

Employment Technical Paper  
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DRAFT

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## Introduction

The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. Local planning authorities are under a duty to review their plans every five years to ensure that the policies they contain remain effective. Accordingly, the council is now in the process of carrying out a partial review and update of the local plan. This technical paper has been prepared to inform that process.

In general, technical papers explain how planning policies have been developed, bringing together the various studies in an evidence base and further analysis. The studies themselves will usually make recommendations but it is rarely appropriate to translate these directly into policy, for reasons including:

- Compliance with legislation, national policies and national guidance;
- Consideration of our residents' views and those of other interested parties;
- The duty to cooperate with neighbouring authorities and the need to consider the impact our policies might have on them;
- Consideration of the findings of other studies, which might cover overlapping or entirely different subjects;
- Consideration of new evidence which has come to light since the study was carried out.

The purpose of a technical paper is therefore to bring all of the available evidence and other relevant considerations together to be analysed in their totality.

### The scope of this paper

This technical paper considers the allocation of land for employment uses. In this context, "employment" uses means:

- Offices
- Research and development
- Light industry
- General industry
- Storage and distribution

The local plan 2019 allocates sites for employment development under Policy EC1. These allocations provide for a total of 140,000m<sup>2</sup> of floorspace, distributed amongst the various employment uses and across various areas of the borough. A central consideration for this paper is whether those allocations remain fit for purpose in the light of the most up-to-date evidence.

When preparing the plan, it was envisaged that the allocations under Policy EC1 would be insufficient to meet all of the demand for employment space over the plan period. Therefore, in addition to those allocations, memorandums of understanding were signed with Central Bedfordshire Council and North Hertfordshire Council to secure land within their administrative areas to meet the unmet need for employment land in Stevenage. These sites, which total 13 hectares, have now been allocated in the Central Beds and North Herts local plans, adopted in 2021 and 2022 respectively. A secondary consideration for this paper is whether those allocations remain essential to providing sufficient employment land for the borough.

### The key studies

The key study which informed the employment allocations in the local plan was the Stevenage Employment and Economy Baseline Study (NLP, 2013) (the "NLP Study"). This

provided an assessment of the existing stock of employment premises at the time, the potential future demand for employment space under various scenarios for economic growth, and the potential supply of land to meet that demand. It also set out a range of qualitative considerations and the potential implications of various policy interventions. The NLP Study remains useful insofar as it provides a method for calculating supply and demand for employment space, which this paper will replicate, as well as acting as a point of comparison.

The local plan was also informed by the Stevenage and North Hertfordshire Strategic Housing Market Assessment Update (ORS, 2016), which provided the basis for estimating employment land demand associated with housing supply. This is set to be supplemented by the Stevenage and North Hertfordshire Strategic Housing Market Assessment Update Part 2 (ORS, 2023), which remains in draft. However, at this stage, it is anticipated that the overall objectively assessed need for housing – and therefore planned housing supply – will remain unchanged at 380 dwellings per annum.

The Strategic Land Availability Assessment: Employment Update (SBC, 2015) identified the specific sites for allocation in the plan. At this stage of the partial review and update of the plan, a new call for sites and land availability assessment has not been carried out.

It is important to recognise, particularly when considering the question of allocations in neighbouring districts, that Stevenage forms part of a wider functional economic market area or “FEMA”. The FEMA Study (NLP, 2015) identified the extent of the FEMA, assessed supply and demand for employment land across the entire area, and considered the potential impact of shifting commuting patterns within it. This study was used to inform the local plan and remains relevant for the partial review and update.

The plans, proposals and evidence of Central Beds and North Herts are also highly relevant when considering this issue. In particular, the draft North Herts and Stevenage Unmet Need Employment Land Position Statement (North Herts, 2023) provides a useful recent analysis of the supply of employment floorspace within Stevenage.

Finally, the previous Employment Technical Paper (SBC, 2015) (the “2015 Paper”) remains useful for the purposes of comparison.

## The NLP Study

The NLP Study assessed demand for employment space within the borough under five different scenarios. These were:

1. Projections of employment growth derived from the East of England Forecasting Model (EEFM) economic forecasts (referred to as the “**EEFM Baseline**” scenario);
2. Projections of employment growth derived from the EEFM forecasts, with an allowance for additional growth in key sectors (referred to as the “**EEFM Higher Enterprise**” scenario);
3. Consideration of past trends in completions of employment space within the Borough based on SBC monitoring data (referred to as the “**Past Completions Baseline**” scenario);
4. Consideration of past trends in completions based on SBC monitoring data, with anomalous losses removed (referred to as the “**Past Completions High**” scenario); and,
5. Estimates of future growth in local labour supply based on planned housing supply, census data, and EEFM forecasts of workplace sector distribution (referred to as the “**Labour Supply**” scenario)

The results were then adjusted to provide a safety margin and to account for the replacement of losses of employment space before finally comparing against known supply. The balance of supply and demand as presented in the NLP Study is shown in table 1 below.

Sector	EEFM		Past Completions		Labour Supply 380dpa
	Baseline	Higher Enterprise	Baseline	High	
Demand	23.5	25.1	-2.6	50.1	33.0
Supply	20	20	20	20	20
<b>Balance</b>	<b>3.5</b>	<b>5.1</b>	<b>-22.6</b>	<b>30.1</b>	<b>13.0</b>

Table 1 – Balance of supply and demand as presented in NLP Study.

In other words, the balance of supply and demand for employment space as presented in the NLP Study ranged from a surplus of 22.6 hectares of land (Past Completions Baseline) to a requirement for an additional 30.1 hectares of land (Past Completions High). Importantly, four out of the five growth scenarios considered showed a need for additional land beyond the supply identified at the time. This was a key factor in determining that additional land would be required in North Herts and Central Beds to meet Stevenage’s needs.

## Repeating the NLP scenarios

This paper firstly seeks to repeat the exercise carried out in the NLP Study using more up-to-date data, starting with estimates of future demand for employment land based on five different scenarios of employment growth. These scenarios reflect lower or higher economic growth conditions arising in future and take into account job growth forecasts, recent development within the borough, and planned future housing supply.

### Demand

#### *EEFM (Baseline)*

The first scenario is the EEFM (Baseline) scenario. The EEFM provides forecasts of job growth for the East of England region and its sub-regions, broken down by sector. Floorspace requirements can then be calculated by making assumptions as to what sort of premises (i.e. offices, industrial or warehousing) each sector would be likely to require.

Caution should also be exercised when attempting to compare new outputs from the EEFM Baseline scenario with those presented in the NLP Study. The sectors used by the EEFM were updated after the NLP Study was published and a “best fit” approach was therefore used to assess later runs in the 2015 Paper. That approach is repeated in this paper.

#### *Projected Jobs*

The EEFM has shown a downward trend in projected jobs in employment uses. The most optimistic was the 2010 run, which projected that there would be an additional 5,750 jobs in these sectors by the end of the plan period in 2031 but the projected figure fell markedly in 2012 and then remained low before finally falling into negative territory (i.e. job losses) in the 2016 run. The most pessimistic run was the one carried out in 2017, which projected a loss of 2,900 jobs in employment uses by 2031.

The latest 2019 run generally continues this trend but provides a tentative sign that the decline may be slowing, projecting a loss of 400 jobs by 2031. The outputs of the various runs are shown in Figure 1 below.

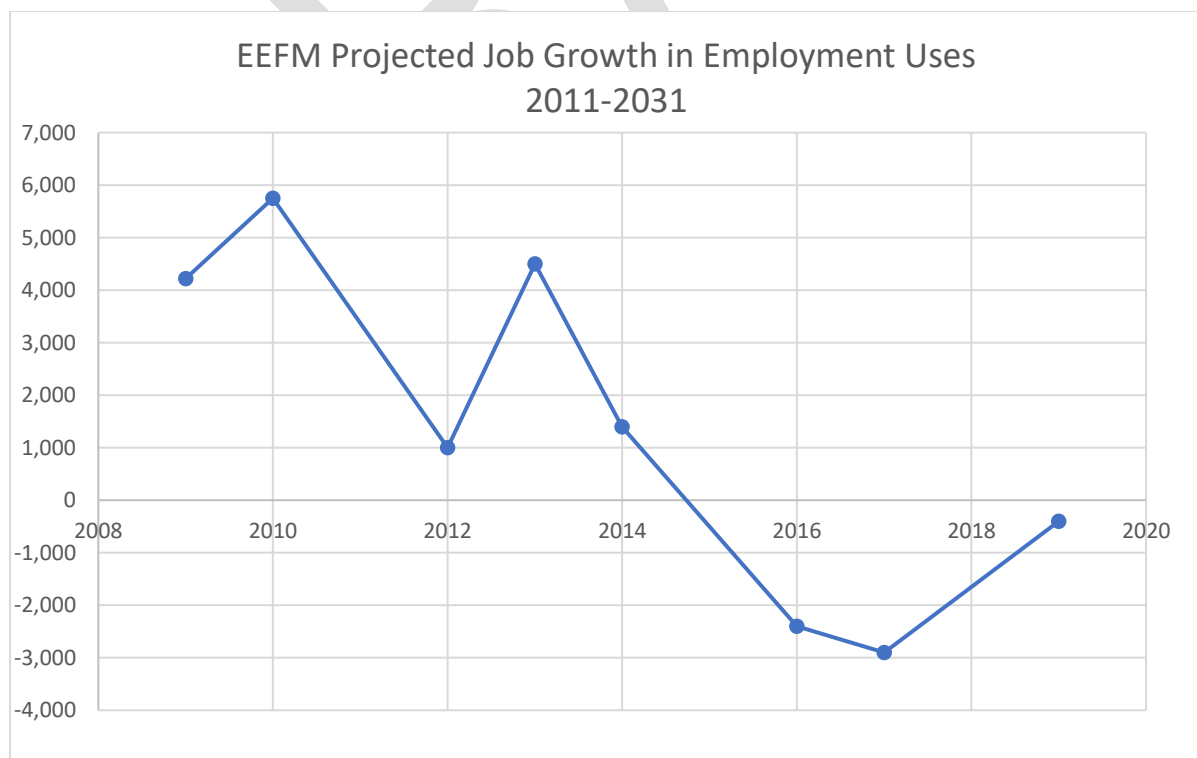


Figure 1 – EEFM outputs for employment uses

As shown, the EEFM continues to project a downward trend in jobs in employment uses, with a net loss of jobs in these sectors for the last three runs. Breaking this down further by land use (not shown) reveals that projected office jobs have declined the most, whilst projections for industrial jobs have improved and projections for warehouse jobs have remained relatively stable over the most recent EEFM runs.

Of these runs, the 2019 run is the latest and the most optimistic in terms of the net change in jobs in employment uses over the plan period. It is also the most consistent with the 2012 and 2014 runs (which were used in the NLP Study and the 2015 Paper, respectively). The 2019 run is therefore considered to be the most appropriate run to use for the purposes of setting out an updated EEFM Baseline scenario.

### *Converting to floorspace*

The job forecasts provided by the EEFM can be converted to employment space requirements by assuming typical ratios of jobs to floorspace for the various employment uses. The assumed ratios in the NLP Study were based on the second edition of the Employment Density Guide (Homes & Communities Agency, 2010). A third edition was published in 2015 but with only very limited changes to the densities of relevant sectors. It is therefore considered appropriate to re-apply the same ratios used in the NLP Study, which are:

- Offices: 1 job per 10.5m<sup>2</sup>
- Industry: 1 job per 43m<sup>2</sup>
- Warehousing: 1 job per 65m<sup>2</sup>

An allowance of 10% is then added to all floorspace requirements to reflect a normal level of market vacancy in employment space. Where a reduction in jobs is forecast, the calculated negative need for floorspace is halved, to reflect the fact that not all of this space is likely to be lost.

The calculated floorspace requirements are shown in Table 3 below.

<b>Sector</b>	<b>Required Floorspace 2011-2031 (m<sup>2</sup>)</b>
Office	-1,060
Industrial	2,660
Warehouse	-7,240
<b>Total</b>	<b>-5,640</b>

Table 2 – EEFM Baseline employment floorspace requirements, SBC analysis. Figures rounded to nearest 10.

The forecast net loss of 360 employment jobs over the plan period which underpins this estimate of employment space needs is equivalent to the loss of 18 jobs each year. It should be noted that this contrasts markedly with the long-term average for the Borough from 1991 to 2011, which the EEFM data suggests was an increase of approximately 135 jobs per year.

### *EEFM (Higher Enterprise)*

The EEFM (Higher Enterprise) scenario is a “policy on” scenario intended to reflect efforts by various bodies to stimulate start-up growth in the following sectors:

- Publishing and broadcasting

- Computer related activity
- Finance
- Real estate
- Professional services
- Business services
- Employment activities
- Research and development

For the purposes of this scenario, it is assumed that absolute employment growth in these eight sectors would be 5% higher to 2031 than forecast by the baseline EEFM run, while growth in all other sectors would remain the same. The floorspace requirements under this scenario are shown in Table 3 below.

Sector	Required Floorspace 2011-2031 (m <sup>2</sup> )
Office	1,720
Industrial	2,660
Warehouse	-7,240
<b>Total</b>	<b>-2,860</b>

Table 3 – EEFM Higher Enterprise employment floorspace requirements, SBC analysis. Figures rounded to nearest 10.

This approach results in the addition of 350 jobs to the baseline employment forecast to 2031, which is significantly above the long-term average. It also results in a reversal of the marked pattern of decline in office jobs seen in the baseline EEFM runs.

#### *Past Completions (Baseline)*

Past completion rates reflect actual development patterns and can therefore provide a reasonable basis for informing future land requirements. However, it must be recognised that future demand will not necessarily follow past trends, particularly where constraints on supply or demand (e.g. policies) are altered.

The completions data used to inform the current local plan covered the period from 2002 to 2012. This showed significant net losses of employment space within the borough, with the majority of the losses comprising industrial and warehouse space.

In contrast, more recent data covering the first half of the plan period (i.e. 2011-2021) shows moderate gains in industrial and warehouse space. However, net completions in office space remain negative.

The decline in overall employment completions has therefore reversed in recent years. The sector distribution has also shifted markedly, with the only net losses being office space. It should be noted that this decline in office space is driven entirely by class E(g)(i) offices, as there were negligible losses of R&D space over the first half of the plan period.

On the basis that these trends continue, the floorspace required for the entire plan period is as shown in Table 4 below.

Sector	Required Floorspace 2011-2031 (m <sup>2</sup> )
Office	-22,500
Industrial	30,540
Warehouse	29,100



<b>Total</b>	<b>37,140</b>
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Table 4 – Past Completions Baseline employment floorspace requirements, SBC analysis. Figures rounded to nearest 10.

A net increase in employment floorspace of 37,140m<sup>2</sup> over the plan period (2011-2031) is therefore required in the updated Past Completions Baseline Scenario. This is inconsistent with the EEFM Baseline Scenario because it predicts a positive need for employment floorspace. However, there is agreement between the two scenarios insofar as both show a negative requirement for office floorspace. The EEFM Higher Enterprise Scenario remains an outlier in this regard.

#### *Past Completions (High)*

The Past Completions (High) Scenario attempts to account for large annual variations in completions by excluding years with significant losses from the completions data. In the NLP Study, this resulted in a very high completions rate, split relatively evenly between office and industrial/warehouse floorspace.

In the more recent data, significant losses were only recorded in 2013 and 2015. The floorspace requirements for the plan period with these years excluded from the assumed annual completions rates is shown in Table 5 below.

<b>Sector</b>	<b>Floorspace Required 2011-2031 (m<sup>2</sup>)</b>
Office	34,800
Industrial	3,800
Warehouse	44,200
<b>Total</b>	<b>82,800</b>

Table 6 – Past Completions High floorspace requirements, SBC analysis. Annual completions figures rounded to the nearest 10.

The exclusion of the two years with the most significant losses results in a more than doubling of the total floorspace requirement over the plan period when compared with the Past Completions (Baseline) Scenario. The most significant change is in the office sector, where significant losses have become significant gains. Warehousing requirements also increase by a significant degree, while the industrial requirements collapse to a very modest level.

#### *Labour Supply*

The final scenario to consider is the Labour Supply Scenario. This combines an assumed level of housing supply with census data on household size and commuting, and EEFM projections as to the number of jobs in employment uses as a proportion of total jobs.

The NLP Study was based on planned housing supply of 300 dwellings per annum (dpa), census data from 2001 and EEFM data from 2012. The current local plan actually plans for 380dpa (i.e. 7,600 homes over the plan period) and this figure is not expected to change as part of the partial review and update. We now also have the benefit of census data from 2011 and 2021, as well as the employment forecasts from the 2019 EEFM run.

According to the 2021 census, the average household size in Stevenage is approximately 2.4 people and 79.6% of the population is aged 16 or over. Of those, 62.2% are economically active and in employment, excluding students.

The 2021 census also showed the borough to remain a net importer of labour, with imports exceeding exports by 2%. Whilst this is a reduction from the 5% reported in 2001, it is contrary to the expectation that the borough would become a net exporter of labour due to faster economic growth in adjacent local authorities. It also reported 73% of Stevenage residents in active employment to work within the borough, which is an unexpectedly high figure.

The 2011 census data is more in line with expectations. In these figures, the borough is reported to be a net exporter of labour, with exports exceeding imports by 3.5%. The proportion of Stevenage workers working within the borough was also much lower, at 48%.

The difference between the two datasets lies in the proportion of the borough's workers reported as working from home: 7.5% in 2011 versus 45% in 2021. There can be little doubt that this is an effect of the COVID-19 pandemic, since census day 2021 fell amidst a national lockdown.

In the absence of a reliable way to adjust the 2021 data to account for these impacts, it is considered most appropriate to combine the two datasets i.e. to combine household size and economic activity data from the 2021 census with workplace data from the 2011 census.

Floorspace requirements can then be calculated by assuming the same employment densities as applied to previous scenarios. An allowance of 10% is again added to reflect a typical vacancy rate. The results are shown in Table 7 below.

<b>Sector</b>	<b>Floorspace Required 2011-2031 (m<sup>2</sup>)</b>
Office	12,650
Industrial	25,350
Warehouse	18,380
<b>Total</b>	<b>56,380</b>

Table 7 – Labour Supply floorspace requirements, SBC analysis. Figures rounded to nearest 10.

#### *Gross floorspace requirements*

When calculating the overall floorspace requirements, it is necessary to add an allowance as a safety margin to provide some flexibility of provision and account for delays in sites coming forward. A margin equivalent to average annual gross completions is considered to be appropriate, owing to the fact that average net completions are negative in the office sector. It is also necessary to account for some replacement of losses and it is therefore assumed that 25% of losses will be replaced annually.

Adding the safety margins and the annual replacement allowances to the net floorspace requirements results in the gross floorspace requirements shown in Table 8 below.

<b>Sector</b>	<b>EEFM</b>		<b>Past Completions</b>		<b>Labour Supply 380dpa</b>
	<b>Baseline</b>	<b>Higher Enterprise</b>	<b>Baseline</b>	<b>High</b>	
Office	56,610	59,390	35,170	92,470	70,320
Industrial	38,730	38,730	66,610	39,870	61,420
Warehouse	31,910	31,910	68,250	83,350	57,530
<b>Total</b>	<b>127,250</b>	<b>130,030</b>	<b>170,030</b>	<b>215,690</b>	<b>189,270</b>

Table 8 – Gross floorspace requirements for updated growth scenarios, SBC analysis.

### *Total demand*

The final step for all scenarios is to convert the estimated gross floorspace requirements into land requirements. This is done by assuming a plot to floorspace ratio and then adjusting to reflect the pattern of development within the borough.

The assumed plot ratios are:

- Offices (low density) – 4,000m<sup>2</sup> floorspace per hectare
- Offices (high density) – 20,000m<sup>2</sup> floorspace per hectare
- Industrial / Warehousing – 4,000m<sup>2</sup> floorspace per hectare

It is further assumed that 80% of office provision will be low density and only 20% will be high density. The resultant land requirements are shown in Table 9 below.

Sector	EEFM		Past Completions		Labour Supply 380dpa
	Baseline	Higher Enterprise	Baseline	High	
Office	11.9	12.5	7.4	19.4	14.8
Industrial / Warehouse	17.7	17.7	33.8	30.8	29.8
<b>Total</b>	<b>29.6</b>	<b>30.2</b>	<b>41.2</b>	<b>50.2</b>	<b>44.6</b>

Table 9 – Gross land requirements for updated growth scenarios, SBC analysis.

Total land demand is therefore between 29.6 and 50.2ha under the updated growth scenarios. This represents a degree of uplift compared to the NLP Study.

However, the sector distribution has also changed significantly. Demand for office land (including R&D) is down compared to the NLP Study in all scenarios except Labour Supply and now makes up 7.4 to 19.4ha, which could be reduced further with a greater proportion of office space being located in the town centre. Meanwhile, demand for industrial and warehousing space is up across the board, making up the majority of the total demand at between 17.7 and 33.8ha.

### **Supply**

#### *Net Completions*

Completions for the first half of the plan period amounted to a net loss of 11,254m<sup>2</sup> of office space and a net gain of 29,821m<sup>2</sup> of industrial and warehouse space.

#### *Pipeline*

Extant planning permissions and schemes under construction as of 31 March 2021 total 1,099m<sup>2</sup> of office space and 12,874m<sup>2</sup> of industrial and warehouse space. There have been two other notable employment permissions since that date: Land adjacent to GSK campus (EC1/1 allocation) for 58,460m<sup>2</sup> office space and 91,640m<sup>2</sup> industrial and warehousing space; and Land west of North Road (EC1/4 allocation) for 19,125m<sup>2</sup> of industrial and warehousing space.

The total pipeline is therefore 59,559m<sup>2</sup> office space and 123,639m<sup>2</sup> industrial and warehousing space.

#### *Allocations*

The allocated employment sites which have yet to gain planning permission are shown in Table 10 below.

Reference	Location	Uses	Floorspace
EC1/2	South of Bessemer Drive, Gunnels Wood	B1(a), B1(b)	12,000m <sup>2</sup>
EC1/3	West of Gunnels Wood Road	B1(b), B1(c)	4,000m <sup>2</sup>
EC1/5	Stevenage Central	B1(a)	35,000m <sup>2</sup>
EC1/6*	West of Stevenage	B1(a), B1(b), B1(c)	10,000m <sup>2</sup>
EC1/7	Land west of Junction 8	B8	12,500m <sup>2</sup>

Table 10 – Allocated sites without planning permission.  
\*Resolution to grant planning permission subject to S106

The above equate to a supply of 55,666m<sup>2</sup> of office space and 17,833m<sup>2</sup> of industrial and warehousing space.

#### *Total supply*

Bringing all of the above together, there is an existing supply of 103,971m<sup>2</sup> of office space and 171,293m<sup>2</sup> of industrial and warehousing space. This equates to 21.8 and 42.8ha of land respectively.

#### Balance

Subtracting the total land supply from total land demand results in the balances shown in Table 11 below.

Sector	EEFM		Past Completions		Labour Supply 380dpa
	Baseline	Higher Enterprise	Baseline	High	
Office	-9.9	-9.3	-14.4	-2.4	-7.0
Industrial / Warehouse	-25.1	-25.1	-9.0	-12.0	-13.0
<b>Total</b>	<b>-35.0</b>	<b>-34.4</b>	<b>-23.4</b>	<b>-14.4</b>	<b>-20.0</b>

Table 11 – Balance of employment land supply and demand, SBC analysis.

The total balance of employment land over the plan period is therefore a large surplus under all of the updated growth scenarios. This ranges from a surplus of 14.4 hectares of land under the Past Completions (High) Scenario to a surplus of 35 hectares of land under the EEFM (Baseline) Scenario.

A significant contributor to this surplus is the GSK (EC1/1) permission, which makes up approximately half of total supply. If this permission were to be removed from the supply data, the balance would instead range from a surplus of approximately 5ha to a deficit of 16ha. In other words, it is the difference between having far too much land and far too little.

Relying upon the analysis carried out thus far for the purposes of allocations therefore poses a significant risk: should the EC1/1 permission fail to be implemented or be significantly modified, it could leave the borough with a significant unmet need for employment land. Although there are currently no indications of this happening, it is nonetheless a hybrid

permission with much of the total proposed floorspace being approved only in outline. Delivery of the entirety of the proposed floorspace is therefore not yet certain.

This is perhaps the most significant limitation of the analysis but it is by no means the only one. The full extent of the limitations is discussed in the next section of this paper.

## Limitations

As discussed briefly in the previous section, attempting to repeat the analysis carried out in the NLP Study with more up-to-date data has significant limitations. These concern both supply and demand and are discussed in turn below, starting with further consideration of EC1/1 and other similar permissions.

### *Large permissions and advanced industries*

The EC1/1 permission has a significant impact on the calculated supply of employment land when following the methodology used in the NLP Study and this presents a risk when considering allocations and the potential requirement for unmet need to be met by neighbouring authorities. However, a more fundamental issue with including this permission in the calculation lies in the sorts of jobs it would create.

The GSK site in Stevenage is a global R&D hub, which is focused on the discovery and development of new medicines. The jobs it provides are therefore, in the main, very highly skilled and attract employees from across the globe. In other words, whilst the EC1/1 permission will no doubt provide some employment for current and future Stevenage residents, it is likely that the majority of positions on the site will be filled from elsewhere. The ability of the permission to meet the generic need for jobs in employment uses based on observed past trends or planned future housing supply will therefore be limited.

GSK is by no means alone in this regard. Airbus and MBDA are other examples of large, multi-national corporations operating in highly specialised and advanced industries from large sites within the borough. Again, they are likely to provide some employment for Stevenage residents but by their nature will attract a significant amount of talent from the wider UK and abroad.

Together, these three organisations account for nearly 40% of gross office completions over the first half of the plan period. Whilst this may be a useful indicator of future demand for employment space, it must be taken into account that all of those completions have been contained within the respective sites of each organisation without encroaching on other neighbouring sites. That is to say, caution must be exercised in considering the land required to meet the demand arising from these sites because an allocation of land in another part of the borough, let alone a neighbouring authority, is unlikely to be satisfactory.

Furthermore, the density of these developments is much higher than would ordinarily be expected from out-of-centre sites. Returning to the EC1/1 permission as an example, this would provide 150,100m<sup>2</sup> of floorspace on a site measuring 17.37 hectares, which equates to a density of 8,641m<sup>2</sup>/ha. In contrast, the methodology used in the NLP Study assumes that out-of-centre offices and industrial/warehouse space will be provided at a density of 4,000m<sup>2</sup>/ha. Setting aside the question of whether any additional land is genuinely required to accommodate these organisations, the assumed 4,000m<sup>2</sup>/ha density is likely to result in outputs which overstate the demand for land.

The above issues amount to significant limitations on all of the NLP scenarios but especially the two scenarios based on completions data. The calculated land demand is likely to be erroneously high, particularly for the Past Completions (Baseline) and Past Completions (High) scenarios, whilst genuine land supply is likely to be at least 50% lower than stated.

## *COVID-19*

It is plain for all to see that the COVID-19 pandemic had a significant impact on businesses and the way in which people work but the long-term effects remain to be seen. Anecdotally, it would appear that it has accelerated the decline in demand for offices by initially forcing people to work from home, with hybrid working patterns then persisting after restrictions eased. Based on media coverage, it seems that this trend may be partially reversing but concrete evidence either way remains lacking. As for other sectors, the accelerated move to online shopping during the pandemic drove demand for warehousing space, which appears to have remained strong since but again, this is anecdotal.

The above amounts to a significant limitation of the NLP Study methodology because the EEFM was retired after its last run in 2019. It therefore fails to take into account the potential changes in job sector distribution that were brought about by the pandemic, meaning the EEFM (Baseline), EEFM (Higher Enterprise) and Labour Supply scenario outputs reflect a pre-pandemic distribution of demand across relevant sectors.

The Labour Supply scenario is further limited by the absence of accurate and up-to-date commuting data. As explained earlier in this report, the analysis thus far has used commuting figures from the 2011 census because the 2021 census day fell amidst a national lockdown. This showed Stevenage to be a net exporter of labour, with exports exceeding imports by 3.5%. However, had the trend from 2001-2011 continued, one could expect net exports of labour to be as high as 12%, which would ultimately lead to a lower demand output.

### *Data exclusion*

The Past Completions (High) scenario uses the Past Completions (Baseline) method but then excludes the years of completions data which saw the most significant floorspace losses in an attempt to show a more optimistic scenario for employment floorspace demand. Ordinarily, one would expect the effect of this to be a general uplift in demand across all sectors with the sector distribution remaining relatively unchanged, as was seen in the NLP Study. However, when using the updated data in this analysis, the sector distribution changes markedly compared to the baseline, with office demand going from the weakest to the strongest sector and industrial demand falling away considerably. This is evidence that the method may not be reliable.

### *Office vs R&D*

A final limitation of the NLP scenarios is that requirements for office and R&D space are considered together. This isn't without justification, since the character of the space required by the uses is similar and often they will be provided together. However, it has the potential to mask large disparities in requirements between the two uses, which is problematic if they are to be considered separately for the purposes of allocations.

## A new scenario

To account for the above limitations, a new scenario can be developed based on the existing Past Completions (Baseline) scenario. This excludes GSK, Airbus and MBDA from both the demand and supply sides of the calculation. It also treats requirements for office space separately to requirements for R&D space.

## Past Completions (v2)

With the above methods applied, the new past completions scenario outputs the floorspace requirements shown in Table 12 below.

<b>Sector</b>	<b>Required Floorspace 2011-2031 (m<sup>2</sup>)</b>
Office	-95,470
R&D	5,980
Industrial	23,760
Warehouse	27,290
<b>Total</b>	<b>-38,450</b>

Table 12 – Past Completions (v2) floorspace requirements, SBC analysis. Figures rounded to nearest 10.

The new scenario reveals that despite very significant losses in office space, demand for R&D space remains in positive territory. Demand for industrial and warehousing space is slightly down versus the Past Completions (Baseline) scenario but not as significantly as office space.

## Gross requirements

With the large multinational employers removed from the data, the safety margins are reduced for all sectors. However, the allowances for replacement of losses, which have a much greater impact on the gross floorspace requirements, remain largely unchanged because these employers were associated with only negligible losses over the first half of the plan period. The resultant gross requirements are shown in Table 14 below.

<b>Sector</b>	<b>Gross Floorspace Requirement (m<sup>2</sup>)</b>
Office	-50,720
R&D	15,550
Industrial	59,140
Warehouse	66,420
<b>Total</b>	<b>90,390</b>

Table 13 – Past Completions (v2) gross floorspace requirements, SBC analysis. Figures rounded to nearest 10.

## Supply

Supply is now down considerably due to the removal of the large multinational employers, with pipeline supply reduced to zero for both offices and R&D. Net completions are also negative, driven by large losses in the office sector. However, allocated supply remains unaltered. The new floorspace supply figures are shown in Table 14 below.

<b>Sector</b>	<b>Floorspace Supply (m<sup>2</sup>)</b>
Office	-3,400
R&D	14,320

Industrial	38,540
Warehouse	36,810
<b>Total</b>	<b>86,270</b>

Table 14 – Past Completions (v2) floorspace supply, SBC analysis. Figures rounded to nearest 10.

## Balance

Subtracting supply from demand provides the floorspace balances shown in the table below.

<b>Sector</b>	<b>Floorspace Balance (m<sup>2</sup>)</b>
Office	-54,120
R&D	1,230
Industrial	20,600
Warehouse	29,610
<b>Total</b>	<b>-2,680</b>

Table 15 – Past Completions (v2) floorspace balances, SBC analysis. Figures rounded to nearest 10.

Therefore, according to the new scenario, Stevenage has a very large surplus of office floorspace but taken together, an even larger deficit of industrial and warehousing space. Supply and demand for R&D space is relatively evenly balanced, with only a very modest deficit.

These figures can then be converted to a land requirement using the same density assumptions as applied previously. For R&D, it is assumed that 100% of the floorspace will be delivered in a lower density, out-of-centre setting i.e. 4,000m<sup>2</sup>/ha.

<b>Sector</b>	<b>Floorspace Balance (m<sup>2</sup>)</b>
Office	-11.37
R&D	0.31
Industrial	5.15
Warehouse	7.40
<b>Total</b>	<b>1.49</b>

Table 16 – Past Completions (v2) land balances, SBC analysis. Figures rounded to two decimal places.



## Potential re-allocations

To address the oversupply of office floorspace and undersupply of industrial and warehousing space, the most immediate policy intervention would be to alter the allocations under Policy EC1 of the local plan, particularly those which provide for office space. Of the five allocations which have yet to gain planning permission, three sites are allocated for office floorspace. These will now be addressed in turn.

### South of Bessemer Drive (EC1/2)

The EC1/2 site occupies a prominent position on the corner of Gunnels Wood Road and Bessemer Drive, extending westwards as far as Caxton Way for a total area of approximately 2.4 hectares. It is currently allocated for 12,000m<sup>2</sup> of office and R&D space.

Approximately half of the site falls within the Gunnels Wood Edge-of-Centre Zone (Policy EC2b), which is designated for high-density office and R&D development to complement the Stevenage Central (Policy EC1/5 and Policies TC3 to TC6) area. Bessemer Drive is also one of two planned routes between the town centre and the Stevenage West (Policy HO2) urban extension, making it a gateway site. Both it and Gunnels Wood Road are subject to Policy EC5, criterion (d) of which requires landmark architecture and gateway features where this would be compatible with the proposed use.

The vision for the site is then for a high-quality development to act as both a landmark for the area and as a gateway to West Stevenage, fronting both Bessemer Drive and Gunnels Wood Road, and interacting positively with the mixed-use development to the east within Stevenage Central. This is entirely consistent with a mixed office and R&D land use.

It is less obviously consistent with a broader mix of employment uses because these generally require warehouse-style buildings, which would be unlikely to create an attractive landmark or gateway feature. However, it's certainly not the case that developments including warehouse buildings cannot be attractive in a more general sense and any development on the EC1/2 site would still need to comply with the other criteria of Policy EC5 even if it were re-allocated so as to preclude landmark architecture and gateway features.

In other respects, the site is considered to be suitable for E(g)(iii) and B8 uses. It is located well within the Gunnels Wood Employment Area, away from any potentially conflicting land uses and adjacent to other similar uses. It also benefits from a wide access off Bessemer Drive and good links to the A1(M). Therefore, on balance, it is considered appropriate to amend the allocation for the EC1/2 site to remove the E(g)(i) offices element and include E(g)(iii) light industry and B8 storage and distribution.

The target floorspace should also be amended to reflect the typically lower densities of developments including E(g)(iii) and B8 uses. The current allocation assumes a density of approximately 5,000m<sup>2</sup> of floorspace per hectare, whereas warehouse-style developments typically achieve between 4,000m<sup>2</sup> and 4,500m<sup>2</sup>. A target floorspace of 10,000m<sup>2</sup> is therefore considered to be appropriate, which is equivalent to a density of approximately 4,170m<sup>2</sup> per hectare.

### Stevenage Central (EC1/5)

The EC1/5 site encompasses the north-western part of the town centre and the leisure park, straddling the railway line. It is currently allocated for 35,000m<sup>2</sup> of office space.

Were the site to be re-allocated, it could potentially go a long way to addressing the deficit of industrial and warehousing floorspace identified in the previous chapter. However, EC1/5 overlaps with the allocated town centre sites TC3, TC4, TC5 and TC6, forming a mixed-use

allocation which includes housing, retail, restaurant, civic, leisure and cultural uses. Given that these uses are broadly incompatible with the warehouse-style development required to accommodate E(g)(iii), B2 and B8 uses, re-allocating the site in this way would preclude TC3 to TC6 from being built out.

The impacts of this would be severe. The town centre sites (including TC2 and TC7, which fall outside the EC1/5 site) are expected to provide more than one quarter of the total homes delivered over the plan period and the adverse impacts of not delivering these homes would alone outweigh any benefit derived from additional industrial and warehousing space. Once the loss of planned retail spaces, hotels, a theatre and other uses are factored in, it is overwhelmingly clear that re-allocating the EC1/5 site would not be appropriate.

### West of Stevenage (EC1/6)

The EC1/6 site is of a similar size to EC1/2 and is contained within the planned West of Stevenage urban extension. It is currently allocated for 10,000m<sup>2</sup> of office, R&D and light industry and therefore already makes a contribution to industrial floorspace supply.

Given the site's close proximity to planned housing and relatively poor links to the A1(M), it is considered that broadening the allocation to include B8 use would not be appropriate. In any case, the site already benefits from a resolution to grant planning permission and it would therefore be unreasonable to alter the allocation as part of the local plan review (with adoption not expected until the latter part of 2025). For this reason, it would also not be reasonable to narrow the allocation to simply E(g)(ii) and E(g)(iii) uses (thereby increasing the assumed amount of R&D and industrial floorspace within the allocation).

## Final position

The final assessed balance of employment land supply and demand is shown in Table 17 below. This assumes the re-allocation of the EC1/2 site from E(g)(i) and E(g)(ii) to E(g)(ii), E(g)(iii) and B8 with a reduced target floorspace provision of 10,000m<sup>2</sup>.

Table 17 also shows the floorspace balances with the EC1/5 site removed from allocated supply. This is because it is known that it cannot be re-allocated and therefore retaining it in the calculation would artificially reduce the total figure. The office element of the EC1/6 allocation (assumed 3,330m<sup>2</sup>) is also removed for the same reason.

<b>Sector</b>	<b>Floorspace Balance (m<sup>2</sup>)</b>
Office	-9,790
R&D	3,900
Industrial	17,270
Warehouse	26,280
<b>Total</b>	<b>37,660</b>

Table 17 – Final floorspace balance 2011-2031, SBC analysis.  
Figures rounded to nearest 10.

Table 18 shows the same values converted to land areas using the same density assumptions as applied previously.

<b>Sector</b>	<b>Land Balance (ha)</b>
Office	-2.06
R&D	0.98
Industrial	4.32
Warehouse	6.57
<b>Total</b>	<b>9.81</b>

Table 18 – Final land balance 2011-2031, SBC analysis.  
Figures rounded to two decimal places.

## Conclusions

The NLP Study, which was carried out in 2013, assessed the supply and demand of employment space within Stevenage under five different scenarios of employment growth. The balances it presented ranged from a surplus of more than 20 ha of land to a deficit of more than 30 ha.

In the 2015 Employment Paper, the “Labour Supply” scenario was selected as the most appropriate to plan for in the local plan, which was then adopted in 2019. Under this scenario, the borough was assessed as having a deficit of 13 ha of employment land, which was to be addressed by sites in North Hertfordshire and Central Bedfordshire.

This paper has reproduced the scenarios presented in the NLP Study with more recent data: the 2019 run of the EEFM, completions data from 2011 to 2021, census data from 2011 and 2021, and planned housing supply from the 2015 SHMA. All of these updated scenarios show the borough to have a large excess of employment land, with surpluses ranging from 35 ha to a little over 14 ha.

However, the NLP methodology has significant limitations. Most notably, it includes large, multi-national employers, which attract employees from across the globe and therefore have a disproportionate impact on the calculations in comparison to their impact on the resident workforce. It also presents a significant risk insofar as half of total supply is made up of a single permission (the EC1/1 site), which is for the most part approved only in outline and would be the difference between a large surplus of land and a large deficit.

The updated NLP scenarios, in particular the EEFM scenarios and Labour Supply scenario, are further considered to be unreliable because they fail to adequately account for changes in sector distribution and working patterns arising from the COVID-19 pandemic. Additionally, they fail to adequately distinguish between the needs for office and R&D space.

To account for these limitations, this paper has developed a new scenario, which is based on past completions data but excludes large multi-national employers and treats R&D separately from offices. This Past Completions (v2) scenario shows the borough to have a very large surplus of office space but an even larger deficit in industrial and warehousing space, whilst the supply and demand of R&D space is roughly balanced. This amounts to an overall deficit of approximately 1.5 ha of employment land.

This paper has then assessed the allocated employment sites which have yet to gain planning permission in order to determine whether any re-allocations in the partial review and update of the local plan could address the imbalances in employment land supply. This exercise yielded a strong case for re-allocating the EC1/2 site to remove the office element of the allocation and replace it with light industry and warehousing, with a reduced overall target floorspace to account for the likely lower density form of development.

Neither of the two other sites (EC1/5 and EC1/6) are considered suitable for re-allocation. In the case of the EC1/5 site, this is because doing so would unacceptably undermine other local plan objectives, such as the delivery of housing, retail, leisure and cultural spaces. In the case of the EC1/6 site, re-allocation would be unreasonable since it already benefits from a resolution to grant planning permission.

With all options for re-allocation taken into account, this paper sets out a final balance of employment land supply and demand within the borough, which amounts to a deficit of 9.81 ha. Whilst this is still a significant deficit, it is notable that it is 3.19 ha lower than the deficit that was planned for in the adopted plan. Therefore, whilst there is still a clear need for

employment land beyond the borough's boundaries, there is a case for releasing some of the land already allocated for that purpose for other uses.

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## Appendix 1 – EEFM assumed sector distribution

Land Use Adjustments			
Sector	Office	Industrial	Warehouse
Agriculture	0	0	0
Mining & quarrying	0	0	0
Manufacturing - food	0	1	0
Manufacturing - general	0	1	0
Manufacturing - chemicals only	0	1	0
Manufacturing - pharmaceuticals	0	1	0
Manufacturing - metals	0	1	0
Manufacturing - transport equipment	0	1	0
Manufacturing - electronics	0	1	0
Utilities	0	0.37	0
Waste & remediation	0	1	0
Construction	0	0.19	0
Wholesale	0	0.16	0.84
Retail	0	0	0
Land transport	0	0	0.59
Water & air transport	0	0	0
Accommodation & food services	0	0	0
Publishing & broadcasting	1	0	0
Telecoms	1	0	0
Computer related activity	1	0	0
Finance	1	0	0
Real estate	1	0	0
Professional services	1	0	0
Research & development	1	0	0
Business services	1	0	0
Employment activities	0.2	0	0
Public administration	0.1	0	0
Education	0	0	0
Health & care	0	0	0
Arts & entertainment	0	0	0
Other services	1	0	0

## Appendix 2 – Employment by sector (2019 EEFM Baseline)

Employment by Sector (EEFM Baseline)												
Sector	2011				2031				Change			
	Total	Office	Industrial	Warehouse	Total	Office	Industrial	Warehouse	Total	Office	Industrial	Warehouse
Agriculture	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mining & quarrying	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	-0.01	0.00	0.00	0.00
Manufacturing - food	0.3	0.00	0.30	0.00	0.4	0.00	0.43	0.00	0.13	0.00	0.13	0.00
Manufacturing - general	0.5	0.00	0.46	0.00	0.4	0.00	0.42	0.00	-0.04	0.00	-0.04	0.00
Manufacturing - chemical	0.2	0.00	0.24	0.00	0.1	0.00	0.08	0.00	-0.16	0.00	-0.16	0.00
Manufacturing - pharmac	0.1	0.00	0.06	0.00	0.0	0.00	0.00	0.00	-0.06	0.00	-0.06	0.00
Manufacturing - metals	2.0	0.00	2.02	0.00	1.8	0.00	1.81	0.00	-0.21	0.00	-0.21	0.00
Manufacturing - transport	1.1	0.00	1.13	0.00	1.7	0.00	1.71	0.00	0.58	0.00	0.58	0.00
Manufacturing - electronics	0.8	0.00	0.83	0.00	0.8	0.00	0.82	0.00	-0.01	0.00	-0.01	0.00
Utilities	0.2	0.00	0.07	0.00	0.2	0.00	0.06	0.00	-0.01	0.00	-0.01	0.00
Waste & remediation	0.1	0.00	0.10	0.00	0.1	0.00	0.13	0.00	0.03	0.00	0.03	0.00
Construction	3.0	0.00	0.58	0.00	2.2	0.00	0.42	0.00	-0.83	0.00	-0.16	0.00
Wholesale	3.0	0.00	0.49	2.56	2.8	0.00	0.45	2.35	-0.25	0.00	-0.04	-0.21
Retail	5.5	0.00	0.00	0.00	6.0	0.00	0.00	0.00	0.43	0.00	0.00	0.00
Land transport	1.2	0.00	0.00	0.69	1.1	0.00	0.00	0.68	-0.02	0.00	0.00	-0.01
Water & air transport	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Accommodation & food services	2.1	0.00	0.00	0.00	2.7	0.00	0.00	0.00	0.58	0.00	0.00	0.00
Publishing & broadcasting	0.3	0.26	0.00	0.00	0.4	0.36	0.00	0.00	0.11	0.11	0.00	0.00
Telecoms	0.4	0.36	0.00	0.00	0.2	0.16	0.00	0.00	-0.21	-0.21	0.00	0.00
Computer related activities	2.1	2.11	0.00	0.00	1.6	1.64	0.00	0.00	-0.47	-0.47	0.00	0.00
Finance	0.8	0.76	0.00	0.00	0.9	0.87	0.00	0.00	0.11	0.11	0.00	0.00
Real estate	0.4	0.39	0.00	0.00	0.6	0.56	0.00	0.00	0.16	0.16	0.00	0.00
Professional services	1.9	1.91	0.00	0.00	2.5	2.50	0.00	0.00	0.59	0.59	0.00	0.00
Research & development	1.7	1.66	0.00	0.00	2.7	2.73	0.00	0.00	1.07	1.07	0.00	0.00
Business services	3.7	3.66	0.00	0.00	1.9	1.90	0.00	0.00	-1.76	-1.76	0.00	0.00
Employment activities	1.8	0.36	0.00	0.00	1.6	0.31	0.00	0.00	-0.26	-0.05	0.00	0.00
Public administration	1.5	0.15	0.00	0.00	2.0	0.20	0.00	0.00	0.50	0.05	0.00	0.00
Education	3.1	0.00	0.00	0.00	3.8	0.00	0.00	0.00	0.78	0.00	0.00	0.00
Health & care	7.3	0.00	0.00	0.00	10.8	0.00	0.00	0.00	3.49	0.00	0.00	0.00
Arts & entertainment	1.1	0.00	0.00	0.00	1.2	0.00	0.00	0.00	0.15	0.00	0.00	0.00
Other services	1.5	1.50	0.00	0.00	1.7	1.69	0.00	0.00	0.20	0.20	0.00	0.00
<b>Total</b>	<b>47.56</b>	<b>13.12</b>	<b>6.27</b>	<b>3.25</b>	<b>52.18</b>	<b>12.92</b>	<b>6.32</b>	<b>3.02</b>	<b>4.61</b>	<b>-0.20</b>	<b>0.06</b>	<b>-0.22</b>
<b>Total Industrial</b>											<b>-0.17</b>	
<b>Total B-Class</b>										<b>-0.37</b>		

## Appendix 3 – Employment by sector (2019 EEFM Higher Enterprise)

Employment by Sector (EEFM Higher Enterprise)												
Sector	2011				2031				Change			
	Total	Office	Industrial	Warehouse	Total	Office	Industrial	Warehouse	Total	Office	Industrial	Warehouse
Agriculture	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mining & quarrying	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	-0.01	0.00	0.00	0.00
Manufacturing - food	0.3	0.00	0.30	0.00	0.4	0.00	0.43	0.00	0.13	0.00	0.13	0.00
Manufacturing - general	0.5	0.00	0.46	0.00	0.4	0.00	0.42	0.00	-0.04	0.00	-0.04	0.00
Manufacturing - chemical	0.2	0.00	0.24	0.00	0.1	0.00	0.08	0.00	-0.16	0.00	-0.16	0.00
Manufacturing - pharmac	0.1	0.00	0.06	0.00	0.0	0.00	0.00	0.00	-0.06	0.00	-0.06	0.00
Manufacturing - metals	2.0	0.00	2.02	0.00	1.8	0.00	1.81	0.00	-0.21	0.00	-0.21	0.00
Manufacturing - transpor	1.1	0.00	1.13	0.00	1.7	0.00	1.71	0.00	0.58	0.00	0.58	0.00
Manufacturing - electron	0.8	0.00	0.83	0.00	0.8	0.00	0.82	0.00	-0.01	0.00	-0.01	0.00
Utilities	0.2	0.00	0.07	0.00	0.2	0.00	0.06	0.00	-0.01	0.00	-0.01	0.00
Waste & remediation	0.1	0.00	0.10	0.00	0.1	0.00	0.13	0.00	0.03	0.00	0.03	0.00
Construction	3.0	0.00	0.58	0.00	2.2	0.00	0.42	0.00	-0.83	0.00	-0.16	0.00
Wholesale	3.0	0.00	0.49	2.56	2.8	0.00	0.45	2.35	-0.25	0.00	-0.04	-0.21
Retail	5.5	0.00	0.00	0.00	6.0	0.00	0.00	0.00	0.43	0.00	0.00	0.00
Land transport	1.2	0.00	0.00	0.69	1.1	0.00	0.00	0.68	-0.02	0.00	0.00	-0.01
Water & air transport	0.0	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.01	0.00	0.00	0.00
Accommodation & food s	2.1	0.00	0.00	0.00	2.7	0.00	0.00	0.00	0.58	0.00	0.00	0.00
Publishing & broadcastin	0.3	0.26	0.00	0.00	0.4	0.38	0.00	0.00	0.12	0.12	0.00	0.00
Telecoms	0.4	0.36	0.00	0.00	0.2	0.16	0.00	0.00	-0.21	-0.21	0.00	0.00
Computer related activity	2.1	2.11	0.00	0.00	1.6	1.64	0.00	0.00	-0.47	-0.47	0.00	0.00
Finance	0.8	0.76	0.00	0.00	0.9	0.91	0.00	0.00	0.15	0.15	0.00	0.00
Real estate	0.4	0.39	0.00	0.00	0.6	0.58	0.00	0.00	0.19	0.19	0.00	0.00
Professional services	1.9	1.91	0.00	0.00	2.6	2.63	0.00	0.00	0.72	0.72	0.00	0.00
Research & development	1.7	1.66	0.00	0.00	2.9	2.86	0.00	0.00	1.20	1.20	0.00	0.00
Business services	3.7	3.66	0.00	0.00	1.9	1.90	0.00	0.00	-1.76	-1.76	0.00	0.00
Employment activities	1.8	0.36	0.00	0.00	1.6	0.31	0.00	0.00	-0.26	-0.05	0.00	0.00
Public administration	1.5	0.15	0.00	0.00	2.0	0.20	0.00	0.00	0.50	0.05	0.00	0.00
Education	3.1	0.00	0.00	0.00	3.8	0.00	0.00	0.00	0.78	0.00	0.00	0.00
Health & care	7.3	0.00	0.00	0.00	10.8	0.00	0.00	0.00	3.49	0.00	0.00	0.00
Arts & entertainment	1.1	0.00	0.00	0.00	1.2	0.00	0.00	0.00	0.15	0.00	0.00	0.00
Other services	1.5	1.50	0.00	0.00	1.7	1.69	0.00	0.00	0.20	0.20	0.00	0.00
<b>Total</b>	<b>47.56</b>	<b>13.12</b>	<b>6.27</b>	<b>3.25</b>	<b>52.53</b>	<b>13.27</b>	<b>6.32</b>	<b>3.02</b>	<b>4.96</b>	<b>0.15</b>	<b>0.06</b>	<b>-0.22</b>
<b>Total Industrial</b>											<b>-0.17</b>	
<b>Total B-Class</b>										<b>-0.02</b>		



## Appendix 4 – Past Completions (Baseline) gains

Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
11/00198/FP	30 High Street, Stevenage, SG1 3AU	Change of use from B1(business) and A1 (shops) to B1 (business), C3 (residential) with the creation of 1no. two bed flat, and A5 (hot food takeaway) including internal and external alterations following demolition of existing single storey extension to west end	B1a Offices	123	COMPLETED
11/00285/CLEU	162 And 162A High Street, Stevenage, SG1 3LL	Certificate of lawfulness for retention of the premises as offices (Class B1(a))	B1a Offices	105	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1a Offices	10	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1a Offices	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1a Offices	9841	COMPLETED
14/00053/FPM	The Wine Society, Gunnels Wood Road, Stevenage, SG1 2BG	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	B1a Offices	8704	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1a Offices	549	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1a Offices	281	COMPLETED
16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B1a Offices	863	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1a Offices	573	COMPLETED
16/00853/FP	Comark House Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG12TA	Change of use from B1 (offices) to mixed use of B1 (offices) and D1 (non-residential-education and training centre)	B1a Offices	644	COMPLETED

17/00496/CLEU	The Barn, Warren Court 116 High Street, Stevenage, SG1 3DW	Certificate of lawfulness for the use of barn as offices	B1a Offices	164	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B1a Offices	102	COMPLETED
17/00799/FP	Chequers House, 162 High Street, Stevenage, SG1 3LL	Erection of 2 no. two storey side extension, raising of the existing roof and 1 no. dormer window on front elevation and 1 no. dormer window on the rear elevation, 1 no. roof light and associated car parking.	B1a Offices	119	COMPLETED
17/00826/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erection of four storey office building (Use Class B1a), petrol filling station with ancillary convenience store and coffee drive-thru outlet with associated access, parking and circulation arrangements, landscaping and associated works.	B1a Offices	4490	COMPLETED
18/00508/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the first floor from retail (Use Class A1) to Offices (Use Class B1(a)) and external improvement works.	B1a Offices	290	COMPLETED
18/00660/FP	95 - 103 Queensway Town Centre, Stevenage, SG1 1EA	Change of use of part of the first floor from retail (Use Class A1) and Financial and Professional Services (Use class A2) to offices (Use Class B1(a)) and external improvement works.	B1a Offices	944	COMPLETED
18/00735/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the second floor from Retail (Use Class A1) and Financial and Professional Services (Use Class A2) to offices (Use Class B1(a)) and external improvement works.	B1a Offices	835	COMPLETED
19/00063/FPM	21-29, Town Square Town Centre, Stevenage, SG1 1BP	Change of use of units 21 to 23 Town Square from Class A3 (Restaurant) to a mixed Class A1 (Retail) and Class A3 (Restaurant and Cafe) space at ground and first floor level, conversion of existing office (Class B1(a)) and Employment Agency (Class A2) at first and second floor level of units 25 to 29 Town Square to a mixed use of offices (Class B1(a)) and gallery (Class D1) and replacement of existing betting shop (Sui Generis) with a ground-floor communal lobby. External renovation works, use of rear roof-terrace as events and amenity space and associated plant.	B1a Offices	1012	COMPLETED
19/00122/FP	90 High Street, Stevenage Herts, SG1 3DW	Change of use of first floor from Use Class A2 (Financial and Professional Services) to either Class A1, A2 or B1(a) (Retail/Office use), installation of new shop front at ground floor and new first floor window.	B1a Offices	66	COMPLETED
19/00128/FP	Belvue House, Bell Lane, Stevenage, SG1 3HW	Proposed enclosure of existing ground floor space on south elevation	B1a Offices	26	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1a Offices	424	COMPLETED
20/00170/FP	Michael Faraday House, Six Hills Way, Stevenage, SG2 2AY	Construction of new roof above existing atrium area to create additional office floorspace; replacement windows, doors and screens; construction of new external plant enclosure, and; installation of new external lighting.	B1a Offices	431	COMPLETED
20/00726/NMA	Airbus Defence And Space, Gunnels Wood	Non material amendment to planning permission reference number 19/00167/FPM to detail amendments to the office building, plaza, vehicle and pedestrian accesses, boundary treatment and landscaping	B1a Offices	11268	COMPLETED

	Road, Stevenage, SG1 2DB				
10/00343/FPM	Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts SG1 2NY	Erection of 2no, three storey research and development buildings, new and replacement car parking, associated hard and soft landscape and underground attenuation tank and other works.	B1b Research and Development	10321	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1b Research and Development	10	COMPLETED
13/00020/FP	Astrium, Gunnels Wood Road, Stevenage, SG1 2DB	Demolition of existing offices (Use Class B1 (a)) to facilitate extension of existing research and development, laboratory and manufacturing facility (Use Class B1(b))	B1b Research and Development	712	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1b Research and Development	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1b Research and Development	9841	COMPLETED
13/00456/FP	Astrium, Gunnels Wood Road, Stevenage, SG1 2DB	Construction of a new building to provide a research and development laboratory and manufacturing facility.	B1b Research and Development	712	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1b Research and Development	549	COMPLETED
15/00300/FP	GSK, Gunnels Wood Road, Stevenage, SG1 2FX	Erection of 2no new meeting pods.	B1b Research and Development	36	COMPLETED
15/00323/FPM	GSK, Gunnels Wood Road, Stevenage, SG1 2FX	Construction of a 7,287sqm research and manufacturing building (Use Class B1), car parking, hard and soft landscaping and associated works.	B1b Research and Development	7287	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1b Research and Development	281	COMPLETED
16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B1b Research and Development	863	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1b Research and Development	573	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B1b Research and Development	102	COMPLETED

17/00710/FP	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2FX	Erection of B1(b) building, liquid nitrogen storage tank and associated works.	B1b Research and Development	352	COMPLETED
17/00788/FP	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2FX	Variation of Condition 1 (Approved Plans) attached to planning permission reference number 16/00835/FP	B1b Research and Development	106	COMPLETED
18/00507/FP	MBDA UK, Six Hills Way Herts, Stevenage, SG1 2DA	Installation of a new HPC Mobile Data Centre	B1b Research and Development	50	COMPLETED
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way Stevenage, Stevenage, SG1 2DH	Proposed part demolition of existing business building (B1) and replace with new extension.	B1b Research and Development	182	COMPLETED
19/00253/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of a two-storey modular office building with associated boundary treatments and landscaping.	B1b Research and Development	2142	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1b Research and Development	424	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1c Light Industry	10	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1c Light Industry	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1c Light Industry	9841	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1c Light Industry	549	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1c Light Industry	281	COMPLETED
16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B1c Light Industry	863	COMPLETED

16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1c Light Industry	573	COMPLETED
16/00504/FP	16, Willows Link, Stevenage, SG2 8AR	Change of use from A1 (baby shop) to B1(c) (assembly of sandwiches, rolls and other snacks), and associated internal alterations.	B1c Light Industry	47	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B1c Light Industry	102	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1c Light Industry	424	COMPLETED
20/00018/FP	Unit 1 Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage Herts, SG1 4SU	Change of use class from D2 (leisure) to B1 (light industrial).	B1c Light Industry	255	COMPLETED
20/00019/FP	Unit 2 Wedgwood Gate, Industrial Estate Wedgwood Way, Stevenage Herts, SG1 4SU	Change of use class from D2 (leisure) to B1 (light industrial).	B1c Light Industry	277	COMPLETED
20/00152/FP	6-8 Willows Link, Stevenage, SG2 8AR	Change of use from D2 (Leisure) to B1 (Light Industrial).	B1c Light Industry	64	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B2 General industrial	223	COMPLETED
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	B2 General industrial	1709	COMPLETED
11/00669/FP	5 Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use to Class B2 for vehicle repair and maintenance and M.O.T testing	B2 General industrial	127	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B2 General industrial	2702	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business), B2 (General Industry) and B8 (Storage and Distribution).	B2 General industrial	29522	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B2 General industrial	1647	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B2 General industrial	12282	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B2 General industrial	524	COMPLETED

15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B2 General industrial	842	COMPLETED
16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B2 General industrial	2590	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B2 General industrial	1720	COMPLETED
16/00485/FP	Britannia House, Boulton Road, Stevenage, SG1 4QX	Two storey front and side extensions and two windows to the side elevation.	B2 General industrial	50	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B2 General industrial	305	COMPLETED
18/00283/FP	Caswell House, Cavendish Road, Stevenage	Installation of 2no 4.5mw Gas engines and associated works	B2 General industrial	37	COMPLETED
11/00213/FP	Land Adjacent Campus 6, Caxton Way, Stevenage	Erection of two storey 2,083sq metre warehouse building for storage and distribution (Class B8) with ancillary office space	B8 Storage and Distribution	2083	COMPLETED
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	B8 Storage and Distribution	1709	COMPLETED
12/00599/FP	Allied Bakeries, Cartwright Road, Stevenage, SG1 4QA	Removal of redundant silo; erection of new storage building and silos; and replacement of main building roof including raising of sections to accommodate new production equipment.	B8 Storage and Distribution	370	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B8 Storage and Distribution	2702	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B8 Storage and Distribution	29522	COMPLETED
13/00424/CLEU	Shangri La Farm, Todds Green, Stevenage	Certificate of Lawfulness for the continued use of Unit A under Use Class B8 (Storage or Distribution) and ancillary farm office.	B8 Storage and Distribution	244	COMPLETED
13/00425/CLEU	Shangri La Farm, Todds Green, Stevenage	Certificate of Lawfulness for the continued use of Unit C under Use Class B8 (Storage or Distribution) and an ancillary workshop facility.	B8 Storage and Distribution	114	COMPLETED
14/00053/FPM	The Wine Society, Gunnels Wood Road, Stevenage, SG1 2BG	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	B8 Storage and Distribution	8704	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B8 Storage and Distribution	1647	COMPLETED
15/00358/CLEU	Unit E, Shangri La Farm, Todds Green	Certificate of Lawfulness for the continued use of Unit E under Use Class B8 (Storage or Distribution)	B8 Storage and Distribution	114	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	12282	COMPLETED
15/00461/RMM	Cromer House, Caxton Way, Stevenage, SG1 2DF	Approval of reserved matters for appearance, landscaping, layout and scale pursuant to outline planning permission reference number 12/00463/FP	B8 Storage and Distribution	2168	COMPLETED

15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	524	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B8 Storage and Distribution	842	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B8 Storage and Distribution	1720	COMPLETED
16/00433/FP	Police Station, Lytton Way, Stevenage	Extension and alterations to existing garage block and erection of a new storage building.	B8 Storage and Distribution	179	COMPLETED
16/00724/FP	Campus, 6 Caxton Way, Stevenage, SG1 2XD	Single storey extension to the existing soft drinks warehouse (Class B8)	B8 Storage and Distribution	70	COMPLETED
17/00182/FP	Skyline House, Swingate, Stevenage, SG1 1AP	Change of use of ancillary storage area to storage use class B8.	B8 Storage and Distribution	607	COMPLETED
17/00549/FPM	Fujitsu Services, Cavendish Road, Stevenage, SG1 2DY	Single storey extension to existing Data Centre	B8 Storage and Distribution	1410	COMPLETED
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	B8 Storage and Distribution	244	COMPLETED
18/00530/CLEU	Unit O Shangri La Farm, Todds Green, Stevenage, SG1 2JE	Certificate of Lawfulness for continued use of storage and distribution	B8 Storage and Distribution	150	COMPLETED
19/00660/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of data centre building with associated plant enclosures and hard landscaping	B8 Storage and Distribution	909	COMPLETED
19/00673/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erect business and household storage facility (Use Class B8), associated car parking, delivery areas and associated ancillary works	B8 Storage and Distribution	8208	COMPLETED
20/00548/FPM	Unit B3, Cockerell Close, Stevenage, SG1 2NB	Installation of a mezzanine floor and enclosed external compound	B8 Storage and Distribution	975	COMPLETED

## Appendix 5 – Past Completions (Baseline) losses

Permission Reference	Address	Description	ExistNonResLine Use Class	Exist Non Res Floorspace Total	Current Status
10/00026/FP	The White House, 3 High Street, Stevenage	Cou from offices (B1a) to dwelling	B1a Offices	334	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B1a Offices	223	COMPLETED
10/00502/FP	Q E D Recruitment Specialists Ltd, 18-20 High Street, Stevenage, SG1 3EJ	Conversion of ground and first floors including a two storey rear extension and bathroom pod to form 1no. one bed dwelling and 2no. two bed dwellings.	B1a Offices	113	COMPLETED
10/00554/FP	7A Market Place, Town Centre, Stevenage, SG1 1DH	Change of use of first floor offices (Use Class B1) to 4no. one bed flats (Use Class C3).	B1a Offices	205	COMPLETED
11/00198/FP	30 High Street, Stevenage, SG1 3AU	Change of use from B1(business) and A1 (shops) to B1 (business), C3 (residential) with the creation of 1no. two bed flat, and A5 (hot food takeaway) including internal and external alterations following demolition of existing single storey extension to west end	B1a Offices	175	COMPLETED
11/00262/FP	Second Floor, Swingate House, Danestrete, Stevenage, SG1 1XE	Change of use of part of second floor from Class B1 (Office) to Class D1 (Non-Residential Education, Community and Worship Uses).	B1a Offices	135	COMPLETED
11/00309/FP	11A Market Place, Town Centre, Stevenage, SG1 1DH	Change of use from office B1(a) to residential C3(a).	B1a Offices	63	COMPLETED
12/00075/FP	Armstrong House, Norton Road, Stevenage, SG1 2LX	Change of use from Offices (Use Class B1) to non residential institutions (Use Class D1)	B1a Offices	582	COMPLETED
12/00121/FP	14 - 16 High Street, Stevenage, SG1 3EJ	Change of use of ground floor to D1 (non residential institution)	B1a Offices	85	COMPLETED
12/00148/FP	44A High Street, Stevenage, SG1 3EF	Change of use from offices to 1no. one bed dwelling	B1a Offices	75	COMPLETED
12/00271/FP	The Rookery, 72 High Street, Stevenage, SG1 3EA	Change of use of first floor from offices to 2no. 1 bed flats	B1a Offices	105	COMPLETED
12/00326/FP	7th Floor, Southgate House, Southgate, Stevenage, SG1 1HG	Continued Use of 7th Floor for Church Use (Class D1).	B1a Offices	350	COMPLETED
13/00061/FP	Francis House Warren Court, 116 High Street, Stevenage, SG1 3DW	Change of use from offices to 4 no. flats	B1a Offices	215	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1a Offices	901	COMPLETED
13/00125/FP	Land R/O, 30 High Street, Stevenage, SG1 3EJ	Change of use of existing barn building from office to 1 no. one bedroom dwelling	B1a Offices	44	COMPLETED
13/00132/FP	Ground Floor, Kestrel House, Primett Road, Stevenage	Change of use from office space to private physiotherapy clinic	B1a Offices	39	COMPLETED



13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1a Offices	9841	COMPLETED
13/00251/FP	Saffron Ground, Ditchmore Lane, Stevenage	Change of use of second floor office building from B1 Business to mixed B1 Business and D1 Non Residential Institutions use.	B1a Offices	525	COMPLETED
14/00043/FP	Brickdale House, Swingate, Stevenage, SG1 1XG	Conversion of building to 4no. two bed flats with ancillary car parking	B1a Offices	474	COMPLETED
14/00113/FP	Turners Industrial Cleaning Systems Ltd, Leyden Road, Stevenage, SG1 2BP	Change of use from office space (Use Class B1(a)) to a dog grooming parlour (Sui Generis).	B1a Offices	20	COMPLETED
14/00172/FP	Carlton House, Boulton Road, Stevenage, SG1 4QX	Change of use from Use Classes B1 and B8 (Business and Storage and Distribution) to Class D1 (non-residential Institutions)	B1a Offices	233	COMPLETED
14/00220/CPA	Southgate House, Southgate, Stevenage, SG1 1HG	Prior approval for the change of use of offices (Use Class B1(a)) to 65no. residential dwellings (Use Class C3) utilising all floors except floor 7	B1a Offices	4680	COMPLETED
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	B1a Offices	210	COMPLETED
14/00292/FP	18, Fortuna Close, Stevenage, SG1 5TD	Change of use from office (B1) to residential (C3)	B1a Offices	49	COMPLETED
14/00330/FP	Ground Floor Right Office, Kestrel House, Primett Road, Stevenage	Change of use from Office (B1) to Physiotherapy Clinic (D1) (floor area 40.9sqm)	B1a Offices	41	COMPLETED
14/00346/FP	35, High Street, Stevenage, SG1 3AU	Change of use of ground floor from A1 (Retail) to mixed use A1 (Retail) and Tattoo Studio (Sui Generis); change of use of first floor from B1 (Offices) to A1 (Retail)	B1a Offices	180	COMPLETED
14/00705/CPA	Brickdale House, Swingate, Stevenage, SG1 1XG	Change of use from Offices (Class B1(a)) to residential (Class C3) comprising 52no. two bed, 67no. one bed and 27no. studio flats	B1a Offices	9695	COMPLETED
14/00715/CPA	Antelope House, Ardent House, Atlantic House & Sheffield Hou, Gates Way, Stevenage, SG1 3NS	Prior approval for the change of use from Office (Class B1(a)) to Residential (Class C3) with 12no. two bed flats, 73no. one bed flats and 6no. studio flats (total 91no. units).	B1a Offices	4500	COMPLETED
15/00032/CPA	Londis 32 - 34 Queensway Town Centre Stevenage Herts SG1 1BS	Change of use from Offices (Class B1(a)) on first and second floors to Residential (Class C3) comprising 3no 1 bedroom flats.	B1a Offices	128	COMPLETED
15/00246/FP	10, Willows Link, Stevenage, SG2 8AR	Retrospective change of use from Offices (Use Class B1a) to Community room (Use Class D1) and ancillary retail space	B1a Offices	113	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	4094	COMPLETED
15/00569/FP	Unit 3 Viewpoint Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use of first floor from B1 (Office) to D1 (Chiropractic Clinic)	B1a Offices	65	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1a Offices	322	COMPLETED

15/00701/FP	2 Church Lane, Stevenage, SG1 3QR	Change of use from B1 to C3 and replacement of garage door with a double window.	B1a Offices	56	COMPLETED
15/00702/FPM	Former John Lewis Plc, Cavendish Road, Stevenage, SG1 2EH	Change of use of the existing warehouse from Use Class B8 (with associated Use Class B1) to sui generis use as a Warehouse Club, including tyre installation and sales together with external alterations, partial demolition and redevelopment, car parking, landscaping and access	B1a Offices	36099	COMPLETED
16/00153/FP	5 Letchmore Road, Stevenage, SG1 3JH	Change of use from B1(Office) to D1 (Dental Practice) and external alterations to existing office building and outbuilding.	B1a Offices	306	COMPLETED
16/00255/FP	9, High Street, Stevenage, SG1 3BG	Change of use from Offices to 1no. one bed dwelling and extension to courtyard boundary wall	B1a Offices	180	COMPLETED
16/00511/FPM	Park Place, Town Centre, Stevenage	Change of use of an existing three storey building from A1 (retail), B1 (office) and D1 (dental clinic) to retail and residential use and the construction of three additional floors for residential use comprising no. 44 studio units, no. 120 one bedroom residential units, and no. 38 two bedroom residential units.	B1a Offices	5089	COMPLETED
16/00673/FP	3 Drapers Way, Stevenage, SG1 3DT	Change of use from B1 (office) to sui generis (Driving Test Centre)	B1a Offices	91	COMPLETED
16/00853/FP	Comark House Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG12TA	Change of use from B1 (offices) to mixed use of B1 (offices) and D1 (non-residential-education and training centre)	B1a Offices	1625	COMPLETED
18/00443/FP	Meadway Court, Rutherford Close, Stevenage, SG1 2EF	Demolition of existing gatehouse office building to facilitate the creation of 2no. car parking spaces	B1a Offices	35	COMPLETED
19/00045/FP	4 Popple Way Stevenage Herts, SG1 3TG	Change of Use from Office B1 (Business) to Tuition Centre D1 (Non-residential institution)	B1a Offices	65	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1b Research and Development	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1b Research and Development	9841	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1b Research and Development	322	COMPLETED
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way Stevenage, Stevenage, SG1 2DH	Proposed part demolition of existing business building (B1) and replace with new extension.	B1b Research and Development	132	COMPLETED
10/00590/FP	Former Stevenage Knitting Co. Ltd, Sish Lane, Stevenage, SG1 3LS	Demolition of existing factory and erection of 1 no. 3 bedroom detached house and 2 no. 3 bedroom semi-detached houses	B1c Light Industry	392	COMPLETED
11/00669/FP	5 Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use to Class B2 for vehicle repair and maintenance and M.O.T testing	B1c Light Industry	127	COMPLETED

12/00029/FP	2 Pond Close Stevenage Herts	Change of use from Class B1(c) (Light Industry )to Class D2 (Assembly and Leisure)	B1c Light Industry	870	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1c Light Industry	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1c Light Industry	9841	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1c Light Industry	1314	COMPLETED
14/00638/FP	Unit 2, Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage, SG1 4SU	Change of use from Use Class B1(c) (Light Industrial) to provide ancillary facilities which would be associated with the existing use of Unit 1 Wedgwood Gate as a gym.	B1c Light Industry	280	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1c Light Industry	322	COMPLETED
15/00731/FP	551, Lonsdale Road, Stevenage, SG1 5DZ	Change of use from B1 to A5.	B1c Light Industry	188	COMPLETED
16/00016/FP	Unit 5 And 6 Chells Industrial Units, Chells Way, Stevenage, SG2 0LQ	Change of use from B1/B8 (Industrial) to D2 (Swimming and Diving) including ancillary sale and hire of diving equipment.	B1c Light Industry	187	COMPLETED
16/00103/FP	Airbus Defence & Space Ltd, Argyle Way, Stevenage	Single storey extension to form Stem Centre, inclusive of vehicle arrival area, access ramp, pedestrian steps and front entrance canopy.	B1c Light Industry	469	COMPLETED
16/00146/FP	6 Filey Close, Stevenage, SG1 2JW	Change of use from Use Class B1,B8 (Light Industrial and Storage) to A1 (Hairdressers)	B1c Light Industry	99	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B2 General industrial	2702	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B2 General industrial	29522	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B2 General industrial	1314	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B2 General industrial	1720	COMPLETED
16/00469/FPM	Unit 23 And Unit 24 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B2 (Printers) to sui generis (Builders Merchants) and minor external alterations.	B2 General industrial	2441	COMPLETED
16/00851/FP	Leyden Road, Stevenage, SG1 2BP	Demolition of existing industrial unit to facilitate the erection of a single storey purpose built MOT bay and reception	B2 General industrial	186	COMPLETED

17/00654/FP	Resolution Chemicals, Wedgwood Way , Stevenage, SG1 4QT	Change of use of existing buildings (Building 7) from Use Class B2 (General Industry) to Car Sales (Sui Generis) for use in association with the wider site for the storage and repair of vehicles with ancillary offices.	B2 General industrial	322	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B8 Storage and Distribution	223	COMPLETED
10/00269/FPM	3 Letchmore Road Stevenage Herts SG1 3JH	Demolition of existing house and outbuildings/workshops and the erection of 9no. three bed and 3no. four bed houses with associated access and parking.	B8 Storage and Distribution	260	COMPLETED
10/00356/CC	Cavendish Point, Cavendish Road, Stevenage, SG1 2EG	Cou from storage & distribution (B8) to recycling of waste metals (SG)	B8 Storage and Distribution	2164	COMPLETED
11/00368/FP	Unit 5, Fulton Close, Stevenage, SG1 2AF	Change of use from Use Class B8 (storage and distribution) to D1 (non-residential institutions) for a temporary period of 5 years	B8 Storage and Distribution	960	COMPLETED
13/00137/FP	33 Queensway, Town Centre, Stevenage, SG1 1DN	Change of use of the first floor storage area to create 7 new apartments	B8 Storage and Distribution	298	COMPLETED
14/00172/FP	Carlton House, Boulton Road, Stevenage, SG1 4QX	Change of use from Use Classes B1 and B8 (Business and Storage and Distribution) to Class D1 (non-residential Institutions)	B8 Storage and Distribution	233	COMPLETED
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	B8 Storage and Distribution	210	COMPLETED
15/00395/RMM	Vincent Court, Fishers Green Road, Stevenage	Reserved matters application pursuant to outline planning permission 14/00178/OPM for the erection of 37 dwellings seeking approval of the access, appearance, landscaping, layout and scale	B8 Storage and Distribution	5750	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	12282	COMPLETED
15/00457/FPM	Unit 6 Fulton Close, Stevenage, SG1 2AF	Change of use from Class B8 (Storage or Distribution) to Class D1 (Non-residential Institutions)	B8 Storage and Distribution	1134	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	524	COMPLETED
15/00702/FPM	Former John Lewis Plc, Cavendish Road, Stevenage, SG1 2EH	Change of use of the existing warehouse from Use Class B8 (with associated Use Class B1) to sui generis use as a Warehouse Club, including tyre installation and sales together with external alterations, partial demolition and redevelopment, car parking, landscaping and access	B8 Storage and Distribution	36099	COMPLETED
16/00274/FP	4 Motorway Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use from B1(Office) and B8 (Storage) to Sui Generis (Ambulance Depot) and associated works, including installation of a mezzanine floor	B8 Storage and Distribution	1742	COMPLETED
16/00741/FP	Unit 6 Senate Place, Whitworth Road, Stevenage, SG1 4QS	Continued use of premises as Fitness Club Use (D2 Class)	B8 Storage and Distribution	840	COMPLETED
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and re-cladding of existing warehouse	B8 Storage and Distribution	226	COMPLETED

## Appendix 6 – Past Completions (High) gains

Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1a Offices	10	COMPLETED
19/00128/FP	Belvue House, Bell Lane, Stevenage, SG1 3HW	Proposed enclosure of existing ground floor space on south elevation	B1a Offices	26	COMPLETED
19/00122/FP	90 High Street, Stevenage Herts, SG1 3DW	Change of use of first floor from Use Class A2 (Financial and Professional Services) to either Class A1, A2 or B1(a) (Retail/Office use), installation of new shop front at ground floor and new first floor window.	B1a Offices	66	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B1a Offices	102	COMPLETED
11/00285/CLEU	162 And 162A High Street, Stevenage, SG1 3LL	Certificate of lawfulness for retention of the premises as offices (Class B1(a))	B1a Offices	105	COMPLETED
17/00799/FP	Chequers House, 162 High Street, Stevenage, SG1 3LL	Erection of 2 no. two storey side extension, raising of the existing roof and 1 no. dormer window on front elevation and 1 no. dormer window on the rear elevation, 1 no. roof light and associated car parking.	B1a Offices	119	COMPLETED
11/00198/FP	30 High Street, Stevenage, SG1 3AU	Change of use from B1(business) and A1 (shops) to B1 (business), C3 (residential) with the creation of 1no. two bed flat, and A5 (hot food takeaway) including internal and external alterations following demolition of existing single storey extension to west end	B1a Offices	123	COMPLETED
17/00496/CLEU	The Barn, Warren Court 116 High Street, Stevenage, SG1 3DW	Certificate of lawfulness for the use of barn as offices	B1a Offices	164	COMPLETED
18/00508/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the first floor from retail (Use Class A1) to Offices (Use Class B1(a)) and external improvement works.	B1a Offices	290	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1a Offices	424	COMPLETED
20/00170/FP	Michael Faraday House, Six Hills Way, Stevenage, SG2 2AY	Construction of new roof above existing atrium area to create additional office floorspace; replacement windows, doors and screens; construction of new external plant enclosure, and; installation of new external lighting.	B1a Offices	431	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1a Offices	549	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1a Offices	573	COMPLETED
16/00853/FP	Comark House Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG12TA	Change of use from B1 (offices) to mixed use of B1 (offices) and D1 (non-residential-education and training centre)	B1a Offices	644	COMPLETED
18/00735/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the second floor from Retail (Use Class A1) and Financial and Professional Services (Use Class A2) to offices (Use Class B1(a)) and external improvement works.	B1a Offices	835	COMPLETED

16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B1a Offices	863	COMPLETED
18/00660/FP	95 - 103 Queensway Town Centre, Stevenage, SG1 1EA	Change of use of part of the first floor from retail (Use Class A1) and Financial and Professional Services (Use class A2) to offices (Use Class B1(a)) and external improvement works.	B1a Offices	944	COMPLETED
19/00063/FPM	21-29, Town Square Town Centre, Stevenage, SG1 1BP	Change of use of units 21 to 23 Town Square from Class A3 (Restaurant) to a mixed Class A1 (Retail) and Class A3 (Restaurant and Cafe) space at ground and first floor level, conversion of existing office (Class B1(a)) and Employment Agency (Class A2) at first and second floor level of units 25 to 29 Town Square to a mixed use of offices (Class B1(a)) and gallery (Class D1) and replacement of existing betting shop (Sui Generis) with a ground-floor communal lobby. External renovation works, use of rear roof-terrace as events and amenity space and associated plant.	B1a Offices	1012	COMPLETED
17/00826/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erection of four storey office building (Use Class B1a), petrol filling station with ancillary convenience store and coffee drive-thru outlet with associated access, parking and circulation arrangements, landscaping and associated works.	B1a Offices	4490	COMPLETED
14/00053/FPM	The Wine Society, Gunnels Wood Road, Stevenage, SG1 2BG	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	B1a Offices	8704	COMPLETED
20/00726/NMA	Airbus Defence And Space, Gunnels Wood Road, Stevenage, SG1 2DB	Non material amendment to planning permission reference number 19/00167/FPM to detail amendments to the office building, plaza, vehicle and pedestrian accesses, boundary treatment and landscaping	B1a Offices	11268	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1b Research and Development	10	COMPLETED
18/00507/FP	MBDA UK, Six Hills Way Herts, Stevenage, SG1 2DA	Installation of a new HPC Mobile Data Centre	B1b Research and Development	50	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B1b Research and Development	102	COMPLETED
17/00788/FP	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2FX	Variation of Condition 1 (Approved Plans) attached to planning permission reference number 16/00835/FP	B1b Research and Development	106	COMPLETED
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way Stevenage, Stevenage, SG1 2DH	Proposed part demolition of existing business building (B1) and replace with new extension.	B1b Research and Development	182	COMPLETED
17/00710/FP	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2FX	Erection of B1(b) building, liquid nitrogen storage tank and associated works.	B1b Research and Development	352	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1b Research and Development	424	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1b Research and Development	549	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1b Research and Development	573	COMPLETED
16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B1b Research and Development	863	COMPLETED

19/00253/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of a two-storey modular office building with associated boundary treatments and landscaping.	B1b Research and Development	2142	COMPLETED
10/00343/FPM	Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts SG1 2NY	Erection of 2no, three storey research and development buildings, new and replacement car parking, associated hard and soft landscape and underground attenuation tank and other works.	B1b Research and Development	10321	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1c Light Industry	10	COMPLETED
16/00504/FP	16, Willows Link, Stevenage, SG2 8AR	Change of use from A1 (baby shop) to B1(c) (assembly of sandwiches, rolls and other snacks), and associated internal alterations.	B1c Light Industry	47	COMPLETED
20/00152/FP	6-8 Willows Link, Stevenage, SG2 8AR	Change of use from D2 (Leisure) to B1 (Light Industrial).	B1c Light Industry	64	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B1c Light Industry	102	COMPLETED
20/00018/FP	Unit 1 Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage Herts, SG1 4SU	Change of use class from D2 (leisure) to B1 (light industrial).	B1c Light Industry	255	COMPLETED
20/00019/FP	Unit 2 Wedgwood Gate, Industrial Estate Wedgwood Way, Stevenage Herts, SG1 4SU	Change of use class from D2 (leisure) to B1 (light industrial).	B1c Light Industry	277	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1c Light Industry	424	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1c Light Industry	549	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1c Light Industry	573	COMPLETED
16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B1c Light Industry	863	COMPLETED
18/00283/FP	Caswell House, Cavendish Road, Stevenage	Installation of 2no 4.5mw Gas engines and associated works	B2 General industrial	37	COMPLETED
16/00485/FP	Britannia House, Boulton Road, Stevenage, SG1 4QX	Two storey front and side extensions and two windows to the side elevation.	B2 General industrial	50	COMPLETED
11/00669/FP	5 Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use to Class B2 for vehicle repair and maintenance and M.O.T testing	B2 General industrial	127	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B2 General industrial	223	COMPLETED
17/00501/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of single storey B1/B2 (Business/General Industry) unit.	B2 General industrial	305	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B2 General industrial	1647	COMPLETED
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	B2 General industrial	1709	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B2 General industrial	1720	COMPLETED

16/00032/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of an industrial building for B1/ B2 Use Class (Business/ General Industry) unit, with associated security fence, parking, and external works.	B2 General industrial	2590	COMPLETED
16/00724/FP	Campus, 6 Caxton Way, Stevenage, SG1 2XD	Single storey extension to the existing soft drinks warehouse (Class B8)	B8 Storage and Distribution	70	COMPLETED
18/00530/CLEU	Unit O Shangri La Farm, Todds Green, Stevenage, SG1 2JE	Certificate of Lawfulness for continued use of storage and distribution	B8 Storage and Distribution	150	COMPLETED
16/00433/FP	Police Station, Lytton Way, Stevenage	Extension and alterations to existing garage block and erection of a new storage building.	B8 Storage and Distribution	179	COMPLETED
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	B8 Storage and Distribution	244	COMPLETED
12/00599/FP	Allied Bakeries, Cartwright Road, Stevenage, SG1 4QA	Removal of redundant silo; erection of new storage building and silos; and replacement of main building roof including raising of sections to accommodate new production equipment.	B8 Storage and Distribution	370	COMPLETED
17/00182/FP	Skyline House, Swingate, Stevenage, SG1 1AP	Change of use of ancillary storage area to storage use class B8.	B8 Storage and Distribution	607	COMPLETED
19/00660/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of data centre building with associated plant enclosures and hard landscaping	B8 Storage and Distribution	909	COMPLETED
20/00548/FPM	Unit B3, Cockerell Close, Stevenage, SG1 2NB	Installation of a mezzanine floor and enclosed external compound	B8 Storage and Distribution	975	COMPLETED
17/00549/FPM	Fujitsu Services, Cavendish Road, Stevenage, SG1 2DY	Single storey extension to existing Data Centre	B8 Storage and Distribution	1410	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B8 Storage and Distribution	1647	COMPLETED
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	B8 Storage and Distribution	1709	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B8 Storage and Distribution	1720	COMPLETED
11/00213/FP	Land Adjacent Campus 6, Caxton Way, Stevenage	Erection of two storey 2,083sq metre warehouse building for storage and distribution (Class B8) with ancillary office space	B8 Storage and Distribution	2083	COMPLETED
19/00673/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erect business and household storage facility (Use Class B8), associated car parking, delivery areas and associated ancillary works	B8 Storage and Distribution	8208	COMPLETED
14/00053/FPM	The Wine Society, Gunnels Wood Road, Stevenage, SG1 2BG	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	B8 Storage and Distribution	8704	COMPLETED



## Appendix 7 – Past Completions (High) losses

Permission Reference	Address	Description	ExistNonResLine Use Class	Exist Non Res Floorspace Total	Current Status
14/00113/FP	Turners Industrial Cleaning Systems Ltd, Leyden Road, Stevenage, SG1 2BP	Change of use from office space (Use Class B1(a)) to a dog grooming parlour (Sui Generis).	B1a Offices	20	COMPLETED
18/00443/FP	Meadway Court, Rutherford Close, Stevenage, SG1 2EF	Demolition of existing gatehouse office building to facilitate the creation of 2no. car parking spaces	B1a Offices	35	COMPLETED
14/00330/FP	Ground Floor Right Office, Kestrel House, Primett Road, Stevenage	Change of use from Office (B1) to Physiotherapy Clinic (D1) (floor area 40.9sqm)	B1a Offices	41	COMPLETED
14/00292/FP	18, Fortuna Close, Stevenage, SG1 5TD	Change of use from office (B1) to residential (C3)	B1a Offices	49	COMPLETED
11/00309/FP	11A Market Place, Town Centre , Stevenage, SG1 1DH	Change of use from office B1(a) to residential C3(a).	B1a Offices	63	COMPLETED
19/00045/FP	4 Popple Way Stevenage Herts, SG1 3TG	Change of Use from Office B1 (Business) to Tuition Centre D1 (Non-residential institution)	B1a Offices	65	COMPLETED
12/00148/FP	44A High Street, Stevenage, SG1 3EF	Change of use from offices to 1no. one bed dwelling	B1a Offices	75	COMPLETED
12/00121/FP	14 - 16 High Street, Stevenage, SG1 3EJ	Change of use of ground floor to D1 (non residential institution)	B1a Offices	85	COMPLETED
16/00673/FP	3 Drapers Way, Stevenage, SG1 3DT	Change of use from B1 (office) to sui generis (Driving Test Centre)	B1a Offices	91	COMPLETED
12/00271/FP	The Rookery, 72 High Street, Stevenage, SG1 3EA	Change of use of first floor from offices to 2no. 1 bed flats	B1a Offices	105	COMPLETED
10/00502/FP	Q E D Recruitment Specialists Ltd, 18-20 High Street, Stevenage, SG1 3EJ	Conversion of ground and first floors including a two storey rear extension and bathroom pod to form 1no. one bed dwelling and 2no. two bed dwellings.	B1a Offices	113	COMPLETED
11/00262/FP	Second Floor, Swingate House, Danestrete, Stevenage, SG1 1XE	Change of use of part of second floor from Class B1 (Office) to Class D1 (Non-Residential Education, Community and Worship Uses).	B1a Offices	135	COMPLETED
11/00198/FP	30 High Street, Stevenage, SG1 3AU	Change of use from B1(business) and A1 (shops) to B1 (business), C3 (residential) with the creation of 1no. two bed flat, and A5 (hot food takeaway) including internal and external alterations following demolition of existing single storey extension to west end	B1a Offices	175	COMPLETED
14/00346/FP	35, High Street, Stevenage, SG1 3AU	Change of use of ground floor from A1 (Retail) to mixed use A1 (Retail) and Tattoo Studio (Sui Generis); change of use of first floor from B1 (Offices) to A1 (Retail)	B1a Offices	180	COMPLETED
16/00255/FP	9, High Street, Stevenage, SG1 3BG	Change of use from Offices to 1no. one bed dwelling and extension to courtyard boundary wall	B1a Offices	180	COMPLETED
10/00554/FP	7A Market Place, Town Centre, Stevenage, SG1 1DH	Change of use of first floor offices (Use Class B1) to 4no. one bed flats (Use Class C3).	B1a Offices	205	COMPLETED
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	B1a Offices	210	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B1a Offices	223	COMPLETED
14/00172/FP	Carlton House, Boulton Road, Stevenage, SG1 4QX	Change of use from Use Classes B1 and B8 (Business and Storage and Distribution) to Class D1 (non-residential Institutions)	B1a Offices	233	COMPLETED

16/00153/FP	5 Letchmore Road, Stevenage, SG1 3JH	Change of use from B1(Office) to D1 (Dental Practice) and external alterations to existing office building and outbuilding.	B1a Offices	306	COMPLETED
10/00026/FP	The White House, 3 High Street, Stevenage	Cou from offices (B1a) to dwelling	B1a Offices	334	COMPLETED
12/00326/FP	7th Floor, Southgate House, Southgate, Stevenage, SG1 1HG	Continued Use of 7th Floor for Church Use (Class D1).	B1a Offices	350	COMPLETED
14/00043/FP	Brickdale House, Swingate, Stevenage, SG1 1XG	Conversion of building to 4no. two bed flats with ancillary car parking	B1a Offices	474	COMPLETED
12/00075/FP	Armstrong House, Norton Road, Stevenage, SG1 2LX	Change of use from Offices (Use Class B1) to non residential institutions (Use Class D1)	B1a Offices	582	COMPLETED
16/00853/FP	Comark House Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG12TA	Change of use from B1 (offices) to mixed use of B1 (offices) and D1 (non-residential-education and training centre)	B1a Offices	1625	COMPLETED
14/00715/CPA	Antelope House, Ardent House, Atlantic House & Sheffield Hou, Gates Way, Stevenage, SG1 3NS	Prior approval for the change of use from Office (Class B1(a)) to Residential (Class C3) with 12no. two bed flats, 73no. one bed flats and 6no. studio flats (total 91no. units).	B1a Offices	4500	COMPLETED
14/00220/CPA	Southgate House, Southgate, Stevenage, SG1 1HG	Prior approval for the change of use of offices (Use Class B1(a)) to 65no. residential dwellings (Use Class C3) utilising all floors except floor 7	B1a Offices	4680	COMPLETED
16/00511/FPM	Park Place, Town Centre, Stevenage	Change of use of an existing three storey building from A1 (retail), B1 (office) and D1 (dental clinic) to retail and residential use and the construction of three additional floors for residential use comprising no. 44 studio units, no. 120 one bedroom residential units, and no. 38 two bedroom residential units.	B1a Offices	5089	COMPLETED
14/00705/CPA	Brickdale House, Swingate, Stevenage, SG1 1XG	Change of use from Offices (Class B1(a)) to residential (Class C3) comprising 52no. two bed, 67no. one bed and 27no. studio flats	B1a Offices	9695	COMPLETED
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way Stevenage, Stevenage, SG1 2DH	Proposed part demolition of existing business building (B1) and replace with new extension.	B1b Research and Development	132	COMPLETED
16/00146/FP	6 Filey Close, Stevenage, SG1 2JW	Change of use from Use Class B1,B8 (Light Industrial and Storage) to A1 (Hairdressers)	B1c Light Industry	99	COMPLETED
11/00669/FP	5 Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use to Class B2 for vehicle repair and maintenance and M.O.T testing	B1c Light Industry	127	COMPLETED
16/00016/FP	Unit 5 And 6 Chells Industrial Units, Chells Way, Stevenage, SG2 0LQ	Change of use from B1/B8 (Industrial) to D2 (Swimming and Diving) including ancillary sale and hire of diving equipment.	B1c Light Industry	187	COMPLETED
14/00638/FP	Unit 2, Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage, SG1 4SU	Change of use from Use Class B1(c) (Light Industrial) to provide ancillary facilities which would be associated with the existing use of Unit 1 Wedgwood Gate as a gym.	B1c Light Industry	280	COMPLETED
10/00590/FP	Former Stevenage Knitting Co. Ltd, Sish Lane, Stevenage, SG1 3LS	Demolition of existing factory and erection of 1 no. 3 bedroom detached house and 2 no. 3 bedroom semi-detached houses	B1c Light Industry	392	COMPLETED
16/00103/FP	Airbus Defence & Space Ltd, Argyle Way, Stevenage	Single storey extension to form Stem Centre, inclusive of vehicle arrival area, access ramp, pedestrian steps and front entrance canopy.	B1c Light Industry	469	COMPLETED
12/00029/FP	2 Pond Close Stevenage Herts	Change of use from Class B1(c) (Light Industry )to Class D2 (Assembly and Leisure)	B1c Light Industry	870	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1c Light Industry	1314	COMPLETED
16/00851/FP	Leyden Road, Stevenage, SG1 2BP	Demolition of existing industrial unit to facilitate the erection of a single storey purpose built MOT bay and reception	B2 General industrial	186	COMPLETED

17/00654/FP	Resolution Chemicals, Wedgwood Way , Stevenage, SG1 4QT	Change of use of existing buildings (Building 7) from Use Class B2 (General Industry) to Car Sales (Sui Generis) for use in association with the wider site for the storage and repair of vehicles with ancillary offices.	B2 General industrial	322	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B2 General industrial	1314	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B2 General industrial	1720	COMPLETED
16/00469/FPM	Unit 23 And Unit 24 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B2 (Printers) to sui generis (Builders Merchants) and minor external alterations.	B2 General industrial	2441	COMPLETED
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	B8 Storage and Distribution	210	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B8 Storage and Distribution	223	COMPLETED
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	B8 Storage and Distribution	226	COMPLETED
14/00172/FP	Carlton House, Boulton Road, Stevenage, SG1 4QX	Change of use from Use Classes B1 and B8 (Business and Storage and Distribution) to Class D1 (non-residential Institutions)	B8 Storage and Distribution	233	COMPLETED
10/00269/FPM	3 Letchmore Road Stevenage Herts SG1 3JH	Demolition of existing house and outbuildings/workshops and the erection of 9no. three bed and 3no. four bed houses with associated access and parking.	B8 Storage and Distribution	260	COMPLETED
16/00741/FP	Unit 6 Senate Place, Whitworth Road, Stevenage, SG1 4QS	Continued use of premises as Fitness Club Use (D2 Class)	B8 Storage and Distribution	840	COMPLETED
11/00368/FP	Unit 5, Fulton Close, Stevenage, SG1 2AF	Change of use from Use Class B8 (storage and distribution) to D1 (non-residential institutions) for a temporary period of 5 years	B8 Storage and Distribution	960	COMPLETED
16/00274/FP	4 Motorway Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use from B1(Office) and B8 (Storage) to Sui Generis (Ambulance Depot) and associated works, including installation of a mezzanine floor	B8 Storage and Distribution	1742	COMPLETED
10/00356/CC	Cavendish Point, Cavendish Road, Stevenage, SG1 2EG	Cou from storage & distribution (B8) to recycling of waste metals (SG)	B8 Storage and Distribution	2164	COMPLETED

# Appendix 8 – Updated Labour Supply calculations

## Updated Labour Supply

	Per Annum	Plan Period	Floorspace to 2031
Dwellings	380	7600	
Residents	924.21	18484.20	
Working Age	735.67	14713.43	
In Work	457.59	9151.75	
Resident Workers	220.97	4419.45	
Office	54.72	1094.31	12639.26
Industrial	26.78	535.64	25335.72
Warehouse	12.80	256.04	18307.17

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## Appendix 9 – Pipeline Supply

Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
20/00323/FP	Cell & Gene Therapy Catapult Manufacturing Centre, Gunnels Wood Road, Stevenage, SG1 2FX	Erection of a single storey modular building on land to the south of the existing CGTC Research and Manufacturing Centre	B1b Research and Development	230	GRANTED
19/00569/FP	Cell & Gene Therapy Catapult Manufacturing Centre, Stevenage Bioscience Catalyst, Gunnels Wood Road, Stevenage, SG1 2FX	Single storey laboratory extension at Level 3 above the existing warehouse on the south eastern elevation of the existing CGTC Research and Manufacturing Centre, comprising six additional rooms, refurbishment of one existing room, modification to the existing internal staircase and a new corridor connecting to the existing internal staircase.	B1b Research and Development	145	GRANTED
20/00511/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Proposed lobby extension to existing multi purpose building	B1b Research and Development	70	GRANTED
19/00070/FP	MBDA UK, Six Hills Way Herts, Stevenage, SG1 2DA	2no. extensions to existing building 1900	B1b Research and Development	186	GRANTED
06/00290/FP	Former Kodak Site, Gunnels Wood Road, Stevenage	Erection of B1/B2/B8 units Site Id 1B & 1B1	B1c	4291	STARTED
06/00290/FP	Former Kodak Site, Gunnels Wood Road, Stevenage	Erection of B1/B2/B8 units Site Id 1B & 1B1	B2	4291	STARTED
06/00290/FP	Former Kodak Site, Gunnels Wood Road, Stevenage	Erection of B1/B2/B8 units Site Id 1B & 1B1	B8	4291	STARTED
19/00736/FP	Airbus Defence And Space, Gunnels Wood Road, Stevenage Herts, SG1 2DB	Construction of a single storey pressure test facility	B1b Research and Development	468	STARTED

\*Excludes EC1/1 and Land West of North Road

## Appendix 10 – Past Completions (v2) gains

Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
11/00198/FP	30 High Street, Stevenage, SG1 3AU	Change of use from B1 (business) and A1 (shops) to B1 (business), C3 (residential) with the creation of 1 no. two bed flat, and A5 (hot food takeaway) including internal and external alterations following demolition of existing single storey extension to west end	B1a Offices	123	COMPLETED
11/00285/CLEU	162 And 162A High Street, Stevenage, SG1 3LL	Certificate of lawfulness for retention of the premises as offices (Class B1(a))	B1a Offices	105	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1a Offices	10	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1a Offices	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1a Offices	9841	COMPLETED
14/00053/FPM	The Wine Society, Gunnels Wood Road, Stevenage, SG1 2BG	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	B1a Offices	8704	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1a Offices	549	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1a Offices	281	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1a Offices	573	COMPLETED
16/00853/FP	Comark House Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG12TA	Change of use from B1 (offices) to mixed use of B1 (offices) and D1 (non-residential-education and training centre)	B1a Offices	644	COMPLETED
17/00496/CLEU	The Barn, Warren Court 116 High Street, Stevenage, SG1 3DW	Certificate of lawfulness for the use of barn as offices	B1a Offices	164	COMPLETED
17/00799/FP	Chequers House, 162 High Street, Stevenage, SG1 3LL	Erection of 2 no. two storey side extension, raising of the existing roof and 1 no. dormer window on front elevation and 1 no. dormer window on the rear elevation, 1 no. roof light and associated car parking.	B1a Offices	119	COMPLETED

17/00826/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erection of four storey office building (Use Class B1a), petrol filling station with ancillary convenience store and coffee drive-thru outlet with associated access, parking and circulation arrangements, landscaping and associated works.	B1a Offices	4490	COMPLETED
18/00508/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the first floor from retail (Use Class A1) to Offices (Use Class B1(a)) and external improvement works.	B1a Offices	290	COMPLETED
18/00660/FP	95 - 103 Queensway Town Centre, Stevenage, SG1 1EA	Change of use of part of the first floor from retail (Use Class A1) and Financial and Professional Services (Use class A2) to offices (Use Class B1(a)) and external improvement works.	B1a Offices	944	COMPLETED
18/00735/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the second floor from Retail (Use Class A1) and Financial and Professional Services (Use Class A2) to offices (Use Class B1(a)) and external improvement works.	B1a Offices	835	COMPLETED
19/00063/FPM	21-29, Town Square Town Centre, Stevenage, SG1 1BP	Change of use of units 21 to 23 Town Square from Class A3 (Restaurant) to a mixed Class A1 (Retail) and Class A3 (Restaurant and Cafe) space at ground and first floor level, conversion of existing office (Class B1(a)) and Employment Agency (Class A2) at first and second floor level of units 25 to 29 Town Square to a mixed use of offices (Class B1(a)) and gallery (Class D1) and replacement of existing betting shop (Sui Generis) with a ground-floor communal lobby. External renovation works, use of rear roof-terrace as events and amenity space and associated plant.	B1a Offices	1012	COMPLETED
19/00122/FP	90 High Street, Stevenage Herts, SG1 3DW	Change of use of first floor from Use Class A2 (Financial and Professional Services) to either Class A1, A2 or B1(a) (Retail/Office use), installation of new shop front at ground floor and new first floor window.	B1a Offices	66	COMPLETED
19/00128/FP	Belvue House, Bell Lane, Stevenage, SG1 3HW	Proposed enclosure of existing ground floor space on south elevation	B1a Offices	26	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1a Offices	424	COMPLETED
20/00170/FP	Michael Faraday House, Six Hills Way, Stevenage, SG2 2AY	Construction of new roof above existing atrium area to create additional office floorspace; replacement windows, doors and screens; construction of new external plant enclosure, and; installation of new external lighting.	B1a Offices	431	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1b Research and Development	10	COMPLETED
13/00020/FP	Astrium, Gunnels Wood Road, Stevenage, SG1 2DB	Demolition of existing offices (Use Class B1 (a)) to facilitate extension of existing research and development, laboratory and manufacturing facility (Use Class B1(b))	B1b Research and Development	712	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1b Research and Development	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1b Research and Development	9841	COMPLETED

13/00456/FP	Astrium, Gunnels Wood Road, Stevenage, SG1 2DB	Construction of a new building to provide a research and development laboratory and manufacturing facility.	B1b Research and Development	712	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1b Research and Development	549	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1b Research and Development	281	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1b Research and Development	573	COMPLETED
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way Stevenage, Stevenage, SG1 2DH	Proposed part demolition of existing business building (B1) and replace with new extension.	B1b Research and Development	182	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1b Research and Development	424	COMPLETED
11/00477/FP	124 Fairview Road, Stevenage, SG1 2NS	Retention of wooden portacabin for business use involving digital printing	B1c Light Industry	10	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1c Light Industry	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business), B2 (General Industry) and B8 (Storage and Distribution).	B1c Light Industry	9841	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1c Light Industry	549	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1c Light Industry	281	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B1c Light Industry	573	COMPLETED



16/00504/FP	16, Willows Link, Stevenage, SG2 8AR	Change of use from A1 (baby shop) to B1(c) (assembly of sandwiches, rolls and other snacks), and associated internal alterations.	B1c Light Industry	47	COMPLETED
19/00284/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3.	B1c Light Industry	424	COMPLETED
20/00018/FP	Unit 1 Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage Herts, SG1 4SU	Change of use class from D2 (leisure) to B1 (light industrial).	B1c Light Industry	255	COMPLETED
20/00019/FP	Unit 2 Wedgwood Gate, Industrial Estate Wedgwood Way, Stevenage Herts, SG1 4SU	Change of use class from D2 (leisure) to B1 (light industrial).	B1c Light Industry	277	COMPLETED
20/00152/FP	6-8 Willows Link, Stevenage, SG2 8AR	Change of use from D2 (Leisure) to B1 (Light Industrial).	B1c Light Industry	64	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B2 General industrial	223	COMPLETED
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	B2 General industrial	1709	COMPLETED
11/00669/FP	5 Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use to Class B2 for vehicle repair and maintenance and M.O.T testing	B2 General industrial	127	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B2 General industrial	2702	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B2 General industrial	29522	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B2 General industrial	1647	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B2 General industrial	12282	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B2 General industrial	524	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B2 General industrial	842	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B2 General industrial	1720	COMPLETED

16/00485/FP	Britannia House, Boulton Road, Stevenage, SG1 4QX	Two storey front and side extensions and two windows to the side elevation.	B2 General industrial	50	COMPLETED
18/00283/FP	Caswell House, Cavendish Road, Stevenage	Installation of 2no 4.5mw Gas engines and associated works	B2 General industrial	37	COMPLETED
11/00213/FP	Land Adjacent Campus 6, Caxton Way, Stevenage	Erection of two storey 2,083sq metre warehouse building for storage and distribution (Class B8) with ancillary office space	B8 Storage and Distribution	2083	COMPLETED
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	B8 Storage and Distribution	1709	COMPLETED
12/00599/FP	Allied Bakeries, Cartwright Road, Stevenage, SG1 4QA	Removal of redundant silo; erection of new storage building and silos; and replacement of main building roof including raising of sections to accommodate new production equipment.	B8 Storage and Distribution	370	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B8 Storage and Distribution	2702	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B8 Storage and Distribution	29522	COMPLETED
13/00424/CLEU	Shangri La Farm, Todds Green, Stevenage	Certificate of Lawfulness for the continued use of Unit A under Use Class B8 (Storage or Distribution) and ancillary farm office.	B8 Storage and Distribution	244	COMPLETED
13/00425/CLEU	Shangri La Farm, Todds Green, Stevenage	Certificate of Lawfulness for the continued use of Unit C under Use Class B8 (Storage or Distribution) and an ancillary workshop facility.	B8 Storage and Distribution	114	COMPLETED
14/00053/FPM	The Wine Society, Gunnels Wood Road, Stevenage, SG1 2BG	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	B8 Storage and Distribution	8704	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B8 Storage and Distribution	1647	COMPLETED
15/00358/CLEU	Unit E, Shangri La Farm, Todds Green	Certificate of Lawfulness for the continued use of Unit E under Use Class B8 (Storage or Distribution)	B8 Storage and Distribution	114	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	12282	COMPLETED
15/00461/RMM	Cromer House, Caxton Way, Stevenage, SG1 2DF	Approval of reserved matters for appearance, landscaping, layout and scale pursuant to outline planning permission reference number 12/00463/FP	B8 Storage and Distribution	2168	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	524	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B8 Storage and Distribution	842	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B8 Storage and Distribution	1720	COMPLETED
16/00433/FP	Police Station, Lytton Way, Stevenage	Extension and alterations to existing garage block and erection of a new storage building.	B8 Storage and Distribution	179	COMPLETED
16/00724/FP	Campus, 6 Caxton Way, Stevenage, SG1 2XD	Single storey extension to the existing soft drinks warehouse (Class B8)	B8 Storage and Distribution	70	COMPLETED

17/00182/FP	Skyline House, Swingate, Stevenage, SG1 1AP	Change of use of ancillary storage area to storage use class B8.	B8 Storage and Distribution	607	COMPLETED
17/00549/FPM	Fujitsu Services, Cavendish Road, Stevenage, SG1 2DY	Single storey extension to existing Data Centre	B8 Storage and Distribution	1410	COMPLETED
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	B8 Storage and Distribution	244	COMPLETED
18/00530/CLEU	Unit O Shangri La Farm, Todds Green, Stevenage, SG1 2JE	Certificate of Lawfulness for continued use of storage and distribution	B8 Storage and Distribution	150	COMPLETED
19/00673/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erect business and household storage facility (Use Class B8), associated car parking, delivery areas and associated ancillary works	B8 Storage and Distribution	8208	COMPLETED
20/00548/FPM	Unit B3, Cockerell Close, Stevenage, SG1 2NB	Installation of a mezzanine floor and enclosed external compound	B8 Storage and Distribution	975	COMPLETED

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## Appendix 11 – Past Completions (v2) losses

Permission Reference	Address	Description	ExistNonResLine Use Class	Exist Non Res Floorspace Total	Current Status
10/00026/FP	The White House, 3 High Street, Stevenage	Cou from offices (B1a) to dwelling	B1a Offices	334	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B1a Offices	223	COMPLETED
10/00502/FP	Q E D Recruitment Specialists Ltd, 18-20 High Street, Stevenage, SG1 3EJ	Conversion of ground and first floors including a two storey rear extension and bathroom pod to form 1no. one bed dwelling and 2no. two bed dwellings.	B1a Offices	113	COMPLETED
10/00554/FP	7A Market Place, Town Centre, Stevenage, SG1 1DH	Change of use of first floor offices (Use Class B1) to 4no. one bed flats (Use Class C3).	B1a Offices	205	COMPLETED
11/00198/FP	30 High Street, Stevenage, SG1 3AU	Change of use from B1(business) and A1 (shops) to B1 (business), C3 (residential) with the creation of 1no. two bed flat, and A5 (hot food takeaway) including internal and external alterations following demolition of existing single storey extension to west end	B1a Offices	175	COMPLETED
11/00262/FP	Second Floor, Swingate House, Danestrete, Stevenage, SG1 1XE	Change of use of part of second floor from Class B1 (Office) to Class D1 (Non-Residential Education, Community and Worship Uses).	B1a Offices	135	COMPLETED
11/00309/FP	11A Market Place, Town Centre , Stevenage, SG1 1DH	Change of use from office B1(a) to residential C3(a).	B1a Offices	63	COMPLETED
12/00075/FP	Armstrong House, Norton Road, Stevenage, SG1 2LX	Change of use from Offices (Use Class B1) to non residential institutions (Use Class D1)	B1a Offices	582	COMPLETED
12/00121/FP	14 - 16 High Street, Stevenage, SG1 3EJ	Change of use of ground floor to D1 (non residential institution)	B1a Offices	85	COMPLETED
12/00148/FP	44A High Street, Stevenage, SG1 3EF	Change of use from offices to 1no. one bed dwelling	B1a Offices	75	COMPLETED
12/00271/FP	The Rookery, 72 High Street, Stevenage, SG1 3EA	Change of use of first floor from offices to 2no. 1 bed flats	B1a Offices	105	COMPLETED
12/00326/FP	7th Floor, Southgate House, Southgate, Stevenage, SG1 1HG	Continued Use of 7th Floor for Church Use (Class D1).	B1a Offices	350	COMPLETED
13/00061/FP	Francis House Warren Court, 116 High Street, Stevenage, SG1 3DW	Change of use from offices to 4 no. flats	B1a Offices	215	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1a Offices	901	COMPLETED
13/00125/FP	Land R/O, 30 High Street, Stevenage, SG1 3EJ	Change of use of existing barn building from office to 1 no. one bedroom dwelling	B1a Offices	44	COMPLETED
13/00132/FP	Ground Floor, Kestrel House, Primett Road, Stevenage	Change of use from office space to private physiotherapy clinic	B1a Offices	39	COMPLETED

13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1a Offices	9841	COMPLETED
13/00251/FP	Saffron Ground, Ditchmore Lane, Stevenage	Change of use of second floor office building from B1 Business to mixed B1 Business and D1 Non Residential Institutions use.	B1a Offices	525	COMPLETED
14/00043/FP	Brickdale House, Swingate, Stevenage, SG1 1XG	Conversion of building to 4no. two bed flats with ancillary car parking	B1a Offices	474	COMPLETED
14/00113/FP	Turners Industrial Cleaning Systems Ltd, Leyden Road, Stevenage, SG1 2BP	Change of use from office space (Use Class B1(a)) to a dog grooming parlour (Sui Generis).	B1a Offices	20	COMPLETED
14/00172/FP	Carlton House, Boulton Road, Stevenage, SG1 4QX	Change of use from Use Classes B1 and B8 (Business and Storage and Distribution) to Class D1 (non-residential Institutions)	B1a Offices	233	COMPLETED
14/00220/CPA	Southgate House, Southgate, Stevenage, SG1 1HG	Prior approval for the change of use of offices (Use Class B1(a)) to 65no. residential dwellings (Use Class C3) utilising all floors except floor 7	B1a Offices	4680	COMPLETED
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	B1a Offices	210	COMPLETED
14/00292/FP	18, Fortuna Close, Stevenage, SG1 5TD	Change of use from office (B1) to residential (C3)	B1a Offices	49	COMPLETED
14/00330/FP	Ground Floor Right Office, Kestrel House, Primett Road, Stevenage	Change of use from Office (B1) to Physiotherapy Clinic (D1) (floor area 40.9sqm)	B1a Offices	41	COMPLETED
14/00346/FP	35, High Street, Stevenage, SG1 3AU	Change of use of ground floor from A1 (Retail) to mixed use A1 (Retail) and Tattoo Studio (Sui Generis); change of use of first floor from B1 (Offices) to A1 (Retail)	B1a Offices	180	COMPLETED
14/00705/CPA	Brickdale House, Swingate, Stevenage, SG1 1XG	Change of use from Offices (Class B1(a)) to residential (Class C3) comprising 52no. two bed, 67no. one bed and 27no. studio flats	B1a Offices	9695	COMPLETED
14/00715/CPA	Antelope House, Ardent House, Atlantic House & Sheffield Hou, Gates Way, Stevenage, SG1 3NS	Prior approval for the change of use from Office (Class B1(a)) to Residential (Class C3) with 12no. two bed flats, 73no. one bed flats and 6no. studio flats (total 91no. units).	B1a Offices	4500	COMPLETED
15/00032/CPA	Londis 32 - 34 Queensway Town Centre Stevenage Herts SG1 1BS	Change of use from Offices (Class B1(a)) on first and second floors to Residential (Class C3) comprising 3no 1 bedroom flats.	B1a Offices	128	COMPLETED
15/00246/FP	10, Willows Link, Stevenage, SG2 8AR	Retrospective change of use from Offices (Use Class B1a) to Community room (Use Class D1) and ancillary retail space	B1a Offices	113	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	4094	COMPLETED
15/00569/FP	Unit 3 Viewpoint Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use of first floor from B1 (Office) to D1 (Chiropractic Clinic)	B1a Offices	65	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1a Offices	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1a Offices	322	COMPLETED

15/00701/FP	2 Church Lane, Stevenage, SG1 3QR	Change of use from B1 to C3 and replacement of garage door with a double window.	B1a Offices	56	COMPLETED
15/00702/FPM	Former John Lewis Plc, Cavendish Road, Stevenage, SG1 2EH	Change of use of the existing warehouse from Use Class B8 (with associated Use Class B1) to sui generis use as a Warehouse Club, including tyre installation and sales together with external alterations, partial demolition and redevelopment, car parking, landscaping and access	B1a Offices	36099	COMPLETED
16/00153/FP	5 Letchmore Road, Stevenage, SG1 3JH	Change of use from B1(Office) to D1 (Dental Practice) and external alterations to existing office building and outbuilding.	B1a Offices	306	COMPLETED
16/00255/FP	9, High Street, Stevenage, SG1 3BG	Change of use from Offices to 1no. one bed dwelling and extension to courtyard boundary wall	B1a Offices	180	COMPLETED
16/00511/FPM	Park Place, Town Centre, Stevenage	Change of use of an existing three storey building from A1 (retail), B1 (office) and D1 (dental clinic) to retail and residential use and the construction of three additional floors for residential use comprising no. 44 studio units, no. 120 one bedroom residential units, and no. 38 two bedroom residential units.	B1a Offices	5089	COMPLETED
16/00673/FP	3 Drapers Way, Stevenage, SG1 3DT	Change of use from B1 (office) to sui generis (Driving Test Centre)	B1a Offices	91	COMPLETED
16/00853/FP	Comark House Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG12TA	Change of use from B1 (offices) to mixed use of B1 (offices) and D1 (non-residential-education and training centre)	B1a Offices	1625	COMPLETED
18/00443/FP	Meadway Court, Rutherford Close, Stevenage, SG1 2EF	Demolition of existing gatehouse office building to facilitate the creation of 2no. car parking spaces	B1a Offices	35	COMPLETED
19/00045/FP	4 Popple Way Stevenage Herts, SG1 3TG	Change of Use from Office B1 (Business) to Tuition Centre D1 (Non-residential institution)	B1a Offices	65	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1b Research and Development	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1b Research and Development	9841	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1b Research and Development	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1b Research and Development	322	COMPLETED
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way Stevenage, Stevenage, SG1 2DH	Proposed part demolition of existing business building (B1) and replace with new extension.	B1b Research and Development	132	COMPLETED
10/00590/FP	Former Stevenage Knitting Co. Ltd, Sish Lane, Stevenage, SG1 3LS	Demolition of existing factory and erection of 1 no. 3 bedroom detached house and 2 no. 3 bedroom semi-detached houses	B1c Light Industry	392	COMPLETED

11/00669/FP	5 Hyatt Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use to Class B2 for vehicle repair and maintenance and M.O.T testing	B1c Light Industry	127	COMPLETED
12/00029/FP	2 Pond Close Stevenage Herts	Change of use from Class B1(c) (Light Industry) to Class D2 (Assembly and Leisure)	B1c Light Industry	870	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B1c Light Industry	901	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B1c Light Industry	9841	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B1c Light Industry	1314	COMPLETED
14/00638/FP	Unit 2, Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage, SG1 4SU	Change of use from Use Class B1(c) (Light Industrial) to provide ancillary facilities which would be associated with the existing use of Unit 1 Wedgwood Gate as a gym.	B1c Light Industry	280	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	4094	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B1c Light Industry	175	COMPLETED
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	B1c Light Industry	322	COMPLETED
15/00731/FP	551, Lonsdale Road, Stevenage, SG1 5DZ	Change of use from B1 to A5.	B1c Light Industry	188	COMPLETED
16/00016/FP	Unit 5 And 6 Chells Industrial Units, Chells Way, Stevenage, SG2 0LQ	Change of use from B1/B8 (Industrial) to D2 (Swimming and Diving) including ancillary sale and hire of diving equipment.	B1c Light Industry	187	COMPLETED
16/00146/FP	6 Filey Close, Stevenage, SG1 2JW	Change of use from Use Class B1,B8 (Light Industrial and Storage) to A1 (Hairdressers)	B1c Light Industry	99	COMPLETED
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units 6 and 7 Gunnels Wood Park from B1 Business and B2 General Industrial to a mix of B Use Classes (B1, B2 and B8)	B2 General industrial	2702	COMPLETED
13/00200/FPM	Units 1-5, 8-25, A-Q & Comark House, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use of units from Use Classes B1 (Business) and B2 (General Industry) to a mix of B1 (Business) , B2 (General Industry) and B8 (Storage and Distribution).	B2 General industrial	29522	COMPLETED
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	B2 General industrial	1314	COMPLETED
16/00301/FPM	Units 1-5 Caxton Gate, Caxton Way, Stevenage, SG1 2UR	Change of use from B2 (Industrial Laundry) to a flexible B1, B2 and B8 use and conversion of one existing unit into 5no. units as per original construction	B2 General industrial	1720	COMPLETED
16/00469/FPM	Unit 23 And Unit 24 Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B2 (Printers) to sui generis (Builders Merchants) and minor external alterations.	B2 General industrial	2441	COMPLETED
16/00851/FP	Leyden Road, Stevenage, SG1 2BP	Demolition of existing industrial unit to facilitate the erection of a single storey purpose built MOT bay and reception	B2 General industrial	186	COMPLETED

17/00654/FP	Resolution Chemicals, Wedgwood Way , Stevenage, SG1 4QT	Change of use of existing buildings (Building 7) from Use Class B2 (General Industry) to Car Sales (Sui Generis) for use in association with the wider site for the storage and repair of vehicles with ancillary offices.	B2 General industrial	322	COMPLETED
10/00118/FP	Pyramid House, Oxleys Road, Stevenage	Change of use from storage and distribution (use class B8) to taxi fleet vehicle maintenance facility (use class B2) with ancillary offices and new vehicular access and pedestrian ramp.	B8 Storage and Distribution	223	COMPLETED
10/00269/FPM	3 Letchmore Road Stevenage Herts SG1 3JH	Demolition of existing house and outbuildings/workshops and the erection of 9no. three bed and 3no. four bed houses with associated access and parking.	B8 Storage and Distribution	260	COMPLETED
10/00356/CC	Cavendish Point, Cavendish Road, Stevenage, SG1 2EG	Cou from storage & distribution (B8) to recycling of waste metals (SG)	B8 Storage and Distribution	2164	COMPLETED
11/00368/FP	Unit 5, Fulton Close, Stevenage, SG1 2AF	Change of use from Use Class B8 (storage and distribution) to D1 (non-residential institutions) for a temporary period of 5 years	B8 Storage and Distribution	960	COMPLETED
13/00137/FP	33 Queensway, Town Centre, Stevenage, SG1 1DN	Change of use of the first floor storage area to create 7 new apartments	B8 Storage and Distribution	298	COMPLETED
14/00172/FP	Carlton House, Boulton Road, Stevenage, SG1 4QX	Change of use from Use Classes B1 and B8 (Business and Storage and Distribution) to Class D1 (non-residential Institutions)	B8 Storage and Distribution	233	COMPLETED
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road, Stevenage, SG1 2BH	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	B8 Storage and Distribution	210	COMPLETED
15/00395/RMM	Vincent Court, Fishers Green Road, Stevenage	Reserved matters application pursuant to outline planning permission 14/00178/OPM for the erection of 37 dwellings seeking approval of the access, appearance, landscaping, layout and scale	B8 Storage and Distribution	5750	COMPLETED
15/00451/FPM	AVC, Bessemer Drive, Stevenage, SG1 2DT	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	12282	COMPLETED
15/00457/FPM	Unit 6 Fulton Close, Stevenage, SG1 2AF	Change of use from Class B8 (Storage or Distribution) to Class D1 (Non-residential Institutions)	B8 Storage and Distribution	1134	COMPLETED
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive, Stevenage	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	B8 Storage and Distribution	524	COMPLETED
15/00702/FPM	Former John Lewis Plc, Cavendish Road, Stevenage, SG1 2EH	Change of use of the existing warehouse from Use Class B8 (with associated Use Class B1) to sui generis use as a Warehouse Club, including tyre installation and sales together with external alterations, partial demolition and redevelopment, car parking, landscaping and access	B8 Storage and Distribution	36099	COMPLETED
16/00274/FP	4 Motorway Trading Estate, Babbage Road, Stevenage, SG1 2EQ	Change of use from B1(Office) and B8 (Storage) to Sui Generis (Ambulance Depot) and associated works, including installation of a mezzanine floor	B8 Storage and Distribution	1742	COMPLETED
16/00741/FP	Unit 6 Senate Place, Whitworth Road, Stevenage, SG1 4QS	Continued use of premises as Fitness Club Use (D2 Class)	B8 Storage and Distribution	840	COMPLETED
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	B8 Storage and Distribution	226	COMPLETED