

<b>Item No</b>	<b>Referred from:</b>	<b>Cabinet</b>
<b>8c</b>	<b>Date:</b>	<b>19 November 2024</b>
	<b>Title of item:</b>	<b>North Stevenage Masterplan Framework</b>
<b>To be considered alongside agenda item:</b>		<b>Agenda Item 10</b>

The report considered by Cabinet at the meeting held on 19 November 2024 can be viewed here: [Agenda for Cabinet on Tuesday, 19th November, 2024, 7.30 pm | North Herts Council](#)

**RECOMMENDED TO COUNCIL:**

- (1) Following the Full Council decision not to adopt the masterplan in July 2024, the additional information and clarification in this report is noted.
- (2) The Strategic Masterplan Framework for North Stevenage, attached at Appendix B, is approved and adopted as a material planning consideration for relevant planning decisions relating to the site.

**REASONS FOR RECOMMENDATIONS:**

- (1) To facilitate the delivery of a strategic site within the Council's adopted Local Plan.
- (2) To accord with policy requirements of the Local Plan.

*Audio recording – 50 minutes 21 seconds*

Councillor Daniel Allen, as Interim Executive Member for Planning and Transport, presented the report entitled 'North Stevenage Strategic Masterplan Framework' and advised that:

- This report was asking Cabinet to refer the masterplan back to Full Council for reconsideration.
- The masterplan was originally considered at Council back in July 2024 but was not adopted at that time as a number of issues were raised by Members.
- This report provides an update on the issues and clarifies several changes that have been made and more visual material has now been used.
- This report clarifies the access arrangements into the site, detailed how cars will be able to circulate within and between the two schemes using the access points from North Road and an internal connection at the east of the site.
- All parts of the NS1 site are within a 20-minute walk of the school and shops on site.
- This masterplan was aiming to meet several gold targets set in the Sustainability Supplementary Planning Document (SPD) which supported the Local Plan.
- If Cabinet approve to refer this masterplan back to Council, there would be a presentation of key plans to Members at the meeting on 28 November.
- Members had been invited to attend a briefing session on the masterplan on 6 November which had been well attended.

In response to a question by Councillor Val Bryant, the Strategic Planning Manager advised that:

- Hertfordshire County Council had decided that two primary schools were required.
- The two primary school had been built in close proximity to each other as schools had to be built on the most accessible and flattest part of the site.
- Detail of the provision of school sites would be decided in the legal agreement at the application stage.

The following Members took part in a debate:

- Councillor Daniel Allen
- Councillor Dave Winstanley
- Councillor Val Bryant

Points raised in a debate included:

- The main concern was how to improve integration between the two sides of the sites.
- This was an excellent masterplan with a good spread of affordable housing within the two sites.
- The masterplan provided good phasing particularly in regard to green spaces and the allocation of 40% affordable housing at each phase.

Councillor Dave Winstanley proposed and Councillor Val Bryant seconded and, following a vote, it was:

***RECOMMENDED TO COUNCIL:***

- (1) Following the Full Council decision not to adopt the masterplan in July 2024, the additional information and clarification in this report is noted.
- (2) The Strategic Masterplan Framework for North Stevenage, attached at Appendix B, is approved and adopted as a material planning consideration for relevant planning decisions relating to the site.

***REASONS FOR RECOMMENDATIONS:***

- (1) To facilitate the delivery of a strategic site within the Council's adopted Local Plan.
- (2) To accord with policy requirements of the Local Plan.