

Stevenage Borough Revised Community Infrastructure Levy

Examination in Public

Note on Strategic Sites and Sheltered / Extra Care Housing

1 Long Term and Multi Year Developments

1.1 Appraisals in the Viability Assessment (CID7) assume static costs and values (no inflation or appreciation included in the base modelling).

1.2 The reason for this is that forecasting cost / value changes over long periods which reduces reliability; most indices do not project beyond 5 years.

1.3 Instead, viability judgement relies on the sensitivity testing, which demonstrates headroom to accommodate different market cycles.

1.4 Paragraphs 5.59 – 5.63 of the Viability Assessment (pages 78 – 79) provide methodology and further explanation of the residential typologies including assumed pre-construction, construction and sales periods.

2 Larger Sites and Buffers

2.1 Town Centre and Strategic sites all achieve buffers above the 45% guideline, with actual figures ranging from 67% to 90%.

2.2 These larger buffers help account for longer development horizons and associated risks.

3 Treatment of Timescales in Appraisals

3.1 Each appraisal includes:

- Pre construction period;
- Construction period;
- Sales period.

3.2 These inputs form the cash flow from which interest is calculated.

3.3 Larger sites naturally have longer build-out and sales periods, proportional to unit numbers.

3.4 Details are provided in the Viability Assessment 2024 (CID7):

- Paragraph 5.59 onwards for generic typologies;
- Paragraph 5.63 for strategic sites;
- Paragraph 6.21 for town centre sites.

4 Sheltered Housing and Extra Care Housing

4.1 Regarding Sheltered and Extra Care Housing, the following applies:

- Delivery of the Local Plan is not dependant on this type of typology.
- There are no specific sheltered and extra housing scheme allocations in the Local Plan.
- Applying a CIL charge to this type of development does not threaten the delivery of the whole plan.
- The PPG states that charging schedules must be ‘informed by appropriate available evidence’ but ‘do not need to precisely reflect that evidence’.
- The Council has had to strike a balance between the desirability of funding infrastructure and the potential effects of the levy on the economic viability of development across the area.
- At the time of the CIL examination 2019, this type of development could readily absorb the adopted rate.
- Without any specific allocations for this type of development in the Local Plan, the viability was based on a generic model used from schemes in other areas.
- This type of development in general comes forward through the Council’s own windfall schemes. Brent Court and Hobbs Court schemes are both examples of this. Both developments offer affordable independent / older persons housing and have secured funding through Homes England. Due to the delivery of affordable housing, both developments are exempt from CIL.
- The West of Stevenage site (Policy / Site HO2 in the Local Plan) includes an allocation for the delivery of a Class C2 care home, contributing to the provision of accommodation for older persons and supporting the housing needs for an ageing population.
- The recent Local Plan Partial Update increases the provision of M4(3) wheelchair user dwellings, thereby further supporting the delivery of housing suitable for older people.
- Many of the Council’s housing allocations have either been built out of have secured permission. As a result, the remaining housing allocations below confirm delivery of the Local Plan is not dependant on this type of typology.
- The Council intends to update the Viability Assessment in due course and determine if this development type is required. CIL rates will be adjusted accordingly to reflect any new evidence.

Local Plan – Housing Allocations

Housing Allocation Reference	Planning reference	Decision	Notes
HO2 – West Stevenage	21/00356/FPM	Granted 14/11/2024	Discussions with the applicant with respect to amendments to Phase 1 (Detailed Design). In addition, co-ordinating with the applicant on Reserved Matters proposals for Phase 2.
HO3 – North Stevenage	17/00862/OPM	Granted 01/09/2022	Reserved matters approved for all phases of the development. Site under construction.
HO4 – South East of Stevenage	25/00620/OPM	Resolved to Grant (Planning Committee – 12/03/2026) subject to completion of s.106 agreement	Negotiations with the applicant with respect to the s.106 legal agreement.

Town Centre Sites			
TC2 and TC5	(19/00753/FPM)	Outline Planning Permission Granted 30/05/2023	The applicant is currently delivering Phase 1A (Former Swingate House) known as Claxton House.
TC2 (former Matalan site)	14/00559/OPM	Outline planning permission Granted 20/10/2027	Reserved Matters has been approved for both phases of the development. Phase 1 of the development has been completed by Guinness Trust.
TC7	16/00511/FPM – Park Place	Planning permission granted on 12/02/2016	This development has been fully implemented. Resolved to grant planning permission for the new Swimming Pool (25/00424/FPM) Autolus Biopharma Labs (21/00627/FPM) whereby the development has been implemented.

Local Plan – Employment Allocations

Employment allocation	Planning Reference	Decision	Notes
EC1/1	23/00293/FPM 25/00893/FPM (Amended the scheme to deliver largescale datacentres).	Granted 30/05/2024 13/03/2026	The Council is working closely with Reef, UBS and GSK to bring this development forward.
EC1/2	25/00413/FPM	Resolved to grant planning permission (Committee 09/09/2025) subject to the completion of the s.106 agreement.	Working with the applicant to finalise the s.106 legal agreement in advance of issuing planning permission. (See note issued as part of the EiP for the Local Plan Partial Update relating to this site).

EC1/3	N/a	N/a	MBDA Site – Whilst site has not come forward for delivery, there have been various permissions relating to MBDA with respect to new warehouse, industrial and R&D buildings.
EC1/4	21/00529/FPM	Granted 24/03/2022	Development on this site has been completed.
EC1/5	N/a	N/a	This forms part of Stevenage Central / TC4 – Station Gateway.
EC1/6	21/00356/FPM	Granted 14/11/2024	This forms part of the planning permission for HO2 – West Stevenage.
EC1/7	N/a	N/a	No applications have come forward for this site.

Local Plan – Remaining Housing Allocations

Reference	Sites	Dwelling capacity (net)	Land types	Status	Units delivered / permitted	Remaining Dwelling capacity (net)
HO1/1	Bedwell Crescent neighbourhood centre	45	PDL	Not come forward for delivery.		45
HO1/6	Former Pin Green School	42	PDL	Not come forward for delivery.		42
HO1/7	Fry Road day nursery	6	PDL	Not come forward for delivery.		6
HO1/8	Ken Brown car showroom	36	PDL	Not come forward for delivery.		36
HO1/11	Land West of North Road (Rugby Club)	149	Greenfield site outside urban area	Not come forward for delivery.		149
HO1/12	Marymead neighbourhood centre	60	PDL	Not come forward for delivery.		60
HO1/13	Scout hut, Drakes Drive	18	PDL	Not come forward for delivery.		18
HO1/14	Shephall Centre and adj. amenity land	34	Greenfield site within urban area	Not come forward for delivery.		18

HO1/16	The Glebe neighbourhood centre	35	PDL	Not come forward for delivery.		35
HO1/17	The Hyde neighbourhood centre	50	PDL	Not come forward for delivery.		50
Total Remaining Dwelling Capacity					459	