

## **Planning & Development Committee Report Cover:**

### **Report name:**

**Stevenage Connection Area Action Plan: Issues and Options Draft**

### **Officer(s) presenting:**

**Zayd Al-Jawad, Lewis Claridge**

### **Reason for it being before Planning & Development Committee:**

To provide Members with an overview of the draft Stevenage Connection Area Action Plan: Issues and Options Report.

That the comments of the Planning & Development Committee regarding the Stevenage Connection Area Action Plan be included in the report to the Executive on this matter.

It is recommended that delegated powers be granted to the Assistant Director: Environment and Regeneration, following consultation with the Portfolio Holder for Environment and Regeneration, to make minor amendments as are necessary in the final preparation of the draft Stevenage Connection Area Action Plan: Issues and Options Report prior to its consultation.

As background context, after reviewing Stevenage's Local Plan during the Hold Direction, the Ministry of Housing, Communities and Local Government (MHCLG) asked Stevenage Borough Council (SBC) to prepare an Area Action Plan (AAP) for Stevenage Station Gateway Area (identified in the Local Plan as Site TC4). This is a limited area within the wider Stevenage Central area.

An Area Action Plan (AAP) is an optional development plan document which provides specific planning policy and guidance for a particular location or area of significant change. The AAP can create new policy over and above the Local Plan.

The AAP has been developed in conjunction with consultancy David Lock Associates and the document is a draft "Issues and Options" version. The AAP outlines the core issues that are present within the station area as well as the background policy and wider context that affects its development. This is an early stage of the preparation of an AAP, and initial high level scenarios and options that focus on mobility are presented for feedback from targeted stakeholders.

It is important to note that this is an early stage of preparation of the Area Action Plan. The options proposed are high level, strategic options to develop an improved environment, maximise density of space and economic opportunities around Stevenage Railway Station, in order to enable development. The Issues and Options Report contains key concepts at this early stage and it does not suggest specific proposals for the Railway Station and Lytton Way.

**Other briefings:**

**Senior Leadership Team (12<sup>th</sup> January 2021)**

**Clearance Board (22<sup>nd</sup> January 2021)**

**Executive (10<sup>th</sup> February 2021)**

**Overview & Scrutiny Committee (17<sup>th</sup> February 2021)**

**Likely next steps:**

The Local Plan regulations state that an Area Action Plan, as a Development Plan Document, must be consulted on publicly for no less than 6 weeks. Therefore officers would like to progress the AAP public consultation for a minimum of 6 weeks towards the end of February 2021, if possible; if this is not practical or feasible, there will be a delay until after the local elections.

Once we have progressed the Issues & Options public consultation we will begin to consider Preferred Options for the Station Gateway AAP. A further (minimum) 6 week public consultation will be undertaken for the Preferred Options AAP, with representations considered and incorporated into the final version of the AAP. This final version will be submitted to the Secretary of State for Public Examination.