

The adopted Stevenage Borough Local Plan aims to facilitate some 140,000 metres square of employment floorspace, 4,700 metres square of comparison retail floorspace, 7,600 metres square of convenience retail floorspace and 7,600 new homes between 2011 and 2031.

Housing

As at 1 September 2025, the Council has delivered 3,287 new net homes which leaves approximately 4,313 to be delivered over the remainder of the plan period.

Employment

As at October 2024, 102,340m² of net employment floorspace has been delivered. A total of 37,660m² of employment floorspace is to be delivered over the remainder of the plan period. This includes office, research and development, industrial and warehouse floorspace.

Retail

As at April 2026, the following table provides the latest position regarding comparison and convenience retail floorspace:

Retail Category	Floorspace totals since 2011	Left to be Delivered
<u>Comparison retail:</u> Local Plan additional retail floorspace of 4,700m² within one or more of the Town Centre Shopping Area, the Marshgate MOA, the Central Core MOA, the Station Gateway MOA or the Northgate MOA	Total comparison retail loss in the Town Centre: 21,878m² Total comparison retail gain in the Town Centre: 8,194m² Total = 13,684m² net loss	A significant proportion of the comparison goods floorspace which has been lost since 2014 is from Stevenage Town Centre is as a result of residential-led mixed use redevelopment proposals. These regeneration projects and the loss of floorspace have resulted in a number of major multiples leaving the Town Centre and an increase in vacancy rates.
<u>Convenience retail:</u> This projected Borough-wide need is 7,600m² net of convenience trading floorspace.	Total convenience retail in the Borough: 5,535m² from retail study (plus Forster Park Tesco (500m²)) Total = 6,035m²	1,565m² net of convenience retail for the rest of the plan period (2026 – 2031)