

Stevenage Borough Council
Five Year Housing Land Supply Update
May 2024



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Appendix A – Housing Trajectory Spreadsheet 2011 – 2031 (Updated May 2024)

1.0 INTRODUCTION

- 1.1 This Five Year Housing Land Supply Update (May 2024) has been produced to provide an updated position with regard to Stevenage Borough Council's five year housing supply following the Housing Delivery Score, released December 2023.
- 1.2 Stevenage Borough Council can demonstrate a Housing Supply of **5.59 years** for the period 01 April 2024 to 31 March 2029, using the *Liverpool* methodology and guidance from the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.3 This update sets out how the Council has calculated its housing supply figure and explains all aspects of the Council's calculations.
- 1.4 The structure of this document will initially review the approach to calculating the five-year housing supply, then review past and present housing requirements, current shortfall in delivery, and then focus on how we established the overall five-year requirement.
- 1.5 The statement will then move on to focus on the sites which are considered 'deliverable', explain why these are included in the housing land supply for Stevenage, and finally demonstrate a minimum of five years' worth of housing against the housing requirement as required by the NPPF.
- 1.6 [Appendix A](#) contains the latest Housing Trajectory which gives a detailed breakdown of the housing expected to be delivered over the next five years.

2. POLICY CONTEXT

2.1 The Council adopted its Local Plan¹ on 22 May 2019 and thus the plan will be 5 years old on the 22 May 2024. The plan plays a pivotal role in the development of the borough as well as demonstrates the extent to which the identified housing need can be met over the plan period 01 April 2011 – 31 March 2031.

2.2 In 2019, the Local Plan set out its plan for development, identifying and allocating sites for new housing totalling 7,600 units over the Plan period from. This equates to 380 units per annum.

2.3 The National Planning Policy Framework² (NPPF) sets out that Local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies.

2.4 Paragraph 75 of the NPPF states that Local Planning Authorities should include a trajectory illustrating the expected delivery over the plan period and that:

“..all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies”.

2.5 Prior to the NPPF revision December 2023 LPAs were required to identify and update annually a supply of deliverable sites however, Paragraph 76 now states that:

Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

2.6 On 22 May 2024 the Stevenage adopted plan will be five years old. Therefore:

Paragraph 77 requires that, in all other circumstances local planning authorities should:

Identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.....

The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable

¹ <https://democracy.stevenage.gov.uk/documents/s19698/Item13-AppendixC-SBLPAdoptionVersion.pdf>

² [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework)

sites should in addition include a buffer of 20% (moved forward from later in the plan period).

- 2.7 In order to for the Council to identify and update annually the supply of specific deliverable sites the Council is guided by what should be considered a 'deliverable' site within the NPPF Annex 2: Glossary as follows:

Deliverable

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.*

- 2.8 Planning Practice Guidance³ gives additional detail to explain what 'clear evidence' should be used to demonstrate that sites can be considered deliverable under Part B of the definition:

As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;*
- are allocated in a development plan;*
- have a grant of permission in principle; or*
- are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for*

³ <https://www.gov.uk/guidance/housing-supply-and-delivery> Paragraph: 007 Reference ID: 68-007-20190722,
Revision date: 22 July 2019

approval of reserved matters applications and discharge of conditions;

- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*
- Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.*

2.9 The rest of this Update will explain how Stevenage Borough Council meets the requirements of NPPF paragraph 77 to provide a minimum of five years' worth of housing against the Council's housing requirement adopted policies, using the NPPF Annex 2: Glossary's definition of 'deliverable' housing units, using the PPG's examples of evidence to demonstrate deliverability, where necessary in support of its approach.

2.10 The information in this Housing Supply Update should be used for decision-making purposes when determining planning applications or appeal inquiries for residential development.

3. APPROACH TO CALCULATING FIVE-YEAR SUPPLY

- 3.1 At the Examination Hearings for the Local Plan, the Council demonstrated why it should address historic shortfall of housing delivery using the 'Liverpool' approach rather than the more standard 'Sedgefield' approach. The Liverpool approach spreads the delivery of historic undersupply of housing equally across the remainder of the Local Plan period, whereas the Sedgefield approach seeks to deliver the shortfall in the next five-year period.
- 3.2 Following the Examination period for the Local Plan, the Inspector agreed that the Sedgefield approach was unrealistic for Stevenage and that the five-year housing supply should be calculated using the Liverpool approach. See extract from the Inspector's Report⁴ below:

The Council's reliance on a small number of large strategic sites makes early delivery of a large quantum of housing very challenging. This is because of the lead in time for housing to be built on these sites, following the adoption of the Plan and the rate at which the developers can build. Using the Sedgefield approach to dealing with previous shortfall would require the delivery of around 700 homes per year for the first 5 years. This is wholly unrealistic when considering previous delivery rates. Spreading the delivery of the previous shortfall over the Plan period is not ideal as it delays providing the shortfall over an even longer period. However, in this case there are a particular set of circumstances that mean it is the only sensible option.

⁴ <http://www.stevenage.gov.uk/content/15953/26379/26389/Inspectors-Report-Local-Plan-18102017.pdf>

4. FIVE-YEAR HOUSING REQUIREMENT

- 4.1 The Stevenage Borough Local Plan states in para 5.49 that evidence identifies a requirement for Stevenage of 7,300 homes over the period of the Plan. This considers migration trends over a 10-year period and includes adjustments in response to market signals in line with Government guidance. This is translated into a requirement for 7,600 homes as specified in Policy SP7: High Quality Homes, which is an **annual requirement for 380 dwellings per year**.

Annual Housing Requirement Figure	380
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Table 1 - Annual Housing Requirement Figure from Stevenage Local Plan (2019)

- 4.2 Table 2 shows the cumulative total of net housing completions in Stevenage since the start of the Plan period.

Monitoring Year	Actual Net Housing Completions	Cumulative Net Housing Completions
2011/12	190	190
2012/13	85	275
2013/14	172	447
2014/15	146	593
2015/16	153	746
2016/17	690	1,436
2017/18	71	1,507
2018/19	285	1,792
2019/20	321	2,113
2020/21	143	2,256
2021/22	69	2,325
2022/23	156	2,481
2023/24	163	2,644

Table 2 – Cumulative Net Housing Completions 2011/12 to 2023/24

- 4.3 The PPG states that any shortfall in housing completions needs to be calculated from the base date of the adopted Plan⁵; in this case, the base date of the adopted Stevenage Borough Local Plan is 1 April 2011. Table 3 shows the shortfall in housing completions since the start of the Plan period.

Monitoring Year	Annual Net Housing Surplus/Shortfall	Cumulative Net Housing Surplus/Shortfall
2011/12	-190	-190
2012/13	-295	-485
2013/14	-208	-693
2014/15	-234	-927
2015/16	-227	-1,154
2016/17	310	-844
2017/18	-309	-1,153
2018/19	-95	-1,248
2019/20	-59	-1,307
2020/21	-237	-1,544
2021/22	-311	-1,855
2022/23	-224	-2,079
2023/24	-217	-2,296

Table 3 - Cumulative Shortfall in Housing Provision 2011/12 -2023/23

- 4.4 As Table 3 shows, completions have not gone beyond the annual requirement since the start of the Plan period and the undersupply has grown each year. This is due to a number of reasons:

- Partially due to the Plan not being adopted by Stevenage Borough Council until May 2019, having been under a Holding Direction since November 2017 which significantly delayed the Plan's adoption and progress to be made with on a number of relatively large strategic sites which required either Policy-support or removal from the Green Belt before progressing through the planning system.

⁵ Paragraph: 031 Reference ID: 68-031-20190722, Revision date: 22 July 2019

- Larger sites require longer lead in times to progress and agree planning obligations., particularly if planned to a high standard.
- Completions in the borough by private developers means the Council need to assist developers and rely on developers build out rates to align with the Councils housing targets rather than what suits the market.
- Other factors outside the immediate control of the Council and possibly not necessarily down to planning such as the impact of Covid-19 pandemic and economic decline on the local housing market.
- The long term impacts of the COVID-19 pandemic on the rate of housing delivery and resultant economic uncertainty will during 2022-2023 have resulted in some developers being more cautious in progressing schemes.
- Added pressure of larger than expected build price inflation which in 2022 – 2023 was reported to be between 10 – 15%.
- Affordability of dwellings for purchase relative to Stevenage’s average income.

4.5 It was clear the pandemic impacted the construction industry affecting not only the progress of large strategic sites but also current housing commitments in general due to continued construction industry disruption.

4.6 The Council is left with an undersupply of 2,296 dwellings as of 31 March 2024. In line with the Liverpool approach historic undersupply should be delivered evenly by the end of the Plan period.

Annualised requirement to provide	328
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Table 4 - Annualised requirement for historic undersupply of housing

4.7 As discussed earlier Paragraph 77 of the NPPF states that where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

4.8 Based on the latest Housing Delivery Test result 2022 which was delayed until December 2023. The Council scored 57% and is therefore, required to include a 20% buffer to the supply of deliverable sites.

4.9 The Housing Delivery Test (HDT) is the established assessment of housing delivery⁶ over the previous three years. Results of the HDT for every LPA are published annually on the Government's website. Each LPA faces consequences based on the results of the HDT. The potential consequences are:

- None, if HDT = > 95%
- Action Plan, if HDT < 95%
- Action Plan and 20% buffer, if HDT < 85%
- Action Plan, 20% buffer and presumption in Favour of Sustainable Development, if HDT < 75%

4.10 The formula for the Housing Delivery Test Calculation is as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

Stevenage Borough Council's results for the last three Housing Delivery Tests are:

HDT	No. of homes required	No. of homes delivered	Score	Consequence
2020	1,094	702	64%	Presumption in favour of sustainable development
2021	1,347	755	79%	20% buffer and Action Plan
2022	982	563	57%	Presumption in favour of sustainable development

Table 5 HDT score 2020 - 2022

4.11 As discussed earlier in this update, Table 5 shows that for the relevant period, Stevenage achieved a HDT score of 57% delivery.

4.12 Therefore, in line with the HDT consequence the Council must: prepare an Action Plan showing how it intends to increase future housing delivery; include a 20% buffer in its housing supply calculations; and apply the presumption in favour of sustainable development during decision making for housing proposals as set out in paragraph 11 of the NPPF.

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

- 4.13 In relation to the presumption in favour of sustainable development Paragraph 12 of the NPPF states that:

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Number of homes required.

ONS code	Area name	2019-20	2020-21	2021-22	Total number of homes required
E07000243	Stevenage	348	253	381	982

Number of homes delivered.

2019-20	2020-21	2021-22	Total number of homes delivered	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
327	152	84	563	57%	Presumption

Table 6 - 2022 Housing Delivery Test results for Stevenage

- 4.14 Taking into account the Objectively Assessed Need for 380 dwellings per year, the need to deliver an additional 328 dwellings per year to account for historic under delivery, and the additional 20% buffer in line with NPPF paragraph 77, Table 6 shows that the overall housing requirement to be delivered in the five year period 1 April 2024 to 31 March 2029 is 4,248.

Annual Requirement	Annual Shortfall	Annual 20% buffer	Total Annual Requirement	Total 5 Year Requirement
380	328	141.6	849.6	4,248

Table 7 - Five Year Housing Requirement for Stevenage, 2023/24 - 2028/29

5. DELIVERABLE HOUSING SUPPLY

- 5.1 This section identifies the Council's supply of deliverable sites. The sites align with the NPPF and planning practice guidance in that, each site is for housing, available now, offer a suitable location for development, and is achievable with a realistic prospect that housing will be delivered on the site within 5 years⁷.
- 5.2 The Council has tested sites against the NPPF's definition of deliverable as stated in Section 2. The Council has set out which sites it considers deliverable under part A of the definition, and those sites where further evidence is needed in order to be considered deliverable under part B of the definition.

Sites that meet part A of the definition include:

- Sites under construction
- Sites with detailed planning permission
- Sites with prior notification

Sites that meet part B of the definition include:

- Sites with outline permission/subject to s106
- Deliverable housing sites

- 5.3 The full list of deliverable sites is provided in Appendix A which splits the developments into the same categories as the remainder of this section.

6. CONCLUSIONS

- 6.1 The total requirement for housing delivery from 1 April 2024 – 31 March 2029 is 4,248 dwellings. This incorporates the objectively assessed housing need, delivering an appropriate portion of historic undersupply calculated using the Liverpool approach, and a 20% buffer as determined by up to date results of the Government's HDT.
- 6.2 Table 8 show that the **total supply of deliverable housing identified by the Council for that five year period is 4,755 dwellings.**

⁷ Annex 2. National Planning Policy Guidance

Total supply of deliverable housing identified	01 April 2024
Total Number of Dwellings for Sites Under Construction	1596
Total Number of Dwellings for Sites with Detailed Planning Permission	1816
Total Number of Dwellings for Sites with Prior Notification	81
Total Number of Dwellings for Sites with Outline Permission	1110
Total Number of Dwellings for other 'Deliverable' Sites	72
Total Number of Dwellings for Windfall Sites	80
Total Identified Supply	4755

Table 8 - Total supply of deliverable housing identified 31 March 2024

- 6.3 This means Stevenage Borough Council can demonstrate a surplus of 507 dwellings for the relevant five-year period which takes into account a windfall allowance of 100 units (20 units per annum x 5 years).
- 6.4 Table 9 show that Stevenage Borough Council is able to demonstrate a five-year land position of 5.59 years against its adopted housing requirement. This figure exceeds the required 5-year figure.

Five Year Housing Supply Calculation		
A.	Objectively Assessed Need (dwellings per year)	380
B.	Local Plan Period (Years)	20
C.	Adopted Housing Target 2011-2031 (A x B)	7,600
D.	Completions 1 Apr 2011 – 31 Mar 2024	2,644
E.	Target 1 Apr 2011 – 31 Mar 2024	4,940
F.	Shortfall against target at 31 Mar 2024 (E – D)	-2,296
G.	Target 1 Apr 2019 – 31 Mar 2024	1,900
H.	Surplus / Shortfall to be delivered in 5yr period (F / 7 x 5)	-1,640
I.	Buffer to be applied (5% / 20%) based on 2022 consequence	20%
J.	Total 5yr requirement ((G - H) + I)	4,248
K.	Dwellings for sites under construction	1596
L.	Dwellings granted permission or prior approval	1897
M.	Dwellings granted outline permission or subject to S106	1110
N.	Other dwellings considered 'deliverable'	72
O.	Dwellings from Windfall sites	80
P.	Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (K + L + M + N + O)	4755
Q.	Surplus of dwellings (P – J)	507
R.	Total Years Housing Supply ((P / J) x 5)	5.59

Table 9 – 5 Year Housing Supply 2024 - 2029

Appendix A Sites with detailed planning

	Monitoring year ending...	Site Total (net)	Land types	2024-2029					2030-2031	
				2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2030	2031
Planning Permission	Sites with detailed planning permission									
19/00647/FPM	Former BHS store	250	PDL				125	125		
06/00301/FP	11 Walkern Road (Pond Close), Stevenage	12	PDL			6	6			
21/00120/FP	28 Essex Road, Stevenage, SG1 3EX	1	PDL		1					
21/00709/FP	69 Whitney Drive, Stevenage, SG1 4BH	1	PDL		1					
21/01229/FP	Land Adjacent To 81 Turpins Rise, Stevenage, SG2 8QZ	2			2					
22/00266/NMA	12, Hollyshaws, Stevenage, SG2 8NZ	1	PDL		1					
22/00287/FP	14 Penn Road, Stevenage, SG1 1HY	4	PDL		4					
22/00343/FP	11, Manor View, Stevenage, SG2 8PD	4	PDL		4					
22/00344/FP	22 Greydells Road, Stevenage, SG1 3NJ	3	PDL		3					
22/00465/FP	37 Colestrete, Stevenage, SG1 1RB	1			1					
22/00982/FP	14 North Road	7	PDL		3	4				
22/00688/FP	35, Rookwood Drive, Stevenage, SG2 8PH	1		1						
22/00826/FP	2-8 Queensway, Stevenage, SG1 1BS	2	PDL	2						
22/00864/FP	17 Fox Road, Stevenage, SG1 1JD	1		1						
21/00704/RM	MKG Motor Group Ltd, Chells Way, Stevenage, SG2 0LZ	9	PDL	5						
21/00819/FP	29 - 31 Orchard Road, Stevenage, SG1 3HE	7	PDL		7					
21/01002/FPM	Unit 11, The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	224	PDL			50	100	74		
21/00944/FPM	HO1/4: Dunn Close garage court	18	PDL		18					
21/00819/FP	29-31 Orchard Road	7	PDL	7						
19/00743/FPM	SG1: Phase 1 (AKA Plot A) + Phase 1K	760	PDL		264	397	99			
16/00482/FM Spd by 20/00624/FPM	Six Hills House	64	PDL		20	20	24			
22/00437/FPM	HO1/3: Burwell Road NC 10A and 10B Burwell Road	20					18			
23/00719/FP	80 Whitesmead Road, Stevenage, SG1 3JZ	1	PDL		1					
23/00186/FP	23 Essex Road	5	PDL			4				
23/00226/FP	203 Valley Way	1			1					
23/00266/FP	2 Benstede	1			1					
23/00298/FP	Tarrant Court, Ingleside Drive	2	PDL		2					
23/00738/FP	Land adj. to 73 Pankhurst Crescent	1	PDL		1					
23/00889/FP	33 Julians Road	6	PDL			6				
23/00908/FP	Garages G001 - G026, Hydean Way	4	PDL			4				
23/00945/FP	Symonds Lodge, Symonds Green Lane	1	PDL		1					
23/00066/FP	Land to the rear of 48, 49 and 50 Conifer Walk.	2				2				
23/00432/FP	11 Highstreet	1	PDL		1					
23/00477/OP	Land Between 146 & 225 Hopton Road	1			1					
23/00890/RMM	HO3: Land North of Stevenage	442	Greenfield sites outside urban area		23	168	168	83		
Subtotal		1,867		16	361	661	540	282		
95 units (under 10 units) - 50% = 47 units to be deducted from total				2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
Based on past experience, SBC assumes 50% delivery				16	361	661	540	282		
				Total 1860 - 47 = 1813						

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					2023-2028					2029-2031		
	Monitoring year ending...	Site Total (net)		Land types	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2029	2030	2031
Planning Permission	Outstanding C2 Developments											
20/00226/FP	112 High Street, Stevenage, SG1 3DW	1		PDL		1						
20/00599/FP	14, Brick Kiln Road, Stevenage, SG1 2NH	1		PDL		1						
21/01359/FP	201, Chertsey Rise, Stevenage, SG2 9JF	1		PDL		1						
22/00154/FP	185 Jessop Road, Stevenage, SG1 5LR	1		PDL	1							
23/00762/FP	Oak Lodge, Rectory Lane, Stevenage			PDL		2						
22/00154/FP	185 Jessop Road, Stevenage, SG1 5LR	1		PDL	1							
Subtotal		5			2	5	0	0	0	0	0	
7 units (under 10 units) - 50% = 4 untis to be deducted from total					2022/2023	2023/2024	2024/2025	2025/2026	2026/2027			
Based on past experience, SBC assumes 50% delivery					2	5	0	0	0			
					Total 7							

Sites under construction

	Monitoring year ending...	Site Total (net)	Land Type	2024-2029					2030-2031	
				2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2030	2031
Planning Permission	Sites under construction									
17/00846/FP	12 Park Place, Town Centre, Stevenage, SG1 1DP	9	PDL					9		
18/00234/FP	Boots High Street	6	PDL		6					
20/00736/FPM	HO1/9: The Bragbury Centre, Kenilworth	169	PDL	10	30	50				
13/00599/FP	Land Between, 7A And 11 North Road,	1	PDL				1			
19/00463/FP	Land Adjacent To, 21 Whomerley Road,	1	PDL		1					
21/01366/FPM	Stamford House, Primett Road, Stevenage, SG1 3EE	11	PDL			11				
22/00695/FP	12, High Street, Stevenage, SG1 3EJ	1	PDL			1				
22/00982/FP	14, North Road, Stevenage, SG1 4AL	7	PDL			6				
20/00643/RMM	Matalan Unit B-C, Danestrete, Stevenage	526	PDL		143	100	100	183		
22/00684/FP	Land adj, 12 Lower Sean, Stevenage, SG2 9XN	1	Garden development	1						
20/00753/FP	Land R/O, 1 Aspen Close, Stevenage, SG2 8SJ	1	Garden development	1						
20/00624/FPM	North Park Corner of, Six Hills Way And London Road, Stevenage, SG1 1ST	64	PDL			35	29			
21/00847/FP	HO1/2 Car Park Bragbury End Sports Ground, Aston Lane, Stevenage	5	PDL			5				
19/00474/FPM	Land To The West Of Lytton Way	576	PDL	100	164	210	102			
21/00971/FPM	Courtlands, Todds Green, Stevenage, SG1 2JE	17	PDL		7	10				
21/00328/FP	4, Shackleton Spring, Stevenage, SG2 9DF	1	PDL		1					
21/00057/FP	Land Between Watercress Close Coopers Close And Walnut Tree Close SG2 9TN	2	Greenfield site inside urban area		2					
23/00526/RMM approved for 243 units	HO3: Land North of Stevenage	243	Greenfield site outside urban area	98	145					
20/00682/FPM	Land to W of A1 (M) and, South Of Stevenage Road, Todds Green	133	Greenfield site outside urban area	31						
23/00637/FP	Land opposite 25 and 26 St.Albans Drive	3	Public amenity space			3				
23/00615/FP	Land Adjacent To 68 Stirling Close	1	Garden development		1					
Subtotal		1,778		241	500	431	232	192		
				2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
				241	500	431	232	192		
				Total 1596						

Sites with Prior Approval

				2024-2029					2030-2031	
Monitoring year ending...	Monitoring year ending...	Site Total (net)	Land types	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2030	2031
Sites with prior notification										
21/00843/CPA	50, High Street, Stevenage, SG13EF	2	PDL	2						
22/00699/CPA	Stewart House, Primett Road, Stevenage, SG13EE	21	PDL		10	11				
20/00512/CPA	Forum Chambers, The Forum, Town Centre, Stevenage, SG11EL	12	PDL		12					
21/00820/CPA	Bank House, Primett Road, Stevenage, SG13EE	24	PDL		24					
23/00578/CPA	62 - 80 Queensway And Forum Chambers, Town Centre, Stevenage, SG11EE	23	PDL		23					
23/00038/CPA	166A High Street	1	PDL		1					
	Subtotal	59		2	70	11	0	0		
				2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
				2	70	11	0	0		
				Total 83 - 2 = 81						
3 units (under 10 units) - 50% = 2 units to be deducted from total										

Sites with outline permission / subject to s106

					2024-2029					2030-2031					
	Monitoring year ending...	Site Total (net)		Land types	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2030	2031	2032	2033	2034	2035
Planning Permission	Sites with outline permission / subject to s106														
21/00356/FPM	HO2: Land West of Stevenage - Phase 1	390	450 AF units on overall scheme	Greenfield sites outside urban area		89	180	121							
	SG1 - Phase 2 (Plot B)	172		PDL				34	138						
22/00965/FPM	HO1/15: Shephall view 230 Bedwell Crescent (Shephall View) 24 –	57		Greenfield sites outside urban area					57						
21/01283/FPM	North Car Park, Six Hills Way (Land adj to Six Hills House)	94		PDL											
22/00377/FPM	Stewart House, Primett Road, Stevenage, SG1 3EE	21		PDL											
22/00963/FPM	Brent Court	96		PDL					96						
	HO2: Land West of Stevenage - Phases 2-4	1110		Greenfield sites outside urban area				59	180	180	180	180	177	100	54
19/00743/FPM	SG1 Phase 3 (Plots F & G)	185		PDL											
	SG1 Phase 4 (C, E and H)	750											172	142	436
22/00806/RMM / 23/00526/RMM	HO3: Land North of Stevenage	115		Greenfield sites outside urban area				85							
23/00502/FPM	58 – 90 Queensway & Forum Chambers	71		PDL				71							
Subtotal		2,346			0	89	180	370	471	180	180	180	349	242	490
					0										
					2024/2025	2025/2026	2026/2027	2027/2028	2028/2029						
					0	89	180	370	471						
					Total 1110										

Deliverable housing sites

					2024-2029					2030-2031	
	Monitoring year ending...	Site Total (net)		Land types	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2030	2031
Planning Permission	'Deliverable' housing sites										
	HO1/9: Walpole Court	22		PDL				22			
	HO1/6: Former Pin Green School playing field	50		Greenfield sites within urban area					50		
	Subtotal	50			0	0	0	22	50		
					2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
					0	0	0	22	50		
					Total 72						

Note: The majority of details for specific schemes are correct as of April 2024 which is when the annual housing survey is undertaken to ascertain which schemes have commenced or not. However, where relevant and to give additional certainty of delivery, more up to date information has been included.