



Local Development Scheme September 2020

## Local Development Scheme

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## 1 Introduction

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

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

### **Local Development Scheme 2020**

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

**1.1** The Local Development Scheme (LDS) is the timetable for writing the Local Development Documents, including Development Plan Documents for Stevenage. It is approved by Stevenage Borough Council to come into effect on 24 September 2020.

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

**1.2** This document is an update of the LDS approved by the Council in May 2019. The Council has a statutory obligation to publish an up to date LDS.

**1.3** The update is required to reflect amendments to the timetable of specific Development Plan Documents and to give details on the production of several Supplementary planning Documents which will be developed and adopted to add guidance to policies within the Stevenage Borough Local Plan (adopted 2019). Following their adoption, the SPDs will become a 'material consideration' to help us determine planning applications.

#### **Where will I find your Local Plan?**

**1.4** The Local Plan, can be found on our website:

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

**1.5** We prepared an appropriate and proportionate evidence base to support the Local Plan. Please see the Council's website

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

**1.6** The Local Plan and evidence base was assessed by an independent Planning Inspector at Examination. Details can be found here:

[www.stevenage.gov.uk/149690/planning-policy/165360/](http://www.stevenage.gov.uk/149690/planning-policy/165360/)

**1.7** 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)

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

**1.8** The Council is producing an Area Action Plan (AAP) for the Railway Station. As a will be a Development Plan Document (DPD), this will become part of the Development Plan for Stevenage, and as such must first be subject to statutory consultation and examination.

**1.9** 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 Major Opportunity Areas's designated in the Local Plan) to detail policies for an extended and regenerated train station and surrounding development opportunities.

**1.10** 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.

**1.11** We review the need for additional guidance continually. It is not a requirement for Supplementary Planning Documents to be included in the LDS but we are including details of a number of proposed SPDs in this updated LDS to ensure that developers are aware of what additional guidance will come into force in the short-medium term future.

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

**1.12** Since we updated the LDS in May 2019, we have adopted a Community Infrastructure Levy Charging Schedule. This was adopted by Council decision in January 2020 and we started implementing the CIL Charging Schedule on 01 April 2020. This means that any planning permission granted on or after 01 April could be liable for a CIL charge. Money collected through CIL receipts will be used to fund much needed infrastructure within the borough.

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

### **Will the timetable change again?**

**1.14** Timetables associated with Development Plan Documents and Local Development Documents are subject to change. However, it is hoped that progress with the Area Action Plan for the Railway Station will be swift and that the adoption process will occur in line with the timetable in this updated LDS. However, as with any planning document requiring consultation and submission to the Planning Inspectorate for Examination, progress is dependent on the level of public consultation and the availability of Inspectors to run an independent 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?**

**1.15** 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>	January 2021
- <i>Second consultation</i>	June 2021
- <i>Submission</i>	August 2021
- <i>Examination</i>	October 2021
- <i>Adoption</i>	January 2022
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	
- Preliminary draft charging schedule consultation	September 2018
- Draft charging schedule consultation	April 2019
- Submission to Government	August 2019
- Examination	September 2019
- Receipt of Inspector's report	November 2019
- Adoption	January 2020
- Implementation	01 April 2020
Monitoring and review	The CIL CS will be continually monitored in line with changes to relevant legislation and local circumstances.

## Stevenage Statement of Community Involvement

What is the subject of the document?	<p>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</p> <p>A Statement of Community Involvement is no longer considered a Development Plan Document and is therefore not subject to examination</p>
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 2023



## Supplementary Planning Documents

### Parking Provision and Sustainable Transport SPD

What is the subject of the document?	The SPD will set out requirements for vehicular and cycling parking spaces as part of new developments. It will also set requirements for disabled parking, Electric Vehicle charging points, as well as details and considerations for the implementation of schemes included in the SBC Transport Strategy.  The document will not be subject to examination.
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Start of work</i>	October 2019
- <i>Consultation</i>	February 2019
- <i>Adoption</i>	September 2020
Monitoring and review	Monitored by Stevenage Borough Council every five years.

### Biodiversity SPD

What is the subject of the document?	The SPD will set out the procedures for assessing, demonstrating, providing and, if required, funding a 10% net gain in biodiversity as part of new developments. This future requirement was announced in the Environment Bill 2019 and is expected to become a legal requirement of development in due course.  The document will not be subject to examination.
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Start of work</i>	April 2020
- <i>Consultation</i>	October 2020
- <i>Adoption</i>	March 2021
Monitoring and review	Monitored by Stevenage Borough Council every five years.

**Developer Contributions SPD**

What is the subject of the document?	The SPD will set out all potential contributions that developers may be expected to pay as part of Section 106 legal agreements if developing land in Stevenage.  The document will not be subject to examination.
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Start of work</i>	April 2020
- <i>Consultation</i>	October 2020
- <i>Adoption</i>	March 2021
Monitoring and review	Monitored by Stevenage Borough Council every five years.

**Design SPD**

What is the subject of the document?	The SPD will build on the National Design Guide to demonstrate how local context should be embedded into future development as well as promoting the inclusion of principles to reduce climate change and to promote the health and well-being of residents.  The document will not be subject to examination.
What geographical area does it cover?	Stevenage Borough
Is it a DPD?	No
Key dates	
- <i>Start of work</i>	November 2020
- <i>Consultation</i>	May 2021
- <i>Adoption</i>	December 2021
Monitoring and review	Monitored by Stevenage Borough Council every five years.



