolio of Local Development Documents (LDDs) which, collectively, will set out the spatial strategy for the administrative area of Stevenage Borough Council. The LDF is a series of documents that – in part – will set the development framework for Stevenage and will be used in the determination of planning applications.

Some of these LDDs are both statutory and compulsory, whilst some of them are non-statutory and some of them are not compulsory. The attached organogram (Figure 1) sets out the inter-relationship between the various parts of the LDF in Stevenage.

The LDF has to be in conformity with national and regional planning policy (as set out in Planning Policy Statements and RSS respectively). It also has to flow from the Community Strategy prepared by the Local Strategic Partnership. Other strategies, policies and plans may also act as influences on the LDF. Once in place, the subsequent LDDs have to be in conformity with the core strategy. The operation of the 'chain of conformity' is set out in respect of each LDD in section 2 and in diagrammatic form in the organogram at Figure 2.

Each district council must produce the following documents:

- A **Local Development Scheme (LDS)**, which sets out what Local Development Documents (LDDs) are going to be produced and when. LDDs are the actual planning documents that will be used in the determination of planning applications. The LDS is a statutory document but it is not an LDD itself.
- A **Statement of Community Involvement (SCI)**, which sets out how and when the local community will be involved in the preparation of Local Development Documents. This is also a statutory document but it is not an LDD.
- A **Core Strategy and key diagram**, which sets out the vision and a broad spatial strategy for the area as a whole. This is a statutory document and an LDD.
- **Generic/core development control policies** and a monitoring/implementation framework. This too is a statutory document and an LDD.

- **Site-specific allocations and policies**, which identifies land parcels that are allocated for specific uses. This too is a statutory document and an LDD.
- A continually updated Ordnance Survey based **proposals map**. This is also a statutory document and an LDD.
- An **Annual Monitoring Report (AMR)** each year, which sets out progress against the LDS and reports upon the key planning indicators in the previous year. This is a statutory document but it is not an LDD.

In addition to these compulsory documents the district council may produce any or all of the following:

- **Area Action Plans (AAPs)**, which provide the planning framework for areas where significant change or conservation is needed or anticipated. These will also have Ordnance Survey based maps, which will act as insets to the main proposals map. If written, these are statutory documents and LDDs.
- **Supplementary Planning Documents (SPDs)**, which set out in more detail policies or proposals directly related to matters dealt with in statutory DPDs. These are the equivalent of current supplementary planning guidance. If written, these are not statutory documents but they are DPDs.

What are Local Development Documents?

As set out above, Local Development Documents (LDDs) are the planning documents that will be used to guide development and will be used by the local authority in the determination of planning applications. They fall into two categories:

- Development Plan Documents (DPDs); and
- Supplementary Planning Documents (SPDs).

SPDs are defined above. DPDs are made up of the following documents:

- A Core Strategy and key diagram;
- Site-specific allocations and policies;
- The Ordnance Survey based proposals map; and
- Area Action Plans

These are also defined in more detail above.

There is a need for LDDs to be in conformity with one another – to have a shared vision – and, in turn, for the LDF to be in conformity with national, regional and local priorities.

What does this mean for Stevenage?

The current statutory development plan (or overall planning framework) for Stevenage comprises the following:

- Hertfordshire Structure Plan (prepared by the county council) adopted in 1998
- Hertfordshire Waste Local Plan (also prepared by HCC), adopted in 1999

- Hertfordshire Minerals Local Plan (again prepared by HCC), adopted in 1998
- Stevenage District Plan Second Review (prepared by the Borough Council), adopted in December 2004.

The county council began preparing a new structure plan in 2002 but this has now effectively been abandoned. Most of the policies in the adopted structure plan will be superseded by the Regional Spatial Strategy for the East of England – known as the East of England Plan - but some will be saved until replaced by policies in the district councils' LDFs.

When the new planning system fully comes into force these plans will all be replaced by the following documents:

- **The East of England Plan** or Regional Spatial Strategy (prepared by the East of England Regional Assembly)
- **Hertfordshire Waste and Minerals LDF** (prepared by Herts County Council)
- **Stevenage LDF** (prepared by the Borough Council)

The county council will be preparing their own LDS, like this, to explain the new planning system and to set out their timetable for the production of their waste and minerals LDDs. They will also be preparing their own SCI and AMRs.

What is Stevenage planning for its LDF?

The Stevenage LDF will comprise the following documents:

- A statement of community involvement, to be adopted by July 2006, setting out how and when the local community will be involved in the preparation of Local Development Documents;
- A core strategy document, setting out the vision for Stevenage's development to 2021 based on its allocated role in the RSS, with a key diagram, to be accompanied by a suite of generic development control policies. This is to be formatted as one document to be in place by May 2008;
- A second document setting out site-specific allocations and policies to 2021, which it is planned will be ready by December 2008;
- Area Action Plans which fall into two types: those prepared solely by the Borough Council; and one prepared jointly by the Borough Council and North Hertfordshire District Council for the urban extension(s) identified in RSS. These AAPs will have their own Ordnance Survey based maps which will act as insets to the main proposals map.
 - Those prepared solely by the Borough Council will cover the town centre and Gunnels Wood (both to be completed by May 2008) and the Old Town (by December 2008). The former two plans will concentrate on how to direct necessary major change in these important areas to a coherent and strategic pattern, whilst the Old Town AAP will focus on conservation and how to sensitively handle development pressures in this important part of the town;

- That prepared jointly by the Borough Council and North Hertfordshire District Council for the western and northern urban extensions. The AAP will need to cover a wide range of issues, including the extent and size of the new urban extensions, revisions to the Green Belt boundaries, etc... It is the intention that this be adopted by September 2008.
- An Ordnance Survey based proposals map that is updated every time that a new DPD is adopted;
- SPD on design guidance (to raise the quality of development in design terms), to be in place by May 2008;

There will also be annual monitoring reports, which will be published in the fourth quarter of every year from 2005 onwards.

The inter-relationships of these documents are set out in the organogram in Figure 2, whilst further details of the contents and timing of these documents can be found in the individual document profiles in Section 2. The overall programme is set out diagrammatically in the Gantt chart in Figure 3. The colours used to denote the different types of documents (green = DPD, yellow = SPD, blue = statutory non-LDD) are applied consistently across Section 2, figures 2 and 3 and appendices 1 and 2.

What background reports will you be using or commissioning?

Specific pieces of new work will be necessary to support and underpin the LDF in its early stages, especially the Core Strategy. These supporting studies will include:

- An employment and economy study (commissioned from DTZ Pineda in conjunction with English Partnerships) #
- a retail capacity and potential study (derived from the work of the Council's town centre development partners, ING/Stanhope by King Sturge) #
- a housing needs study (the 2003 Couttie study) #
- an open space and recreation study (commissioned from PMP Consultants, November 2004) #
- a gypsy accommodation needs study (jointly with four other Hertfordshire Councils) #
- a town centre and neighbourhood centres 'health check'
- an urban capacity study
- environmental capacity assessment [including NLUD, a Conservation Area review, landscape character assessment #]
- demographic studies (with Herts County Council)
- transport capacity studies (with Herts County Council as Highway Authority)
- Health services capacity study (with the health care trust)
- Education service options study (with Herts County Council as LEA and other providers)
- Infrastructure capacity and enhancement report [to cover water, sewerage, gas, electricity, telecoms/ITC]

A landscape character assessment – jointly commissioned with North Hertfordshire District Council - has recently (2004) been completed and will not need updating. All of the studies identified # above are already underway or have been commissioned.

What policies, if any, are you ‘saving’ from the Stevenage District Plan Second Review?

Under the transitional arrangements for local plans, all of the policies of the Stevenage District Plan Second Review will be ‘saved’ for a period of three years from the date of adoption (December 2004 *). This means that they will continue to have statutory force. The Borough Council has the option of applying to the First Secretary of State for an extension to that period for all or some of those policies should it judge it to be desirable or appropriate to do so.

The majority of those policies will be superseded by policies in our LDF documents by the time that the three years is ended. The current LDS programme shows that the new DPDs will all be adopted during 2008. On the current programme the Council will have to apply to the First Secretary of State for the District Plan Second Review policies to be ‘saved’ for a period beyond 8 December 2007.

The policies of the Stevenage District Plan Second Review that will be superseded by new LDF documents – and in what timescale - are listed in Appendix 2.

** A High Court challenge has been made to the District Plan Second Review and this may change its adopted status in due course.*

What supplementary planning guidance, if any, are you ‘saving’?

At present there are only four adopted pieces of Supplementary Planning Guidance (SPG), which are all linked to the adopted District Plan Second Review:

- Stevenage West master planning principles (2000)
- Town centre (2002)
- Vehicle parking provision (2003)
- Pond Close housing site (2004)

These pieces of SPG will remain valid until superseded by the LDF, although work is currently underway to replace the Town Centre SPG with new SPD guidance in line with adopted policies in the plan.

Are you going to prepare any part of the LDF in conjunction with neighbouring councils?

The East of England Plan (or the Regional Spatial Strategy for the East of England) identifies Stevenage to expand by 14,400 dwellings by 2021. This is by far the largest expansion of the town since the NewTown was first designated in 1946.

Only 6,400 of these new dwellings will lie in Stevenage Borough as the Borough’s boundaries are – for the most part - tightly drawn around the existing urban area. Thus, approximately 8,000 of these new dwellings will have to occur in sustainable urban extensions that cross administrative boundaries with the Borough’s neighbour, North Hertfordshire District.

The Borough Council is committed to delivering these two major urban extensions to the north and west of the town. We will work jointly with North Hertfordshire District

Council – and all other interested parties – to produce an Urban Extension AAP that will ensure their expeditious delivery. Both plan-making Authorities have to fully agree the entirety of the DPDs: there can be no disagreement between them. The AAP will need to cover a wide range of issues, including the extent and size of the new urban extensions, revisions to the Green Belt boundaries and also encompassing residential, employment, educational, social, community and infrastructure issues. It is the intention that this be adopted by September 2008.

What opportunities are there for me to get involved?

Continuous community involvement is a key part of the new planning system. The Statement of Community Involvement will set out in more detail how and when you can get involved in the Stevenage LDF. This is due to be published for consultation during 2005.

For DPDs there are several formally required stages for community engagement from the very earliest stages of development of the document. Following submission of the document to the Secretary of State, a **public independent examination** will be held.

The policies in DPDs will be thoroughly tested by an independent inspector. The key issues will be whether the DPD meets the statutory requirements set out in the Act; whether it is in conformity with the RSS; and whether it is 'sound'.

Soundness is assessed against a series of nine specified criteria. The inspector will produce a report whose recommendations are binding upon the Authority. The Council will then adopt the DPD, with the inspector's recommendations, at the earliest opportunity. The proposals map – other than for the core strategy – will also be amended at this point.

Consultation upon SPDs is less rigorous. Once a draft SPD is prepared it must be the subject of consultation in accordance with the Statement of Community Involvement (SCI) or the minimum requirements for consultation set out in the Regulations for a period of between four and six weeks. The draft SPD will be accompanied by a statement setting out how it has complied with the SCI and an appraisal of sustainability.

There is no independent Examination into SPD. The Council may proceed to adopt SPD after it has considered the representations made.

Where will I find these Stevenage LDF documents?

All of the documents will be published in hardcopy paper form and they will also be posted on our web-site: '<http://www.stevenage.gov.uk>' and follow the guide to the planning policy pages.

A price list for all of the documents produced in hardcopy form will also be available on the web-site.

You should also be able to access these documents through the links from the Planning Portal ('<http://www.planningportal.gov.uk>') and the Hertfordshire Observatory ('<http://hertsobservatory.org.uk>').

When will you review progress against this LDS?

Progress on the programme of LDF preparation set out in this LDS will be reviewed annually in the Annual Monitoring Report published in every fourth quarter.

A more comprehensive and rigorous review will be undertaken in the latter half of 2006 (when the contents of the adopted RSS are known).

The latter review date is important because the final contents of the adopted RSS may be significantly different from the deposited version of December 2004. The preparation of the LDF through 2005/6 will proceed on the basis of the level of growth allocated in the deposited version of the RSS. This may need to be reviewed once the RSS is adopted.

Should the adopted RSS propose significantly higher or lower levels of growth this will need to be reflected in changes to the LDF documents already under preparation and may, indeed necessitate their withdrawal and re-commencement (as significant changes to DPDs cannot be made after the options consultation stage).

This LDS reflects only the work that it is currently perceived will be necessary to undertake the first round of the LDF.

What resources will the Stevenage LDF use?

The programme set out in this LDS has been specifically designed to minimise the call upon staffing resources as far as practicable, by producing certain LDF documents in parallel and others in sequence. The individual document profiles in section 2 set out the resources and working methodologies for each LDD.

The work program set out in the LDS and the priorities therein are subject to the availability of financial and staffing resources and the co-operation of all key stakeholders and partners.

What potential risks are there to the delivery of this LDS?

There are a variety of risks that the council has to address in drafting this first LDS and in delivering the proposed LDF outlined. The key risks and the mitigation measures are set out in appendix 3.

Any other questions?

The new simplified planning system is, in fact, quite complex. It is not possible in a short document, such as this, to answer all of the questions that you might have. Of necessity, some aspects of the new system have had to be simplified for this guide. A glossary of many of the terms used lies at appendix 4.

If you have questions about the new system in general you may find the documents listed below helpful. Alternatively you may find the national Planning Portal (<http://www.planningportal.gov.uk>) or the web-sites of the Office of the Deputy

Prime Minister (<http://www.odpm.gov.uk>) or the Government Office for the East of England (<http://www.go-east.gov.uk>) helpful.

If you have questions about the contents of this Stevenage LDS or about the Local Development Framework please address them to:

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

Or call 01438 242825

Or e-mail local.plans@stevenage.gov.uk

Useful documents

Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004)

Planning Policy Statement 1: Creating Sustainable Communities (ODPM, 2004)

Creating Local Development Frameworks (ODPM, 2003)

Community Involvement in Planning: The Government's Objectives (ODPM, 2004)

The Relationship between Community Strategies and LDFs (ODPM, 2003)

Participatory Planning for Sustainable Communities (ODPM, 2003)

Policies for Spatial Plans (Planning Officers Society, 2005)

Stevenage LDS 2005 - Figure 1: Diagrammatic Map



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Local Development Scheme 2005: Section 2

Stevenage 2021: Having your say

| | |
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| What is the subject of the document? | Statement of Community Involvement setting out standards and approaches (including the procedures, processes and timings) to involving stakeholders and the community in the production of the LDF |
| What geographical area does it cover? | Stevenage Borough |
| Is it a Development Plan Document (DPD)? | No |
| Who will produce the document? | Planning Policy team, through an inter-departmental SBC working group |
| What resources are needed? | Up to 2 Planning Policy staff plus consultants |
| Key dates | |
| - <i>Start of work</i> | July 2004 |
| - <i>Consultation</i> | June/July 2005 |
| - <i>Consultation on submitted document</i> | October/November 2005 |
| - <i>Pre-examination meeting</i> - <i>(if needed)</i> | January 2006 |
| - <i>Public Examination</i> | March 2006 |
| - <i>Adoption</i> | July 2006 |
| Monitoring and review | Monitored every three years. Next review 2009. |

Stevenage 2021. New Town: new city

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|---|---|
| What is the subject of the document? | Core Strategy and suite of development control policies. Sets out the vision, objectives, strategy, core planning policies and proposals for the spatial development of Stevenage to 2021. |
| What geographical area does it cover? | Stevenage Borough |
| Is it a Development Plan Document (DPD)? | Yes |
| Who will produce the document? | Planning Policy team, in conjunction with a series of multi-party internal and external working groups |
| What resources are needed? | Up to 2.5 Planning Policy staff plus support from internal and external agencies and consultants producing specialist studies |
| How does it fit in the chain of conformity? | General conformity with PPSs and East of England Plan. All other DPDs to be in conformity with Core Strategy |
| Key dates | |
| - <i>Start of work</i> | November 2004 |
| - <i>Options consultation</i> | October 2005 – June 2006 |
| - <i>Consultation on submitted document</i> | October/November 2006 |
| - <i>Pre-examination meeting</i> | May 2007 |
| - <i>Public Examination</i> | September/October 2007 |
| - <i>Adoption</i> | May 2008 |
| Monitoring and review | Progress monitored annually. Review begins 2009. |

Stevenage 2021 – Detailing the transition

| | |
|---|---|
| What is the subject of the document? | Site specific policies and proposals for development (excluding those covered by Action Areas) |
| What geographical area does it cover? | Stevenage Borough (excluding those areas covered by Area Action Plans) |
| Is it a Development Plan Document (DPD)? | Yes |
| Who will produce the document? | Planning Policy team |
| What resources are needed? | Up to 2 Planning Policy staff |
| How does it fit in the chain of conformity? | To conform with Core Strategy |
| Key dates | |
| - <i>Start of work</i> | October 2005 |
| - <i>Options consultation</i> | May – December 2006 |
| - <i>Consultation on submitted document</i> | April/May 2007 |
| - <i>Pre-examination meeting</i> | November 2007 |
| - <i>Public Examination</i> | March – May 2008 |
| - <i>Adoption</i> | December 2008 |
| Monitoring and review | Progress monitored annually. Next review 2011. |

Urban Extension Area Action Plan

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|---|---|
| What is the subject of the document? | Area Action Plan detailing policies and proposals for the development of the western and northern urban extensions |
| What geographical area does it cover? | Area north and west of Stevenage, spanning Stevenage Borough and North Hertfordshire District |
| Is it a Development Plan Document (DPD)? | Yes |
| Who will produce the document? | Stevenage Planning Policy team, working with North Herts counterparts and other stakeholders |
| What resources are needed? | Up to 1 Planning Policy officer plus support from stakeholders |
| How does it fit in the chain of conformity? | To conform with Core Strategies of Stevenage and North Herts |
| Key dates | |
| - <i>Start of work</i> | April 2005 |
| - <i>Options consultation</i> | January – October 2006 |
| - <i>Consultation on submitted document</i> | February – March 2007 |
| - <i>Pre-examination meeting</i> | September 2007 |
| - <i>Public Examination</i> | January/February 2008 |
| - <i>Adoption</i> | September 2008 |
| Monitoring and Review | Progress monitored annually. Next review begins 2015. |

Gunnels Wood – An Action Plan

| | |
|---|---|
| What is the subject of the document? | Area Action Plan detailing policies and proposals for the regeneration and development of the Gunnels Wood Employment Area |
| What geographical area does it cover? | Gunnels Wood Employment Area |
| Is it a Development Plan Document (DPD)? | Yes |
| Who will produce the document? | Planning Policy team, working with Gunnels Wood Initiative Steering Group and other stakeholders |
| What resources are needed? | Up to 1 Planning Policy officer plus support from stakeholders |
| How does it fit in the chain of conformity? | To conform with Core Strategy |
| Key dates | |
| - <i>Start of work</i> | June 2005 |
| - <i>Options consultation</i> | October 2005 – June 2006 |
| - <i>Consultation on submitted document</i> | October/November 2006 |
| - <i>Pre-examination meeting</i> | May 2007 |
| - <i>Public Examination</i> | September/October 2007 |
| - <i>Adoption</i> | May 2008 |
| Monitoring and review | Progress monitored annually. Next review begins 2011. |

Stevenage Town Centre - An Action Plan

| | |
|---|---|
| What is the subject of the document? | Area Action Plan detailing policies and proposals for the development of the town centre to strengthen its role as a successful retail and leisure destination, an office and cultural centre and a residential area |
| What geographical area does it cover? | Stevenage town centre |
| Is it a Development Plan Document (DPD)? | Yes |
| Who will prepare the document? | Planning Policy team, working with Town Centre Management Company and other stakeholders |
| What resources are needed? | Up to 1 Planning Policy officer plus support from stakeholders |
| How does it fit in the chain of conformity? | To conform with Core Strategy |
| Key dates | |
| - <i>Start of work</i> | June 2005 |
| - <i>Options consultation</i> | October 2005 –June 2006 |
| - <i>Consultation on submitted document</i> | October/November 2006 |
| - <i>Pre-examination meeting</i> | May 2007 |
| - <i>Public Examination</i> | September/October 2007 |
| - <i>Adoption</i> | May 2008 |
| Monitoring and review | Progress monitored annually. Next review begins 2011. |

Stevenage Old Town – Protect and Regenerate

| | |
|---|--|
| What is the subject of the document? | Area Action Plan detailing policies and proposals for the conservation, enhancement, regeneration and development of the Old Town |
| What geographical area does it cover? | Stevenage Old Town |
| Is it a Development Plan Document (DPD)? | Yes |
| Who will prepare the document? | Planning Policy team, working with Stevenage Conservation Liaison Group and other stakeholders |
| What resources are needed? | Up to 2 Planning Policy staff plus support from Herts CC and other stakeholders |
| How does it fit in the chain of conformity? | To conform with Core Strategy |
| Key dates | |
| - <i>Start of work</i> | October 2005 |
| - <i>Options consultation</i> | May - December 2006 |
| - <i>Consultation on submitted document</i> | April/May 2007 |
| - <i>Pre-examination meeting</i> | November 2007 |
| - <i>Public Examination</i> | March – May 2008 |
| - <i>Adoption</i> | December 2008 |
| Monitoring and review | Progress monitored annually. Next review due 2012. |

Stevenage Design Guide

| | |
|---|---|
| What is the subject of the document? | Design guidance for development across the Borough |
| What geographical area does it cover? | Stevenage Borough |
| Is it a Development Plan Document (DPD)? | No, it is a Supplementary Planning Document |
| Who will produce the document? | Planning Policy team, SBC architects and consultants |
| What resources are needed? | Up to 1 Planning Policy officer plus consultants |
| How does it fit in the chain of conformity? | To conform with Core Strategy |
| Key dates | |
| <i>- Start of work</i> | April 2007 |
| <i>- Consultation on draft document</i> | January/February 2008 |
| <i>- Adoption</i> | May 2008 |
| Monitoring and review | Progress monitored annually. Next review due 2011. |

Appendix 1 – Schedule of proposed Local Development Documents

| Document Title | Status | Role & Content | Geographic Coverage | Chain of Conformity | Pre-submission consultation | Public participation on preferred options & sustainability appraisal report | Submission to Secretary of State | Adoption |
|--|---------|--|--|---|-----------------------------|---|----------------------------------|---------------|
| Statement of Community Involvement | Non LDD | Document setting out how the council intends to involve stakeholders and the community in all stages of the Local Development Framework preparation process. | Borough Wide | Consistent with the Local Development Scheme | June/July 2005 | N/App | Oct/Nov 2005 | July 2006 |
| Core Strategy & Development Control Policies | DPD | Document setting out the spatial vision and strategic objectives for the Borough. It will include core policies that implement the policies of the Regional Spatial Strategy and will set out the housing requirement to 2021. Concise set of general policies against which planning applications can be assessed (e.g. protecting residential amenity, transport and access, protecting vitality and viability etc...). | Borough Wide | Consistent with national planning policies and in general conformity with the Regional Spatial Strategy, (and any sub-regional strategies). | Jan – Sept 2005 | Oct 2005 – June 2006 | Oct/Nov 2006 | May 2008 |
| Site Allocations & Proposals | DPD | Document that sets out policies and proposals on a site specific basis such as housing site allocations, etc... | Borough-Wide, excluding those areas covered by Area Action Plans | Must conform with the Core Strategy. | Oct 2005 – April 2006 | May – Dec 2006 | April/May 2007 | December 2008 |

| | | | | | | | | |
|----------------------------------|-----|--|--|--------------------------------------|-----------------------|----------------------|----------------|----------------|
| Town Centre Area Action Plan | DPD | Document setting out detailed policies and proposals for the development of the town centre to strengthen its role as a successful retail and leisure destination, an office and cultural centre and a residential area. | Stevenage town centre | Must conform with the Core Strategy. | January – Sept 2005 | Oct 2005 – June 2006 | Oct/Nov 2006 | May 2008 |
| Gunnels Wood Area Action Plan | DPD | Document setting out detailed policies and proposals for the regeneration and development of the Gunnels Wood Employment Area. | Gunnels Wood employment area | Must conform with the Core Strategy. | January – Sept 2005 | Oct 2005 – June 2006 | Oct/Nov 2006 | May 2008 |
| Old Town Area Action Plan | DPD | Document setting out detailed policies and proposals for the conservation, enhancement, regeneration and development of the Old Town. | Stevenage Old Town | Must conform with the Core Strategy. | Oct 2005 – April 2006 | May – Dec 2006 | April/May 2007 | December 2008 |
| Urban Extension Area Action Plan | DPD | Document setting out detailed policies and proposals for the creation of at least two new urban extensions to the north and west of Stevenage. Prepared jointly with North Hertfordshire District Council. | The area to the north and west of Stevenage within Stevenage Borough and North Hertfordshire District. | Must conform with the Core Strategy. | April- December 2005 | Jan – Oct 2006 | Feb/March 2007 | September 2008 |
| Stevenage Design Guide | SPD | Document setting out design guidance across the whole Borough. | Borough Wide | Must conform with the Core Strategy. | N/App | Jan/Feb 2008 | N/App | May 2008 |

Stevenage Local Development Framework 2005

Appendix 2: Saved Policies from the Stevenage District Plan Second Review 1991-2011

| Chapter/Policy | Future of policy | LDD | Adoption Date |
|---|------------------|------------------------|---------------|
| TOWN WIDE | | | |
| TW1: Sustainable Development | To be replaced | Core Strategy | May 2008 |
| TW2: Structural Open Space | To be replaced | Core Strategy | May 2008 |
| TW3: Existing Neighbourhood Facilities | To be replaced | Core Strategy | May 2008 |
| TW4: New Neighbourhood Centres | To be replaced | Core Strategy | May 2008 |
| TW5: Sub-Regional Role of Stevenage | To be replaced | Core Strategy | May 2008 |
| TW6: Green Belt | To be replaced | Core Strategy | May 2008 |
| TW7: Local Rural Areas | To be deleted | | |
| TW8: Environmental Safeguards | To be deleted | | |
| TW9: Quality in Design | To be replaced | Core Strategy | May 2008 |
| TW10: Crime Prevention | To be replaced | Core Strategy | May 2008 |
| TW11: Planning Requirements | To be replaced | Core Strategy | May 2008 |
| HOUSING | | | |
| H1: Existing Commitments | To be deleted | | |
| H2: Strategic Housing Allocation - Stevenage West | To be replaced | Core Strategy | May 2008 |
| H3: New Housing Allocations | To be replaced | Site Specific Policies | December 2008 |
| H4: Phasing | To be replaced | Site Specific Policies | December 2008 |
| H5: Residential Land Monitoring | To be replaced | Core Strategy | May 2008 |
| H6: Loss of Residential Accommodation | To be replaced | Generic DC policies | May 2008 |
| H7: Assessment of Windfall Residential Sites | To be replaced | Generic DC policies | May 2008 |
| H8: Density of Residential Development | To be replaced | Generic DC policies | May 2008 |
| H9: Conversions | To be replaced | Generic DC policies | May 2008 |
| H10: Redevelopments | To be replaced | Generic DC policies | May 2008 |
| H11: Dwelling Mix | To be replaced | Generic DC policies | May 2008 |
| H12: Special Needs Accommodation | To be replaced | Generic DC policies | May 2008 |
| H13: Special Needs Accommodation Allocations | To be replaced | Site Specific Policies | December 2008 |
| H14: Accommodation for the Elderly | To be replaced | Generic DC policies | May 2008 |
| H15: Affordable Housing Provision | To be replaced | Generic DC policies | May 2008 |
| H16: Benefits of Affordability | To be replaced | Generic DC policies | May 2008 |
| H17: Sites for Affordable Housing | To be replaced | Site Specific Policies | December 2008 |
| EMPLOYMENT | | | |
| E1: Employment Floor Space Monitoring | To be replaced | Core Strategy | May 2008 |
| E2: Employment Areas | To be split | SSP/GWAAP | September-08 |
| E3: Strategic Employment Sites | To be replaced | Core Strategy | May 2008 |
| E4: Employment Sites | To be replaced | Core Strategy | May 2008 |
| E5: Acceptable Uses in Employment Areas | To be split | CS/GWAAP | May 2008 |
| E6: Retail and Leisure in Employment Areas | To be split | CS/GWAAP | May 2008 |

| | | | |
|---|----------------|---------------------|----------|
| E7: Unit Sizes Within Employment Areas | To be replaced | Core Strategy | May 2008 |
| E8: Outside Employment Areas & Home-working | To be replaced | Generic DC policies | May 2008 |
| E9: Building Design for Business Uses | To be replaced | Core Strategy | May 2008 |

TRANSPORT

| | | | |
|---|----------------|---------------------|----------|
| T1: Transport Implications from Developments | To be replaced | Core Strategy | May 2008 |
| T2: Alterations to the Highway Network | To be replaced | Generic DC policies | May 2008 |
| T3: Transport Assessment | To be replaced | Core Strategy | May 2008 |
| T4: Green Travel Plans | To be replaced | Core Strategy | May 2008 |
| T5: Provision of Infrastructure by Developers | To be replaced | Generic DC policies | May 2008 |
| T6: Design Standards | To be replaced | Generic DC policies | May 2008 |
| T7: Shared Space Approach | To be replaced | Generic DC policies | May 2008 |
| T8: Integration of Transport Modes | To be replaced | Town Centre AAP | May 2008 |
| T9: Passenger Transport Provision | To be replaced | Core Strategy | May 2008 |
| T10: Stevenage Railway Station | To be replaced | Town Centre AAP | May 2008 |
| T11: Rail Freight Provision | To be split | SSP/GWAAP | May 2008 |
| T12: Bus Provision | To be replaced | Core Strategy | May 2008 |
| T13: Cycleways | To be replaced | Core Strategy | May 2008 |
| T14: Pedestrians | To be replaced | Core Strategy | May 2008 |
| T15: Car Parking Strategy | To be replaced | Core Strategy | May 2008 |
| T16: Loss of Residential Car Parking | To be replaced | Generic DC policies | May 2008 |
| T17: Residential Parking Schemes | To be replaced | Generic DC policies | May 2008 |
| T18: Lorry Park | To be deleted | | |

TOWN CENTRE AND RETAILING

| | | | |
|---|----------------|---------------------|----------|
| TR1: Town Centre | To be replaced | Core Strategy | May 2008 |
| TR2: Town Centre Development Sites | To be replaced | Town Centre AAP | May 2008 |
| TR3: Retail Frontages | To be replaced | Town Centre AAP | May 2008 |
| TR4: Loss of Retail Floor Space | To be replaced | Town Centre AAP | May 2008 |
| TR5: Retailing Outside Existing Centres | To be replaced | Town Centre AAP | May 2008 |
| TR6: Retail Impact Study | To be replaced | Town Centre AAP | May 2008 |
| TR7: Loss of Office Accommodation | To be replaced | Town Centre AAP | May 2008 |
| TR8: Protection of Leisure, Social and Community Uses | To be replaced | Town Centre AAP | May 2008 |
| TR9: Town Centre Car Parking | To be replaced | Town Centre AAP | May 2008 |
| TR10: Railway Station Parking | To be replaced | Town Centre AAP | May 2008 |
| TR11: Replacement Residential Accommodation | To be replaced | Town Centre AAP | May 2008 |
| TR12: Residential Accommodation | To be replaced | Town Centre AAP | May 2008 |
| TR13: Covered Walkways | To be replaced | Town Centre AAP | May 2008 |
| TR14: New Neighbourhood Centres | To be replaced | Core Strategy | May 2008 |
| TR15: New Free Standing Shops | To be replaced | Generic DC policies | May 2008 |
| TR16: Loss of Free Standing Shops | To be replaced | Generic DC policies | May 2008 |

ENVIRONMENT

| | | | |
|--|----------------|---------------------|----------|
| EN1: Development in Conservation Areas | To be replaced | Generic DC policies | May 2008 |
| EN2: Demolition in Conservation Areas | To be replaced | Generic DC policies | May 2008 |
| EN3: Advertisements in Conservation Areas | To be replaced | Generic DC policies | May 2008 |
| EN4: Alterations of Extensions to Listed Buildings | To be replaced | Generic DC policies | May 2008 |
| EN5: Demolition of Listed Buildings | To be replaced | Generic DC policies | May 2008 |
| EN6: Changes of Use of Listed Buildings | To be replaced | Generic DC policies | May 2008 |
| EN7: Setting of Listed Buildings | To be replaced | Generic DC policies | May 2008 |

| | | | |
|---|----------------|------------------------|---------------|
| EN9: Nationally Important Archaeological Remains | To be replaced | Generic DC policies | May 2008 |
| EN10: Archaeology and Development | To be replaced | Site Specific Policies | December 2008 |
| EN11: Green Links | To be replaced | Site Specific Policies | December 2008 |
| EN12: Provision of New and Extended Green Links | To be replaced | Core Strategy | May 2008 |
| EN13: Loss of Woodland | To be replaced | Generic DC policies | May 2008 |
| EN14: Trees in New Developments | To be replaced | Generic DC policies | May 2008 |
| EN15: Tree Preservation Orders | To be replaced | Generic DC policies | May 2008 |
| EN16: Ancient Lanes and Associated Hedgerows | To be replaced | Generic DC policies | May 2008 |
| EN17: Countryside Heritage Site | To be replaced | Site Specific Policies | December 2008 |
| EN18: Wildlife Sites and RIGS | To be replaced | Site Specific Policies | December 2008 |
| EN19: Natural Habitats in Adjoining Local Authorities | To be replaced | Site Specific Policies | May 2008 |
| EN20: Protected Species | To be replaced | Generic DC policies | May 2008 |
| EN21: Development Affecting Natural Habitats | To be replaced | Core Strategy | May 2008 |
| EN22: Natural Habitat Creation in Developments | To be replaced | Core Strategy | May 2008 |
| EN23: Landscape Conservation Areas | To be deleted | | |
| EN24: Countryside Management | To be replaced | Generic DC policies | May 2008 |
| EN25: Agricultural Land | To be replaced | Generic DC policies | May 2008 |
| EN26: Pollution Control | To be replaced | Generic DC policies | May 2008 |
| EN27: Noise Pollution | To be replaced | Generic DC policies | May 2008 |
| EN28: Aircraft Noise | To be replaced | Generic DC policies | May 2008 |
| EN29: Light Pollution | To be replaced | Generic DC policies | May 2008 |
| EN30: Contaminated Land | To be replaced | Generic DC policies | May 2008 |
| EN31: Hazardous Installations | To be replaced | Generic DC policies | May 2008 |
| EN32: River Corridors and Water Meadows | To be replaced | Site Specific Policies | December 2008 |
| EN33: Flood Risk and Drainage | To be replaced | Generic DC policies | May 2008 |
| EN34: Groundwater Protection | To be replaced | Generic DC policies | May 2008 |
| EN35: Water Supply and Sewerage Infrastructure | To be replaced | Generic DC policies | May 2008 |
| EN36: Water Conservation | To be replaced | Generic DC policies | May 2008 |
| EN37: Telecommunication Equipment Developments | To be replaced | Generic DC policies | May 2008 |
| EN38: Energy Conservation and Supply | To be replaced | Generic DC policies | May 2008 |
| EN39: Renewable Energy | To be replaced | Generic DC policies | May 2008 |
| EN40: Waste and Recycling | To be replaced | Generic DC policies | May 2008 |

LEISURE AND RECREATION

| | | | |
|--|----------------|------------------------|---------------|
| L1: Leisure Facilities in the Town Centre | To be replaced | Town Centre AAP | May 2008 |
| L2: Leisure Facilities Outside the Town Centre | To be replaced | Core Strategy | May 2008 |
| L3: Stevenage Leisure Park | To be replaced | Gunnels Wood AAP | May 2008 |
| L4: Loss or Reduction of Existing Leisure Facilities | To be replaced | Generic DC policies | May 2008 |
| L5: Modernisation, etc.. of Leisure Facilities | To be replaced | Generic DC policies | May 2008 |
| L6: Leisure Facilities in Neighbourhood Centres | To be replaced | Generic DC policies | May 2008 |
| L7: Satellite Sports Centres | To be replaced | Generic DC policies | May 2008 |
| L8: Dual Use | To be replaced | Core Strategy | May 2008 |
| L9: Play Centres | To be replaced | Generic DC policies | May 2008 |
| L10: Principal Open Spaces | To be split | CS/SSP | December 2008 |
| L11: Fairlands Valley Park | To be replaced | Site Specific Policies | December 2008 |
| L12: Loss of Playing Fields etc... | To be replaced | Core Strategy | May 2008 |
| L13: Redundant School Playing Fields | To be replaced | Core Strategy | May 2008 |
| L14: Children's Play Space | To be replaced | Generic DC policies | May 2008 |
| L15: Outdoor Sports Provision in Residential | To be replaced | Generic DC policies | May 2008 |
| L16: Children's Play Space Provision in Residential | To be replaced | Generic DC policies | May 2008 |
| L17: Informal Open Space Provision in Residential | To be replaced | Generic DC policies | May 2008 |
| L18: Open Space Maintenance | To be replaced | Generic DC policies | May 2008 |
| L19: Loss of Allotments | To be replaced | Core Strategy | May 2008 |
| L20: New Allotment Provision | To be replaced | Generic DC policies | May 2008 |

| | | | |
|---|----------------|---------------------|----------|
| L21: Footpath, Cycleway and Bridleway Network | To be replaced | Generic DC policies | May 2008 |
| L22: Access to the Countryside | To be replaced | Generic DC policies | May 2008 |
| L23: Horse and Pony Route | To be replaced | Generic DC policies | May 2008 |
| L24: Tourist Facilities | To be replaced | Generic DC policies | May 2008 |
| L25: Hotel Provision | To be replaced | Generic DC policies | May 2008 |
| L26: Guest Houses | To be replaced | Generic DC policies | May 2008 |
| L27: Art and Development | To be replaced | Core Strategy | May 2008 |

SOCIAL AND COMMUNITY FACILITIES

| | | | |
|--|----------------|------------------------|---------------|
| SC1: Retention of Facilities | To be replaced | Core Strategy | May 2008 |
| SC2: Improvement of Facilities | To be replaced | Generic DC policies | May 2008 |
| SC3: Provision within Neighbourhood Centres | To be replaced | Core Strategy | May 2008 |
| SC4: Social, Community and Leisure Sites | To be replaced | Site Specific Policies | December 2008 |
| SC5: Provision in New Developments | To be replaced | Core Strategy | May 2008 |
| SC6: Care in the Community | To be replaced | Generic DC policies | May 2008 |
| SC7: Reserved School Sites | To be deleted | | |
| SC8: Education Provision in New Developments | To be replaced | Core Strategy | May 2008 |
| SC9: Redundant School Buildings | To be replaced | Generic DC policies | May 2008 |
| SC10: Travellers Site | To be replaced | Site Specific Policies | December 2008 |
| SC11: Cemetery Extension at Weston Road | To be replaced | Site Specific Policies | December 2008 |
| SC12: Surgeries for Dentists and Doctors | To be replaced | Generic DC policies | May 2008 |
| SC13: Provision in Major New Developments | To be replaced | Core Strategy | May 2008 |
| SC14: Nursing Homes and Residential Homes | To be replaced | Generic DC policies | May 2008 |
| SC15: Development at the Lister Hospital | To be replaced | Site Specific Policies | December 2008 |
| SC16: Health Care Facility Site | To be replaced | Site Specific Policies | December 2008 |

OLD TOWN

| | | | |
|---|----------------|--------------|---------------|
| OT1: Old Town High Street Area | To be deleted | | |
| OT2: Old Town High Street (North and South) | To be deleted | | |
| OT3: Redevelopment Proposals in the High Street | To be replaced | Old Town AAP | December 2008 |
| OT4: New Developments in the High Street | To be replaced | Old Town AAP | December 2008 |
| OT5: Primary Shopping Frontage | To be replaced | Old Town AAP | December 2008 |
| OT6: Secondary Shopping Frontages | To be replaced | Old Town AAP | December 2008 |
| OT7: Conversion of Upper Floors | To be replaced | Old Town AAP | December 2008 |
| OT8: Shop Fronts | To be replaced | Old Town AAP | December 2008 |
| OT9: Advertisements | To be replaced | Old Town AAP | December 2008 |
| OT10: Retail Development Frontages | To be replaced | Old Town AAP | December 2008 |
| OT11: Access onto Primett Road and Church Lane | To be replaced | Old Town AAP | December 2008 |
| OT12: Development Proposals on Primett Road | To be replaced | Old Town AAP | December 2008 |
| OT13: Industrial Premises on Primett Road | To be replaced | Old Town AAP | December 2008 |
| OT14: Primett Road Car Parks | To be replaced | Old Town AAP | December 2008 |
| OT15: Bowling Green Transport Improvements | To be deleted | | |
| OT16: Loss of Residential Uses | To be replaced | Old Town AAP | December 2008 |
| OT17: Redevelopment - High Street South | To be replaced | Old Town AAP | December 2008 |

NEIGHBOURHOOD CENTRES

| | | | |
|--|----------------|------------------------|---------------|
| NC1: Large Neighbourhood Centres | To be replaced | Site Specific Policies | December 2008 |
| NC2: Small Neighbourhood Centres | To be replaced | Site Specific Policies | December 2008 |
| NC3: Business Units at Neighbourhood Centres | To be deleted | | |
| NC4: Loss of Residential Accommodation | To be replaced | Generic DC policies | May 2008 |

| | | | |
|---|----------------|---------------|----------|
| NC5: Conversion of Shop Units to Residential | To be deleted | | |
| NC6: Redevelopment of the Neighbourhood Centres | To be replaced | Core Strategy | May 2008 |

STEVENAGE WEST

| | | | |
|--|----------------|---------------------|----------------|
| SW1: Development Area | To be replaced | Urban Extension AAP | September 2008 |
| SW2: Master Plan | To be replaced | Urban Extension AAP | September 2008 |
| SW3: Planning Requirements | To be replaced | Urban Extension AAP | September 2008 |
| SW4: Design Guidance | To be replaced | Urban Extension AAP | September 2008 |
| SW5: Transport Principles | To be replaced | Urban Extension AAP | September 2008 |
| SW6: Improvements to Transport Infrastructure | To be replaced | Urban Extension AAP | September 2008 |
| SW7: Potential Use of Existing A1(M) Crossings | To be replaced | Urban Extension AAP | September 2008 |
| SW8: Development Along Access Corridors | To be replaced | Urban Extension AAP | September 2008 |
| SW9: Replacement of Meadway Park | To be replaced | Urban Extension AAP | September 2008 |
| SW10: Loss of Employment Land | To be replaced | Urban Extension AAP | September 2008 |
| SW11: Natural and Historic Environment | To be replaced | Urban Extension AAP | September 2008 |
| SW12: Affordable Housing | To be replaced | Urban Extension AAP | September 2008 |
| SW13: Employment Land | To be replaced | Urban Extension AAP | September 2008 |
| SW14: Managed Small Business Units | To be replaced | Urban Extension AAP | September 2008 |
| SW15: Retail Provision | To be replaced | Urban Extension AAP | September 2008 |
| SW16: Outdoor Sports Facility Provision | To be replaced | Urban Extension AAP | September 2008 |
| SW17: Major Leisure Facilities | To be replaced | Urban Extension AAP | September 2008 |
| SW18: Allotment Provision | To be replaced | Urban Extension AAP | September 2008 |
| SW19: Social and Community Facilities | To be replaced | Urban Extension AAP | September 2008 |
| SW20: Community Centres | To be replaced | Urban Extension AAP | September 2008 |
| SW21: Surgeries and Clinics | To be replaced | Urban Extension AAP | September 2008 |
| SW22: Emergency Services | To be replaced | Urban Extension AAP | September 2008 |
| SW23: Cemetery Provision | To be replaced | Urban Extension AAP | September 2008 |

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Stevenage Local Development Framework 2005

Appendix 3: Risk Assessment

| RISK | MITIGATION MEASURES | DISRUPTION LEVEL | RISK LEVEL |
|--|--|------------------|------------|
| <p>Programme slippage due to legal challenge to District Plan Second Review.</p> <p>A legal challenge to the District Plan could delay the programme for the LDF as staff resources would have to be diverted away to deal with this issue.</p> | <p>Leading Counsel's opinion has been taken to ensure that the plan is as robust as possible and that it is as safe as practicable from a sustainable legal challenge.</p> <p>Divert as much call on resources as practicable to legal team and barristers. Minimise call on Planning Policy team.</p> | MEDIUM | MEDIUM |
| <p>Legal challenges to District Plan succeed.</p> | <p>The Plan is considered to be sound and founded on a robust evidence base.</p> <p>However, should all or part of the Plan be quashed the Council will have the opportunity to re-introduce those quashed parts back into the statutory process through the LDF.</p> | HIGH | LOW |
| <p>Programme slippage due to need to co-ordinate actions with DPD partner organisations.</p> <p>The upgrading of Stevenage to a major sub-regional centre of at least 100,000 population with a major 14,400 dwelling expansion and substantial employment growth will necessitate cross-border working with North Herts DC and also the County Council in the preparation of a joint AAP for the west and north Stevenage urban extensions.</p> <p>Delay in the production and adoption of joint AAPs will delay the delivery and implementation of RSS and the step change in housing delivery that Government is seeking.</p> | <p>The Council will seek to address the concerns of opponents of Stevenage expansion in terms of its practical implementation.</p> | HIGH | MEDIUM |
| <p>Programme slippage due to internal resource difficulties.</p> <p>Adequate monies and staff resources need to be made available to ensure that the programme is adhered to.</p> <p>Staff vacancies or extended sickness</p> | <p>Insofar as it is practicable to accurately predict financial resource needs in a wholly new development plan context, some budgetary provision has been made for 2005/6 and this will be reviewed for subsequent years.</p> | HIGH | HIGH |

| | | | |
|---|---|---------------|---------------|
| <p>are a potentially significant problem, the entire programme being wholly reliant on adequate staffing levels being maintained and those staff having appropriate skills.</p> <p>Recruitment and retention are pressing difficulties nationally, regionally and locally for town planners, especially experienced ones. When vacancies occur posts are often vacant for extended periods (in excess of 12 months) and new staff have tended to have lower experience levels than staff that have left.</p> | <p>Supplementary estimates (i.e. extra monies) are a possibility, provided that a good business case can be made, should finance prove to be inadequate.</p> <p>Recruitment and retention problems remain very significant obstacles (at February 2005 4 of 6 posts in the Planning Policy team are vacant).</p> | | |
| <p>Programme slippage through the capacity of PINS and/or non-DPD partner agencies to cope with demand for their input being inadequate.</p> <p>The pressure on PINS to hold examinations and prepare binding inspectors' reports is likely to be intense, especially in the early years of the new legislation. Staffing resources may be over-stretched.</p> <p>Partner organisations, that will need to assist the Council in providing resources (usually staff time and professional input), will also be under pressure from other directions and other LPAs.</p> | <p>PINS have indicated that they will be able to resource the programme as indicated.</p> <p>Partner organisations will give priority to the Council's LDF because of Stevenage's status as a growth point in RSS.</p> | <p>MEDIUM</p> | <p>LOW</p> |
| <p>The adopted RSS differs significantly from the deposited RSS in respect of policies for Stevenage.</p> <p>The upgrading of Stevenage to a major sub-regional centre of at least 100,000 population with a major 14,400 dwelling expansion, substantial employment growth and a regenerated town centre are dropped or watered down.</p> <p>This calls into question the validity of the work done thus far in the LDF programme. Consideration has to be given to withdrawing those DPDs, prepared thus far on the premise of the deposited RSS, as they are no longer in conformity with the adopted RSS.</p> | <p>The RSS is considered to be sound and robust. Extensive work has gone into its preparation and there is a substantial evidence base that supports Stevenage's role in RSS. Opposition expressed thus far appears to be based upon little evidence. The concerns are largely generic and implausible given the broader policy background.</p> <p>The Council will maintain a watching brief on the progress of RSS and will maintain close communications with EERA, GO-East and ODPM.</p> <p>The Council is reliant upon EERA to make a robust and defensible case for the expansion of Stevenage at the REiP (2005) but will provide support if sought.</p> | <p>HIGH</p> | <p>MEDIUM</p> |

| | | | |
|---|---|---------------|------------|
| <p>The DPDs are held to be 'unsound' following independent examination.</p> <p>There is a statutory requirement for DPDs to be 'sound' against nine tests set out in PPS12.</p> | <p>Close reading of Statutory Instruments and Government guidance, together with close working with GO-East and PINS at milestone stages in the run-up to the submission of DPDs, will help to ensure that the DPDs meet the requirements of 'soundness'.</p> <p>Preparing a good evidence base and maintaining close dialogue with the community, stakeholders and partner organisations, in line with the SCI, will also help to mitigate against the DPDs being found to be unsound.</p> | <p>HIGH</p> | <p>LOW</p> |
| <p>Legal challenges to DPDs once they are adopted succeed.</p> <p>The possibility of legal challenge to DPDs on limited grounds is retained in the new legislative system.</p> | <p>Through ensuring that DPDs are sound and founded on a robust evidence base with well audited stakeholder and community engagement processes the potential for legal challenge can be minimised.</p> | <p>MEDIUM</p> | <p>LOW</p> |

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Stevenage Local Development Framework 2005

Appendix 4: Glossary

Annual Monitoring Report (AMR)

This measures how the council is progressing with the timetable set out in the LDS. It also assesses the effectiveness of the various policies contained in the other Local Development Documents and monitors key indicators, such as house-building, employment land take-up, etc.... This is a statutory document but is not a Local Development Document (LDD).

Development Plan Documents (DPD)

These are the documents that must be taken into account in determining planning applications. Planning permission must be granted in accordance with these documents unless material considerations indicate otherwise. Development Plan Documents must be subjected to independent examination before being adopted.

District Plan

See 'Local Plan'.

Local Development Documents (LDD)

These documents can be Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), both of which are used to guide development and by the council in the determination of planning applications. The Statement of Community Involvement (SCI) is also an LDD.

Local Development Framework (LDF)

This comprises a number of different types of document - Local Development Scheme, Annual Monitoring Report, Statement of Community Involvement, Local Development Documents, Development Plan Documents and Supplementary Planning Documents.

Local Development Scheme (LDS)

This document (which you are currently reading) sets out which documents are part of the Local Development Framework and the timetable for their review and the preparation of new documents. This is a statutory document although not a Local Development Document (LDD).

Local Plan

A document produced under the old planning system that set out all the Council's policies on the development of land. The existing local plan – called the Stevenage

District Plan Second Review - will be saved for three years from its adoption in December 2004. If the council wishes to save its local plan policies beyond this period it must seek the permission of the First Secretary of State.

Statement of Community Involvement (SCI)

This sets out the council's policy on involving the community in policy-making and major planning applications. It is a Local Development Document.

Regional Spatial Strategy (RSS)

This is the successor to both the non-statutory Regional Planning Guidance and to the statutory Structure Plan. It will set the strategic context for development across the region, including setting the level of new housing to be accommodated. The RSS for the east of England region is the East of England Plan, which was deposited for public consultation in December 2004.

Strategic Environmental Assessment (SEA)

Required under the terms of the European directive 2001/42/EC for "environmental assessment of certain plans and programmes, including those in the field of planning and land use". Undertaken in conjunction with the Sustainability Appraisal (q.v.).

Structure Plan

Document produced by Hertfordshire County Council under the old planning system (pre-2004) considering strategic issues. Now effectively superseded by Regional Spatial Strategy.

Supplementary Planning Documents (SPD)

There is no legal requirement to take these documents into account in determining planning applications, so their nature is to provide guidance to applicants wishing to develop land. The community will be involved in their preparation, but there is no independent examination of the document.

Supplementary Planning Guidance (SPG)

Same as SPD, but as produced under the old planning system, with fewer regulations governing their preparation.

Sustainability Appraisal (SA)

An assessment of the impact the proposals contained within a Local Development Document would have on the environment, economy and society. SA is an iterative process; it should be used to improve the sustainability of subsequent versions of the document. It is to be carried out in conjunction with the Strategic Environmental Assessment (q.v.).