



Local Development Scheme May 2019

## Local Development Scheme

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<b>1 Introduction</b>	<b>3</b>
What is a Local Development Scheme?	3
Why have you produced a new Local Development Scheme?	3
Are you preparing any other documents to support the Local Plan?	3
What about the Community Infrastructure Levy (CIL)?	3
Why have you changed your mind about CIL?	3
What evidence work have you done?	4
Where will I find your Local Plan?	4
Will the timetable change again?	4
What if I have other questions?	4
<b>2 Stevenage Document Profiles</b>	<b>5</b>
Stevenage Borough Local Plan (including Policies Map)	5
Area Action Plan - Railway Station	6
Stevenage Community Infrastructure Levy (CIL) Charging Schedule	7
Stevenage Statement of Community Involvement	8
<b>3 Local Plan and Community Infrastructure Levy timetable</b>	<b>9</b>

## 1 Introduction

### **Stevenage Borough Local Plan 2011 - 2031**

***Planning and Compulsory Purchase Act 2004 Section 15, Localism Act 2011 Section 111***

### **Local Development Scheme 2019**

#### **What is a Local Development Scheme?**

**1.1** The Local Development Scheme (LDS) is the timetable for writing the Local Plan for Stevenage. It is approved by Stevenage Borough Council to come into effect on 13 May 2019.

#### **Why have you produced a new Local Development Scheme?**

**1.2** This document is an update of the LDS approved by the Council in August 2016.

**1.3** Following its adoption, the new Local Plan will become a 'material consideration' to help us determine planning applications.

#### **Are you preparing any other documents to support the Local Plan?**

**1.4** The Council plan to produce an Action Area Plan (AAP) for the Railway Station and this will be a Development Plan Document (DPD) and will be subject to consultation and examination.

**1.5** The production of the AAP came about as a result of discussions with MHCLG following the Holding Direction placed on the Stevenage Borough Local Plan. The Council will produce an Area Action Plan for the railway station area (within the TC3 and TC4 MOA's designated in the Local Plan) to detail policies for an extended and regenerated train station and surrounding development opportunities.

**1.6** The AAP will provide an opportunity for stakeholders to engage and shape this area. It also acts as a catalyst for developers interested in supporting this key part of the Plan.

**1.7** We will keep the need for additional guidance under review. It is not a requirement for Supplementary Planning Documents to be included in the LDS.

#### **What about the Community Infrastructure Levy (CIL)?**

**1.8** Our last LDS gave an indication of the timetable for preparing Community Infrastructure Levy following a review of the Council's position.

**1.9** It is not a requirement to include any timetable for implementing CIL in the LDS. However, it is shown for completeness.

#### **Why have you changed your mind about CIL?**

**1.10** Since we considered CIL in 2013, the Government has made significant changes to the ways in which we can collect contributions towards infrastructure from new development. In particular, the use of 'Section 106' agreements has become restricted. We currently use these agreements where we think contributions are required from new development.

**1.11** We have also updated our viability evidence which shows that CIL can be supported in the Borough.

## What evidence work have you done?

**1.12** We have prepared an appropriate and proportionate evidence base to support the new Local Plan. See the Borough Council's website:

[www.stevenage.gov.uk/149690/planning-policy/90175/90178/](http://www.stevenage.gov.uk/149690/planning-policy/90175/90178/)

## Where will I find your Local Plan?

**1.13** The Local Plan, along with any environmental reports and evidence studies, are on our website:

[www.stevenage.gov.uk/149690/planning-policy/](http://www.stevenage.gov.uk/149690/planning-policy/)

**1.14** When consultations are 'live' you will be able to comment online via the Borough Council website:

[stevenage-consult.limehouse.co.uk/portal](http://stevenage-consult.limehouse.co.uk/portal)

## Will the timetable change again?

**1.15** The timetable associated with adoption of the Local Plan should not change. However, it may be that the adoption of DPDs, such as the Area Action Plan for the Railway Station, may be subject to change. The timetable for the AAP is dependent on consultation and public examination. We will do our best to comply with the timetable but this is not always within our control.

## What if I have other questions?

**1.16** If you have questions about the contents of this Stevenage LDS or about the Local Plan, please address them to:

Planning Policy Team

Stevenage Borough Council

SG1 1HN

Or email [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk)

## 2 Stevenage Document Profiles

### Stevenage Borough Local Plan (including Policies Map)

What is the subject of the document?	Sets out the vision, objectives, strategy, planning policies and proposals for the spatial development of Stevenage to 2031
What geographical area does it cover?	Stevenage Borough
Is it a Development Plan Document (DPD)?	Yes
Key dates	
- <i>Sustainability Appraisal Scoping Report consultation</i>	February/March 2012
- <i>Preparation consultation</i>	June/July 2013  June/July 2015
- <i>Publication consultation</i>	January/February 2016
- <i>Submission to Government</i>	July 2016
- <i>Examination Hearing Sessions</i>	January - March 2017
- <i>Receipt of Inspector's report</i>	October 2017
- <i>Adoption</i>	May 2019
Monitoring and review	Monitoring will be undertaken through Stevenage Borough Council's Annual Monitoring Reports. The Local Plan will be monitored and any timeline for a review will be published through an update to the LDS or the Council's AMR when appropriate.

## Area Action Plan - Railway Station

What is the subject of the document?	The AAP will detail policies for an extended and regenerated train station and surrounding development opportunities covering the western part of TC4 and potentially some of TC3 depending on the final location of the 5th Platform.
What geographical area does it cover?	The Station Gateway Major Opportunity Area as set out in Policy TC3 and TC4 in the Stevenage Borough Local Plan and the Proposals Map.
Is it a DPD?	Yes
Key dates	
- <i>First consultation</i>	November 2019
- <i>Second consultation</i>	April 2020
- <i>Submission</i>	July 2020
- <i>Examination</i>	September 2020
- <i>Adoption</i>	December 2020
Monitoring and review	The AAP will be reviewed every five years. Next review commences 2025.

## Stevenage Community Infrastructure Levy (CIL) Charging Schedule

What is the subject of the document?	Sets out the CIL charge(s) that will apply to new development in Stevenage, including any differential rates to be applied
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Preliminary draft charging schedule consultation</i>	September 2018
- <i>Draft charging schedule consultation</i>	April 2019
- <i>Submission to Government</i>	July 2019
- <i>Examination</i>	August/September 2019
- <i>Receipt of Inspector's report</i>	October 2019
- <i>Adoption</i>	October/November 2019
Monitoring and review	CIL will be reviewed within 1 year of initial adoption

## Stevenage Statement of Community Involvement

What is the subject of the document?	Set out standards and approaches (including the procedures, processes and timings) that will be used to involve stakeholders and residents with an interest in planning in the production of the Local Plan and development management decisions  A Statement of Community Involvement is no longer considered a Development Plan Document and is therefore not subject to examination
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Start of work</i>	March 2017
- <i>Adoption</i>	November 2018
Monitoring and review	Monitored by Stevenage Borough Council every five years. Next review commences Spring 2025



### 3 Local Plan and Community Infrastructure Levy timetable

Local Plan documents	2016												2017												2018												2019												2020																
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D					
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Local Plan documents	2016												2017												2018												2019												2020																
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D					
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KEY: Preparation stages

AAP - Railway Station

Community Infrastructure Levy

Statement of Community involvement

Resolution to prepare		Resolution to prepare / review of position	
Document / evidence in preparation		Document / evidence in preparation	Document / evidence in preparation
Preparation consultation (Reg. 18)	Preparation consultation (Reg.18)	Preliminary Draft Charging Schedule (Reg. 15)	
Publication consultation (Reg. 19)	Publication consultation (Reg. 19)	Draft Charging Schedule (Reg. 16)	
Submission to Government (Reg. 22)	Submission to Government (Reg. 22)	Submission for Examination (Reg. 19)	
Independent Examination (Regs. 23 and 24)	Independent Examination (Regs. 23 and 24)	Independent Examination (Regs. 20 and 21)	
Inspector's Report (Reg. 25)	Inspector's Report (Reg. 25)	Publication of recommendations (Reg. 23)	
Adoption (Reg. 26)	Adoption (Reg. 26)	Approval and publication (Reg. 25)	Approval

