



Annual Monitoring Report 2014/15

Translation Facilities	3
Notes	5
1 Executive Summary	7
2 Introduction	11
3 Sustainable Development	15
Population	15
4 A Strong, Competitive Economy	19
Household prosperity	20
Employment	29
5 A Vital Town Centre	39
Retail and Leisure	39
6 Transport and Infrastructure	49
Sustainable land use	49
7 High Quality Homes	53
Housing trajectory	54
Housing types and sizes	64
8 Good Design	81
Design and Sustainability	81
9 Healthy Communities	85
10 Green Belt	87
11 Climate Change and Flooding	89
Climate Change	89
Flood risk	89

12 The Natural Environment	95
Green infrastructure	95
13 The Historic Environment	99
Heritage	99
14 Plan monitoring and implementation	105
Appendix 1	
Housing Data	112
Appendix 2	
18 Employment Data	120

Translation Facilities

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Notes

We are currently preparing a new Stevenage Borough Local Plan. The layout of this, and future monitoring reports, has been amended to reflect the new Local Plan structure. This will allow for easier monitoring of specific Local Plan policies.

The data in this report was collected by the Borough Council unless otherwise stated.

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1 Executive Summary

1.1 Monitoring development, along with built and natural environment, social, community and economic indicators, is an important feature of the planning process. Local authorities are required to monitor their progress in meeting plan-making milestones set out in a Local Development Scheme (LDS). Successful monitoring also allows local authorities to assess their policies and to ensure that they are working effectively.

1.2 This report sets out the results of the Council's planning monitoring for the period 1st April 2014 to 31st March 2015.

1.3 In July 2014 we adopted a new LDS to reflect the recent changes to the planning system and to set out the timeframe for the development of our new Stevenage Borough Local Plan (SBLP). This monitoring report will assess our achievements against this new schedule.

1.4 Key statistics relating to the Borough of Stevenage are presented below⁽²⁾:

Key statistics	2013/14	2014/15	Outcome
Area (land area only)	2,598 ha	2,598 ha	-
Area of designated employment land	231 ha	231 ha	-
Area of green belt	259 ha	259 ha	-
No of homes in Stevenage ⁽³⁾	36,130	36,270	√ Increase helps to meet our housing target

1.5 Many of our existing planning documents are formulated around 5 key themes. Key statistics relating to these themes and to the monitoring of our planning function for 2013/14 and 2014/15 are shown below:

A town that grows sustainably	2013/14	2014/15	Outcome
Population: mid-year values	85,474	85,997	-
Total number of new homes built (gross)	179	154	✗ Our build rate has decreased since last year and is still not meeting our annual requirement
5 year housing supply?	4.2 years	4.7 years	✗ We cannot demonstrate a 5 year housing land supply
Percentage of new homes built on previously developed land (PDL)	43%	53%	√ A higher proportion of homes were built on PDL compared to last year

² Data is for the monitoring years 2013/14 and 2014/15, unless otherwise stated. N/A = not available.

³ Figures rounded to nearest 10. The increase shown here does not match the number of housing completions we recorded over the same period, as different methods are used to record the data. This figure reflects those occupied homes registered to pay council tax on a specified date. Housing completions are homes that have windows, doors and kitchens/bathrooms, but are not necessarily ready for occupation.

A town that is prosperous	2013/14	2014/15	Outcome
Weekly earnings - workplace	£555.90	£591.30	√ Weekly earnings were higher in 2014/15
New business start-ups	310	460	√ The number of new business start ups has increased in 2014/15
Employment land supply (ha)	32.4	30.5	✗ Our employment land supply decreased by 1.9ha
Completed retail, office and leisure floorspace (ROL) - gross (m ²)	1,718	-5,285	✗ This year saw a loss in ROL floorspace completions compared to a gain last year
Completed employment floorspace - gross (m ²)	145	-9,808	✗ This year saw a fall in employment floorspace completions compared to last year

A town of opportunities and communities	2013/14	2014/15	Outcome
Number of affordable housing completions (gross)	91	23	✗ A significant decrease in affordable housing completions occurred this year
Percentage of homes in highest council tax bands (Bands G & H)	1.18%	1.16%	✗ Some homes in bands G were re-banded and so we recorded a very small fall in aspirational homes
Affordability ratio for a terraced home (sold value/median wage for a resident)	6.5	7.4	✗ Terraced homes became less affordable, as did semi-detached units

A town that is clean and green	2013/14	2014/15	Outcome
Total area of open space (m ²)	479.3	479.3	-
Number of wildlife sites and regionally important geological sites (RIGS)	39	39	-
Number of flood storage reservoirs	10	10	-

A town to be proud of	2013/14	2014/15	Outcome
Number of conservation areas	7	7	-
Number of listed buildings and monuments	126	125	✗ Loss of one building since last year
Number of scheduled ancient monuments (SAMs)	3	3	-

Planning monitoring and implementation	2013/14	2014/15	Outcome
Total number of planning applications	326	319	✗ Number of planning applications decreased this year
Percentage of applications determined within the set deadlines	79%	75%	✗ A lower proportion of applications were determined within the set deadlines
Total number of refusals for new homes	6	25	-
Total number of appeals made this year relating to refusals for housing applications made in this and previous years	4	3	✓ The number of appeals against our refusals decreased by one compared to last year

2 Introduction

What is planning?

2.1 The purpose of the planning system is to contribute to the achievement of sustainable development⁽⁴⁾.

2.2 To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions⁽⁵⁾.

2.3 Most new development in Britain needs planning permission before it can be built. We use planning policies to say which sites can be developed and also which sites should be protected. Planning policies can say what types of use developments must contain, or what they must look like if they are to be granted planning permission.

2.4 Planning policies for Stevenage are currently set out in a document called the District Plan Second Review. This was adopted in 2004.

2.5 We have also adopted a number of local planning documents as material considerations, which carry some weight when assessing planning applications; Old Town and Gunnels Wood Area Action Plans, Site Specific Policies Development Plan Document (DPD) and the Interim Planning Policy Statement (IPPS).

2.6 The council is currently preparing the new Stevenage Borough Local Plan (SBLP), which, once adopted, will supersede all existing local planning documents.

2.7 All of these plans set out specific policies to deal with some of the main issues that are likely to affect Stevenage, including:

- which sites should be developed for housing;
- how we will protect our green infrastructure;
- how much affordable housing should be built;
- where employment uses should be located; and
- how we will encourage sustainable development.

2.8 Often, these policies contain targets, which we wish to see achieved over the plan period.

2.9 Local authorities are also required to produce a Local Development Scheme, which sets out a timescale for local plan-making.

4 National Planning Policy Framework, 2012

5 National Planning Policy Framework, 2012

What is a monitoring report?

2.10 Local planning authorities are required to monitor their local planning policies and their plan-making progress⁽⁶⁾. This involves gathering information on a set of indicators and assessing whether targets have been met.

2.11 Monitoring is an important part of the planning process. A monitoring report can tell us;

- whether our policies are working and if they need changing
- whether we are meeting the plan-making milestones set out in our Local Development Scheme.

2.12 In turn, we can use the evidence from this monitoring to help us to write new, or revise existing, planning policies. It also acts as an important update for the local community or any interested stakeholders.

2.13 Recently, updates in planning legislation have revised the requirements for monitoring reports, which allows for a more localised approach to the monitoring of the planning process.

2.14 The adoption of the Localism Act amends Section 35 of the Planning and Compulsory Purchase Act. This removes the requirement for the reports to be sent to the Secretary of State, but retains the duty to monitor.

2.15 The Act also imposes a 'Duty to Co-operate' on all local authorities. We are required to detail how we have achieved this within our monitoring reports. Discussions are currently ongoing with neighbouring authorities, the County Council and other relevant stakeholders, to ensure that strategic issues are dealt with appropriately.

2.16 The Town and Country Planning (Local Planning) (England) Regulations (2012) sets out further requirements on what monitoring reports should contain and how they should be produced.

2.17 In short, the new legislation implements the following changes:

- The purpose of monitoring is now to share information with the local community rather than central government.
- Local authorities can set their own time period for monitoring reports to cover, but it must not be longer than 12 months.
- Local authorities are now responsible for their own performance management and can now choose which indicators and targets to include in the report.

What will the Council monitor?

2.18 This report covers the period from 1 April 2014 to 31 March 2015.

2.19 The indicators in this report have been reordered, and renumbered, since the last AMR was published in 2013/14. The new structure reflects the emerging Local Plan and the NPPF.

6 Planning and Compulsory Purchase Act, 2004 (as amended)

2.20 Indicators have been developed under each chapter, which relate to the planning policies we are trying to assess. These indicators should enable us to determine how well these policies are working and to clearly see whether our targets are being met. The table at the start of each chapter shows the headline results for each of these indicators.

2.21 We use different types of indicators in our monitoring report. The main types are explained below. Some indicators in this report fall into more than one category.

2.22 Contextual indicators give background information. Our planning policies will only have an indirect influence on these indicators. This is because other things will also decide how the results change. An example is that we can influence the number and type of jobs in Stevenage through our employment policies. However, other factors that we do not control will also have an effect. This might include the state of the economy or management decisions. Because of this we do not set targets in the AMR for contextual indicators.

2.23 Output indicators measure changes that are a direct result of our planning policies. They include important information such as the amount of employment floorspace or number of new homes that have been built.

2.24 Significant effects indicators say what the social, environmental and economic impacts of our planning policies will be. These indicators help us to monitor the environmental assessments of our plans that we have to carry out by law⁽⁷⁾.

2.25 We collect a lot of the information in these reports by doing our own survey work. We also use other sources of information such as national and county-wide surveys.

2.26 The planning system uses a lot of technical language. We have tried to explain as much of this as possible and use plain English to describe what we want to do. A glossary has been included towards the end of this report. This should explain any terms that you do not understand.

Future monitoring and changes to national policy

2.27 Following changes in national policy, we are currently preparing a new Local Plan, which will eventually replace our existing local planning documents.

2.28 It will be necessary to review the indicators again, once the new Local Plan has been drafted, to ensure that our targets/policy objectives have not changed.

2.29 We will continue to develop what is monitored (our monitoring framework) and how we will do this.

7 See Glossary

3 Sustainable Development

This section tells you:

- The number of people living in Stevenage and their age profile
- The number of homes built since 2011 and the number we expect to be built in the future
- Where in the town new homes have been built
- The percentage of dwellings that were built on previously developed land.

No	Indicator Title	Target (or Contextual indicator)	Data required	2014/15	On target?
1. Population					
SDa	Population profile	Contextual	Population of the Borough	85,997	-

Table 1 Indicators for 'Sustainable Development'

Population

SDa Population profile

3.1 In 2014, the mid-year population estimate for Stevenage was 85,997⁽⁸⁾, an increase of 523 since 2013.

Mid-year population estimates (thousands)													
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
79.8	80.1	80.3	80.0	80.3	80.4	80.7	81.6	82.3	83.0	84.2	84.8	85.5	86.0
Data source: ONS mid-year estimates © Crown Copyright.													

Table 2 : Stevenage population estimates since 2001

3.2 The increase in population between mid-2013 and mid-2014 equates to 0.6%, which is lower than last year and less than the 1.1% increase seen over the same time period for the East of England; 0.6% less than for Hertfordshire; and 0.2% less than for England.

3.3 The lower rate of growth seen between 2003 - 2007 for Stevenage has recovered in recent years so that in the last three years the rate of change mirrors that seen for England.

8 ONS population estimates for UK, England and Wales, Scotland and Northern Ireland, Mid 2014, released 25 June 2015

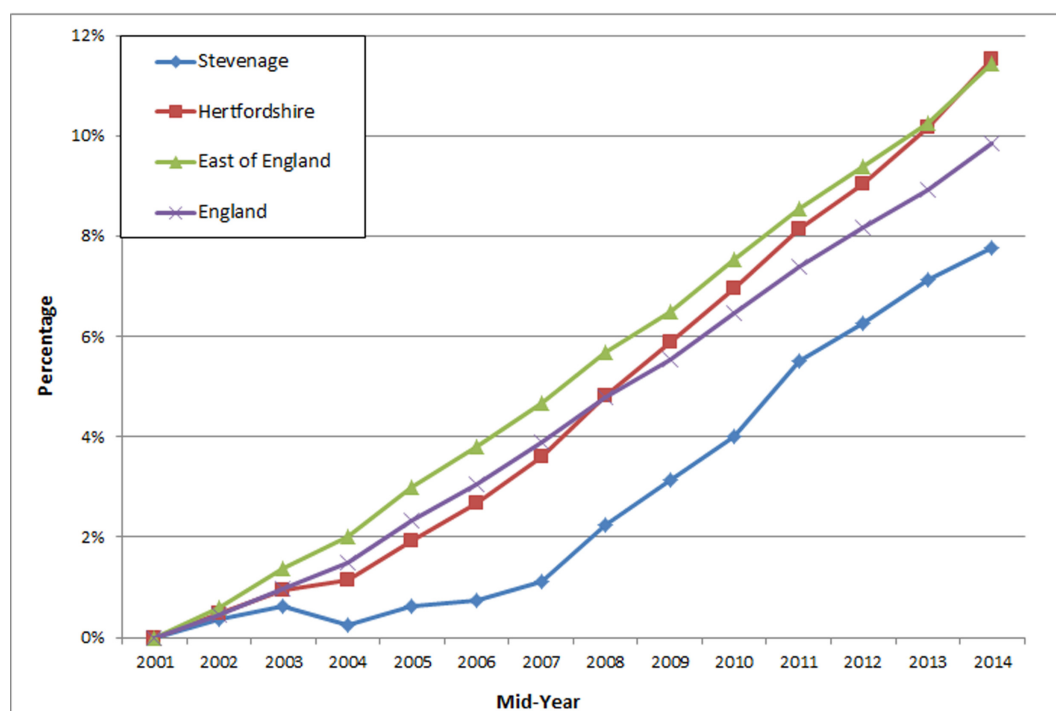


Figure 1 : Relative growth in the population for Stevenage, Hertfordshire, the East of England and England since 2001.

Data source: Office for National Statistics (ONS) mid-year population estimates.

3.4 This year the corresponding figures for the mid-2014 population value in comparison to the updated 2001 figures are given below:

Age range	2001	2013	2014	Change '01 - '14
0 - 14	16,700	16,300	16,500	-1%
15 - 29	15,200	16,800	16,800	11%
30 - 44	20,100	17,700	17,600	-12%
45 - 59	13,400	17,900	18,200	36%
60 - 74	9,600	10,500	10,600	10%
75+	4,800	6,200	6,300	31%
Total	79,800	85,400	86,000	8%

Data source: 2001 mid-year, 2012 mid-year and mid-2013 © Crown Copyright. Numbers may not sum precisely due to rounding.

Table 3 : Population distribution - mid-year population estimate data, rounded to nearest 100

3.5 This year we saw a small increase in the number of people aged between 0-14 years of age, but has not yet reached the 2001 levels. There has also been a slight decrease in the number of people aged between 15-29 years of age, but this is less than 100 and not apparent in the above table due to rounding. Numbers in this age group have been falling since 2011, however they still remain higher than in 2001. We have seen the only decrease of all the ages since last year in the 30-44 age range. Whilst the 45-59 age range show the most significant difference from last year. Resident populations in all other age groups have increased slightly or remained about the same since last year.

3.6 Between 2001 and 2014 there has been a loss of population from the 0 - 14 and 30 - 44 year old age bands. These represent the two groups that commonly make up family units. The largest relative increase during this period was experienced by the 45-59 age band, closely followed by the 75+ age group.

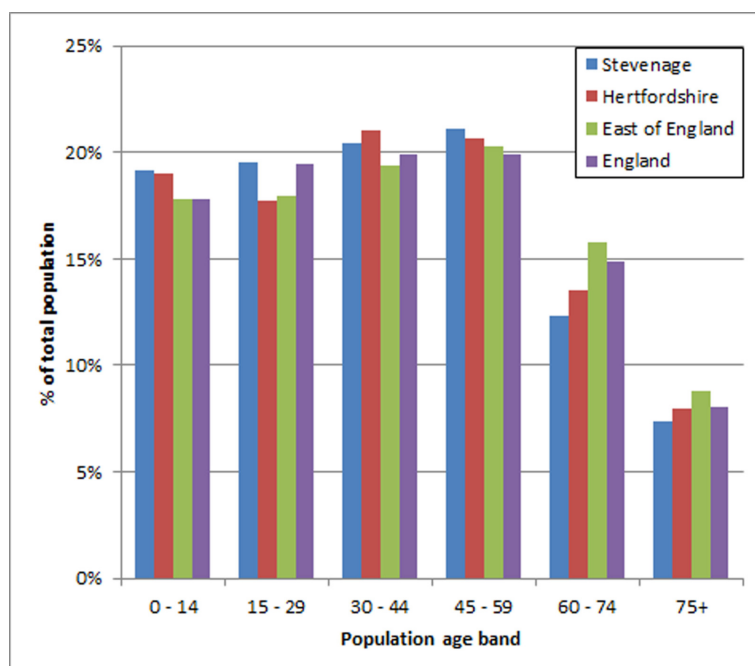


Figure 2 : Population Distribution mid-2014

Data source: Office for National Statistics (ONS) mid-year population estimate for 2014

3.7 When compared against the relative age-bands of Hertfordshire, the East of England and England, Stevenage's population is skewed; we have a higher proportion of under 30 year olds and a lower proportion of those aged 60 or over.

3.8 However, when we look at the number of those aged 75 years and over, we can see that this age group has increased by 32% since 2001. It will be important to take this ageing population into account when developing our new Local Plan.

4 A Strong, Competitive Economy

This section tells you:

- About the economic and work environment for people who live in Stevenage
- How much new employment development, including offices, has been built
- About the Borough's capacity to support new employment opportunities
- The number of jobs created

No	Indicator Title	Target (or Contextual indicator)	Data required	2014/15	On target?
2. Household prosperity					
ECa	Index of Multiple Deprivation	Contextual	Number / % of SOAs among the 20% most deprived in Herts. (released every 3 years). Data for 2010.	17/ 12%	-
ECb	Claimant count rate	Contextual	Proportion of resident population aged 16 - 64 claiming unemployment related benefit (mainly JSA)	2.3%	-
ECc	Number of jobs (work based)	Contextual	Employee jobs excluding self-employed, government-supported trainees and HM Forces. Data for 2012 (provisional)	40,600	-
ECd	Average weekly earnings for residents	Contextual	Ratio of resident-based to workplace-based wages	90%	-
3. Employment					
ECe	New business start ups	Increase	Net change in active businesses from previous year. Data for 2012.	230	Yes
ECf	Employment land supply	To maintain a continuous supply of land available for future employment use	Hectares (ha) of employment land available for re/development	30.5	Yes
ECg	Business floor space completions	For at least 70% of new employment floorspace to be on PDL	Percentage of 'B' class floor space (gross) on PDL	100%	Yes
ECh	Employment land take-up	To achieve year-on-year net gains in employment land	Net change in employment land in use (ha)	-2.82	Yes

Table 4 Indicators for 'A Strong, Competitive Economy'

Household prosperity

ECa Index of Multiple Deprivation

4.1 The Index of Multiple Deprivation (IMD) provides a good indication of how well the town is doing in comparison with other areas.

4.2 The Index of Multiple Deprivation (IMD) is published by the Government every three years and was most recently updated in 2015. The index combines a number of economic, social and housing indicators to give an area an overall deprivation score. Within England, the land area is split into 32,844 Lower Super Output Areas (LSOAs); the IMD allows these areas to be ranked according to score and so compared.

4.3 Within Stevenage, there are a total of 52 LSOAs, with between 4 - 6 LSOAs for each electoral ward.

4.4 Two LSOAs in Stevenage are among the 20% most deprived in Hertfordshire. This is one higher than in 2010/11. These areas are located in Bedwell and Bandle Hill ward. When we look at the 20% least deprived LSOAs within Hertfordshire, four of Stevenage's LSOAs are listed, one less than in 2010/11. All of these are located in Manor ward.

4.5 The combined average rank for each IMD indicator is also published for each authority. This provides a crude measure of deprivation at local authority level allowing comparison. The rank for each Authority in Hertfordshire is presented below. The rank ranges from 1 (most deprived) to 326 (least deprived):

Local Authority	Average IMD rank	Local Authority	Average IMD rank
St Albans	319	Hertsmere	247
East Hertfordshire	315	Welwyn Hatfield	235
Three Rivers	300	Watford	194
North Hertfordshire	271	Broxbourne	171
Dacorum	260	Stevenage	137

Table 5 :Comparison of index of multiple deprivation score with other Hertfordshire local authorities

4.6 This data shows that Hertfordshire is a particularly affluent area. This is reflected in the fact that three authorities ~ St Albans, East Hertfordshire and Three Rivers ~ are amongst the 10% least deprived in the country. Stevenage has the lowest average ranking in the county; all other authorities sit comfortably within the 50% least deprived nationally. Stevenage falls below this.

4.7 When we look slightly further afield, it is interesting to note that Harlow, also a new town, has an average IMD rank of 69 and Luton 40. This puts both among the 25% most deprived nationally.

ECb Claimant count

4.8 We monitor unemployment by looking at claimant count data for Stevenage and comparing it to other areas. The claimant count rate is an indicator of unemployment published monthly by NOMIS⁽⁹⁾. It shows the proportion of individuals claiming Job Seekers Allowance (JSA). It does not capture all those unemployed, but it is the only monthly unemployment indicator available at Local Authority level and so is useful for assessing short term trends.

4.9 We specifically look at the data from October each year. As of October 2014, the claimant count number for Stevenage residents of working age (16-64) was 1,259, down from 1,761 in October 2013; the corresponding claimant count rate was 2.3%, down from 3.2% in October 2013. Another substantial fall, following a decrease last year.

4.10 Although, 2.3% is our recorded rate for 2014/15, we do collect data all year round. The following graph illustrates the changes in the number of people claiming job-seekers allowance on a monthly basis from April 2001 to March 2015.

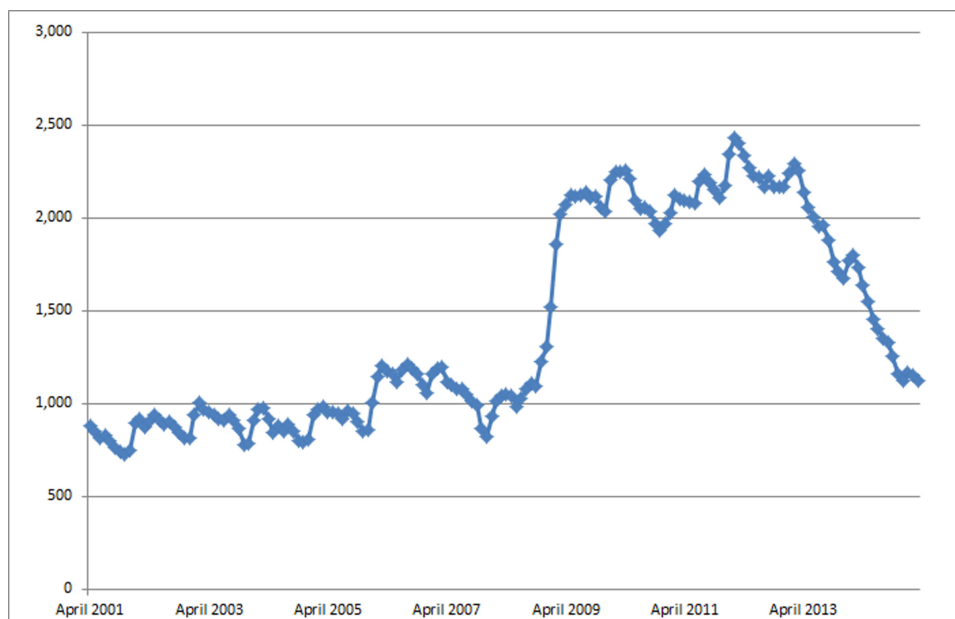


Figure 3 : Claimant Count numbers from April 2001 to March 2015

Data source: NOMIS/ONS.

9 NOMIS is a web-based database of labour market statistics, run by the University of Durham on behalf of the Office for National Statistics

4.11 The large increase in claimant count numbers between 2008 and 2009 corresponds to the start of the period commonly referred to as the economic downturn. Values remained fairly steady for the next three years, culminating in a maximum number of claimants in February 2012 of 2,435.

4.12 This financial year continued the downward trend in claimants since the February 2012 peak, with a fall of 517 claimants between April 2014 and March 2015, so that by the end of March 2015, the claimant count number was 1,124 and the provisional claimant count rate was 2%. Claimant levels are nearly back to those levels before the economic downturn.

4.13 Claimant count rates for the wider local area are presented in the tables below for comparison purposes⁽¹⁰⁾.

Location	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Stevenage	1.5	1.7	1.7	1.6	1.7	2.2	1.9	2.1	3.9	3.6	3.9	3.9	3.2	2.3
Hertfordshire	1.0	1.3	1.3	1.2	1.4	1.5	1.2	1.4	2.8	2.4	2.5	2.4	2.0	1.3
East of England	1.5	1.6	1.6	1.5	1.6	1.8	1.5	1.9	3.2	2.8	3.1	3.0	2.4	1.5
UK	2.4	2.4	2.3	2.1	2.2	2.4	2.0	2.4	3.9	3.5	3.8	3.8	3.1	2.2
Data source: NOMIS														

Table 6 : October claimant count rate (%) for residents of working age (16 - 64)

Hertfordshire Area Local Authorities	October 2013 claimant count rate (%) ⁽¹⁾	October 2014 claimant count rate (%)
Stevenage	3.2	2.3
Broxbourne	2.6	1.6
Watford	2.4	1.5
Hertsmere	2.0	1.5
Welwyn Hatfield	1.9	1.3
North Hertfordshire	2.0	1.3
Dacorum	1.8	1.4
Three Rivers	1.6	1.0
East Hertfordshire	1.4	1.0
St. Albans	1.3	0.9

10 Some of the rates are different to those published in previous years (2005/06, 2006/07, 2009/10 and 2010/11). This is due to changes made to the published historical population statistics, in line with the 2011 Census.

11 Rate is calculated using the mid-2014 population aged 16 - 64

Hertfordshire Area Local Authorities	October 2013 claimant count rate (%) ⁽¹⁾	October 2014 claimant count rate (%)
Data source: NOMIS		

Table 7 : Hertfordshire claimant count rates for resident populations of working age (16 - 64) for October 2013 & 2014

4.14 Historically, Stevenage residents have always experienced a significantly higher claimant count rate than the rest of the county, due to socio-economic factors such as higher levels of deprivation and our younger population profile. In 2014/15 this remained the case. In general, our claimant count rate is closer to the rate for the UK. We will continue to monitor this situation closely and try to improve the situation through policies within our Local Plan, where possible.

4.15 It is important to note that the data shown here is not equivalent to the headline unemployment rate often quoted in the media. The closest we can get to this is by using a model-based estimate of unemployment averaged over 12 months that is published by ONS. Data for the last two years is presented on the next page along with the equivalent figures for the county, regional and national areas. In the past year there has been improvement in the unemployment rate at borough, county, regional and national levels, however the improvement for Stevenage has been lower than for the other areas. Stevenage now has an estimated unemployment rate which is above the England average.

Location	Model-based unemployment rate estimate (Resident population of working age 16 - 64 years)	
	Apr 13 - Mar 14	Apr 14 - Mar 15 ⁽¹²⁾
Stevenage	7.7% ± 4.4%	3.8% ⁽¹³⁾
Hertfordshire	4.7% ± 1.1%	4.3% ± 1.0%
East of England	7.4% ± 0.1%	6.1% ± 0.1%
England	6.0% ± 0.5%	4.9% ± 0.4%
Data source: NOMIS		

Table 8 : Estimated average 12 month unemployment rate

ECc Number of jobs (work based)

4.16 It is important to ensure that sufficient employment opportunities are available throughout the town. This will not only help to facilitate economic prosperity, but can also help to improve sustainability, by allowing residents to live and work in the town, thus improving levels of self containment.

¹² The Percentage confidence figures are only provisional and subject to change

¹³ Confidence interval unreliable since the group sample size is small (3-9)

4.17 We monitor this by reporting on 'total employee jobs', as published by the Business Register Employment Survey (BRES)⁽¹⁴⁾. The data is generally published annually in September and the latest data available is for September 2013.

Location	Employees jobs (Thousands)			2013 (provisional)
	2010	2011	2012	
Stevenage	43.4	43.8	42.4	40.6
Hertfordshire	515.6	518.0 ⁽¹⁵⁾	522.1	537.3
Data source: ONS Business Register Employment Survey and Hertfordshire County Council ⁽¹⁶⁾				

Table 9 : Total employee jobs (thousands)

4.18 The total number of employee jobs in Stevenage decreased by 1,800 (-4.2%) in 2013 to 40,600. This is the second year running where the number of jobs in Stevenage has fallen. Conversely, the 2013 data for Hertfordshire shows an increase in jobs of 15,200 (2.9%). The percentage of Hertfordshire jobs located in Stevenage also fell again from 8.2% to 7.6%.

Rank	Stevenage		Hertfordshire	
	Industry group	Percentage	Industry group	Percentage
1	Health	16.3%	Business administration	14%
2	Manufacturing	13.0%	Retail	11.9%
3	Retail	12.2%	Professional, technical and scientific	10.8%
Data source: Hertfordshire County Council				

Table 10 : Distribution of employee jobs by industry group - top three rankings September 2013

4.19 In terms of the sectors in which these jobs are provided, in recent years, the large scale redevelopment of the Lister Hospital has pushed employment in the health industry to the top of the list of employment providers in Stevenage. There has been no change in first, second and third place since last year. In comparison, the top employment group within Hertfordshire was business administration, followed by retail and the professional, technical and scientific group. Like Stevenage, there has been no change in the top three employment providers from 2012.

14 Includes employees aged 16 years and over; it excludes the self-employed, HM Forces and government supported trainees; estimates are counts of employee jobs, not employment and relate to the area where employees work, which is not necessarily the same as where they live. In last year's AMR we were advised that total employee jobs included working proprietors, but we have since been informed that this is not the case.

15 This data was revised in September 2013 by ONS, so is different from that published in our last AMR.

16 Hertfordshire County Council - Local Profile, part of Hertfordshires Local Information System

Local Authority Ranking	Local Authority	Employee jobs (Thousands)	Top industry group for employment in 2013 and percentage
1	Watford	73.9	Business administration and support services (33%)
2	Welwyn Hatfield	71.5	Retail (18%)
3	St. Albans	65.8	Business administration and support services (16%)
4	Dacorum	58.7	Retail (11%)
5	East Hertfordshire	59	Business administration and support services (15%)
6	North Hertfordshire	46.7	Manufacturing (14%)
7	Hertsmere	46.7	Business administration and support services (11%)
8	Stevenage	40.6	Health (16%)
9	Broxbourne	40.2	Retail (18%)
10	Three Rivers	34.0	Construction (12%)

Data source: ONS Business Register Employment Survey 2013 (provisional) and Hertfordshire County Council Employment (BRES) Overview

Table 11 : Employee jobs available within Hertfordshire Local Authorities for 2013 (provisional) and top industry group for each

4.20 Stevenage retained its ranking within the county (8th). Stevenage is the smallest District in Hertfordshire, based on population⁽¹⁷⁾, and the second smallest based on land area⁽¹⁸⁾. We believe this indicates that Stevenage is performing better than would be expected for an authority of it's size and population within Hertfordshire. However, Watford is out-performing Stevenage. It has a similar land area and population, but ranks first in terms of the number of jobs available.

4.21 Another way of looking at employment is to consider whether the resident population has access to a sufficient number of jobs. Job density represents the ratio of total jobs to population aged 16 - 64⁽¹⁹⁾.

17 2011 Census - Table PO4: Usual resident population by five-year age group, local authorities in England and Wales

18 Office for National Statistics - Standard Area Measurement for UK Local Authority Districts as at 31 Dec 2010

19 A value of 1.0 indicates that there is a job for every person of working age (i.e. 16 - 64) living in the local authority area. Values greater than 1.0 indicate that there are more jobs than available workforce and values of less than 1.0 indicate that there are more workers than available jobs. Ideally, a value above 1.0 is desirable as this indicates that: 1. every worker living within the Borough has access to a job; and 2. the local economy is boosted by workers travelling into the town

4.22 In 2013 the job density value for Stevenage was 0.81, a decrease from 0.86 in 2012. This is lower than the average for Hertfordshire, the first drop below the County average since 2010 and only the second time the average has been below the county average since 2001. The job density rate for Stevenage is however higher than the East of England and Great Britain. Stevenage's ranking within the county has fallen from fourth to joint sixth (with Broxbourne) and behind Watford (1.32), Welwyn Hatfield (1.10) St Albans (0.9) and Hertsmere (0.84). So, in general, the supply of jobs for our resident workforce is average compared to that of the wider area.

Area	Job Density 2012	Job density 2013 (provisional)
Stevenage	0.86	0.81
Hertfordshire	0.84	0.86
East of England	0.77	0.78
Great Britain	0.78	0.79
Data source: ONS Local area data - LI01 Local labour market indicators by Unitary and Local Authority ⁽²⁰⁾ .		

Table 12 : Job density for 2012 and 2013

ECd Average weekly earnings

4.23 In 2014/15, the average earnings⁽²¹⁾ of people working in Stevenage (regardless of where they live) was £591.30 per week, or £30,747 per annum. The provisional change in wages for 2014/15 suggests a rise of 6% from last year, but is still less than the 2012/13 figure of £607.50.

4.24 In 2011/12 and 2012/13, Stevenage workplace earnings were significantly above the figures reported for Hertfordshire and the wider area. In 2013/14 there was a sharp drop in earnings (£555.90), whilst the workplace earnings for Hertfordshire, the East of England and Great Britain rose slightly. In 2014/15 however there has been a sharp rise in earnings for Stevenage whilst wages in Hertfordshire, East of England and the Great Britain rose on a much smaller scale. The net results is that the average workplace wage in Stevenage (£591.30) is now much greater again than the equivalent wage for Hertfordshire (£548.90), East of England (£504.10) and Great Britain (£520.40).

4.25 Within Hertfordshire, the ranking of Stevenage's weekly workplace average wage has risen from fourth place in 2013/14 back to first (as it was in 2012/13) in 2014/15.

20 Job density employment figures are taken from Annual Population Survey (APS) data, not BRES

21 Median, gross, weekly, full-time wages, as at April 2014.

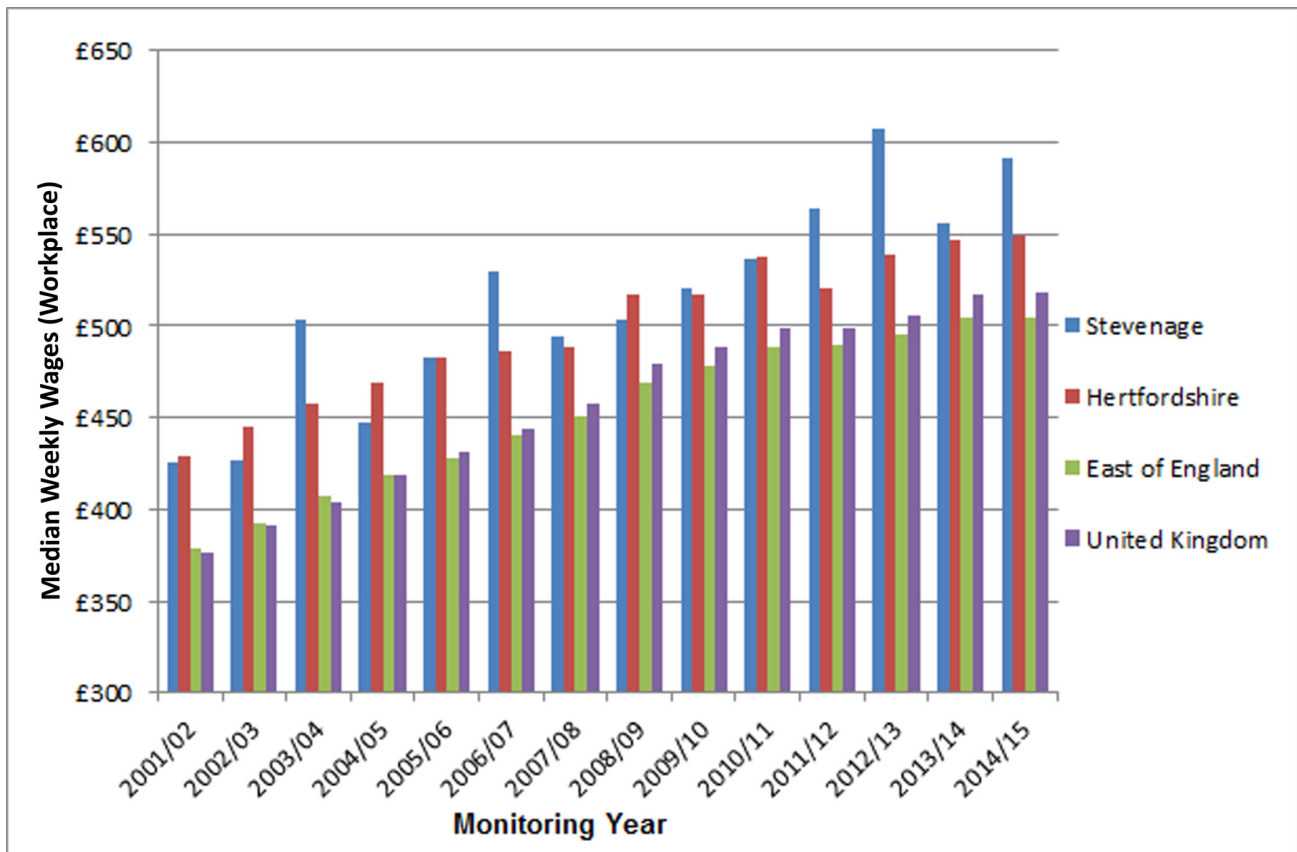


Figure 4 : Comparison of median workplace gross weekly full-time wages

Data source: NOMIS - ONS Annual Survey of Hours and Earnings - resident and workplace analysis

4.26 As with workplace earnings, provisional data suggests there has been an increase in gross average earnings for those workers who live in Stevenage, from £529.60 per week (revised upwards from £529.30 reported last year) to £533.60 per week in 2014/15 (equivalent to £27,747 per annum). However, this represents a smaller increase (of less than 1%), when compared to the 6% increase experienced in the workplace wage. Resident earnings in Stevenage are still below the peak experienced in 2012/13.

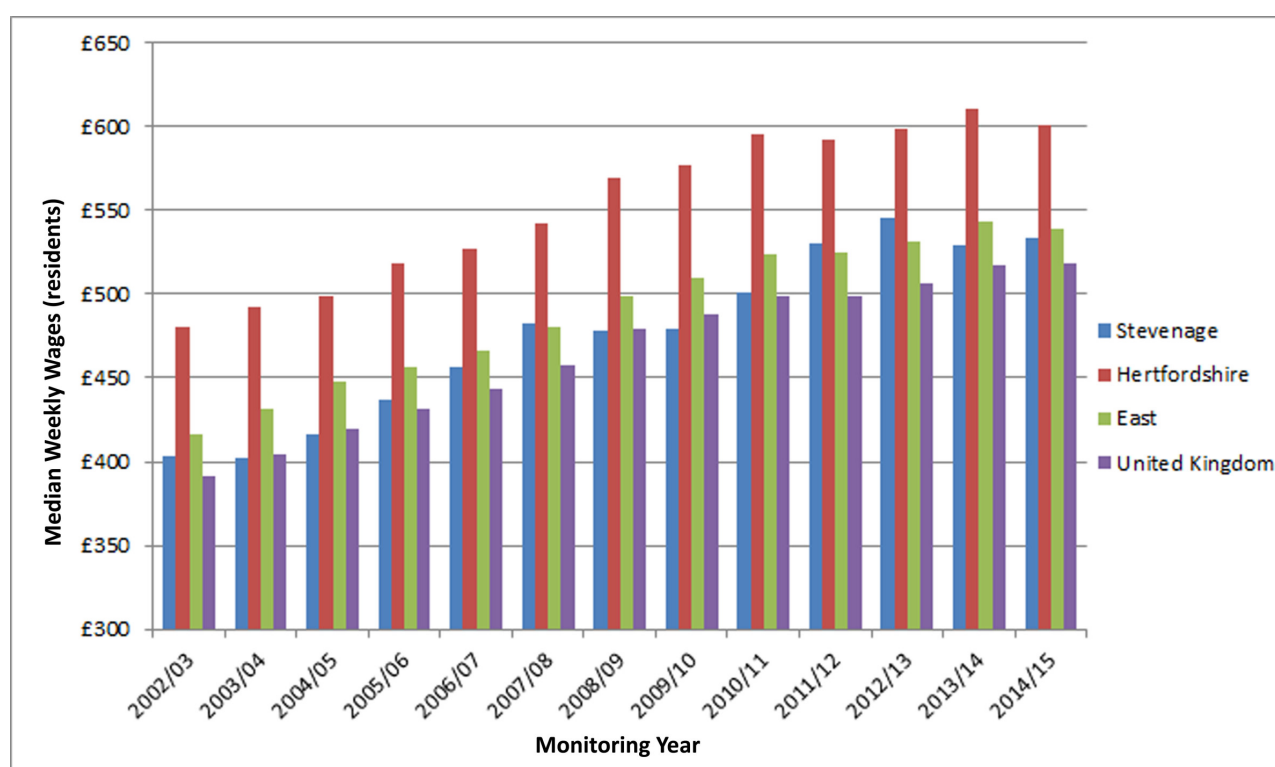


Figure 5 : Comparison of median residents gross weekly full-time wages

Data source: NOMIS - ONS Annual Survey of Hours and Earnings - resident and workplace analysis

4.27 Stevenage's average resident wage has always been well below the equivalent wage for Hertfordshire residents. This gap has reduced this year, as the Hertfordshire rate actually decreased whilst the rate in Stevenage increased. A decrease in resident earnings was also experienced across the East of England, whilst there was an increase in Great Britain as a whole. Although the average Stevenage resident wage is still above that for Great Britain, it remained below the East of England average this year.

4.28 The impact of the increase in Stevenage's average weekly earnings for residents can also be seen when looking at the wages of other district councils within Hertfordshire. Our ranking rose from 10th in 2013/14 back to 9th in 2014/15.

4.29 This data illustrates that those who live in the Borough tend to be paid a lower salary than those who work here. In 2014/15, Stevenage residents were paid, on average 90% of the equivalent wage of those who commute into the Borough to work. This is a 5% decrease on last year's rate, due to the larger increase in average workplace wages compared to average resident wages. The gap between the two rose significantly from £26.70 last year to £57.70 in 2014/15.

Area	2013/14 (revised values)	2014/15 (provisional values)
Stevenage	95%	90%
Hertsmere	104%	95%

Area	2013/14 (revised values)	2014/15 (provisional values)
Welwyn Hatfield	105%	104%
Broxbourne	109%	104%
Dacorum	104%	109%
East Hertfordshire	114%	109%
Three Rivers	104%	112%
Watford	114%	113%
North Hertfordshire	122%	116%
St. Albans	147%	142%
Hertfordshire	112%	110%
East of England	108%	107%
Great Britain	100%	100%
Data source: ONS Annual survey of hours and earnings - workplace and resident analysis		

Table 13 : Resident earnings as a proportion of workplace earnings

4.30 Stevenage is one of only two local authorities in Hertfordshire where resident earnings were less than workplace earnings in 2014/15.

4.31 The difference in earnings between those who work in Stevenage and those who live in Stevenage indicates that a larger proportion of higher paid positions in the town are occupied by people who commute in from elsewhere.

Employment

ECe New business start ups

4.32 The latest Business Demography data (2013) was released in November 2014. This illustrates business 'births' and 'deaths' by looking at VAT and PAYE registrations and de-registrations.

4.33 In 2013, there were 460 business registrations (business 'births') in Stevenage. This is 150 more than in 201 and is the highest number of business registrations since the recent economic downturn. This demonstrates a steady increase since 2010.

4.34 During the same period, 270 businesses were de-registered. This is 45 less than last year, with the number of de-registrations (business 'deaths') decreasing steadily since 2009 (430), which occurred at the depth of the recession.

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Births of new enterprises	295	315	420	430	285	255	265	310	460
Deaths of enterprises (provisional in bold ⁽²²⁾)	260	255	260	260	430	300	320	315	270

Data source: ONS - Business Demography 2012. Provisional values published last year for 2010 and 2011 were updated in the 2012 data release.

Table 14 : Business births and deaths

4.35 Business birth and death rates can also be calculated in relation to the number of active enterprises. This allows for easy comparison with other parts of the country.

4.36 Following a small improvement last year (in business start ups) to push Stevenage ahead of the wider area, there has been a significant increase experienced this year. However, in 2014/15, we performed better again (17.1%) than Hertfordshire (13.7%), the East of England (12.8%) and Great Britain (13.9%). This is the third year in a row where business start-ups in Stevenage have been higher than Hertfordshire, the East of England and Great Britain.

4.37 The provisional Stevenage business death rate for 2013/14 (9.9%) suggests a small decrease from last year's rate of 9.3%, which is in line with the county and region which all experienced a decrease whilst the national business death rate remained the same. For the second year in a row the business death rate is lower than the county and national average and is the same as the regional average.

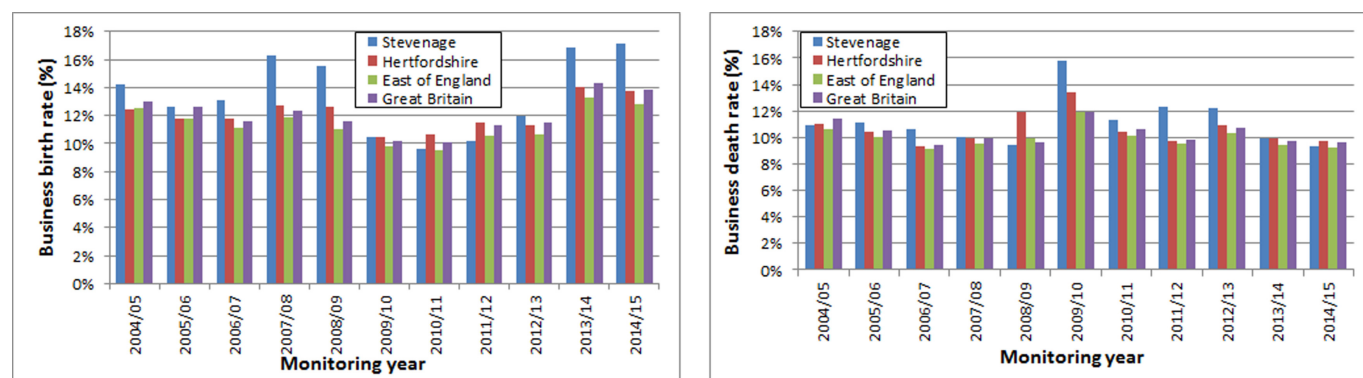


Figure 6 : Comparison of Business Birth & Death rates since 2004/05

Data source: Office for National Statistics (ONS) - Business Demography 2014

4.38 In 2013/14, the three year survival rate for businesses in Stevenage (i.e. for those businesses that first traded in 2011/12) was 60.1%, a rise from last year's value of 52.6%. This is the first upwards trend since the recession but is still below the record noted in 2005/06 (when our records begin), when we had a three year survival rate of 62.6% for new business start-ups. The equivalent

22 Businesses may undergo a period of inactivity followed by reactivation. ONS provide an early provisional estimate of deaths, but adjustment can be made to the latest two years data to allow for reactivation.

survival rate for Hertfordshire, the East of England and Great Britain all increased since last year. Prior to this, Hertfordshire and the East of England showed the same general decrease of three year survival rates as Stevenage from 2005/06 onwards.

Area	% three year survival rate of new businesses
Stevenage	60.1%
Hertfordshire	63.0%
East of England	62.7%
Great Britain	60.5%
Data source: Office for National Statistics - Business Demography 2014	

Table 15 : Three year business survival rates

4.39 The total number of active enterprises in Stevenage in 2013 (the most recent data available) was 2,950, a rise of 225 since 2012. This is in line with trends seen at the county, regional and national level over the same period. This is the highest record for the number of active enterprises in Stevenage since records began.⁽²³⁾ This number of active enterprises has therefore recovered from the effects of the recent recession.

4.40 Since 2012 we have looked at an alternative business indicator for 2013, available from a private company called Duport Ltd; they collate and report publicly on data from a range of public sources⁽²⁴⁾. Data for Duport Ltd business registrations and closures is presented below:

Year	New company registrations	Closed companies (dissolved)
2013	728	408
2012	618	420
2011	590	397
2010	529	454
2009	477	589 (record year)
Data source: Duport 2014 Annual Business Confidence Report: http://www.duport.co.uk/stevenage/2013/A4		

Table 16 : Company registrations and closures in Stevenage according to Duport Ltd in 2014

4.41 Duport Ltd report that, "A total of 399 companies were added to the company register for Stevenage in 2014. This number represents growth of 46.2% in the total number of active companies, which compares favourably to the UK figure of 36.8%". Their report also says, "This number is 79 companies higher than the previous year. The highest net company growth figure ever seen in one year came in 2014".

23 Highest level since our records began in 2004/05.

24 Duport Ltd 2014 Annual Business Confidence Report; data is collected by Duport Ltd from a range of sources including Companies House, Office for National Statistics and Ordnance Survey. Data for Stevenage covers postcodes SG1 and SG2 only, so is not directly comparable to that from ONS.

ECf Employment land supply

4.42 It is important to monitor how much land is available for building office, industrial and storage/distribution premises within the Borough. This should help to ensure that sufficient opportunities are available for employment development within the town.

4.43 To do this, we look at data for extant planning permissions (that is, those permissions where development has not yet started), permissions where development is in progress and sites allocated in the District Plan that do not yet have planning permission.

Type of site	Total (ha)
Unimplemented District Plan employment allocations	13
Sites under construction for B-class uses	4
Extant planning permissions for B-Class uses	13.5
Total	30.5

Table 17 : Employment land supply

4.44 In 2014/15, there were two District Plan allocations that had not been fully implemented; approximately 1ha within the MBDA (Horizon Technology Park) site (Map 1, site 6) and 12ha allocated as part of a large-scale residential scheme at Stevenage West.

4.45 Overall, the employment land supply was 30.5ha.

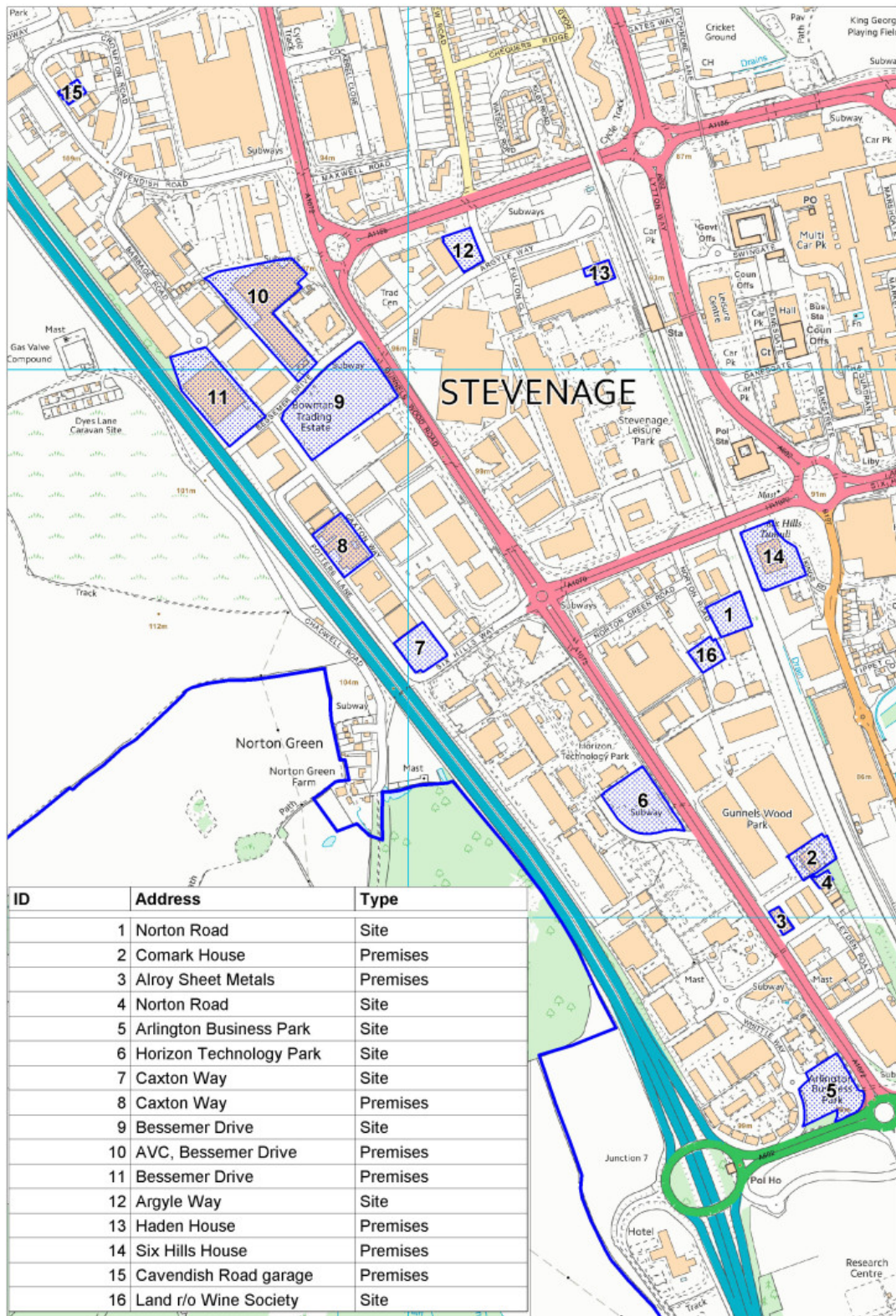
4.46 This is 1.9ha less than the supply we recorded last year. This was primarily due to an outline permission being granted to redevelop Vincent Court for 41 new homes, which resulted in the loss of just over 1ha, and a number of prior approvals to convert office buildings to residential use at DuPont, Bank House, Brickdale House and Antelope House. Appendix 2 provides the full list of employment land commitments.

4.47 Stevenage has two designated employment areas, Gunnels Wood and Pin Green, where we prefer employment sites to be located. Between them, they encompass approximately 231ha of employment land⁽²⁵⁾ and provide around 24,500 jobs⁽²⁶⁾.

4.48 As well as assessing these areas in relation to District Plan allocations and current permissions, we have also carried out site visits to investigate whether any other vacant sites exist within the employment areas, or whether there are any wholly vacant units which may provide potential sites for new employment development.

25 GIS measurement

26 Interim Planning Policy Statement, Stevenage Borough Council, April 2012



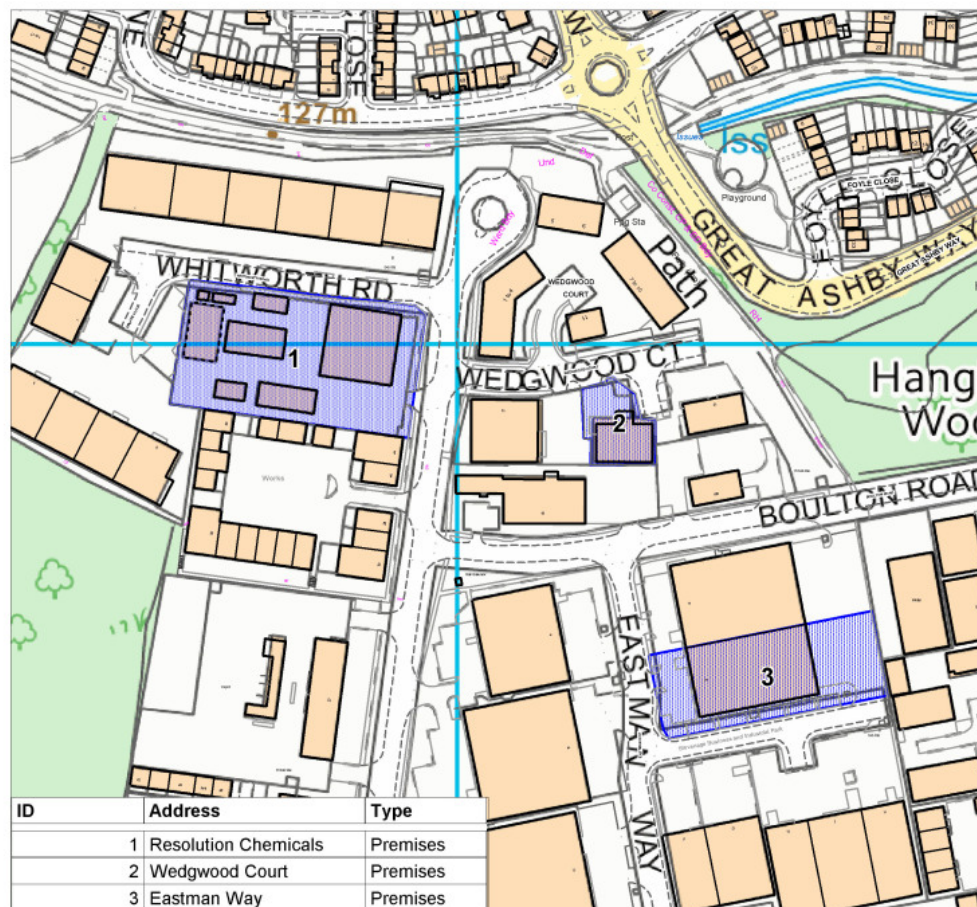
Map 1 : Gunnels Wood vacancies 2015

4.49 The status of the sites identified in Gunnels Wood is explained below.

Site	Address	Land/premises	Status	Approx site area (ha)
1	Norton Road	Land	Permission granted for mixed employment use. Construction yet to start	0.41
2	Comark House	Premises	Possible scope for redevelopment. Recent change of use from B1 and B2 use to a mix of B1, B2 and B8 use	0.41
3	Units 1 - 5 Leyden Road	Premises	Possible scope for redevelopment	0.11
4	Leyden Road	Land	Permission exists for industrial building with ancillary office space.	0.06
5	Arlington - plot 2000	Land	Former District Plan allocation. Site now has planning permission for a mixed use development. Construction yet to start.	0.96
6	Land within MBDA grounds	Land	Unimplemented District Plan allocation. Has not been put forward for development.	1.02
7	Former Cromer House site	Land	Permission granted for mixed employment use. Construction yet to start but demolition has occurred.	0.49
8	Q4 unit in Caxton Way	Premises	Building in need of modernisation. Possible scope for redevelopment.	0.64
9	Former Kodak site	Land	Permission granted for mixed employment use. Work has progressed on part of the site; the rest remains vacant.	2.28
10	Former AVC site	Premises	Possible scope for redevelopment.	1.92
11	Delbanco, Myer & Co, Bessemer Drive	Premises	Small part in use but whole site was noted to be for sale. Possible scope for redevelopment.	1.50
12	Argyle Way	Land	Possible scope for redevelopment	0.34
13	Haden House	Premises	Possible scope for redevelopment	0.15
14	Six Hills House	Premises	Vacant office building. Currently being developed for housing	0.87
15	Cavendish Road garage	Premises	Possible scope for redevelopment	0.12
16	Land adj. Wine Society, Norton Road	Land	Possible scope for redevelopment	0.24

Table 18 : Sites and vacant units in Gunnels Wood

4.50 In Pin Green, we found three sites with the potential for redevelopment.



Map 2 : Pin Green vacancies 2015

4.51 The status of the sites identified in Pin Green is given below.

Site	Address	Land/premises	Status	Approx site area (ha)
1	Resolution Chemicals	Premises	Retains a small office but the site is for sale. Possible scope for redevelopment.	0.58
2	Wedgwood Court	Premises	Possible scope for redevelopment	0.09
3	Eastman Way	Premises	Possible scope for redevelopment	0.36

Table 19 : Sites and vacant units in Pin Green

4.52 Further research would need to be carried out in order to determine whether or not some of these sites are deliverable.

ECg Employment floorspace completions

4.53 In 2014/15, 30,136m² (gross) of new employment floorspace was completed in the Borough (shown below by Use Class Order). When losses are taken into account, there was an overall net decrease of 9,808m². This is significantly higher than last year, where a small loss of 450m² was experienced.

Employment type (Use Class Order)	Gain (m ²)	Loss (m ²)	Net total (m ²)	PDL
B1 (Offices, research & development or light industry)	0	10,644	-10644	0
B2 (General industry)	0	28,956	-28,956	0
B8 (Storage and distribution)	614	344	10111	100%
Unspecified/mixed use (Flexible employment space B1 - B8)	29,522	0	0	0
Total	30,136	39,944	-9808	100%

Table 20 : Employment floorspace completions 2014/15

4.54 New net employment floorspace was delivered by two completions; Full Planning permission for a 370m² replacement building and silo (B8) at Allied Bakeries and a certificate of lawfulness to retain a B8 use at Shangri La Farm. The remaining gain in employment floorspace came from an application at Gunnels Wood Park, to convert existing B1 & B2 units to an alternative employment use (an unknown mix of B1, B2 & B8), so this also resulted in a loss of the same amount.

4.55 The remaining employment floorspace losses occurred at 10 separate sites. The largest loss occurred at Six Hills House where 6,612m² B1a floorspace was lost to residential accommodation (132 homes). Office space was also lost to housing at Brickdale House (1,210m² - 36 homes) and Fortuna Close (49m² - 1 home). Permitted development rights allowing the conversion of offices to residential use (introduced in October 2013) have had a big impact in terms of employment floorspace losses in Stevenage.

4.56 It is important to note that the floorspace loss figures are slightly artificially inflated this year, as a loss occurred at Argyle Way, where an application was permitted for industrial units to be replaced with 3 smaller units, and the new units are yet to be completed.

4.57 County-wide, there was a net of loss of 133,287m² of employment floorspace in 2014/15, with only Three Rivers reporting a gain. It is expected that, like Stevenage, the main reason for this increase in lost employment floorspace is due to permitted development rights to convert offices to residential use. East and North Hertfordshire experienced exceptionally high levels of losses.

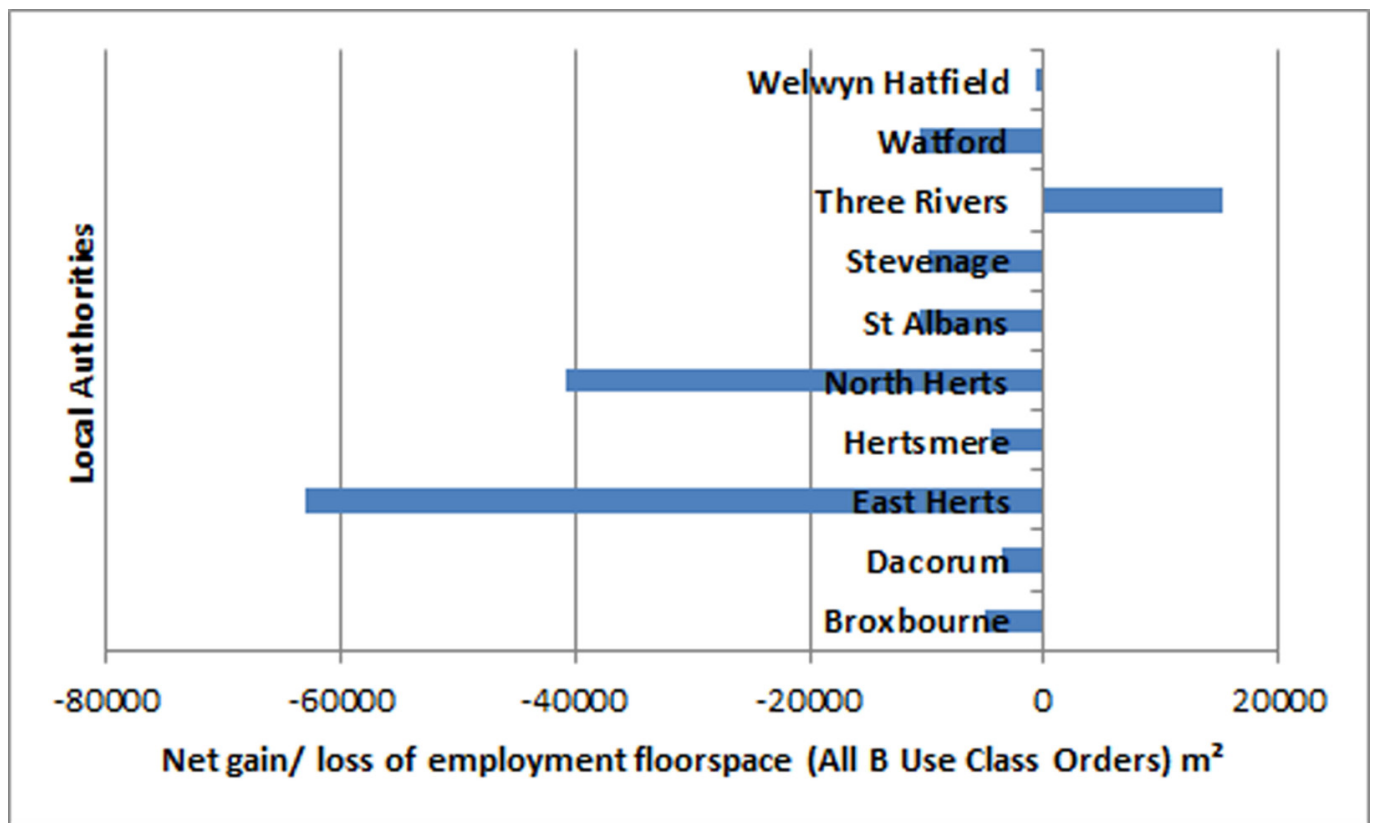


Figure 7 : Net employment floorspace gains/ losses in 2014/15 for all local planning authorities within Hertfordshire

ECh Employment land up-take

4.58 Our draft local policies are designed to ensure that there is no long term loss of employment land to other uses within the employment areas⁽²⁷⁾.

4.59 Previously we reported this indicator in hectares and excluded changes of use, to avoid the double counting of sites, where, for example, only half of the site was being converted to a different use. Due to the changes in national policy to allow the permitted development of offices to residential uses (which are recorded as changes of use within our monitoring data), this would mean we were under reporting on losses of employment land. Therefore, we will continue to record this data, but in floorspace rather than hectares and including changes of uses (m²). Temporary uses and small-scale alterations and extensions will remain to be excluded, as these do not provide new employment land.

4.60 In 2014/15, there was a loss of employment land both within and outside of the employment areas. Within the employment areas, the loss was largely due to the permitted development of Six Hills House to residential use. This resulted in a loss of just over 6,500m². A smaller loss was experienced at Argyle Way (1,300m²), as B Class uses were demolished. However, this site is being redeveloped to an alternative B Class use, so it is only a temporary loss.

4.61 Outside of the employment areas, the losses occurred at a number of smaller sites, the largest being a loss of 1,200m² at Brickdale House, to allow its accommodation to residential use.

	Gain in employment land (m ²)	Loss of employment land (m ²)	TOTAL (m ²)
Within employment area	29,522	37,468	-7,946
Outside employment area	244	2,476	-2,232
Total	29,766	39,944	-10,178

Table 21 : Changes to availability of land for employment purposes

²⁷ See designated employment areas E2 and E3 as detail on our Proposals Map for the District Plan Second Review 1991 - 2011, as adopted December 2004.

5 A Vital Town Centre

No	Indicator Title	Target (or Contextual indicator)	Data required	2014/15	On target?
Retail and leisure					
TCa	Retail and leisure completions	For retail, office and leisure floorspace to be increased (target to be set in new local plan)	Net retail, office and leisure floorspace built	-5,285m ²	No
TCb	A1 retail	To retain or increase the proportion of A1 use primary retail frontage in the town centre and Old Town (target to be set in new local plan).	% of retail units within the primary retail frontage in the town centre in A1 use (Data for Jan 2014)	84%	Yes
			% of retail units within the primary retail frontage in the Old Town in A1 use (Data for Jan 2014)	49%	Yes
TCc	Vacant retail units	Contextual	% of vacant shop units in the town centre (Jan 2015)	9.4%	-
TCd	Vacant retail floorspace	Contextual	% of vacant floorspace in the town centre (Jan 2015)	4.2%	-

Table 22 Indicators for 'A Vital Town Centre'

Retail and Leisure

TCa Retail, office and leisure floorspace completions

5.1 National guidance requires us to retain the vitality of town centres by supporting retail, office and leisure (ROL) uses in these areas.

5.2 Monitoring the overall provision of ROL floorspace⁽²⁸⁾ will help to ensure that we have the right mix of these types of businesses and that we are continuing to attract these uses in the right areas.

28 Due to the changes in planning legislation, we are now able to monitor indicators that best suit our own circumstances. Accordingly, we have decided to use the NPPF definition of 'main town centre uses' and have added all uses which fall under 'Class A', B1a, C1, D1 and D2 uses. Our D1 use category excludes changes to school floorspace, colleges and children's centres. Our SG category only includes those uses identified in the NPPF as main town centre uses.

Use Classes Order (UCO) floorspace ⁽²⁹⁾	Total Completions (m ²)		
	Gain	Loss	Net
A1 (e.g Shops)	+3,829	-323	+3,506
A2 (e.g Banks)	0	0	0
A3 (e.g. Restaurants)	0	-161	-161
A4 (e.g. Public houses)	0	0	0
A5 (e.g. Hot take-aways)	+104	0	+104
B1a (e.g Offices)	0	-8,764	-8,764
C1 (e.g. Hotels)	0	0	0
D1 (e.g. Health centres, museums etc)	+566	0	+566
D2 (e.g. Cinemas and leisure)	0	-697	-697
SG (e.g. Bar/nightclub, theatres)	+161	0	+161
Total (Numbers may not add up due to rounding)	+4,660	-9,945	-5,285

Table 23 : ROL floorspace completions, 2014/15: Numbers may not sum precisely due to rounding

5.3 In 2014/15, there were 3 gains and/or losses involving ROL floorspace throughout the Borough. This resulted in an overall net loss of 5,285m²; the second loss in a row since 2013/14.

5.4 One of our preferred areas for these uses, the town centre, experienced an overall loss in ROL floorspace of 7,944m². There were no gains in ROL floorspace within the town centre in 2014/15.

5.5 All losses were the result of conversions to residential use, with the majority of the loss coming from B1a use, via permitted development schemes. The largest loss occurred at Six Hills House, where offices are being converted to provide 132 residential dwellings, resulting in the loss of 6,612m² floorspace. Both Brickdale House and Six Hills House had been vacant for a number of years, and the Council are encouraging residential development within the town centre as part of a new Town Centre Framework, therefore this is not considered to be a negative in terms of the future of the town centre.

Reference	Location	Description	Gain (m ²)	Loss (m ²)	Net
13/00443	Brickdale House	Change of use for part of the building from offices (B1a) to 36 flats (C3)	0	-1,210	-1,210

²⁹ On 31 Aug 2012, permitted development rights were introduced to allow up to two flats to be developed above the ground floor of A1 or A2 premises. This means that since this date, we can no longer report all ROL losses, because we can only report on those for which we have received a planning application.

Reference	Location	Description	Gain (m ²)	Loss (m ²)	Net
14/00197	1 Town Square	Conversion of existing first and second floors (A1) to 2 flats (C3)	0	-122	-122
14/00328	Six Hills House	Change of use of building from offices (B1a) to 132 no dwellings (C3)	0	-6,612	-6,612
Total			0	-7,944	-7,944

Table 24 : Details of ROL floorspace completions in the town centre, 2014/15



Picture 1 Brickdale House, which is being converted from offices to residential use under permitted development rights.

5.6 As a key retail location within the Borough, we also monitor ROL development in the High Street.

5.7 In 2014/15 there were five completions in the High Street, resulting in an overall net loss of 707m².

5.8 Nearly all of the net loss was the result of the redevelopment of Rileys Snooker Club (D2) to provide sheltered apartments for the elderly. This loss was allowed on the basis that the critical need for housing outweighed the need for the leisure use. The building was also getting towards the end of its useful life as a leisure facility, with a number of maintenance issues arising. No suitable alternative location for the snooker club was found to be available.

Reference	Location	Description	Gains (m ²)	Loss (m ²)	Net
13/00251	Saffron Ground, Ditchmore Lane	Change of use of second floor office (B1a) to mixed business use (B1) and Non Residential Institutions use (D1)	+525	-525	0
14/00064	Rileys, 2 Letchmore Road	Demolition of exisiting leisure use (D2) and redevelopment to provide 38 sheltered apartments for the elderly (C2)	0	-697	-697
14/00321	Taj Mahal Restaurant, 70 High Street	Alterations and change of use from Restaurants and Cafes (A3) to Bar/ Nightclub (SG)	+161	-161	0
14/00330	Kestrel House, Primett Road	Change of use from Office (B1a) to Physiotherapy Clinic (D1)	+41	-41	0
14/00346	35 High Street	Change of use of ground floor from Retail (A1) to mixed use (A1) and Tattoo Studio (SG)	+50	-60	-10
		Change of use of first floor from offices (B1a) to Retail (A1)	+120	-120	0
Total			+897	-1,604	-707

Table 25 : Details of ROL floorspace completions in the High Street, 2014/15

5.9 Outside of our preferred areas, six sites were recorded where gains/losses occurred. Overall, there was a significant gain of ROL floorspace here, resulting from the development of three new retail warehouse units on London Road.

Reference	Location	Description	Gains (m ²)	Loss (m ²)	Net (m ²)
13/00341	85 Mobbsbury Way	Change of use from retail shop (A1) to hot food takeaway (A5)	+104	-104	0
13/00515	Land At London Road	Development of new retail warehouse units (A1). Original planning reference: 07/00126	+3,659	0	+3,659
14/00034	Appliances For You, 28 The Hyde	Change of use from Retail (A1) to dog grooming parlour (SG) and the installation of a roller shutter	0	-37	-37
14/00113	Turners Industrial Cleaning Ltd, Leyden Road	Change of use from office (B1a) to dog grooming parlour (SG)	0	-20	-20
14/00172	Carlton House, Boulton Road	Change of use from mixed business use (B1a and B8) to early years centre (D1)	0	-187	-187
14/00292	18 Fortuna Close	Change of use from office (B1a) to residential (C3)	0	-49	-49
Total			+3,763	-397	+3,366

Table 26 Details of ROL floorspace completions outside of our preferred areas, 2014/15

5.10 It will be important to ensure that, where possible, ROL uses continue to be located in the town centre and the High Street as a preference, in order to retain their vitality. Targets for achieving this are likely to be set in a new Local Plan, and will be used as the basis for the future monitoring of this indicator.

TCb A1 Retail

5.11 Our District Plan⁽³⁰⁾ designates the core areas for retail provision in the town centre and the High Street, known as primary retail frontages.

5.12 Our policies require these frontages to be reserved for A1 retail use. Secondary frontages identify areas where complementary uses, such as banks, restaurants and offices will be permitted alongside shops.

5.13 This indicator identifies the proportion of these primary retail frontages that are currently in A1 use.

Retail units	Town centre	High Street
No. of retail units on primary frontage	102	51
No. of primary frontage retail units in A1 use	86	25
% of primary units in A1 use	84%	49%

Table 27 : Rate of A1 retail use for primary frontage, January 2015

5.14 In the town centre, the total number of retail units on the primary frontage fell by 2⁽³¹⁾. This was due to the merger of five smaller A1 units (15 & 15a Westgate Centre and 16a, 16b & 17 Westgate Centre) into two larger A1 units, creating a net loss of 3 units, as well as a gain in units created by the sub-division of one unit into two (2 Westgate Centre into units 2a and 2b). The percentage of primary frontage units in A1 use fell from 87% in 2013/14 to 84% this year. The town centre has comfortably maintained a high level of A1 units (above 80%) since we began collecting data in 2009. The number of A1 units in the High Street remained the same as last year and it continues to be a vibrant and successful retail area.

30 District Plan Second Review 1991 - 2011, adopted 2004

31 In previous years, the total number of retail units on primary frontage in the town centre has incorrectly included units 28, 30, 32-36 and 38-44 The Forum. These units are actually designated as secondary retail frontage and not primary. As such, the 2013/14 total should have been 104 units and the number of A1 units on the primary retail frontage, 90 and not 91. This means that the % of primary units in A1 use was 87% and not 84% as reported in the 2013/14 AMR.

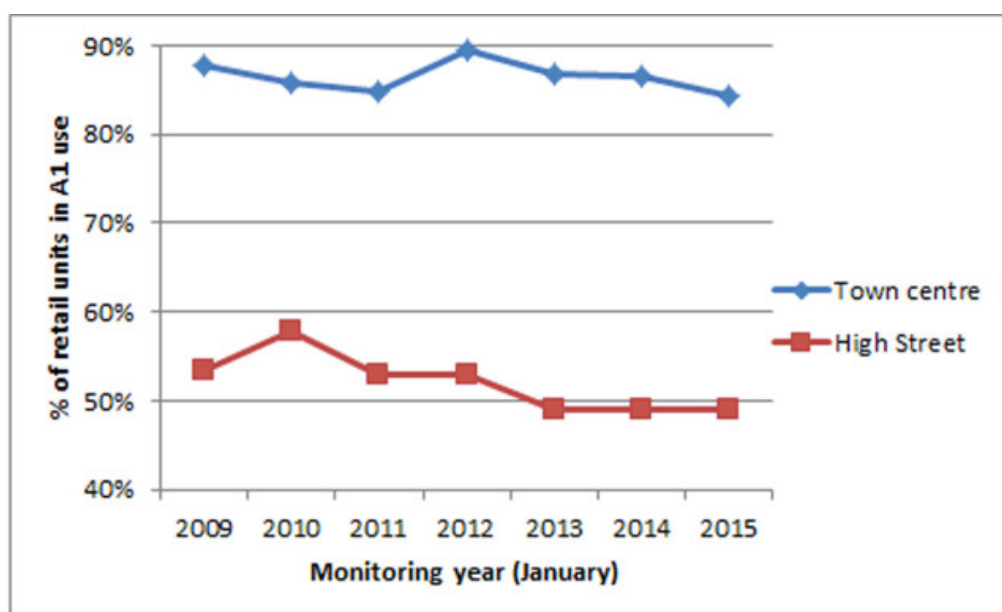


Figure 8 : Comparison of percentage of A1 retail use on primary shopping frontage.

5.15 When developing our new Local Plan, we will consider options for setting targets for the minimum amount of primary retail frontage which should be retained for A1 use, for both the town centre and the High Street. A locally-specific target is beneficial in ensuring the vitality of these shopping areas.

TCc Vacant retail units

5.16 As well as looking at the types of businesses located in our primary shopping frontages, we also look at vacancy rates throughout the two main retail areas. This allows us to compare changes over time in the number and proportion of units which are vacant⁽³²⁾.

Retail area	Number of vacant units						
	Jan 2009	Jan 2010	Jan 2011	Jan 2012	Jan 2013	Jan 2014	Jan 2015
Town centre	36	26	31	25	27	19	20
Old Town	11	9	8	4	1	4	6

Table 28 : Number of vacant retail units since January 2009

³² Unlike the data in TCb, here we include all retail units, not just the primary frontage

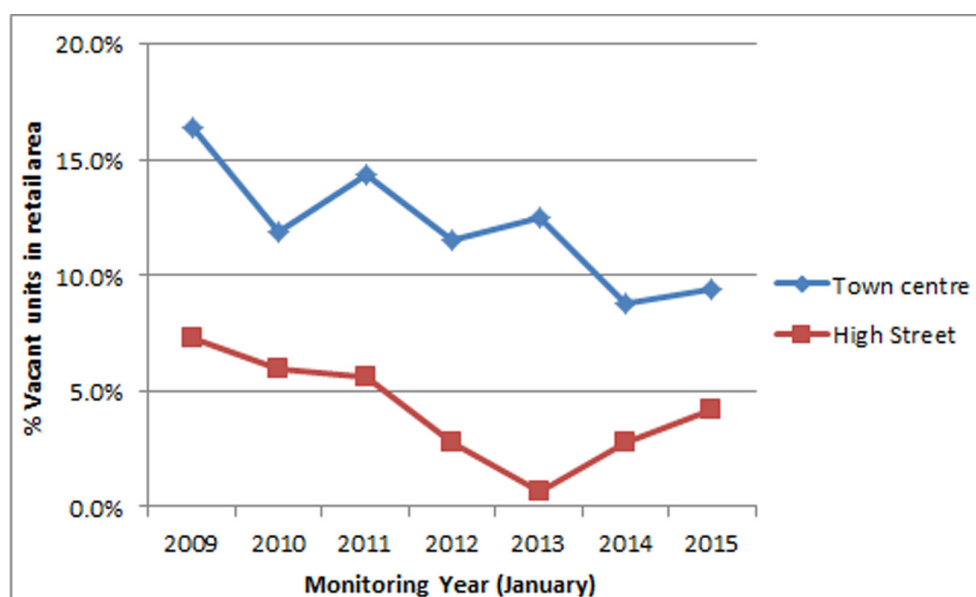


Figure 9 : Change in vacant unit rates since January 2009

5.17 Following a substantial improvement in the vacancy rate in 2014, which dropped to 8.8%, the vacancy rate in 2015 showed a small increase to 9.4%. This, however, is the second lowest level we have recorded since our surveys began.

5.18 The slight increase seen in the town centre is consistent with natural turnover of the units. We will, however, continue to monitor the vacancy rate to ensure that the situation does not deteriorate further.

5.19 The town centre continues to be relatively robust and resilient in terms of turnover and occupancy.

5.20 The Old Town also saw an increase in vacancy rate from 2.8% to 4.2%, resulting from two additional vacancies. This is the second increase in a row, following a small increase last year. However this still represents a very low level of vacancies for this area.

5.21 In general, we have noticed that there is very little turnover of businesses in this retail centre. The High Street is extremely robust and performing at or near to it's maximum capacity in terms of unit occupancy.

5.22 The Local Data Company publishes a monthly average retail vacancy rate for town centres in Great Britain; this was 13.4% in June 2014. This indicates that both areas are performing above the national average⁽³³⁾.

33 The Local Data Company's indicator is not a directly comparable indicator for Stevenage, as we include a wider range of business types in our survey within a more concentrated area, however it is a useful guide in the absence of other indicators.

TCd Vacant retail floorspace

5.23 As well as looking at the number of vacant units within the town centre and the Old Town, we also look at the amount of vacant floorspace within these areas. The level of vacant floorspace can vary widely and disproportionately, compared to the number of units, due to the wide range in the size of retail units within Stevenage.

	Town centre		Old Town	
	Jan 2014	Jan 2015	Jan 2014	Jan 2015
Total floorspace of units included in survey	99,745	101,008	21,477	21,716
Vacant floorspace	5,285	4,600	287	794
% Vacant floorspace	5.3%	4.6%	1.3%	3.7%

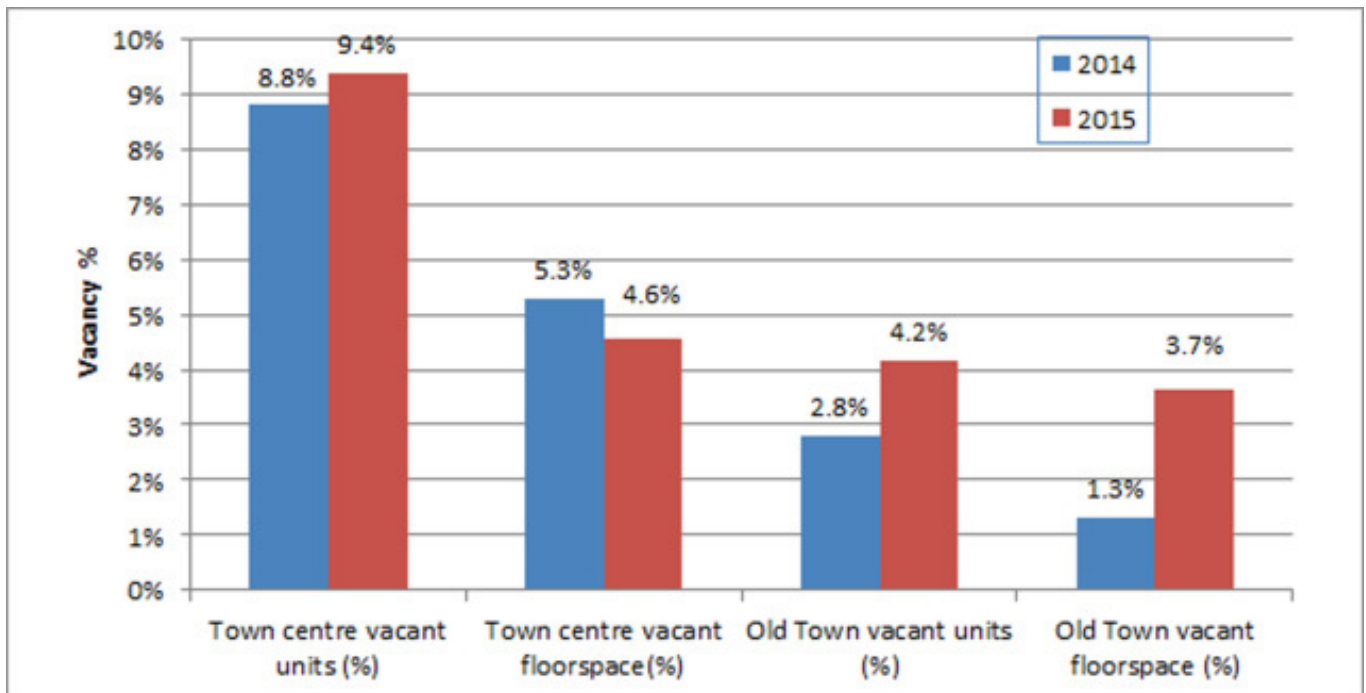
Table 29 : Town centre and Old Town - vacant floorspace comparison for 2013/14 and 2014/15

5.24 The overall town centre floor space included in our survey rose slightly in 2015 due to some updates to VOA data, but largely due to the addition of an upper floor retail area within H&M, which was previously 3 separate stores, using the ground floor only. There was a fall in vacant floorspace between January 2014 and January 2015 from 5.3% to 4.6%. This fall is contrary to the increase in the number of vacant shopping units seen over this time period⁽³⁴⁾. This indicates that the vacant units are of a smaller size than some of those that were vacant last year. In 2015, six of the vacant units were under 100m², compared to just 2 units last year.

5.25 The floorspace included in the survey of the Old Town also rose slightly in 2015; this was due to the extension of one unit. The small rise in vacant units seen in the Old Town from last year was reflected in a slightly larger proportional rise in vacant floor space from 1.3% to 3.7% in 2014. This larger rise in floorspace vacancy was due to all three of the newly vacant units being over 150m².

5.26 The largest vacant unit on the shopping frontage was previously a bar / restaurant (B1a), known as The Bank, on the High Street (266m²).

34 See indicator TCc for data



Picture 2 : Change in % vacant floorspace and units between 2014 and 2015

6 Transport and Infrastructure

No	Indicator Title	Target	Data required	2014/15	On target?
Sustainable land use					
ITa	Accessibility of services	For 100% of net dwelling completions to be within 30 minutes public travel time of the named facilities	% of gross ⁽³⁵⁾ dwelling completions within 30 minutes public transport travelling time of named facilities.	49%	No
ITb	Mode of travel to work	Contextual	% self driven (car/van, motorcycle). (HCTS). Data for 2012.	62%	-
ITc	Distance travelled to work	Contextual	Proportion of local population travelling less than 10 km distance to their workplace. (Census). Data for 2011 ⁽³⁶⁾ .	57%	-
ITd	Travel Plans	For all qualifying development to provide a Travel Plan	% of qualifying planning permissions with a Travel Plan	100%	Yes

Table 30

Sustainable land use

ITa Accessibility of services

6.1 National planning policy, and our local planning policy documents, are all formulated around the principle of sustainable development.

6.2 One of the key actions that we can take to reduce the impact of development on climate change is to reduce the need to travel within Stevenage and to promote travel by bus, train, bike and foot. Our planning policies encourage this approach.

6.3 This means that new development should, as far as possible, be located where residents have access to key local services and public transport provision.

35 This year we have changed from recording net completions to gross completions for the accessibility indicator as this better reflects overall accessibility of new homes.

36 The Census uses km. 10km is approximately 6 miles.

6.4 We measure accessibility each year to ensure that our policies continue to direct development to the most appropriate locations. We consider accessible locations to be those where the following facilities/areas can be reached on foot or by public transport within half an hour:

- Lister Hospital
- GP surgeries
- Primary schools
- Secondary schools
- Employment areas
- Town centre

6.5 This is measured using the HCC Highways website. Journeys are measured from outlying developments to work out the approximate limits of the 30-minute catchment. This year's findings are summarised in table 40.

Type of service	Gross ⁽³⁷⁾ housing units completed with public transport travelling times of		% within 30 minutes travel time
	More than 30 minutes to...	Less than 30 minutes to...	
Lister Hospital	78	76	49%
GP surgeries	0	154	100%
State primary schools	0	154	100%
State secondary schools	0	154	100%
Employment	0	154	100%
Retail centres	0	85	55%
Data source: Travel South-East (www.travelinesoutheast.org.uk). Journeys between 8 a.m. - 10 a.m.			

Table 31 : Accessibility of new residential development

6.6 This year, homes were completed in four locations where it would take residents more than 30 minutes to reach the Lister Hospital; Edmonds Drive (Aston Vale), Bragbury Lane (Bragbury End Farmhouse), 41 The Muntings and 35 Silkin Court. The longest travelling time was from Bragbury Lane, taking approximately 43 minutes to reach hospital by public transport. In addition, it takes longer than 30 minutes to reach the nearest retail centre from the Edmonds Drive development.

³⁷ This year we have changed from recording net completions to gross completions for the accessibility indicator as this better reflects overall accessibility of new homes

6.7 In recent years there has been pressure on land availability for housing and as a result more greenfield sites have come forward. The difficulty some patients have in accessing the site has been recognised by the Lister Hospital, which advertises both a Health Shuttle service and a voluntary car service on it's web site. Use of these services should reduce travel time to the hospital⁽³⁸⁾.

6.8 All other services were accessible within 30 minutes. However, currently the new roads at Aston Vale are not shown on the website, so we have used the bus stop closest to the development as an alternative. When the roads are shown, it is likely that some, or all, of these homes will have a travel time of over 30 minutes to the employment areas. We will update this information in the next AMR.



Picture 3 : We aim to encourage development in areas with good accessibility to public services, such as the Lister Hospital (picture shows surgical centre).

ITb Mode of travel to work

6.9 The latest Hertfordshire County Travel Survey (HCTS) was published in 2012 and reported in our last AMR. Results of the 2015 survey will be reported next year.

ITc Distance travelled to work

6.10 Last year we reported on ONS data. Data from the 2015 HCTS will be reported next year.

38 Change of data source and a difference in criteria. Provision is not made within 30 minutes and/or outside the 7am - 9am period

ITd Travel Plans

6.11 National guidance⁽³⁹⁾ requires Travel Plans to be prepared for all developments that generate significant amounts of movement. This is a key local policy aimed at ensuring the developer reduces the need to travel and provides facilities for walking and cycling, where necessary.

6.12 Some examples of initiatives that can be used in these plans include car sharing, cycle storage, showers, dedicated bus services, fewer parking spaces and home working.

6.13 The third Local Transport Plan for Hertfordshire was adopted in 2011. This sets out thresholds for developments where Travel Plans will be required, based on the current Department of Transport (DfT) guidance⁽⁴⁰⁾. It includes large scale residential and employment developments, amongst other things.

6.14 In 2014/15, of the 11 major planning applications approved, only three met or exceeded the Local Transport Plan thresholds. All three applications were approved, subject to a condition that a travel plan be provided and by approved in writing before any development commences. We therefore consider that this policy is being fully implemented.

Reference	Location	Description
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)
14/00079/FPM	John Henry Newman School, Hitchin Road, Stevenage, SG1 4AE	Demolition of existing outdoor changing rooms block and erection of new sports and performing arts block
14/00111/FPM	Unit 5, Roaring Meg Retail Park, London Road, Stevenage, SG1 1XJ	Partial redevelopment and extension of Unit 5 to provide additional floorspace including ancillary cafe and amendments to car park and landscaping.

Table 32 : Major developments with a green travel plan

39 National Planning Policy Framework

40 Details can be found in our Interim Planning Policy Statement on page 26

7 High Quality Homes

This section tells you:

- How many affordable homes have been delivered
- About the housing market in Stevenage, including how much it costs to buy a house
- The type of housing delivered
- How we are meeting the needs of Gypsies and Travellers
- The level of aspirational housing present in the town

No	Indicator Title	Target	Data required	2014/15	On target?
Housing types and sizes					
HOa	Housing completions	For total completions to be on or above the annualised requirement since the start of the plan period	Surplus / deficit against annualised requirement	-467	No
HOb	Housing supply	To maintain at least a five year supply of land for housing	Supply of identified housing land (years)	4.7	No
HOc	Housing completions on PDL	To provide at least 60% of new homes on PDL	% of housing completions on previously developed land	53%	No
HOd	Housing density	For the majority of development to be built at 30 dwellings per hectare or higher	% of dwelling completions at 30dph or higher	99%	Yes
HOe	Affordable housing completions (LAHS definition)	Contextual	Number of affordable housing completions	23	-
HO f	Affordable housing completions (planning definition)	For at least 35% of all homes to be affordable.	% affordable housing completions (gross)	14%	Yes
HOg	Affordable housing supply	For at least 35% of all new permissions to be for affordable housing.	% of units granted detailed planning permission that are affordable (gross)	30%	No
HO h	Housing affordability	To improve the affordability of houses in Stevenage	Property price / income ratio for a terraced property	7.4	No
HOi	Right to buy sales	Contextual	Number of homes sold through the 'right-to-buy' scheme	97	-

No	Indicator Title	Target	Data required	2014/15	On target?
Housing types and sizes					
HOj	Housing mix	For a mix of dwellings to be provided in line with SHMA recommendations	% of affordable housing completions that were small (1-2 bed);	57%	Yes
			% of intermediate housing completions that were small (1-2 bed)	100%	Yes
			% of private housing completions that were small (1-2 bed)	56%	No
HOk	Aspirational housing	To increase provision of aspirational homes; for at least 10% of all new homes to be aspirational on suitable sites	% of all homes in the highest council tax bands (G & H)	1.16%	No
HOI	Gypsy and Travellers provision	To be determined in the new Local Plan	Number of pitches	17	-

Table 33 Indicators for 'High Quality Homes'

Housing trajectory

7.1 As of 31st March 2015, there were 36,290 homes within Stevenage. ⁽⁴¹⁾

7.2 The housing trajectory for Stevenage provides information on the number of homes that have already been built and the number of houses we expect to be built in the future.

7.3 When the East of England Plan was revoked in January 2013, this removed the formal housing target that was previously set for the Borough.

7.4 In May 2013, our Executive approved the recommendation that an interim housing target of 5,300 homes for the period 2011-2031 be adopted for the purposes of calculating a five-year housing land supply and determining planning applications, pending the formal selection of a new housing target for the Borough through the Local Plan process.

7.5 The following indicators outline the key pieces of information that can help to determine how successful the delivery of housing has been since the start of this new plan period and whether we are likely to meet the future delivery targets outlined in our new housing trajectory.

41 Data source: Valuation Office Agency Statistics publication as of 31 March 2015, rounded to the nearest 10. This increase is above the number of housing completions we recorded over the same period, as different methods are used to record the data. Registration on the council tax register will only take place once the home is occupied, so there may be a small delay between the completion of a home, occupation by a resident, and registration for council tax.



Picture 4 : New Flats at Newhaven, Stevenage

7.7 Since 2011, 593 new homes (net) have been developed. A further 4,707 are required by 2031 in order to meet the draft local plan housing target of 5,300 new homes.

Monitoring year	Homes completed in year (Net)	Cumulative completions since 2011 (Net)	Year-on-year total surplus / deficit against annualised Local Plan (LP) target
2011/12	190	190	-75
2012/13	85	275	-255
2013/14	172	447	-348
2014/15	146	593	-467

Table 34 : Net housing completions in Stevenage since 2011/12

7.8 Our draft local plan housing target requires an average of 265 homes to be delivered each year throughout the plan period. This means that we are 467 homes behind the annualised target. The Local Plan will identify suitable locations for homes to be built in the future. We are aiming to encourage the early delivery of sites through the new Local Plan, to meet this deficit.

7.9 This year, there was a fall in the relative contribution made by new housing in Stevenage to the number of completed new homes within the county. Stevenage contributed 5% of the overall number of new homes built in Hertfordshire, slightly less than the 6% in 2013/14. This was against the Hertfordshire trend which saw an rise in overall completions in 2014/15 compared to the previous year. Hertfordshire still, however, recorded the second lowest number of completions across the county since 1968⁽⁴²⁾.

42 Hertfordshire County Council data

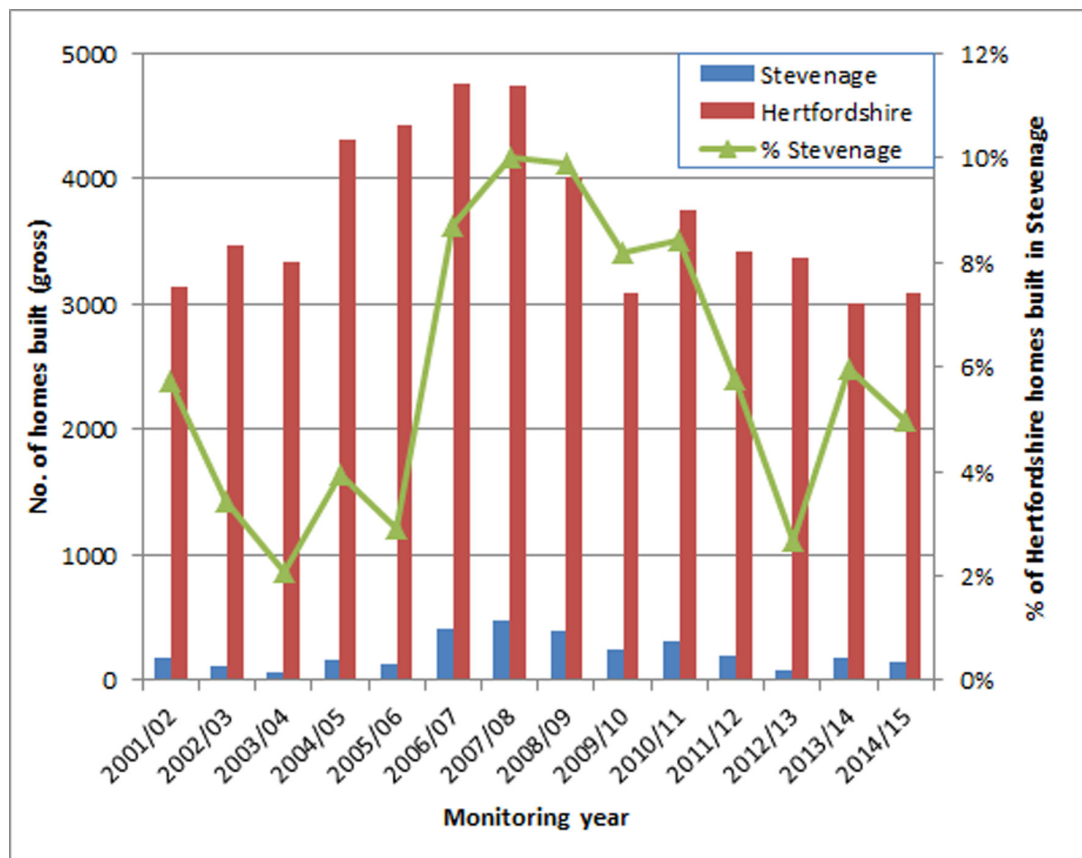


Figure 10 : Number of new homes in Stevenage and Hertfordshire and the relative contribution made by homes in Stevenage to the Hertfordshire total

Data source: Hertfordshire County Council and Stevenage Borough Council

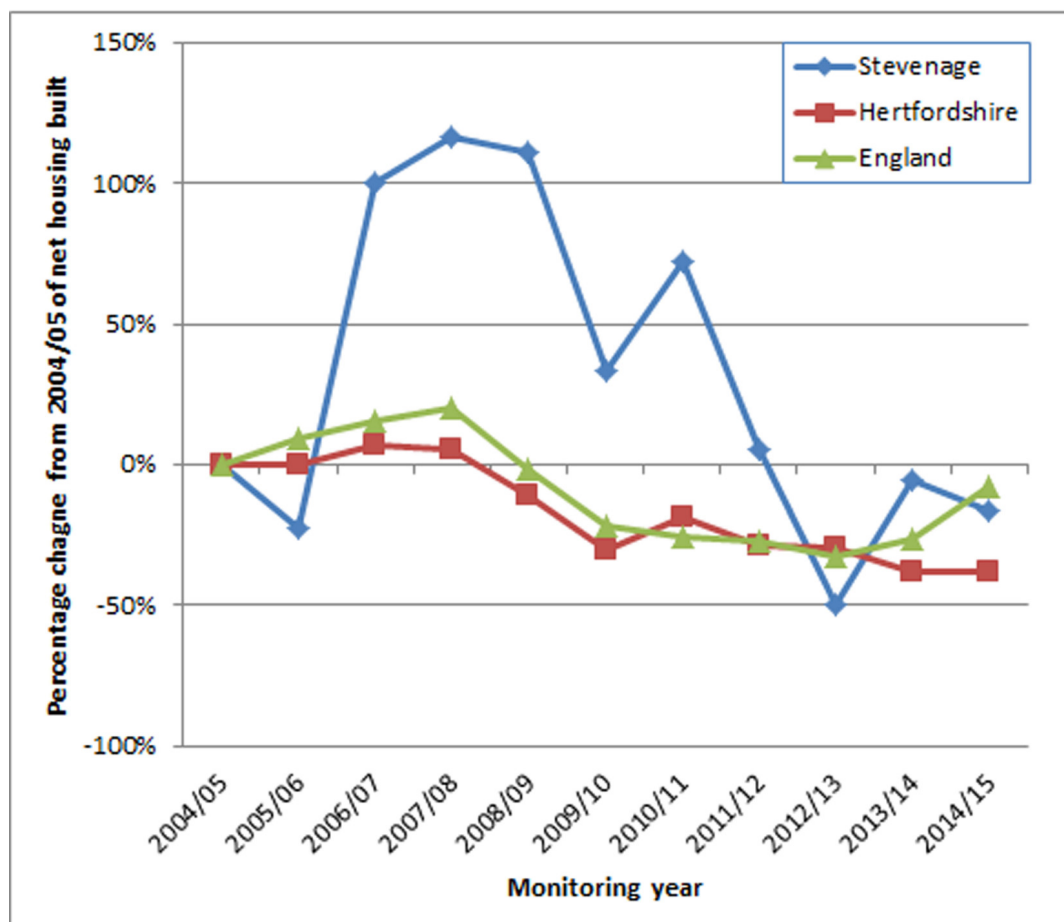


Figure 11 : Relative change in net home provision in comparison

Data source: DCLG Live housing tables - Tables 120 and 122

7.10 We also monitor HFR data for Stevenage and the wider area. On the whole, Stevenage has consistently seen new home provision well above 2004/05 levels. However, the last few three years have seen housebuilding figures falling below these levels. Following a slight pick up last year, this year, the rate shrank compared to 2013/14 levels. In contrast, England completions experience a considerable rise - back to 2007/08 levels (or close). Hertfordshire completion levels did not see a significant change.

HOb Housing Supply

7.11 As well as monitoring completions, it is important to make sure that there are enough sites available to provide housing in the future. We are required to provide this information in the form of a housing trajectory that looks at both numbers of homes and a timetable for delivery.

7.12 As of 31 March 2015, there were outstanding planning permissions or prior approval for 1,521 homes (net). This includes:

- 205 (net) which are under construction;

- 157 (net) which have detailed planning permission but are yet to be started;
- 409 (net) which are subject to a section 106 agreement or have been granted a resolution-to-permit subject to a section 106 agreement;
- 160 (net) which have full outline planning permission; and
- 590 (net) which have prior approval⁽⁴³⁾.

7.13 A full list of outstanding permissions is available in Appendix 1.



Picture 5 : New Council Housing under construction at Ditchmore Lane

7.14 For the fifth year running, there were a number of sites (9) where the planning permission lapsed, resulting in the loss of 8(net) potential new homes.

Year	Number of permissions that lapsed	Number of potential homes lost
2010/11	20	33
2011/12	9	21
2012/13	8	19
2013/14	5	2
2014/15	6	8
TOTAL	48	83

Table 35 : Number of homes lost due to lapsed planning permissions

7.15 Losses of potential new homes through lapsed permissions has increased this year. We will continue to monitor the number of lapsed sites to help us understand short and long-term trends.

43 The prior approval figure does not include those prior approvals under construction

7.16 We are required to show whether there is a five-year supply of land available for housing development. This should be measured from the 1st April after this monitoring report is submitted, so must cover the period 1st April 2016 to 31st March 2021.

7.17 In May 2013, our Executive approved an interim housing target of 5,300 homes. This equates to 265 new homes per year over this time period. This updated figure will be used to assess the five year housing land supply.

7.18 The actual number of new homes built in Stevenage since 2011 is 593 (net). This is a deficit of 467 against the annualised housing target since the start of the plan period.

Year	Cumulative completions	Annualised housing target*	Surplus/deficit
2011/12	190	265	-75
2012/13	275	530	-255
2013/14	447	795	-348
2014/15	593	1,060	-467
*Number of homes that should have been built since 2011, if we are to meet the Local Plan target.			

Table 36 : Surplus/deficit against annualised housing target

7.19 The requirement is calculated by taking the annual completion rate that we need to achieve the Local Plan target (265), multiplying this by 5 years (1,325) and adding the current deficit (467). This results in a 5 year requirement of 1,792.

7.20 The National Planning Policy Framework (NPPF) also requires us to include a 20% buffer, as we have been consistently under delivering against our housing targets. Therefore, the five year requirement is calculated as 2,150 new homes, which equates to 430 new homes per year.

Five year housing requirement = 265 dwellings per year + deficit (467) +20% buffer	2,150
Annual completion rate (for these 5 years)	430
Number of homes on sites under construction or with planning permission that will be delivered in the 5 year period	867
Number of homes on sites that are allocated for housing in the District Plan that will be delivered in the 5 year period	25
Number of homes on other 'deliverable' ⁽⁴⁴⁾ sites identified in the SLAA that will be delivered in the 5 year period	1,132
Total	2,024

44 To be 'deliverable' a site must be suitable in planning terms, have no planning policy restrictions that prevent development, be available for development and have a realistic prospect of being delivered in the next 5 years. All of these criteria must be met at the point of assessment

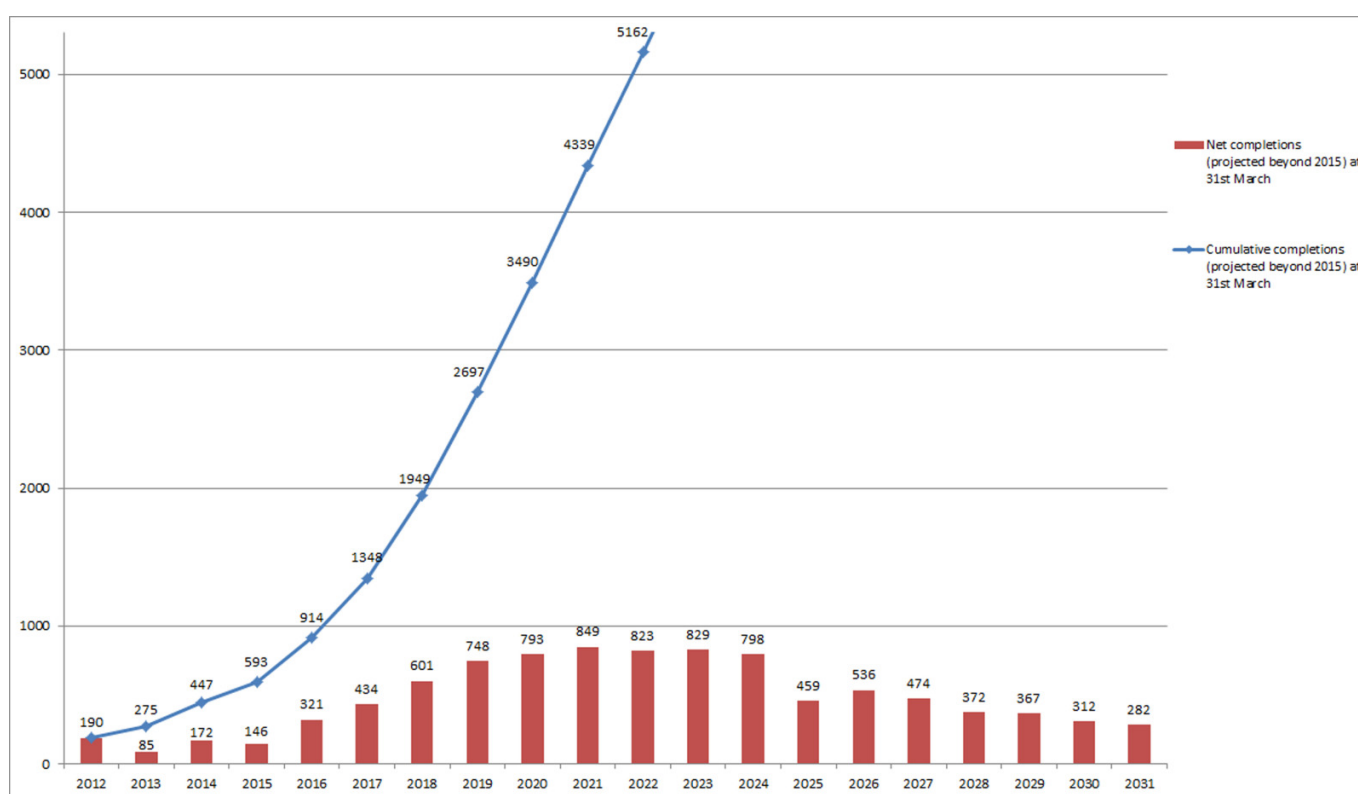
Five year housing requirement = 265 dwellings per year + deficit (467) +20% buffer	2,150
Annual completion rate (for these 5 years)	430
Years supply = (Total / Annual completion rate)	4.7

Table 37 : Five year housing land supply

7.21 Table 7 shows that we cannot demonstrate a five year supply of land for housing. We currently have a supply that will cover 4.7 years. This is higher than last year, largely due to the identification of new housing sites, and increased densities on existing sites, within the SLAA, and a number of office to residential permitted development schemes.

7.22 We are currently working on a new Local Plan for the Borough, this will provide more certainty for the market, hopefully providing the conditions to encourage developers to bring forward their sites. Our Local Plan will also consider Green Belt release in order to meet our new housing target and to ensure we can meet our five year requirement once adopted.

7.23 Our housing trajectory shows that we would be able to meet our local housing target by 2031. In fact, by 2023, we would have met this target.



Picture 6 Housing Trajectory 2015

HOc Housing completions on Previously Developed Land

7.24 During the last monitoring year, there were 154 (gross) dwelling completions in Stevenage. Of these, 81 were built on land which had been previously developed (PDL). This equates to 53%; higher in 2013/14 (43%) but still significantly lower than in recent years.

	Number of completions	Percentage
Number of completions on brownfield sites (also known as previously developed land or PDL)	81	53%
Number of completions on greenfield sites (inc. garden development)	73	47%
Gross dwelling completions	154	100%

Table 38 : Brownfield and greenfield dwelling completions

7.25 This year, four developments were completed on greenfield land. Three developments were completed in full; a one bed dwelling at The Muntings, a pair of semi-detached dwellings at Fishers Green and a bungalow at Fairview Road.

7.26 One additional site is currently under construction on greenfield land. This is Aston Vale, Edmonds Drive; 69 new homes were completed this year, with a further 2 to be completed in the near future.



Picture 7 : Houses at Aston Vale, Edmonds Drive

7.27 The combination of these factors means that there were 73 homes built on greenfield land in 2014/15. This is equivalent to 47% of all new homes.

7.28 Since 2009/10, there has been a gradual decrease in the number of homes built on PDL sites. Although there has been a slight increase this year, the recent overall decrease is thought to be mainly due to the pressure of low levels of land supply.

7.29 Although levels of PDL development have also been dropping across Hertfordshire since 2009/10, in line with the Stevenage trend, an increase was seen in 2014/15.

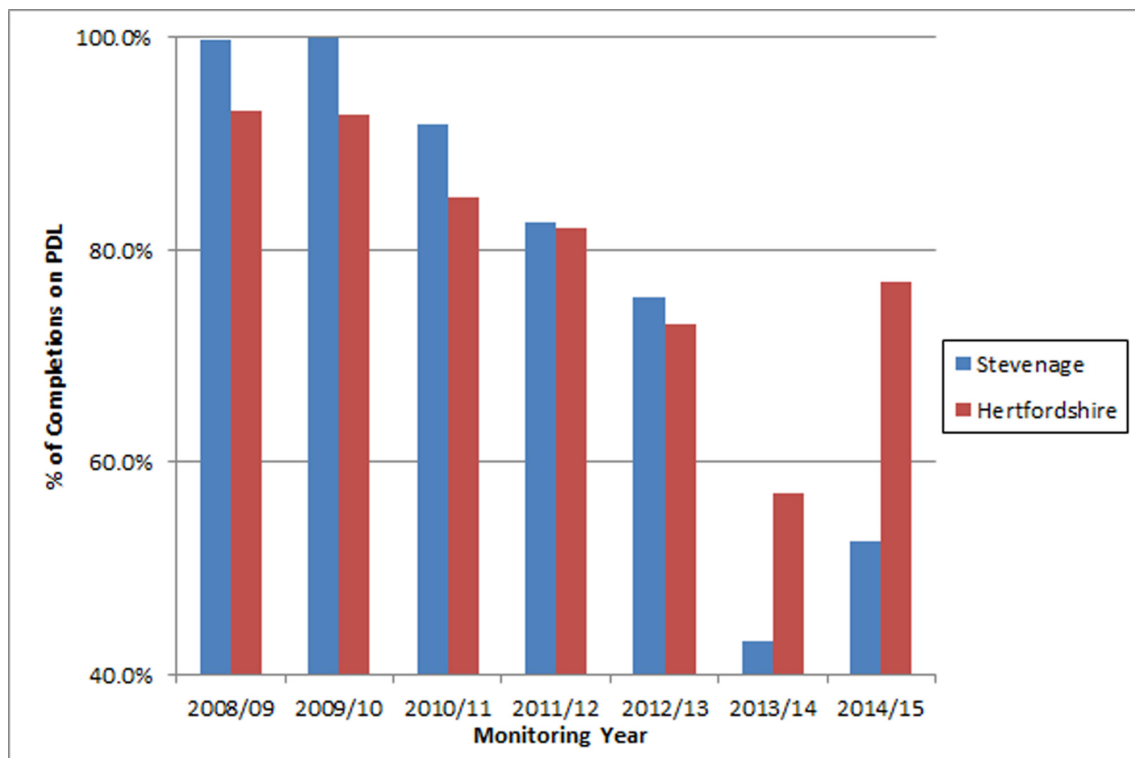


Figure 12 : Comparison of the percentage of new homes built on previously developed land in Stevenage and for Hertfordshire since 2008/09

Data source: SBC and Hertfordshire County Council.

7.30 We will consider setting a new locally-specific target when producing our Local Plan.

HOD Housing Density

7.31 We measure housing density to provide an indication of how many homes are being built per hectare of land developed. It is measured in terms of dwellings per hectare (dph).

7.32 The National Planning Policy Framework requires local authorities to set out their own targets for housing density to reflect local circumstances. Our District Plan currently sets a target for new homes to be delivered within the range of 30 - 50dph, with a higher density of 50 - 65+ dph encouraged within the town centre and other accessible locations.

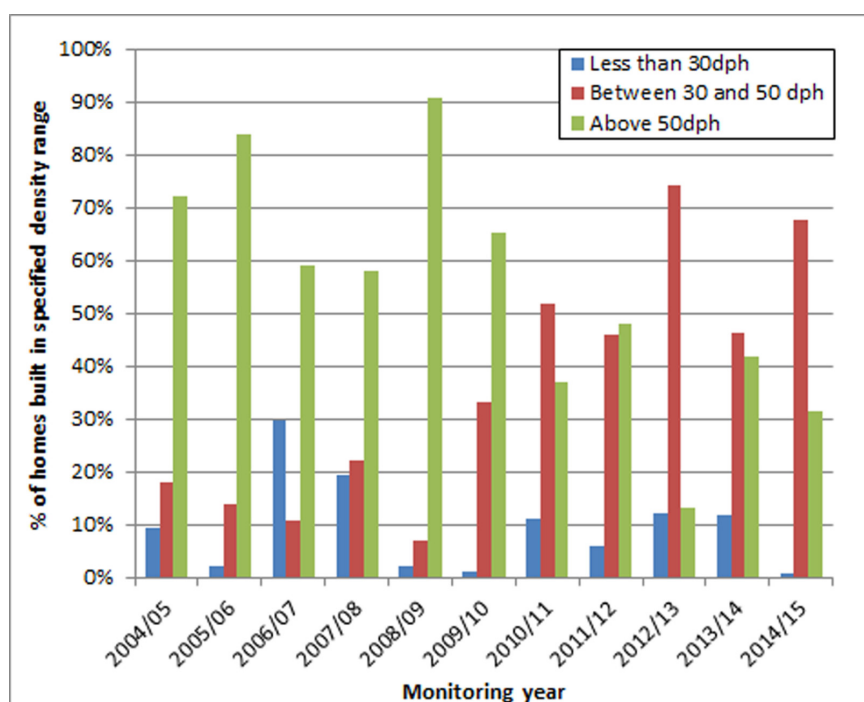


Figure 13 : Housing density bands for Stevenage since 2004/05 (earliest available data)

7.33 This year, only one residential unit was delivered at a density less than 30dph. The percentage of lower density (<30dph) housing completions dropped from 12% in 2013/14 to 1% in 2014/15. The intermediate density completions (between 30 - 50dph) rose from 46% in 2013/14 to 68% in 2014/15, while higher density developments declined from 42% in 2013/14 to 31% in 2014/15⁽⁴⁵⁾.

7.34 The average density of all homes built in the town increased from last year, rising from 43dph to 53dph.

7.35 Overall, our informal target is for the majority of new homes to be built at a density above 30dph. This year, 99% of our homes were built at this density or above.

Housing types and sizes

HOe Affordable housing completions (housing definition)

7.36 Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market⁽⁴⁶⁾.

7.37 Historically, we have reported on affordable housing completions recorded by our housing department, as well as those recorded under the planning definition.

45 For 2014/15, the way in which we collect data on housing density has changed. We no longer include the density figures for converted dwellings and change of use applications

46 National Planning Policy Framework

7.38 The definition of completion used by the housing department is one of transfer of ownership from the builder to the housing provider. This data is reported in the Local Authority Housing Statistics (LAHS) and does not include homes completed under the Government's equity share scheme, Firstbuy. Our LAHS return only covers SBC affordable homes. Registered Social Landlords (RSLs) are required to report directly to the Government and are under no obligation to notify a Local Authority of affordable housing completions. However, we will try to record this data, where possible.

7.39 Under the planning definition we record all affordable completions on the basis of structural completion. We continue to record completions in this way in order to allow direct comparison with the total number of homes built that we have recorded in previous years.

7.40 As a result of the differences between the two definitions, the number of affordable homes recorded each year usually differs.

7.41 A total of 23 new build affordable homes were completed⁽⁴⁷⁾.

Reference	Location	Type of home	Total
10/00470	Land off Edmonds Drive	Socially rented/ shared ownership	20
13/00459	35 Silkin Court, Stevenage	Socially rented	2
14/00292	18, Fortuna Close	Socially rented	1
TOTALS			23

Table 39 : Local Authority affordable housing completions reported within the LAHS return

HO of Affordable housing completions (planning definition)

7.42 Under the planning definition of structural completion, we achieved 23 affordable completions, which represents 15% of the total new homes built in Stevenage in 2014/15. This is a substantial decline since last year when we achieved 91 completions (51%)⁽⁴⁸⁾.

⁴⁷ Housing definition

⁴⁸ This figures includes Registered Social Landlord (RSLs) completions which we are unable to monitor for this AMR



Picture 8 : New 40 bedspace hostel at Ditchmore Lane

7.43 This year, the Borough achieved the lowest number and percentage of affordable homes completions since 2012/13, when 6 affordable homes were built (7% of total completions).

7.44 Housing delivery rates can vary enormously from year-to-year and so it is useful to look at the three year rolling average in order to get a feel for the overall trend within a relatively short time-frame. Our three year rolling average has fallen to 24%, down from 30% last year. This is due to the lower level of affordable completions in 2012/13 and in this AMR period.

7.45 Planning policy sets local targets for affordable housing. This tiered approach is designed to provide an overall affordable housing rate of 35%.

7.46 A total of 1,182 affordable homes have been completed since 2001.

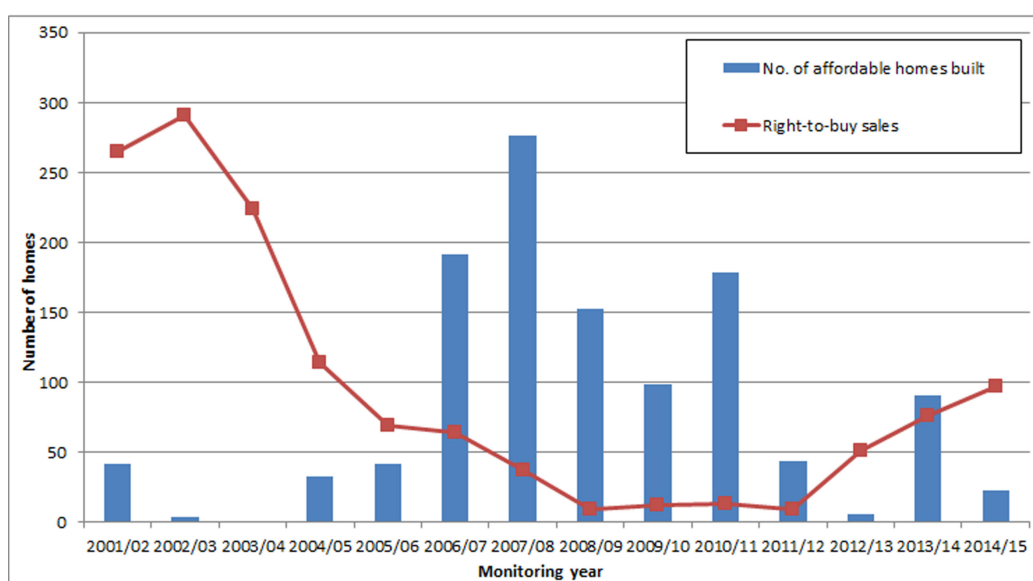


Figure 14 : Number of affordable homes built and percentage of affordable homes as a proportion of all homes built per year since 2001

7.47 It should be noted that 40 units were also completed at a new hostel on Ditchmore Lane in March 2015. These have not been included within the affordable homes figures as the units are recorded as 'bedspaces' rather than new affordable units in themselves.

HOg Affordable housing supply

7.48 In order to plan for sufficient affordable housing provision, we also monitor the number of affordable homes that are likely to be built in the future.

7.49 In 2014/15, 837 new homes were granted planning permission⁽⁴⁹⁾. This is significantly higher than in previous years, largely due to the new permitted development rights coming in to convert office buildings to residential use. As we cannot ask for affordable homes on permitted development schemes, the calculation of affordable housing supply excludes these sites, leaving a total of 249 new homes that had the potential to be affordable.

7.50 Accordingly, the overall percentage of new homes granted detailed planning permission that were affordable was 21%. This is a small increase from last year's figure of 17%.

7.51 A three year rolling average is used in advance of a new Local Plan policy. The affordable home provision rate, averaged over the last three years, was 23%. This is lower than in 2013/14 and is below our target of 35%.

	2012/13	2013/14	2014/15
Total no. of homes granted detailed planning permission (gross) ⁽⁵⁰⁾	149	125	249

⁴⁹ This excludes reserved matters applications, as these have previously been reported under the outline application

⁵⁰ Excluding permitted development and reserved matters applications

	2012/13	2013/14	2014/15
No. of affordable homes granted detailed planning permission (gross)	45	21	51
% Affordable each year	30%	17%	21%
3 year rolling average (%)	23%		

Table 40 : Affordable housing granted detailed planning permission (gross)

7.52 The tiered approach to affordable homes set out in our local planning policy⁽⁵¹⁾ helps reduce the over-reliance on intermediate and large sites that tend to present themselves more sporadically than smaller sites. This applies to all net new homes.

Development size	Net number of dwellings granted permission in 2014/15		% Affordable	Target
	Total	Affordable		
1 - 4	41	1	2%	10% ⁽⁵²⁾
5 - 9	5	0	0%	20%
10 - 14	0	0	0%	30%
15 - 24	17	2	12%	35%
25 or more	186	48	26%	40%
Total	249	51	21%	35%

Table 41 : Net affordable housing supply in relation to IPPS targets

7.53 This year, five sites providing 25 or more dwellings were permitted; Riley's, land rear of Ferrier Road, Vincent Court, BP filling station and Archer Road. The schemes at both Archer Road and Ferrier Road met or exceeded the affordable homes target of 40%, with Archer Road providing 100% affordable. At Vincent Court, 4 homes are to be provided, which is the maximum proven to be viable following a robust assessment. The two remaining schemes did not provide any affordable housing provision. A financial contribution was accepted at Riley's in lieu of on-site provision, and at the site of the BP filling station, a viability assessment evidenced that no provision could be made.

7.54 The only application granted of between 15-24 homes was at Brickdale House, as additional floors to be provided on top of the office to residential conversion also permitted this year. Only two affordable homes were provided on this site.

51 This approach was supported by our recent Strategic Housing Market Assessment, as published in 2013

52 To be secured as a financial contribution

7.55 Smaller sites (1-4 homes) are not required to provide affordable housing on site, but as a financial contribution towards provision at other sites. We do not currently have the legal arrangements in place to secure these contributions. However, the necessary processes are now being developed.

7.56 Since 2013, permitted development rights have been extended to allow for, amongst other things, the change-of-use from office accommodation (B1a) to housing (C3). We have not included these sites in our affordable housing supply figures above, because we are unable to influence the proportion of affordable homes built through this process.

7.57 If the applications made under prior approval had been subject to our local targets we could have secured up to 220 new affordable homes for our residents. We will continue to monitor how much the change to the planning regulations impacts upon our ability to provide affordable housing within Stevenage.

Reference	Address	Total number of homes (gross)	Target in the Interim Planning Policy Statement (IPPS)	Number of affordable homes potentially lost
14/00220	Southgate House	65	40%	26
14/00328	Six Hills House	132	40%	53
14/00553	DuPont (UK) Ltd	73	40%	29
14/00702	Bank House	44	40%	18
14/00705	Brickdale House (Main)	146	40%	58
14/00715	Antelope House, Ardent House, Atlantic House & Sheffield House	91	40%	36
15/00032	Londis, 32 - 34 Queensway	3	10% ⁽⁵³⁾	0
Total		554		220

Table 42 : Number of affordable homes if the requirements of our IPPS had been applied to those sites that came forward using prior notification

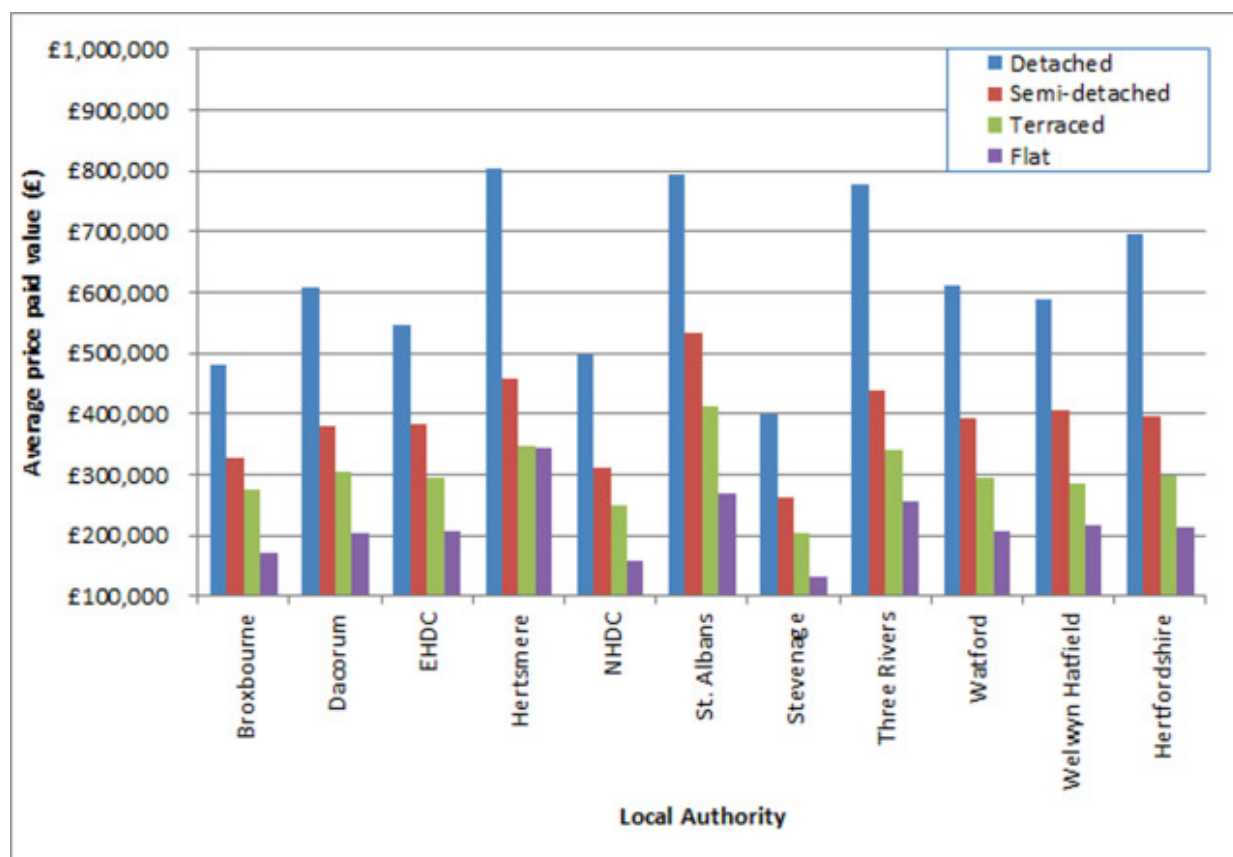
HOh Housing affordability

7.58 We measure affordability by looking at the average cost of a property⁽⁵⁴⁾ in relation to the median wage of Stevenage residents.

7.59 Data for the third quarter of 2014 showed that Stevenage had the lowest average values of homes sold across the county; significantly lower than all other Hertfordshire authorities, for all property types.

53 To be secured as a financial contribution

54 **Average sold value of homes:** HM Land Registry publishes the 'as sold' value of homes; this data is collated by the county council to produce average values for the four main types of home across the county by District.



Picture 9 : Average price paid for homes across Hertfordshire for the 3rd quarter of 2014

Data source: Land Registry and Hertfordshire County Council. Data may be subject to update.

7.60 In terms of the change in house prices over the past year (3rd quarter 2013 - 3rd quarter 2014), there were significant increase in the average price paid for semi-detached, terraced houses and flats/maisonettes, whilst the average price paid for detached properties in Stevenage remained the same. This type of trends for each property type was generally experienced across the county as a whole.

Type	Area	3rd Quarter 2013	3rd Quarter 2014	% Change
Flat/Maisonette	Stevenage	£119,000	£133,200	11%
	Hertfordshire	£193,000	£214,400	10%
Terraced	Stevenage	£180,000	£203,200	11%
	Hertfordshire	£264,000	£297,900	11%
Semi-detached	Stevenage	£229,300	£262,200	13%
	Hertfordshire	£354,700	£396,200	10%
Detached	Stevenage	£345,800	£399,700	13%
	Hertfordshire	£620,800	£694,900	11%

Data source: Land Registry and Hertfordshire County Council. Data may be subject to update.

Table 43 : Year-on-year comparison of average prices of property sold in Stevenage and Hertfordshire

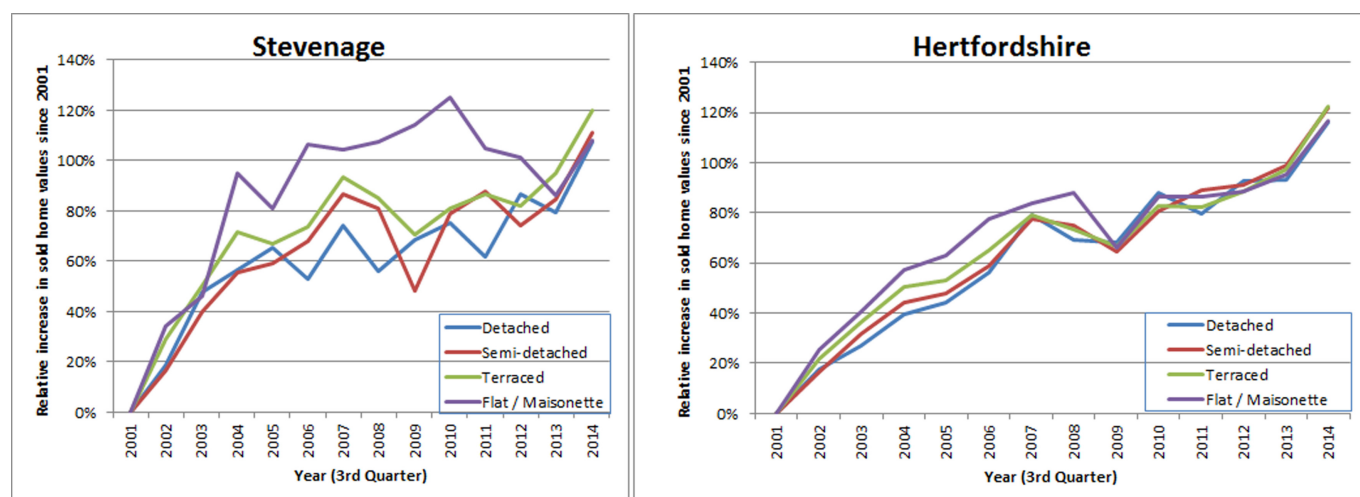


Figure 15 : Relative Increase in home value since 2001

Data source: Land Registry and Hertfordshire County Council⁽⁵⁵⁾.

55 Land Registry data is published under the terms of the Open Government Licence for public sector information. See <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/2/> Data may be subject to update.

7.61 Overall, the average price for all property in Stevenage in the third quarter of 2014 was £224,800, this is £28,400 more than in the same period in the same period in 2013 (£196,400). Since 2001 the average value of a home in Stevenage has risen by around 83%.

7.62 The median annual wage for Stevenage residents in 2013/14 was £27,773⁽⁵⁶⁾. This is a rise of 32% since 2002 (latest available data).

7.63 When comparing these two figures, it is clear that the average property price has risen at a much higher rate than the average wage of a Stevenage resident. As a result, all property in Stevenage has become less affordable since 2002.

7.64 The house price/income ratio illustrates how many times more the home costs compared to the median wage. So, based on the price of an average semi detached home of £262,200, a purchaser would need to find 9.5 times the median yearly wage to be able to afford this. An increase from last year. The lower the ratio, the more affordable the property. It can be seen, however, that since 2002 homes in Stevenage have remained more affordable than in the county as a whole.

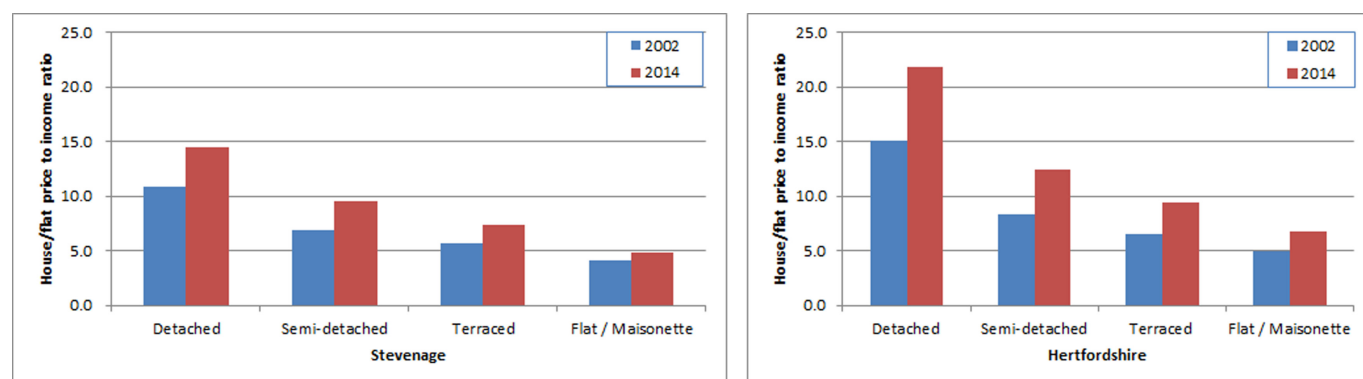


Figure 16 : Comparison of home affordability between the 3rd quarter of 2002 and the 3rd quarter of 2014

Data source: Land Registry and Hertfordshire County Council. Data may be subject to update.

7.65 Over the past 12 months, the housing affordability ratio for all types of housing and flats rose, reducing the overall affordability of property within Stevenage.

⁵⁶ Office for National Statistics - Annual Survey of Hours and Earnings - gross weekly earnings for residents x 52 weeks. The value is provisional and so may be updated by ONS in future years

Property type	House price/income ratio		
	2002/03	2013/14	2014/15
Detached	10.9	12.6	14.5
Semi-detached	6.9	8.3	9.5
Terraced	5.7	6.5	7.4
Flat/maisonette	4.1	4.3	4.8
Data source: Land Registry and Hertfordshire County Council. Data may be subject to update.			

Table 44 : Housing affordability for Stevenage 2002/03, 2013/14 and 2014/15

HOi Right to Buy sales

7.66 The Right to Buy scheme provides qualifying social tenants in England with the right to buy their home at a discount.

7.67 In recent years, the number of socially managed properties in the Borough lost through the Right to Buy scheme has been low (around 9 - 13 a year). However, last year saw an increase to 76 sales and this year there were 97 sales; the highest number since 2004/05, when 114 homes were sold. We are not aware of any Right to Buy sales by Registered Social Landlords⁽⁵⁷⁾

7.68 Since 2001, there have been 1,331 homes sold through the Right to Buy scheme by Stevenage Borough Council. Over the same period 1,182 affordable homes have been built.

⁵⁷ As with Affordable Housing Completions, Registered Social Landlords are no longer required to notify local authorities of any right to buy sales that they have made.

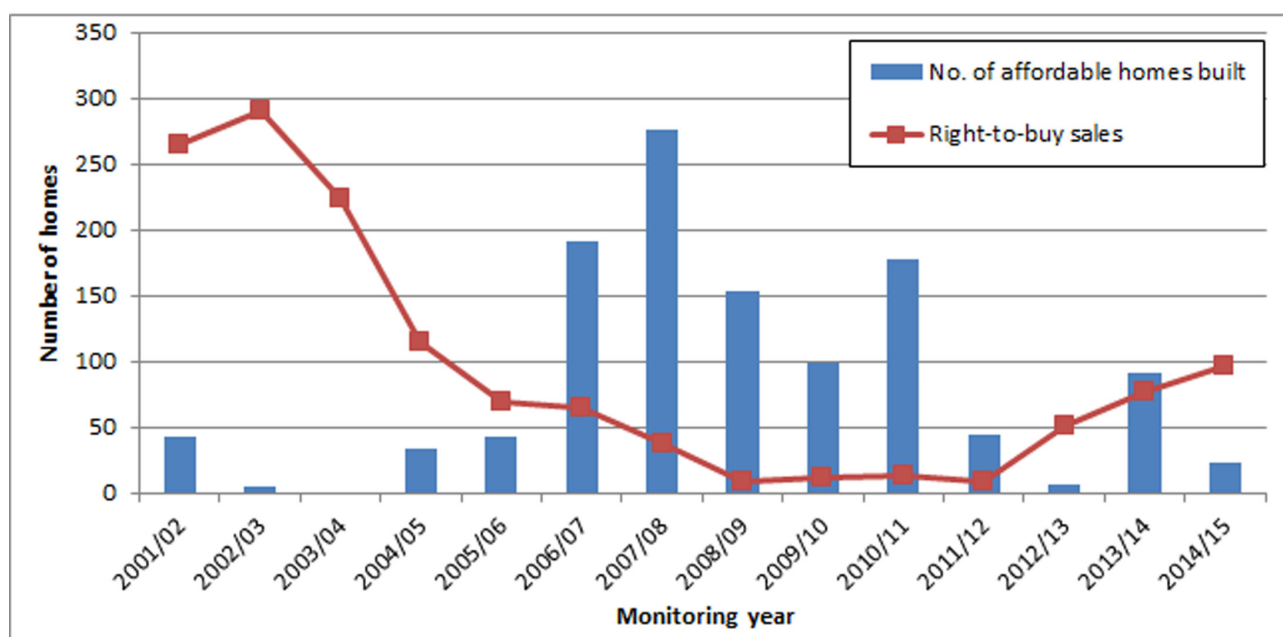


Figure 17 : Comparison of the number of homes sold through the Right to Buy Scheme and the number of affordable homes built since 2001

7.69 In 1999, the previous Government introduced a cap on the maximum discount a person could receive under the Right to Buy scheme. This was £34,000 in the Eastern region. Since this time, there has been a significant rise in house prices that has not been matched by the rise in median earnings. These factors, together with restricted mortgage lending made it more difficult to buy through the scheme. We believe this is reflected in the fall in purchases between 2002/03 and 2011/12.

7.70 However, from 2 April 2012, the discount increased markedly to a maximum of £75,000 within England⁽⁵⁸⁾, and further increases since then means that this figure currently stands at £77,000. This is likely to be driving the increase in sales noted over the past three years. Interestingly, we are not aware of a similar increase in sales within Housing Association properties.

7.71 If there continues to be an increase in Right to Buy sales in subsequent years, it will be particularly important to ensure that our policies on affordable housing are working to deliver sufficient supply. This situation will need to be closely monitored in the future.

HOj Housing mix

7.72 The NPPF requires local authorities to provide a mix of housing to create sustainable, inclusive and mixed communities. Our local policies aim to provide different housing types, sizes and tenures according to local demand.

58 See Department for Communities and Local Government web site for further information - Right to Buy: buying your council home.
http://righttobuy.communities.gov.uk/utm_source=Bing&utm_medium=PPC&utm_campaign=RtBuy

7.73 This indicator reports on the types and sizes of our new homes, the tenure of housing is monitored under indicators HOf & HOg on affordable housing.

7.74 Stevenage's housing stock is unbalanced. When the New Town was initially developed, it was designed to attract working families. As a result, a high proportion of three bed houses were built. Over half of the three bed homes were terraced properties - more than double the regional and national average⁽⁵⁹⁾.

59 Aspirational housing research, 2010, Stevenage Borough Council

7.75 Our council tax profile shows that as of 31 March 2015, we had 36,290⁽⁶⁰⁾ homes in Stevenage, of which 79% were in bands A - C, compared to 56% in North Hertfordshire and 41% in the County as a whole.

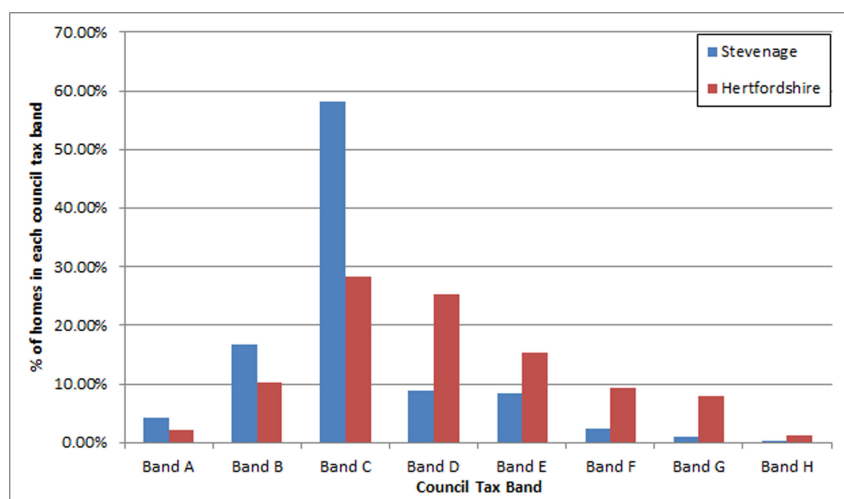


Figure 18 : Comparison of the percentage of homes in each council tax band between Stevenage and Hertfordshire as of 31st March 2015

Data source: Valuation Office Agency Statistics

7.76 Our Strategic Housing Market Assessment (SHMA) provides the basis for assessing local housing requirements and suggests that we need to provide more smaller units (1 or 2 bedroom dwellings) to meet future needs.

7.77 It recommends a requirement for 50% of owner-occupiers (private market housing); 70% of social and affordable rented new homes and 85% of intermediate affordable housing (shared ownership, shared equity or discounted market housing) to be smaller homes (1 - 2 bedroom units).

7.78 In 2014/15, 57% of all private market completions, 56% of all social and affordable rented completions and 100% intermediate affordable completions were smaller homes. We exceeded the new target for social and affordable rented homes and intermediate affordable housing set in the SHMA this year and we were close to achieving the private market target.

7.79 Of the 154 new homes (gross) completed in Stevenage in 2014/15, 92 were new houses (13 affordable, 79 private houses), and 62 were flats (10 affordable and 52 private flats).

7.80 The breakdown of these new homes in terms of bedroom numbers is shown below:

60 Valuation Office Agency (VOA) data as at 31 March 2015

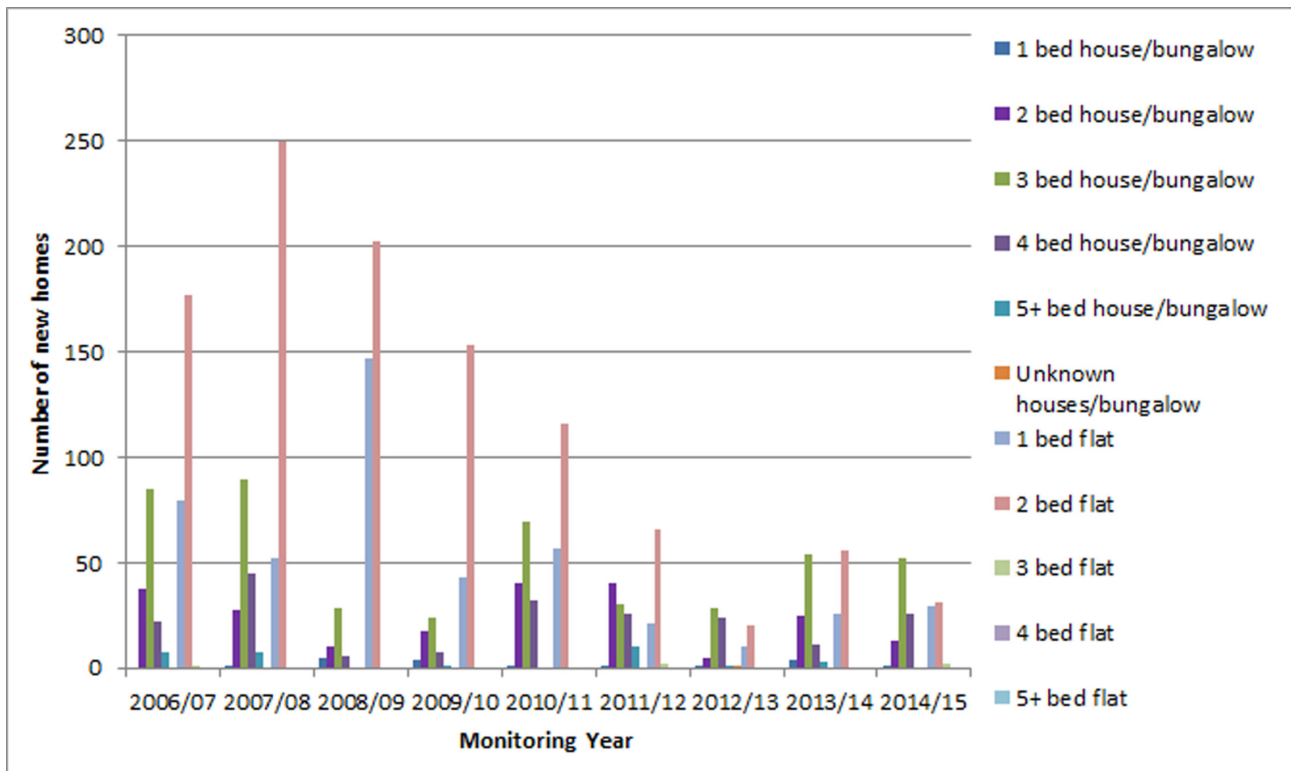


Figure 19 : House/bungalow and flat completions per year broken down by number of bedrooms

7.81 Since 2006/07 (when we began collecting data on house-type completions), the number of flats completed (1,548) has far exceeded the number of houses (920) built over the same period.

7.82 For the last four years, there have been more houses/bungalows built in Stevenage than flats, which is against the previous trend.

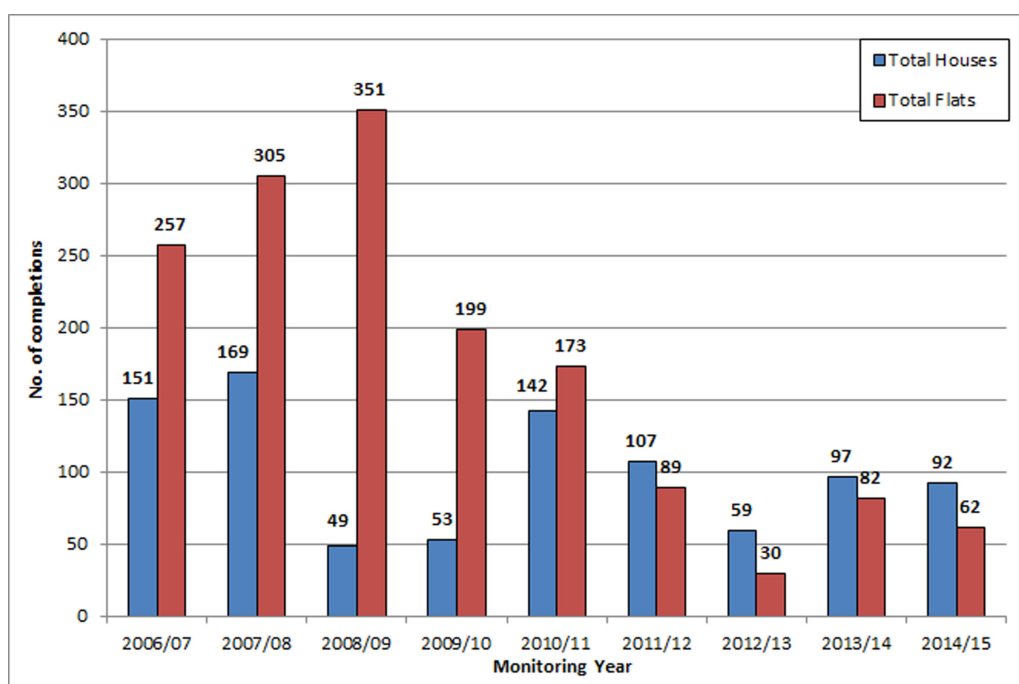


Figure 20 : Change in flat and house/ bungalow completions since 2006/07

7.83 There are currently planning permissions, resolutions-to-permit, approvals subject to a S.106 agreement and prior approvals for 1,521 (net) new homes.

Type of permission	Houses	Flats	Unknown	Totals
Extant permission - not under construction	28	129	0	157
Permission - under construction	112	93	0	205
Subject to a section 106 agreement	0	194	215	409
Outline permission	148	12	0	160
Prior notification	0	590	0	590
TOTALS	289	1,017	215	1,521

Table 45 Outstanding planning permissions as of 31 March 2015 and type of home, where known.

HOk Aspirational housing

7.84 As well as the need for smaller homes (as reported under indicator HOj), Stevenage also has a need for larger and higher quality homes, known as aspirational homes. Our local policies aim to address this.

7.85 Our evidence⁽⁶¹⁾ suggests that high earners do not live in the town, as only 23% of Stevenage's workforce earning over £40,000 also live in Stevenage. Encouraging the provision of aspirational homes should help to address this imbalance.

7.86 We have developed a set of criteria (for homes and flats) with which dwellings must comply if they are to be considered 'aspirational'⁽⁶²⁾. However, these are difficult to monitor in practise. Therefore, we will continue to use council tax bands G and H to monitor levels of aspirational housing.

7.87 The overall proportion of aspirational homes in Stevenage fell from 1.18% in 2013/14 to 1.16%⁽⁶³⁾ this year. Three properties were removed from bands G, while four properties were removed from band H. It is thought that the losses recorded were the result of re-valuations of council tax bandings.

7.88 We will seek to increase this proportion in the future. Our IPPS sets out a starting point for negotiations on aspirational homes. It requires around 10% of dwellings to be aspirational on suitable sites of 0.5ha or more.

7.89 At the moment we cannot effectively monitor the overall proportion of aspirational homes built each year against this target, as our figures do not include aspirational flats. This is because these would be unlikely to fall within council tax bands G and H. In the future, additional work will be needed to establish the level of aspirational flats being delivered. We do not believe that any aspirational flats were completed in 2014/15.

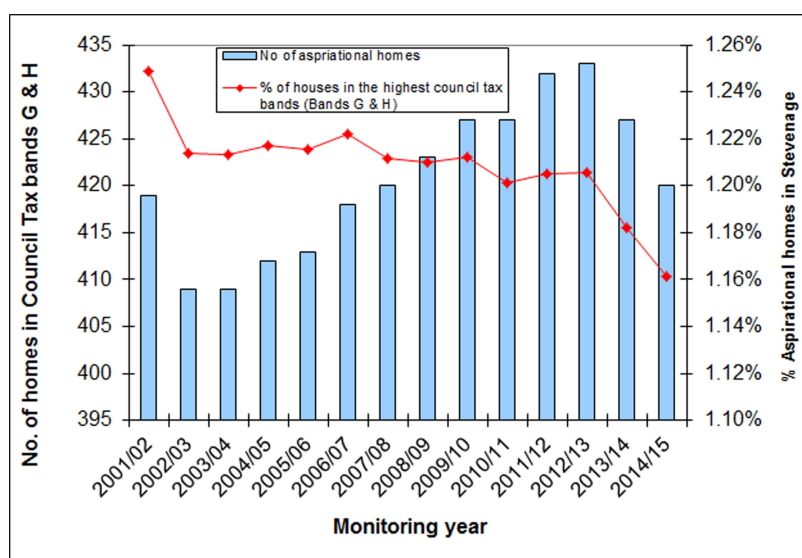


Figure 21 : Number and percentage of homes in council tax bands G&H (including care home) in Stevenage since 2001/02

61 Aspirational Homes Survey, 2007, DCA

62 Aspirational housing research, 2010, Stevenage Borough Council

63 Data source: VOA council tax valuation list from our Council Tax Revenues department

7.90 The current level of aspirational homes within Stevenage (1.16%) is substantially below the national average of 4.1%, and even further below the average for Hertfordshire of 9.3%⁽⁶⁴⁾. Our policies will aim to help to improve this situation for Stevenage.

HOI Gypsy and Travellers provision

7.91 There is one authorised Gypsy and Traveller (G & T) site in the Borough, at Dyes Lane to the west of the town. This has a total of 17 pitches.

7.92 There have been no unauthorised permanent sites in the Borough over the past year⁽⁶⁵⁾ and no new pitches were constructed in Stevenage during 2014/15.

7.93 The most recent data on G & T planning applications⁽⁶⁶⁾, showed that in the 12 months to the end of March 2015, there were no planning applications determined for G & T sites within the whole of Hertfordshire. There were no applications for additional pitches or new sites in Stevenage.

Location	Major Application		Minor Application	
	Determined	Granted	Determined	Granted
Stevenage	0	0	0	0
Hertfordshire	0	0	0	0
East of England	0	0	9	4
England	42	27	231	131
Data source: GOV.UK, DCLG live tables - table 137 - quarterly counts ending April 2014 - March 2015 ⁽⁶⁷⁾				

Table 46 : Number of major and minor applications for G & T sites/pitches for year ending March 2015

64 Data source: The Valuation Office Agency - 31 March 2015

65 GOV.UK, Department of Communities and Local Government (DCLG) - Gypsy and traveller caravan count. Table 1

66 GOV.UK, Department for Communities and Local Government - Live Tables - Table 137

67 Local Authority Data only released in quarterly count April-June 2014. Next update due June 2015

8 Good Design

No	Indicator Title	Target	Data required	2014/15	On target?
Design and Sustainability					
GDa	Resident satisfaction	To increase the proportion of people that are very satisfied/satisfied	Proportion of residents that are satisfied or very satisfied	79%	Yes
GDb	Design quality	Target to be set through new Local Plan	Number of major applications assessed under BfL12	0	-
GDc	Crime rates	Contextual	Overall crime rates (per 1,000 population)	69	-

Table 47 GD Indicators for 'Good design'

Design and Sustainability

GDa Resident satisfaction

8.1 Nationally, the English Housing Survey, undertaken by DCLG found that the average rate of satisfaction with their local area (i.e. very and fairly satisfied) declined from 88.6% in 2012/13 to 87.9% in 2013/14⁽⁶⁸⁾. The satisfaction of those aged over 75 years in 2013/14 was 93.6% and, again, was the highest of all age categories. The sampling methodology is different to our Residents Survey in that telephone interviews are conducted rather than a postal survey, so data is not directly comparable.

8.2 This year, we received additional data from Hertfordshire County Council in relation to their Hertfordshire Residents' Survey. In 2013/14, this was conducted in three waves, but this has been reduced to two waves in 2014/15. Again, this survey is conducted by interview, so the results are not directly comparable.

8.3 At the time of writing this report, data was available for the first wave of 2014/15 and is presented along with all three waves of 2013/14.

68 See English Housing Survey: Attitudes and Satisfaction - table FA5211(S706) Satisfaction with area by characteristics of the household reference person. Latest available data was 2013/14.

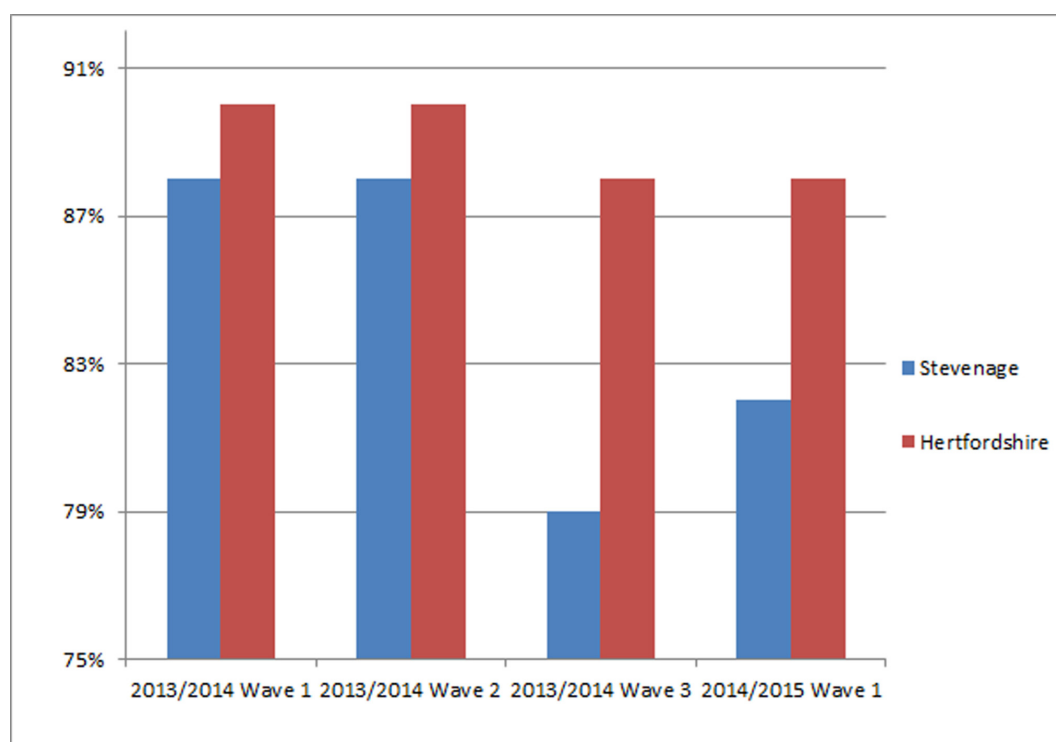


Figure 22 : Comparison of Stevenage and Hertfordshire resident satisfaction

Data source: Hertfordshire County Council

8.4 Satisfaction of Stevenage residents is consistently below that of Hertfordshire.

8.5 The county survey indicates that resident satisfaction in Stevenage was extremely high for the first part of the 2013/14, but the third wave showed a large decrease from 88% to 79%, but increased to 82% for the first wave of 2014/15. Hertfordshire also experienced a fall in resident satisfaction in this period, but not as great as Stevenage.

8.6 We will continue to monitor this data in the longer term to see if the fall is a transient feature of the sampling methodology or a real effect.

GDb Design Quality

8.7 The Stevenage Design Guide Supplementary Planning Document (SPD) was adopted in 2009. It provides detailed guidance on design aspects for future developments with the Borough.

8.8 Design quality is often subjective, which makes it very difficult to monitor.

8.9 Previously we used Building for Life 12 assessments as a method of monitoring this indicator. However, we no longer have a Building for Life (BfL) assessor to conduct the assessments.

8.10 Design Quality is another area affected by the Government's Housing Standards Review (see Indicator FPd). In March 2015, a written Ministerial Statement was issued⁽⁶⁹⁾ which set out a roadmap to deliver a simplified system for setting standards in the design and construction of new homes by consolidating technical standards into the Building Regulations.

8.11 The ministerial statement expected new developments to meet existing mandatory Building regulations and meet additional optional Building Regulations on water efficiency, accessibility and national space standards, but no longer requires developments to meet 'Building for Life' standards. This ministerial statement is expected to come into force in October 2015. We will continue to monitor these optional standards and whether they will be applied in the draft Local Plan and whether to keep or delete this indicator.

GDc Crime Rates

8.12 This year, the overall crime rate for Stevenage, (all crime), was reported to be 69 offences per 1,000 population/households. This is approximately 2% higher than the figure of 67 recorded in 2013/14. The main area of increase from last year was for violence against the person offences with an increase of approximately 30%. No explanation has been given for this increase.

8.13 In England and Wales the overall crime rate was down from 66 offences per 1,000 to 63 offences per 1,000, with the crime rate in Stevenage remained above the national average for the second year running.

Location	Police recorded crime rate (total rate per 1,000 population/households) ⁽⁷⁰⁾	
	2013/14	2014/15
Stevenage	67	69
Hertfordshire	45	50
East of England	52	54
England and Wales	66	63
Data source: Office for National Statistics (ONS) (Data rounded to nearest whole figure).		

Table 48 : Police recorded crime rates for "all crime"

8.14 Stevenage continues to have a significantly higher overall crime rate than that for Hertfordshire, which also saw an increase in the overall crime rate this year, but still remains well below the national rate. Stevenage is currently ranked 9th in Hertfordshire in terms of the overall crime rate; only Watford has a higher crime rate of (71 per 1,000 population/households). The District with the lowest crime rate within Hertfordshire in 2013/14, was Three Rivers with 34 crimes per 1,000 population/households.

69 <https://www.gov.uk/government/speeches/planning-update-march-2015>

70 Including fraud.

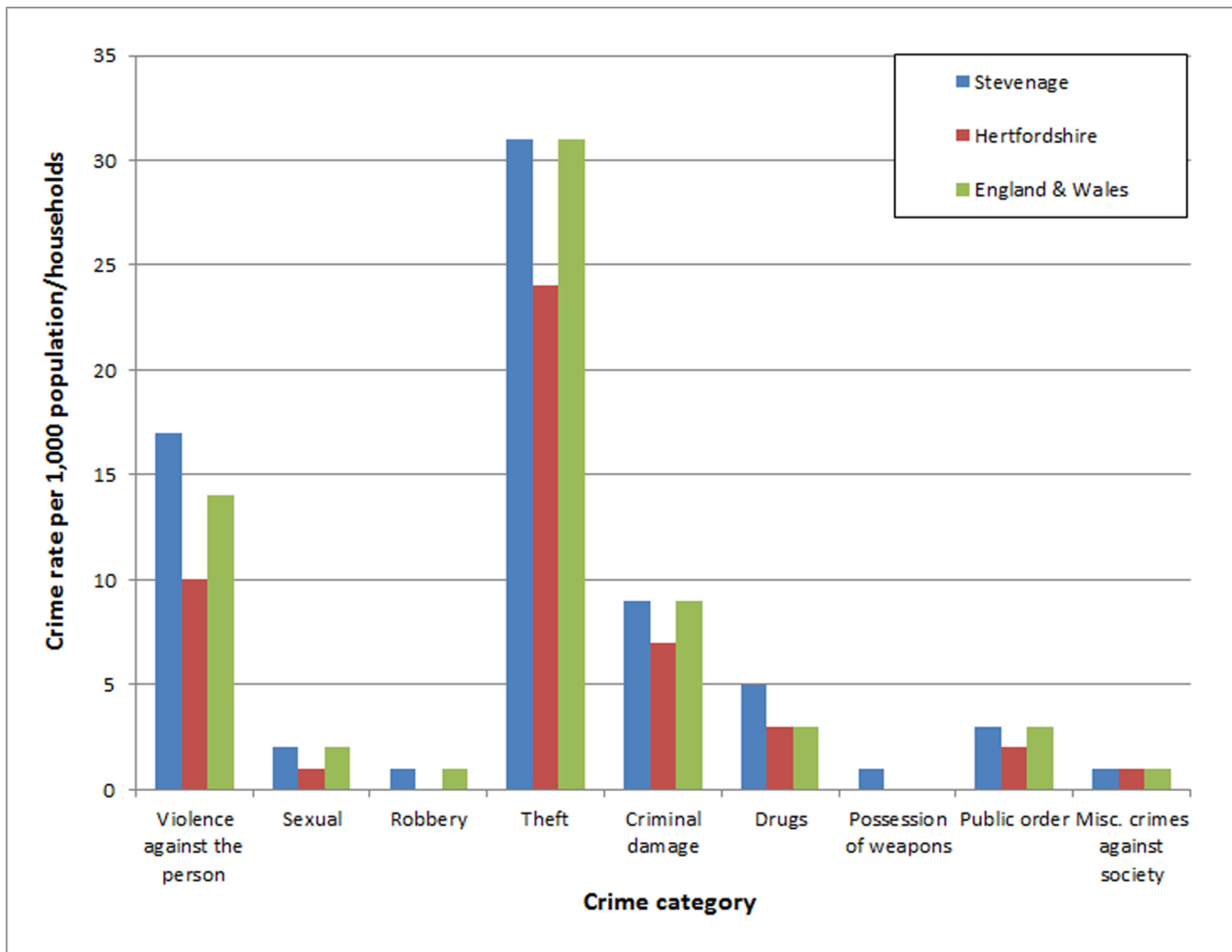


Figure 23 : Comparison of police recorded crime rates for main offences in the 12 months to March 2015 (fraud & forging data for Stevenage could not be found at the time of writing, so this category has been excluded from the graph)

Data source: Database used for the National Statistics bulletin Crime in England and Wales, year ending March 2015, as published by the ONS (July 2015). Recorded crime figures remain subject to revision in future publications.

8.15 Although this is a contextual indicator, as crime can be affected by many external influences, we will continue to ensure that our future plans for the town promote crime reduction, where possible.

8.16 Our Design Guide SPD requires safety to be incorporated at the design stages of all new developments, and it is hoped that this has a positive impact in terms of helping to reduce crime and the fear of crime.

9 Healthy Communities

9.1 We report on any loss and gain in leisure facilities under the ROL indicators in chapter 5.

10 Green Belt

10.1 There is no need for us to monitor the amount of Green Belt, as its release will be part of the Local Plan process. After this process has occurred, land cannot be released again.

11 Climate Change and Flooding

No	Indicator Title	Target	Data required	2014/15	On target?
Flood risk					
FPa	Environment Agency advice	For no permissions to be granted contrary to the advice of the Agency	No. of permissions granted contrary to Environment Agency advice	0	Yes
FPb	Sustainable Urban Drainage Systems (SUDS)	For all major permissions granted to incorporate SUDS	% of major permissions granted incorporating SUDS	100%	Yes
FPc	Number of flood storage reservoirs	Retention of all flood storage reservoirs	Number of flood storage reservoirs in Stevenage	10	Yes
FPd	Renewable energy	For all eligible major developments to incorporate renewable technologies	Number of major applications incorporating renewable or low carbon technologies	1	No

Table 49

Climate Change

Flood risk

FPa Environment Agency advice

11.1 We are required to consult the Environment Agency (EA) on certain types of development. This includes all major applications for development in flood risk areas and on any site that is bigger than one hectare, regardless of location. The EA list objections raised for each authority on their website.

11.2 In 2014/15, there were objections to two of our major applications on the grounds of flood risk:

Reference	Location	Details	Reason	Objection resolved	Was planning permission granted? (Decision date)
14/00178/OPM	Vincent Court Fishers Green Road	Residential	Unsatisfactory flood risk assessment	Yes	Yes - 14th November
14/00559/OPM	Matalan Retail Park	Mixed Use	Unsatisfactory flood risk assessment	Yes	Not yet determined

Reference	Location	Details	Reason	Objection resolved	Was planning permission granted? (Decision date)
Data source: Stevenage Borough Council. <i>Contains Environment Agency information</i> © Environment Agency and database right					

Table 50 : List of sites submitted for planning permission where the Environment Agency objected to the application in 2014/15 and the grounds for objection

11.3 The application at Vincent Court proceeded because the issue raised by the Environment Agency was resolved by amending the Flood Risk assessment. The Environment Agency objection was withdrawn based on conditions being placed on the approval.

11.4 The objection to the Matalan application was withdrawn on the basis that a condition is placed to ensure development does not commence until a detailed surface water drainage scheme is approved in writing by the Local Authority.

11.5 Therefore, no applications were granted against the advice of the Environment Agency.

FPb Sustainable Urban Drainage Systems

11.6 Our evidence⁽⁷¹⁾ shows that some small areas of the Borough are at risk from flooding. There are also certain parts of the town where constraints in the sewer network mean there are risks of surface water flooding. We require any development proposals in these areas to submit a Flood Risk Assessment with the application.

11.7 The NPPF requires local authorities to use the opportunities offered by new development to reduce the causes and impacts of flooding. Sustainable Urban Drainage Systems (SUDS) can help to do this, by mimicking natural drainage systems and directing rain water back into suitable ground locations.

11.8 Our evidence⁽⁷²⁾ recommends the use of SUDS to manage any potential increase in surface water run-off arising from new developments.

11.9 Local policies require all suitable development to incorporate SUDS. However, for the purposes of this report, we only monitor the number of major applications incorporating SUDS, due to the difficulty of tracking this in smaller developments.

11.10 One major application, out of a total of 15 major applications that were decided, was granted planning permission this year which incorporated SUDS.

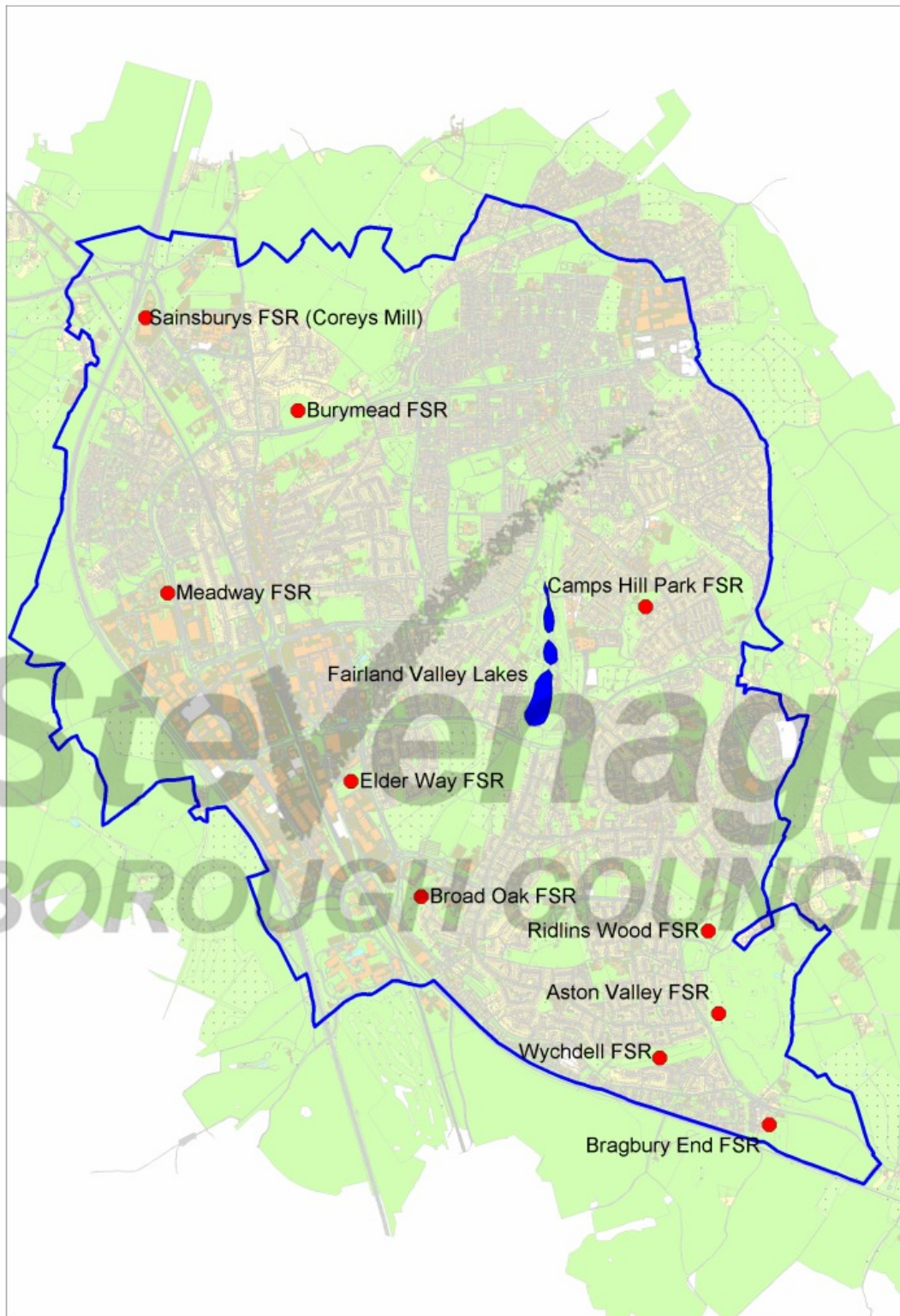
71 Strategic Flood Risk Assessment Update, 2013

72 Rye Meads Water Cycle Strategy Review, 2015

FPc Number of flood storage reservoirs

11.11 The development of the New Town on a previously greenfield site posed significant challenges in terms of surface water drainage. As a result, a series of 10 Flood Storage Reservoirs (FSRs) were created around Stevenage to help regulate the discharge of water into Stevenage Brook during times of storm. Fairlands Valley Lakes also act as storage reservoirs.

11.12 There has been no change in the number of FSRs since the District Plan was adopted in 2004.



Map 4 : Location of flood storage reservoirs in Stevenage (approximate locations)

FPd Renewable Energy

11.13 Encouraging the use of renewable and low carbon energy sources reduces our reliance on fossil fuels such as coal and oil. It is an important part of minimising the impacts of development on climate change.

11.14 Renewable energy sources are those which use the earth's natural, sustainable resources, such as the sun, the wind, energy from water, and energy from plants (biomass).

11.15 Low carbon energy is produced through the use of technologies or equipment that allow for the smarter and more efficient day to day use of energy, such as low energy lighting, condensing gas boilers, heat pumps and Combined Heat and Power (CHP) systems.

11.16 Our District Plan (Policy EN38) sets out a requirement for development proposals to incorporate energy efficient and energy conservation technologies, and to incorporate the most sustainable forms of energy supply, where viable, including renewable sources.

11.17 Our IPPS sets out a specific target for larger developments to secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless this is not feasible or viable. The use of renewable and low carbon energy is also encouraged by our Design Guide and through National Policy.

11.18 At the current time, it is difficult to monitor for renewable energy on all but the major sites. However, we are in the process of updating our monitoring procedures to remedy this limitation.

11.19 In 2014/15, there were three major sites that exceeded the threshold of our renewable energy policy. Of these applications, two were for Solar Power (Archer Road Neighbourhood centre redevelopment and extension to an existing warehouse at Gunnels Wood Road) whilst the other application was for an air source heat pump (Rileys, Letchmore Road). It should also be noted that a certificate of lawfulness was approved for the installation of solar panels on the roof of the existing Asda store on Monkswood Way. These have the capacity to generate 248Kw of renewable energy.

11.20 In August 2013, the Government launched a consultation called the Housing Standards Review⁽⁷³⁾. In March 2015, a written Ministerial Statement was issued⁽⁷⁴⁾ which set out a roadmap to deliver a simplified system for setting standards in the design and construction of new homes by consolidating technical standards into the Building Regulations.

11.21 The ministerial statement expected new developments to meet existing mandatory Building regulations and meet additional optional Building Regulations on water efficiency, accessibility and national space standards. These optional regulations and space standards can only be applied where there is a local plan policy based on evidenced local need and where the viability of

73 <https://www.gov.uk/government/consultations/housing-standards-review-consultation>

74 <https://www.gov.uk/government/speeches/planning-update-march-2015>

development is not compromised. This ministerial statement is expected to come into force in October 2015. We will continue to monitor these optional standards and whether they will be applied in the draft Local Plan.

11.22 The Government also reaffirmed its commitment to implementing a zero carbon homes policy for new homes from late 2016. In the interim, until appropriate transitional arrangements have been implemented, the Government expects Code assessments to be undertaken as usual. Once this Government guidance is finalised, it will inform our Local Plan policies on renewable energy.

11.23 We did not receive any proposals for large-scale renewable technologies in Stevenage in 2014/15.

12 The Natural Environment

This section tells you:

- The average density of new development
- Whether new residential developments are near to local services
- About new development in flood risk areas and those with sustainable drainage schemes
- Information on wildlife sites, open spaces and other environmental information

No	Indicator Title	Target	Data required	2014/15	On target?
Green Infrastructure					
NHa	Public open space	At least 6 ha per 1,000 population	Total area of open space per 1,000 population	5.6	No
NHb	Green Lungs	Maintain or increase	Number of green lungs	10	Yes
			Area of green lungs (ha)	314	Yes
NHc	Wildlife Sites	To maintain or increase area of wildlife sites within the Borough	Number of wildlife sites & RIGS	38	Yes
			Area of wildlife sites (ha)	101	
NHd	Ancient Lanes and Hedgerows	To maintain or increase the number/length of ancient lanes and hedgerows	Number of ancient lanes and hedgerows	18	Yes
			Length of hedgerows (km)	13.3	

Table 51 Indicators for 'A town that is clean and green'

Green infrastructure

NHa Public open space

12.1 Stevenage was originally designed to provide it's residents with high quality open spaces. As a result, around a quarter of the town is taken up by parks, playing fields, woodlands and other amenity spaces⁽⁷⁵⁾. These are beneficial in creating pleasant environments and recreation opportunities, absorbing greenhouse gas emissions and providing habitats for wildlife.

75 Interim Planning Policy Statement - Stevenage Borough Council, April 2012

12.2 Although, as stated in section HOd of this report, there were a significant number of homes built on greenfield sites this year, none impacted on the areas defined as public open space within our current planning policies. The total land available as public open space, therefore remained at 479.3ha.

12.3 With a population of 85,997⁽⁷⁶⁾, this equates to 5.6 hectares of open space per 1,000 population. This value has decreased from last year because our population has increased.

12.4 This provision does not meet the target level of at least 6ha of open space per thousand residents recommended in our current evidence study⁽⁷⁷⁾.

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Total area of POS in Stevenage (ha)	544.9	544.9	544.9	544.9	544.9	544.9	479.3	479.3	479.3
Area per 1,000 population ⁽⁷⁸⁾	6.8	6.7	6.7	6.6	6.6	6.5	5.7	5.6	5.6
Data source: Office for National Statistics. Mid-year population estimates - historical data revised in light of 2011 Census + Stevenage Borough Council data.									

Table 52 : Public open space availability

12.5 To address this shortfall, and to ensure sufficient levels of open space are provided in the future, we are using the Local Plan process to help secure green space in new developments.



Picture 10 : Town centre gardens

76 Office for National Statistics Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2014, released June 2015 and rounded to nearest 100

77 Open Space, Recreation and Sport Study Update, PMP, 2015

78 The figures we have published in previous years for POS area per 1,000 population were revised this year due to a review of mid-year population estimates from 2002 - 2010 by the ONS, following the 2011 Census (Published April 2013)

NHb Green Lungs

12.6 One of the original design principles for Stevenage New Town was the provision of a network of green spaces to allow the free flow of wildlife and people across the town.

12.7 Our Site Specific Policies DPD identifies 10 Green Lungs. This includes the eight links previously identified in the District Plan and two new 'lungs' along Grace Way and in Great Ashby/St. Nicholas, which have yet to be adopted. The reader is referred to the 2011/12 AMR for further details.

12.8 In 2014/15 there were no changes to the number or size of these green links.

NHc Wildlife Sites and RIGS

12.9 Our IPPS sets out our aim to, "protect and improve important open spaces, wildlife sites and habitats" as part of our sustainable development commitment.

12.10 In 2012, we commissioned the Herts and Middlesex Wildlife Trust to review all 37 wildlife sites and the one Regionally Important Geological Site (RIGS) in Stevenage. The review proposed the reduction in size of 4 wildlife sites (Martins Way, Martins Wood, Broadwater Marsh and Poplars Meadow and Pond); the extension of 4 wildlife sites (Great Collens Wood, Ashtree Wood and Abbots Grove, Martins Wood and Fishers Green Wood); and the removal of RIGS designation at Martins Way.

12.11 The Hertfordshire Environmental Records Centre (HERC) published their annual Ratification Report⁽⁷⁹⁾ in April 2014. This stated that the overall number of Wildlife Sites had risen by one to thirty-eight. This occurred due to the sub-division of Ashtree Wood and Abbot's Grove woodland (Ref: 30/028 - 7.89ha) into Ashtree Wood (Ref: 30/028/01 - 5.75ha) and Abbot's Grove (Ref: 30/028/02 - 2.05ha).

⁷⁹ Local Sites Ratification Report 2013, compiled by HERC. This doesn't contain the recommendations from the HMWT review; we expect these to be included in the report next year.

13 The Historic Environment

This section tells you:

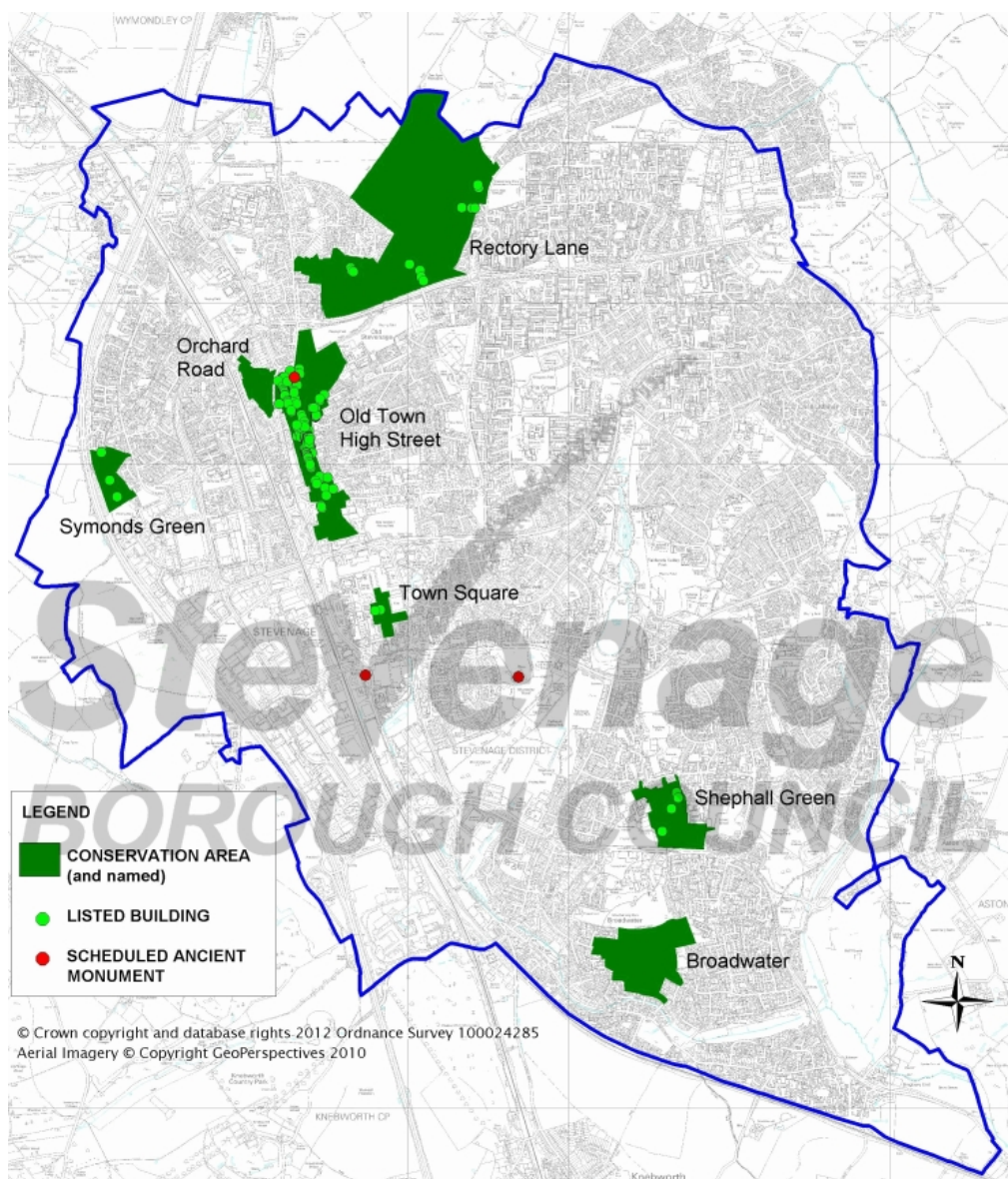
- How the built heritage and other known archaeological sites are managed

No	Indicator Title	Target	Data required	2014/15	On target?
Heritage					
NHc	Conservation Areas (CAs)	For all CAs to have up-to-date appraisals & management plans.	Percentage of CAs with up to date management plans	100%	Yes
		For no CAs to be at risk.	Number of CAs at risk	0	Yes
NHf	Listed buildings	Contextual	No. of listed buildings	125	Yes
			% of listed buildings at risk or destroyed	0	Yes
NHg	Scheduled ancient monuments	Contextual	No. of scheduled ancient monuments	3	Yes
			% of scheduled ancient monuments at risk	0	Yes

Table 53 Indicators for 'A town to be proud of'

Heritage

13.1 Stevenage contains a number of listed buildings, conservation areas and Scheduled Ancient Monuments, identified on the following map.



Map 5 : Location of listed buildings, conservation areas and Scheduled Ancient Monuments

NHe Conservation areas

13.2 Conservation areas (CAs) are places of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

13.3 There was no change to the number and area of CAs in Stevenage during 2014/15. In total there are seven CAs in Stevenage with a total area of around 151ha. All seven have up-to-date character appraisals and management plans (CAMPs). The CAMPs were adopted as Supplementary Planning Documents (SPDs) on 19 July 2012.

13.4 There are currently no Conservation Area's on English Heritage's 'At Risk' register.

13.5 The draft Local Plan will also offer additional protection to Conservation Areas within Stevenage upon its adoption.

NHf Listed Buildings

13.6 Listed buildings are given special protection by national laws and guidance.

13.7 In 2014/15, there were 125 listed buildings and monuments in Stevenage. This is down from 126 in 2013/14 due to the loss of a building during the year. Within Hertfordshire, there were forty new entries this year; two Grade I entries, 11 Grade II* and 27 Grade II. These, together with deletions, gave an overall total for Hertfordshire for all grades of 8,103.

Designation	Number of buildings	
	Stevenage	Hertfordshire
Grade I	2	110
Grade II*	10	484
Grade II	113	7509
Total	125	8,103
Data source: English Heritage		

Table 54 : Numbers of listed buildings and monuments in each category for Stevenage and Hertfordshire 2014/15

13.8 The number of listed buildings in Stevenage has fallen from 126 in 2013/14 to 125 in 2014/15 due to the partial demolition of the Old Smithy, a Grade II listed 17th Century building located on Hertford Road in Stevenage. This building was demolished without permission and the council have therefore started legal proceedings against the landowner.

13.9 Stevenage accommodates 1.5% of the total number of listed buildings within Hertfordshire.

13.10 The two properties that are designated as Grade I are:

- St. Nicholas Church, Rectory Lane; and
- Rooks Nest House, Howards, Weston Road

13.11 There are no listed buildings within Stevenage that is on the English Heritage 'Heritage at Risk Register for the East of England'. The malt houses and kiln at The Thomas Alleyne's School on the High Street in the Old Town was on the list, but have been subsequently removed as the building has been repaired.



Picture 11 : Close up of Old Malt House and Kiln, listed building no longer at risk

NHg Scheduled Ancient Monuments

13.12 Sites that warrant protection due to their national importance as 'ancient monuments' are designated by the Ancient Monuments and Archaeological Areas Act 1979 (as amended).

13.13 Stevenage currently has 3 Scheduled Ancient Monuments (SAMs). There was no change in the number of SAMs in Stevenage in 2014/2015.

List entry number	Name
1005259	Old malt houses and kiln, High Street
1012052	Whomerley Wood moated site
1015579	The Six Hills Roman barrows
Data source: English Heritage http://list.english-heritage.org.uk	

Table 55 : List of Scheduled Ancient Monuments in Stevenage



Picture 12 : Six Hills Roman barrows. The barrows are located opposite Six Hills roundabout.

13.14 One of the SAMs in Stevenage is a listed building, which was designated on the at 'At Risk' by English Heritage in 2014. This is the Old Malt Houses and Kiln. This timber framed 17th Century building did have "extensive, significant problems" ⁽⁸⁰⁾ but has subsequently undergone extensive restoration works and as a result has been removed from the 'At Risk' register.

13.15 Hertfordshire currently has 178 SAMs in total, 15 of which are deemed to be at risk by English Heritage (8%).

80 English Heritage At Risk Register website 2014

14 Plan monitoring and implementation

This section tells you:

- The progress we have made against the timetable in our Local Development Scheme (LDS)
- How many planning applications were decided within their time limit
- About the developer contributions we have received.

No	Indicator Title	Target	Data required	2014/15	On target?
PMa	Plan-making	To meet all milestones set in the Local Development Scheme	% of milestones met in year	N/A	Yes
PMb	Planning applications	To meet national requirements for the determination of applications in all three categories (major / minor / other)	Number of categories where national requirements were met or exceeded	3	Yes
PMc	Developer contributions	Contextual	Total section 106 contributions agreed	£1,177,716 (provisional value)	-

Table 56 Indicators for 'Plan monitoring and implementation'

PMa Plan-making

14.1 The Council adopted a new Local Development Scheme (LDS) in July 2014. The LDS sets out a clear and timetabled programme for the production of a new Stevenage Borough Local Plan and associated Proposals Map. The timetable allows for two stages of consultation; June/July 2015 and October/November 2015, with adoption anticipated late 2016.

14.2 Following initial investigation, the Council has decided not to pursue a Community Infrastructure Levy (CIL) at this stage. This position will be reviewed in 2016, and a timetable will then be confirmed, if necessary.

14.3 In May 2010, North Hertfordshire District Council (NHDC) made a decision to unilaterally suspend work on our joint area action plan (SNAP). No decision has yet been taken on the future of the SNAP. The LDS proceeds on the working assumption that the plan will not be advanced any further, however a formal decision will need to be made.

14.4 We will monitor our progress against the key LDS milestones each year.

Document	Milestone set in LDS programme for 2014/15	Milestone achieved during 2014/15	Reason
Stevenage Borough Local Plan	None	-	No milestone set for 2014/15. Preparation stage.
Proposals Map	None	-	No milestone set for 2014/15. Preparation stage.
Stevenage CIL Charging Schedule	None	-	No milestone set for 2014/15. Preparation stage.
Stevenage and North Herts Area Action Plan (SNAP)	None	-	No milestone set for 2014/15. <i>Note: NHDC unilaterally suspended work in May 2010. Future of this plan is still to be determined.</i>

Table 57 : Progress against milestones set in the LDS

14.5 As a result of the revocation of the East of England Plan in January 2013 and the adoption of the Localism Act and the NPPF, local authorities have been given the power to create their own locally-derived targets for many issues which would have previously been dealt with strategically, at a regional level, such as housing and employment.

14.6 Accordingly, in order to ensure we set appropriate and robust targets, it has been necessary to update many of the evidence studies that previously informed the Core Strategy. This has been happening throughout the last monitoring year, with work also commencing on the preparation of the Local Plan itself.

14.7 The next milestone of the Local Plan is the publication consultation in June/July 2015.

Duty to Co-operate

14.8 The Localism Act, 2011, sets out a 'Duty to Co-operate', which places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

14.9 Over the last monitoring year, the Council has frequently engaged with neighbouring authorities, and the County Council, both individually and as part of planning groups and forums on a county-wide and sub-regional basis. Our working partners include:

- Members of the Hertfordshire Planning Group and Hertfordshire Infrastructure and Planning Partnership;
- Hertfordshire County Council (Highways, Planning, Education and Estates);
- North Hertfordshire District Council;
- East Hertfordshire District Council;

- Welwyn Hatfield Borough Council;
- Central Bedfordshire District Council; and
- Luton Borough Council.

14.10 We have also been communicating and working with a number of public bodies, including:

- English Heritage;
- Environment Agency;
- Highways Agency;
- Homes and Communities Agency;
- Local Enterprise Partnership;
- Mayor of London;
- Natural England;
- National Health Service;
- Office for the Rail Regulator/ National Rail; and
- Transport for London.

14.11 In total we have been involved in at least 150 occurrences of Duty-to-Co-operate communications/joint working within the last monitoring year. Some of the main topics/issues discussed include:

- The potential to produce joint evidence studies
- Housing and employment targets and sites, and ways to ensure appropriate provision is made
- Capacity issues on the A1(M), and other strategic infrastructure issues
- A variety of county-wide issues at regular officer meetings including; Hertfordshire Infrastructure Planning Partnership (HIPP), Hertfordshire Planning Groups (HPG), Community Infrastructure Levy Reference Group, and the Hertfordshire Economic Development Officers Group.

PMb Planning Applications

14.12 National guidance⁽⁸¹⁾ sets out timescales within which planning applications must be determined, as follows:

- 13 weeks for major applications
- 8 weeks for minor applications
- 8 weeks for other applications

81 The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Planning application category	Number of applications determined ⁽⁸²⁾	Completion target	Actual % determined		On target?
			2013/14	2014/15	
Major	13	60% in 13 weeks	80%	92%	Yes
Minor	67	65% in 8 weeks	63%	89%	Yes
Other	239	80% in 8 weeks	82%	89%	Yes

Table 58 : Planning applications processed on time

14.13 A total of 319 planning applications were determined in 2014/15, a fall of 7 compared to last year. National performance targets were exceeded on all application categories, an improvement on 2013/14 where the Minor application target was missed.

Refusals

14.14 In 2014/15, there were 25 planning application refusals. This is an increase of 19 refusals from 2013/14.

14.15 The local policies against which this year's applications were refused, together with data for 2014/15 are presented on the next page:

82 Excludes withdrawn and superseded applications

Policy	Policy description	Number of applications where the policy was mentioned as a reason for refusal	
		2013/14	2014/15
EN13	Trees in new developments	0	0
H7	Assesment of windfall residential sites	3	2
L15	Outdoor sports provision in residential developments	0	0
L16	Chidren's play space provision in residential developments	0	0
T15	Parking	1	2
T16	Loss of residential car parking	1	1
TW8	Environmental safeguards	5	9
TW9	Quality in design	4	9
TW11	Planning requirements	0	0

Table 59 : Frequency of planning policies cited in planning permission refusals for new housing

14.16 If all 25 refused applications had been permitted, they would have the potential to provide a net gain of nine new homes.

14.17 Of the 25 planning applications refused, three appealed. One appeal was granted by the Planning Inspectorate. The Inspector did not agree that the application was in conflict with the policies used to refuse the development, namely impact on the character of the area and Policy T16. However a number of other conditions imposed by Stevenage Borough Council were upheld, namely relating to highway safety and further information on the materials to be used for construction.

14.18 Last year, one application refused in 2013/14 was taken to appeal. This was subsequently dismissed in 2014/15.

PMc Developer contributions

14.19 Developer contributions have been requested from five applications that were granted planning permission over the last monitoring year. Of these, four had reached the stage where the overall value of the Section 106 agreement could be calculated. The total value of these contributions will be £1,177,716.

14.20 These can be broken down as follows:

Contribution type	Amount	Percentage
Affordable housing	£121,355	10.3%
Open space and environment (inc outdoor sports facilities)	£88,944	7.55%
Travel and transport	£35,997	3.06%
Community and leisure	£258,294	21.93%
Education	£673,127	57.16%
Land contribution	£0	0%
Other	£0	0%
Total⁽⁸³⁾	1,177,716	100%

Table 60 : Section 106 contributions agreed during 2014/15

14.21 Since the publication of the LDS (see indicator 1M), we have resolved not to proceed with a new-style Community Infrastructure Levy (CIL) at the current time. This will be reviewed in 2016, when the new local plan is scheduled to be adopted.

83 The amount does not add up due to rounding.



Housing Data

Annual Monitoring Report 2014/15

Housing Data

325 Homes completed during the financial year 2014/15, as of 31 March 2015:

Reference	Address	Gain	Loss	Net
08/00485	Chrysalis Park, formerly Mastercare	26	0	26
10/00320	40 Fishers Green	2	0	2
10/00470	Aston Vale, formerly land off Edmonds Drive	69	0	69
10/00488	67 High Street	2	0	2
10/00572	Former Van Hage Garden Centre	6	0	6
11/00550	41 The Muntings	1	0	1
12/00431	44 Exchange Road	2	1	1
12/00510	Chrysalis Park phase 2, formerly Mastercare	4	0	4
13/00061	Francis House , Warren Court	4	0	4
13/00222	304 Wisden Road	2	1	1
13/00273	Newhaven	24	0	24
13/00449	R/O 60 Fairfield Road	1	0	1
13/00459	35 Silkin Court	2	1	1
13/00571	22 Durham Road	2	1	1
13/00585	32 Essex Road	0	1	-1
14/00062	26 Chester Road	2	1	1
14/00095	11 High Street	0	1	-1
14/00197	1 Town Square	2	0	2
14/00292	18 Fortuna Close	1	0	1
14/00394	83 Rockingham Way	2	1	1
Total		154	8	146

Table 61 : Housing completions

326 Committed housing supply, as of 31 March 2015:

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net pending
08/00467	170-172 Fairview Road	12	1	11
08/00485	Former Mastercare Service & Distribution	106	0	106
09/00449	Muslim Community Centre	1	0	1
10/00321	40 Fishers Green	2	0	2
10/00470	Land off Edmonds Drive/Aston Vale	2	0	2
10/00488	67 High Street	2	0	2
10/00570	Land adjacent to Old Smithy	1	0	1
11/00250	Norton Green Farm Barn	1	0	1
11/00345	47 Whomerley Road	1	0	1
11/00714	55 Spring Drive	1	0	1
12/00577	3, 4, 5 And 6 Ditchmore Lane	7	1	6
13/00137	33 Queensway	7	0	7
13/00342	9 Taywood Close	1	0	1
13/00527	Cherrydown	1	0	1
13/00585	32 Essex Road	5	0	5
14/00078	Brickdale House	17	0	17
14/00087	The Water Tower	34	0	34
14/00095	11 High Street	1	0	1
14/00181	35 Bandley Rise	2	1	1
14/00424	Bandley House	1	0	1
14/00494	32 Taywood Close, adjacent to	1	0	1
14/00627	7 Inskip Crescent	2	0	2
Prior approvals				
13/00443	Brickdale House	36	0	36
14/00328	Six Hills House	132	0	132

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net pending
		376	3	373

Table 62 Homes under construction

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net pending
06/00301	11 Walkern Road (Pond Close)	12	0	12
12/00231/FP	Jade Palace	3	1	2
12/00251/FP	73 Whomerley Road	1	0	1
12/00435/FP	1 Chequers Bridge Road	1	0	1
12/00480/EOT + 09/00308FP	Land to rear of 4 Fishers Green	1	0	1
13/00125/FP	30 High Street	1	0	1
13/00194/FP	Tarrant Court	4	0	4
13/00216/FP	210 Fairview Road	1	0	1
13/00422/FP	53 Coventry Close	2	1	1
13/00476/FP	15 Warwick Road	1	0	1
13/00488	107, 107A, 109 and 109A High Street	2	0	2
13/00516/FP	Tudor House Court	5	0	5
13/00541/FP	62 Barnwell	1	0	1
13/00542/FPM	BP Petrol Filling Station	43	0	43
13/00589/FP	Adj 37 Gonville Crescent	2	0	2
13/00599/FP	Land between 7A and 11	1	0	1
14/00043/FP	Brickdale House	4	0	4
14/00064/FPM	Rileys, 2 Letchmore Road	38	0	38
14/00194/FP	29 Long Leaves	1	0	1
14/00271/FP	29 Longfields	1	0	1
14/00284/FP	10 Market Square	2	0	2
14/00303/FP	320 Broadwater Crescent	1	0	1
14/00329/FPM (A) + 14/00645/NMA	Archer Road Neighbourhood Centre	30	6	24
14/00446/FP.	64 Angle Ways	1	0	1
14/00450/FP	18 Meadow Way	2	1	1
14/00498/FP	54 Dryden Crescent	1	0	1
14/00532/FP	14 Brick Kiln Road	1	1	0

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net pending
14/00579/FP	1 Fir Close	1	0	1
14/00698/FP	47 Whomerley Road	2	1	1
15/00025/FP	Wayside	2	0	2
Prior approvals				
14/00220/CPA	Southgate House	65	0	65
14/00553/CPA	Du Pont(UK) Ltd	73	0	73
14/00702/CPA	Bank House	44	0	44
14/00705/CPA	Brickdale House (Main)	146	0	146
14/00715/CPA	Antelope House et al	91	0	91
15/00032/CPA	Londis	3	0	3
		590	11	579

Table 63 Detailed permission - work not started

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net to build
12/00496/OPM	Lonsdale School	67	0	67
13/00595/REG3	Land Bounded By Bragbury Lane, Pembridge Gardens And Blenheim Way	5	0	5
13/00598/REG3	Land adjacent to 88 Marlborough Road	2	0	2
14/00001/REG3	Land adj 47 Breakspear	2	0	2
14/00002/REG3	Land adjacent 2 Peartree Way	1	0	1
14/00004/REG3	Land adj 8 Magellan Close	1	0	1
14/00038/REG3	Land Rear Of Ferrier Road And Magellan Close	34	0	34
14/00178/OPM	Vincent Court, Fishers Green Road	41	0	41
14/00208/OP	Shephall Way Surgery, 29 Shephall Way	3	0	3
14/00581/REG3	Land Rear Of 129 To 145 Broad Oak Way	4	0	4

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net to build
		160		160

Table 64 Sites with outline permission (OP)

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net to build
07/00810/OP	Town Centre	120	0	120
10/00130/FPM	Park Place	181	0	181
12/00547/OPM	Longfield Fire & Rescue site	95	0	95
13/00241	Twin Foxes	14	1	13
		410	1	409

Table 65 Sites that have been granted a resolution-to-permit, subject to a S.106 agreement



18 . Employment Data

Annual Monitoring Report 2014/15

18 Employment Data

Committed employment land supply, as of March 2015:

327 Extant permissions

Reference	Address	Description	Outstanding gain (ha)	Outstanding loss (ha)	Net pending (ha)
05/00621/OP	GSK	Part demolition & erection of additional business units	11.03	0	+11.03
10/00118/FP	Pyramid House, Oxleys Road	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.	0.07	0.07	0
11/00337/OP	GSK	Replacement office buildings and car parking	0.93	0	+0.93
11/00701/FPM	Plot 2000 Arlington Business Park	Erection of a 3,770sqm office, a 2,622sqm hotel and a 511sqm restaurant with associated car parking and vehicle and pedestrian accesses	0.96	0	+0.96
12/00100/FPM	Abel Smith House, Six Hills Way	Change of use of ground floor from B1 (Business) to mixed use B1 (Business) and D1 (non-residential institution)	1.09	1.09	0
12/00507/FP	Land At Leyden Road	Proposed industrial building with ancillary office space at mezzanine level and associated parking.	0.33	0	+0.33
13/00020/FP	Astrium	Demolition of existing offices (Use Class B1 (a)) to facilitate extension of existing research and development, laboratory and manufacturing facility (Use Class B1(b))	0.13	0.13	0
13/00072/FPM	Units 6 & 7 Gunnels Wood Park	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)	0.27	0.27	0
13/00516/FP	Tudor House Court, 2A Letchmore Road	Demolition of existing building and erection of 4no. two bed and 1no. one bed apartments with associated car parking, access	0	0.06	-0.06

Reference	Address	Description	Outstanding gain (ha)	Outstanding loss (ha)	Net pending (ha)
		arrangements, landscaping and ancillary development.			
14/00043/FP	Brickdale House, Swingate	Conversion of building to 4no. two bed flats with ancillary car parking	0	0.06	-0.06
14/00053/FPM	The Wine Society	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	3.13	0	+3.13
14/00178/OPM	Vincent Court, Fishers Green Road	Outline planning permission with all matters reserved for the demolition of existing buildings and re-development to provide 41no. dwellings and associated landscaping and parking	0	1.01	-1.01
14/00220/CPA	Southgate House, Southgate	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	0	0.05	-0.05
14/00257/FP	Unit K, Gunnels Wood Park	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	0	0.02	-0.02
14/00347/FPM	3 Argyle Way	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	0.31	0	+0.31
14/00428/FP	Land adjacent to Enterprise Rent-a-Car, Leyden Road	Demolition of empty building to facilitate change of use of land to vehicle hire company, erection of additional palisade fence and gates.	0	0.03	-0.03
14/00467/FP	Belvue House, Bell Lane And Cinnabar Cafe	Change of use of Belvue House from B1 (Offices) to C1 (Hotel) and new extension to link with Cinnabar Cafe	0	0.03	-0.03
14/00553/CPA	DuPont (UK) Ltd, Wedgwood Way	Prior approval for the change of use from Offices (Use Class B1(a)) to 1no. 3 bed, 38no. 2 bed, 33no. 1 bed and 1no. studio residential units	0	0.64	-0.64
14/00702/CPA	Bank House, Primett Road	Change of use from Office (Class B1(a)) to Residential (Class C3) with 44no. studio apartments	0	0.21	-0.21

Reference	Address	Description	Outstanding gain (ha)	Outstanding loss (ha)	Net pending (ha)
14/00705/CPA	Brickdale House, Swingate	Change of use from Offices (Class B1(a)) to residential (Class C3) comprising 52no. two bed, 67no. one bed and 27no. studio flats	0	0.46	-0.46
14/00715/CPA	Antelope House, Ardent House, Atlantic House & Sheffield House, Gates Way	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).	0	0.65	-0.65
15/00032/CPA	Londis, 32 - 34 Queensway	Change of use from Offices (Class B1(a)) on first and second floors to Residential (Class C3) comprising 3no 1 bedroom flats.	0	0.02	-0.02
			18.25	4.8	+13.45

Table 66

Work in progress:

Reference	Address	Description	Outstanding gain (ha)	Outstanding loss (ha)	Net pending (ha)
06/00290/FP	Former Kodak Site, Gunnels Wood Road, Stevenage	Erection of B1/B2/B8 units	3.490	0	+3.490
11/00530/EOT	Land At Norton Road	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	0.436	0	+0.436
12/00463/FP	Cromer House, Caxton Way	Variation of condition 2 (layout) and condition 7 (surface water) to planning permission 12/00066/OPM.	0.491	0	+0.491
12/00577/FPM	3, 4, 5 And 6 Ditchmore Lane	Refurbishment of Nos. 3, 4 and 5 to provide 2no. five bed dwellings and 1no. one bed flat; erection of 4no. two bed and 1no. three bed bungalows; extension to No. 6 to provide homeless hostel for The Haven; change of use of No. 4 from office to residential; associated	0	0.470	-0.470

Reference	Address	Description	Outstanding gain (ha)	Outstanding loss (ha)	Net pending (ha)
		access, car parking and landscaping.			
13/00456/FP	Astrium	Construction of a new building to provide a research and development laboratory and manufacturing facility.	0.082	0	+0.082
			4.499	0.470	+4.029

Table 67

