

STEVENAGE LOCAL PLAN STAGE 2 EXAMINATION HEARINGS

AGENDA – DAY 2 (afternoon)

Wednesday 22 February 2017 at 2pm

Venue: The Ibis Forum, Danestrete, Stevenage,
Hertfordshire, SG1 1EJ

MATTER 9 – Retail and Town Centre

MATTER 8 – Gypsies, travellers and showpeople

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the examination website.
- Most references to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated).
- This session will not consider detailed site-specific representations.
- The hearing will run until 5pm with a mid-afternoon break.

1. Inspector's Opening
2. Questions/procedural or programming matters
3. Council's opening statement

Matter 9 – Retail and Town Centre

4. Does the approach to retail planning in the Plan accord with the principles set out in the Framework in relation to the vitality of town centres?
5. Is the town centre boundary accurately defined?
6. Should it be extended as suggested by some representors?

7. Have the primary and secondary frontages in policy TC8 been properly defined?
8. What is the justification for a total ban of A5 uses in policy TC10?
9. What evidence is there to support the new convenience retail provision set out in policy TC11? Have the traffic impacts being modelled?
10. Policy TC13 sets floorspace thresholds, above which an impact assessment will be required for main town centre uses outside the town centre. How were these thresholds arrived at and are they justified?
11. Why is a floorspace threshold set for town centre uses in the town centre (policy TC13 a.)?
12. Should the policies relating to the Major Opportunity Areas be more prescriptive in terms of the amount of floorspace that will be permitted for some use classes, such as A1, A3 and A4?
13. Has the potential effect of the retail policies in the Plan on Welwyn Garden City town centre been considered? If, so what were the findings?

Matter 8 – Gypsies, Travellers and Showpeople

14. Planning Policy for Traveller Sites says at paragraph 24 that '*local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites... that they should determine applications for sites from any travellers and not just those with local connections*'. However criterion 'a' of Policy HO13 requires applicants seeking gypsy and traveller accommodation on unallocated sites in the borough to demonstrate a local need for accommodation. As such the policy does not accord with National Planning Policy. In this context, is the Council likely to want to amend the Plan?

NB discussion about the gypsy and traveller site allocated in the Plan will take place at the stage 3 hearings.

15. Close