

# **STEVENAGE LOCAL PLAN STAGE 3 EXAMINATION HEARINGS**

AGENDA – DAY 5 (AM)

Wednesday 29 March 2017 at 10am

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

MATTER 19 – Retailing and Town Centre Issues

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).
- The hearing will run until around 1pm with a mid-morning break.

1. Inspector's Opening
2. Questions/procedural or programming matters
3. Council's opening statement
4. Is the evidence on retail provision up-to-date and robust? How do current retail proposals fit within the overall strategy for retail development?
5. Is the town centre boundary correctly defined?
6. What is the basis for the retail allocations?
7. Are they justified and effective?
8. Is the funding necessary to facilitate the town centre regeneration secure? Is it likely to be jeopardised in any way?

*Additional questions relating to specific sites/areas*

Policy TC2 – Southgate Park Major Opportunity Area

9. Does the policy need to be more prescriptive about what is expected to go into the public sector hub?

Policy TC3 – Centre West Major Opportunity Area

10. Is the redevelopment of the leisure park justified?
11. Is the loss of car parking justified?

TC4 – Station Gateway Major Opportunity Area

12. Is the relocation of the bus station justified?
13. Are the railway station proposals justified?
14. Should a specific new site for a replacement theatre and a new sports centre be allocated in the Plan?

Policy TC7 – Marshgate Major Opportunity Area

15. Should the policy make reference to youth facilities?

Policy TC11 – New Convenience Retail Provision

16. Do exceptional circumstances exist to justify the removal of the garden centre site from the Green Belt?
17. Close