

# Stevenage Growth Plans

Growth Commission

London Stanstead Cambridge Corridor

5<sup>th</sup> April 2016

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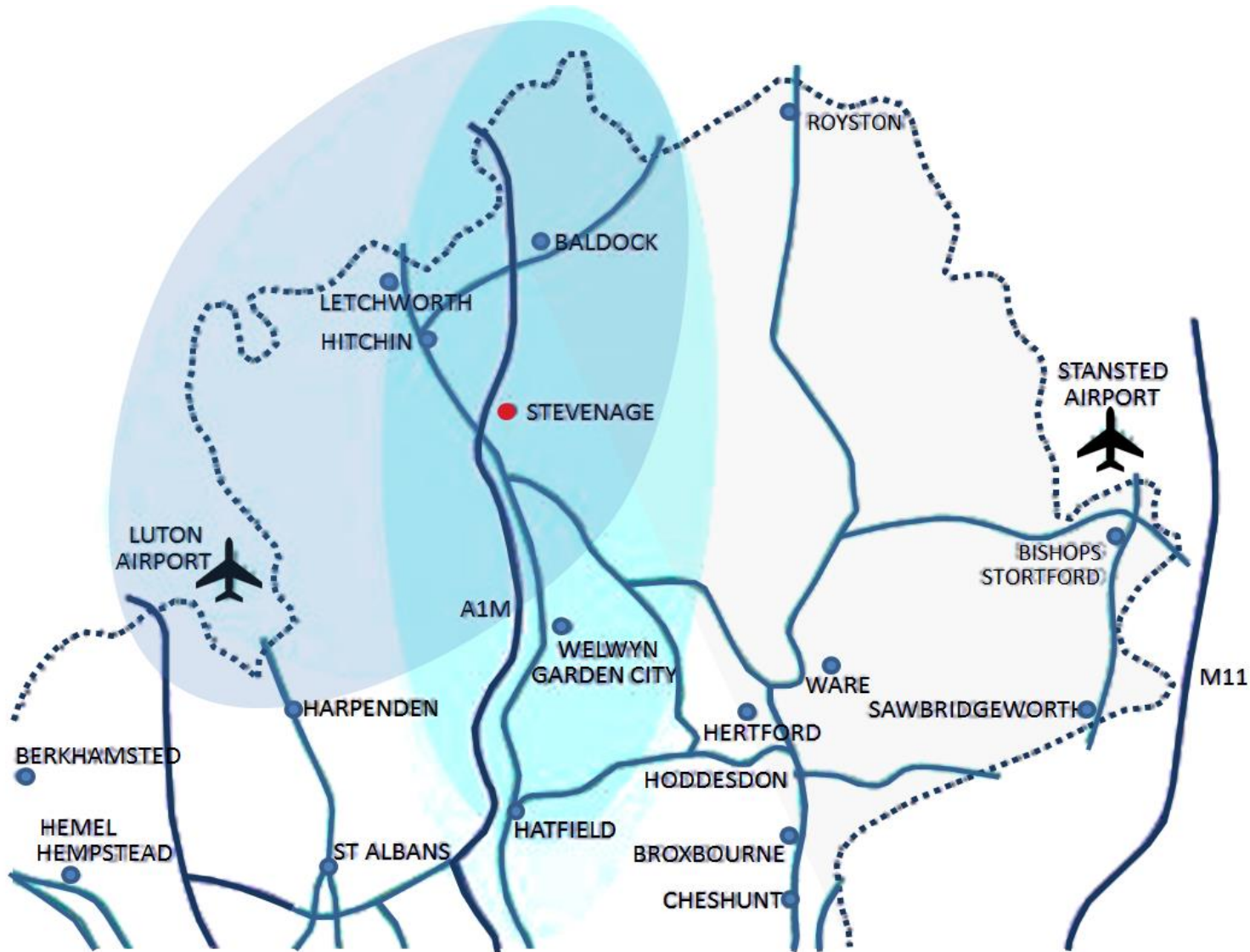
Councillor John Gardiner  
Deputy Leader

# Context

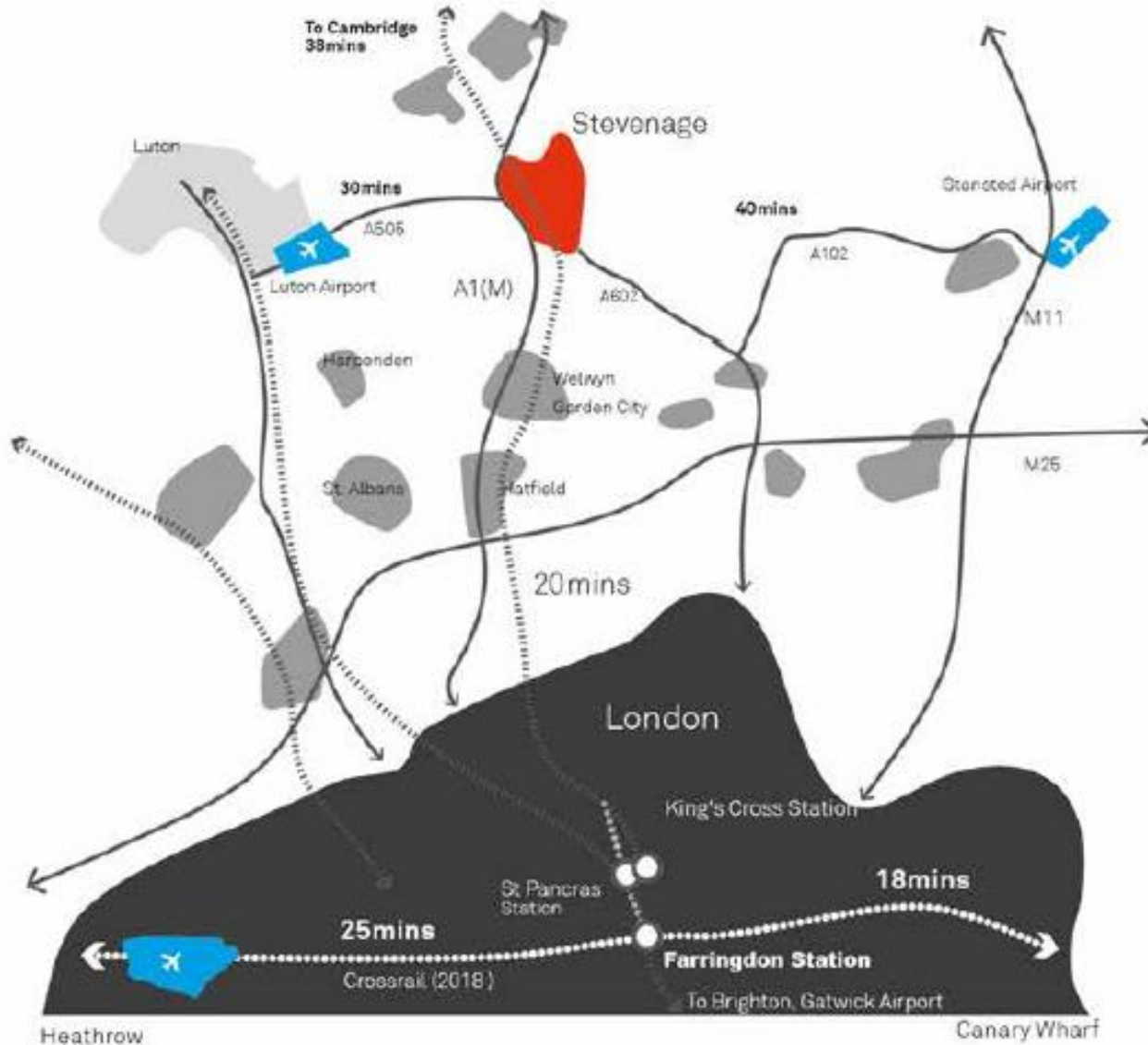
- First New Town
- Now a major town
  - Population 85,000
  - Catchment 155,000
  - Unemployment 1.4%
- Grow by 20% over next 10 years



# A1 Corridor



# Rail Connectivity



# Comparator Data

## Average House Prices and Travel time in Stevenage and neighbouring towns

Area	Travel time to London	Av House Price
<b>Stevenage</b>	<b>19 min</b>	<b>£243,196</b>
Reading	31 mins	£306,075
Hatfield	26 mins	£323,353
Watford	38 mins	£350,419
Hertford	50 mins	£380,098

## Comparative Office Cost/sq ft – Stevenage & London

Stevenage & neighbouring towns	
Area	Cost per sq ft
<b>Stevenage</b>	<b>£15</b>
Hatfield	£20
Watford	£30
Harlow	£20
Barnet	£28

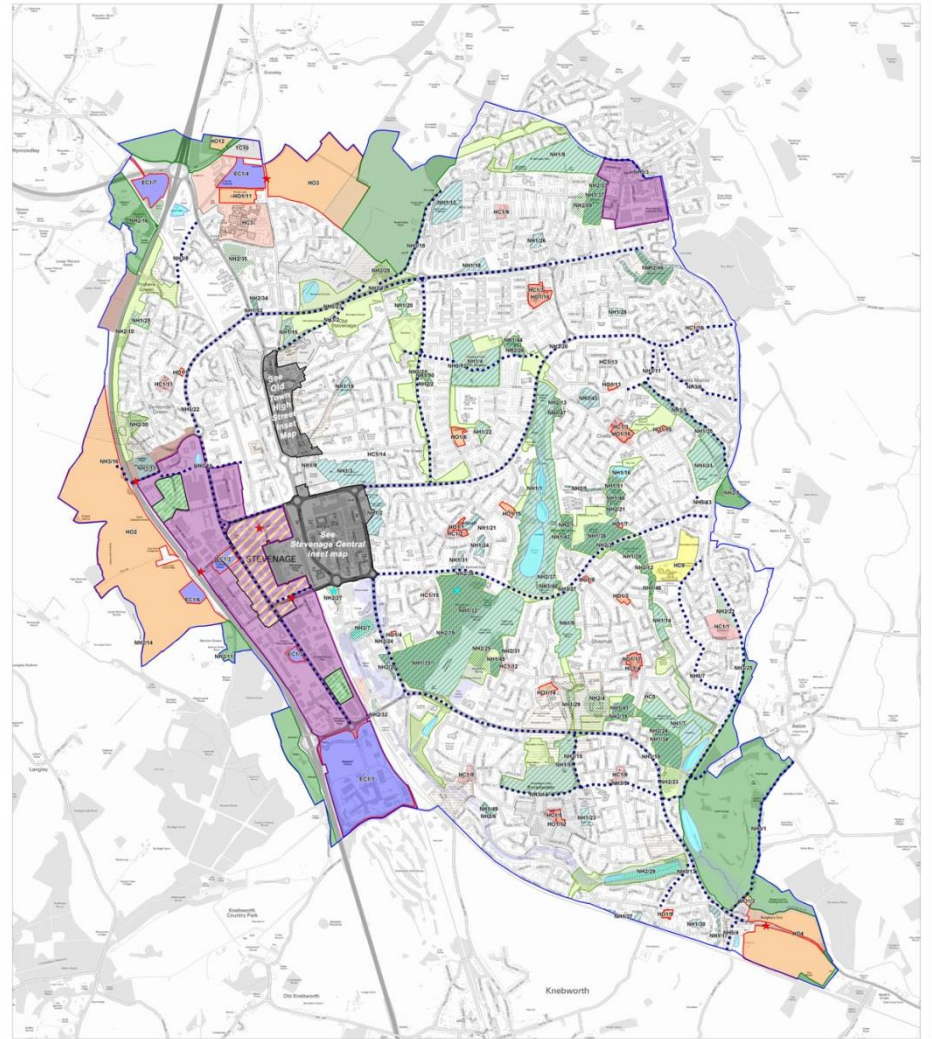
London	
Area	Cost per sq ft
Mayfair	£95
Marylebone	£68
City of London	£63
King's Cross	£63
Paddington	£60

## Comparative Retail Cost/sq ft

Stevenage & neighbouring towns	
Area	Cost per sq ft
<b>Stevenage</b>	<b>£27</b>
Hatfield	£31
Watford	£36
Harlow	£32
Barnet	£33

# Local Plan

- 7,600 new homes
- 3,600 in Town Centre
- Three urban extensions
- Examination in Public – Autumn, 2016
- Local Plan Adoption – January, 2017



# Town Centre Regeneration

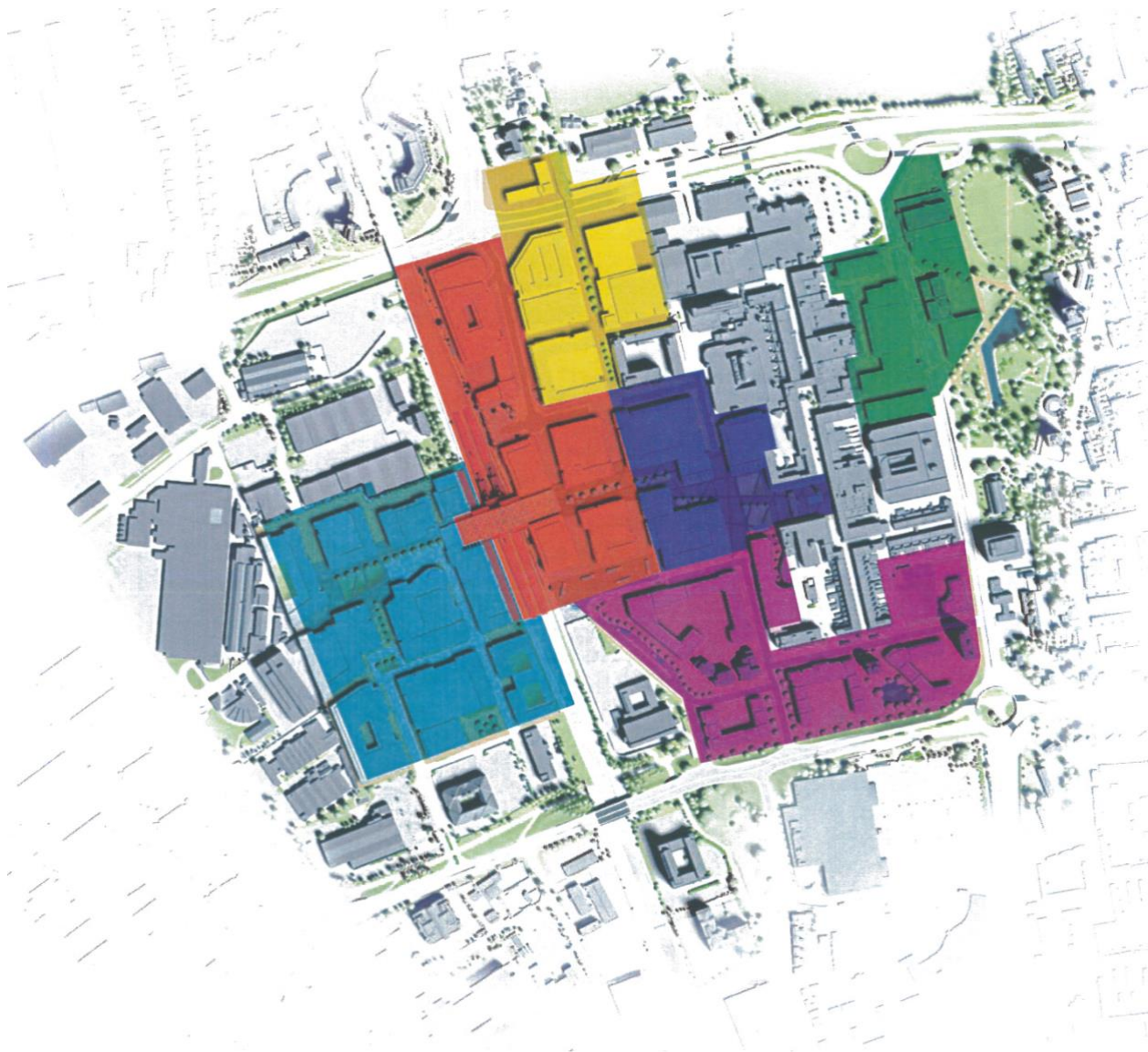


## **STEVENAGE CENTRAL**

TOWN CENTRE FRAMEWORK

**SteVenage**  
BOROUGH COUNCIL

# 6 Major Opportunity Areas



- Southgate
- Central West
- Park Place & Town Gardens
- Stevenage Central Core
- Station Gateway
- Northgate



# Summary of Town Centre Growth

- Deliverables
  - New Rail Station
  - 3,600 new homes
  - 65,000m2 new Grade A Office
  - 3 new 4\* Hotels
  - 24,000m2 of A1,A3 & A4 retail
  - New Civic Hub
  - 21<sup>st</sup> Century Leisure

# Challenges

# Solutions

- Funding & Delivery
- Building Consents
- Timing of Investment in Infrastructure
  - £40m for Station
  - Enabling works
  - A1M widening; A1M Smart Motorway

- Real Market Interest
- New Powers
  - DfT; LEP; Growth Deal
  - Imaginative Funding
  - Future CIL/S106