



Annual Monitoring Report 2015/16: Partial Update
(Housing and Employment)

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1 Introduction

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

1.0.2 This report provides a partial update to the 2014/15 AMR, providing housing and employment data for the 2015/16 monitoring period. It covers the period from 1 April 2015 to 31 March 2016.

1.0.3 A partial update is being produced to enable the most up-to-date data housing and employment data to be provided to the Planning Inspector at an early stage, if required.

1.0.4 A full 2015/16 AMR will be produced in due course.

2 Housing

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

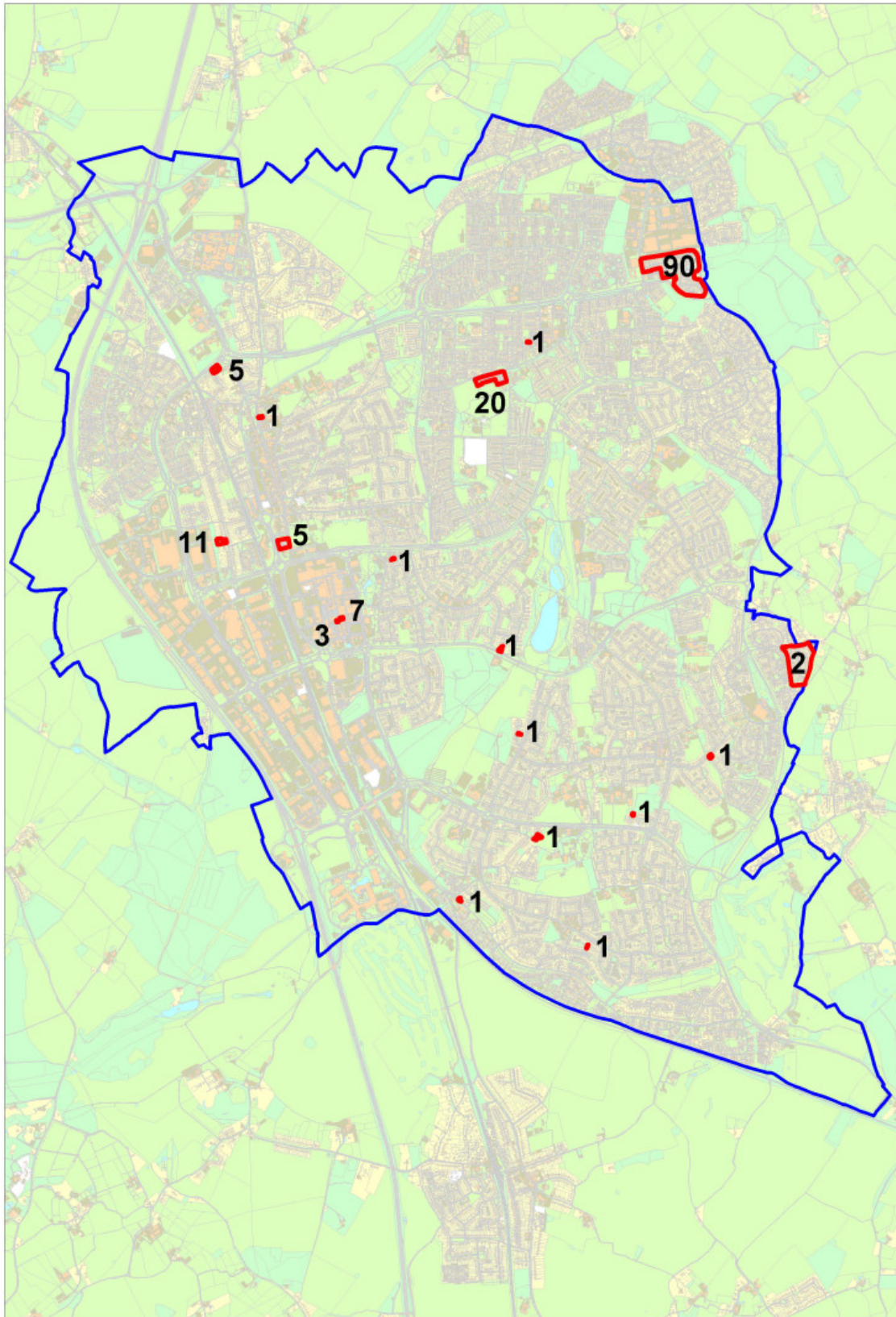
2.0.2 In December 2015, our Executive approved the emerging draft Local Plan for consultation, which sets a housing target of 7,600 new homes for the period 2011-2031. A recommendation was also approved to adopt this as an interim housing target, for the purposes of calculating a five-year housing land supply and determining planning applications, pending the formal selection of a new housing target for the Borough through the Local Plan process. This equates to 380 new homes each year.

2.0.3 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.

Housing completions

2.0.4 During the last monitoring year, 155 housing completions (gross) were recorded. This involved the loss of two units; both due to the conversion of single dwellings into flats. This means that, overall, we gained 153 new homes (net). This is slightly more than last year (an increase of 7 net dwellings). The location of the 153 housing completions are shown on the following map and further details are provided in Appendix 1.

Location of housing completions for 2015/16



2.0.5 Since 2011, 746 new homes (net) have been developed. A further 6,854 are required by 2031 in order to meet the draft Local Plan housing target of 7,600 new homes.

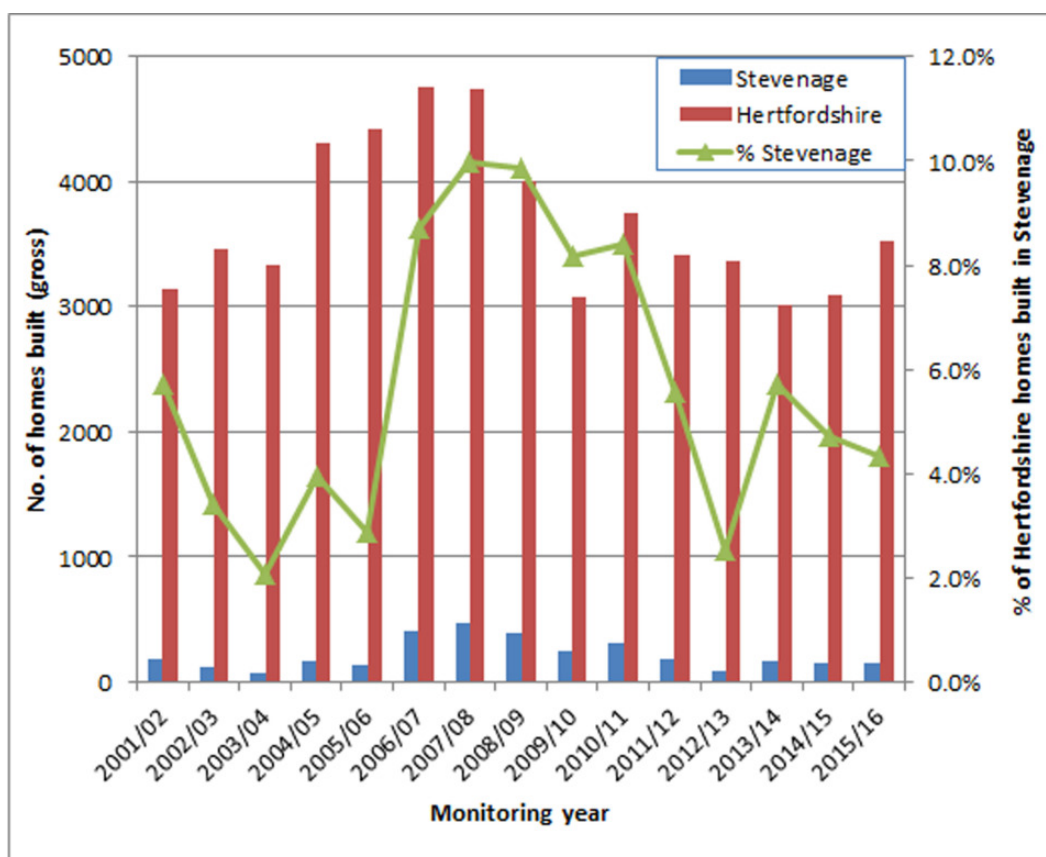
Table 1 Net housing completions in Stevenage since 2011/12

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	-190
2012/13	85	275	-485
2013/14	172	447	-693
2014/15	146	593	-927
2015/16	153	746	-1,154

2.0.6 Our draft local plan housing target requires an average of 380 homes to be delivered each year throughout the plan period. This means that we are 1,154 homes behind the annualised target. The Local Plan has identified 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.

2.0.7 This year, despite the increase in housing completions, there was another small fall in the relative contribution made by new housing in Stevenage to the number of completed new homes within the county. Stevenage contributed 4% of the overall number of new homes built in Hertfordshire, slightly less than the 5% recorded in 2014/15. This was due to a more significant rise in overall Hertfordshire completion levels for 2015/16 compared to previous years.

The relative contribution made by homes in Stevenage to the Hertfordshire total



Housing land supply

2.0.8 As well as monitoring residential completions, it is also 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.

2.0.9 As of 31 March 2016, there were outstanding planning permissions or prior approval for 1,982 new homes (net). This includes:

- 682 homes under construction (including prior approvals under construction)
- 104 homes with full detailed planning permission
- 185 homes with prior approval (work not started)
- 258 homes with outline permission
- 753 homes that are subject to a Section 106 agreement or have been granted a resolution-to-permit subject to a section 106 agreement.

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

2.0.11 The number of homes under construction is significantly higher than in previous years, mainly due to the number of office to residential conversions (prior approvals) underway. This accounts for just under half of those under construction (336 new homes).

2.0.12 We are required to show whether there is a five-year supply of land available for housing development. This should be measured from 1 April after this monitoring report is submitted, so must cover the period 1 April 2017 to 31 March 2022.

2.0.13 In June 2015, our Executive adopted an interim housing target of 7,600 homes for the period 2011-2031. This equates to 380 new homes per year over this time period. This target will be used to assess the five year housing land supply.

2.0.14 The actual number of new homes built in Stevenage since 2011 is 746 (net). This is a deficit of 1,154 against the annualised housing target since the start of the plan period.

Table 2 Surplus/deficit against annualised housing target

Year	Cumulative completions	Annualised housing target*	Surplus/deficit
2011/12	190	380	-190
2012/13	275	760	-485
2013/14	447	1,140	-693
2014/15	593	1,520	-927
2015/16	746	1,900	-1,154

*Number of homes that should have been built since 2011, if we are to meet the Local Plan target.

2.0.15 The requirement is calculated by taking the annual completion rate that we need to achieve the Local Plan target (380), multiplying this by 5 years (1,900) and adding the current deficit (1,154). This results in a 5 year requirement of 3,054.

2.0.16 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. This brings our five year requirement up to 3,665 new homes, which equates to 733 new homes per year over this period.

Table 3 Five year housing land supply

Five year housing requirement = 380 dwellings per year + deficit (1,154) +20% buffer	3,665
Annual completion rate (for these 5 years)	733
Number of homes on sites under construction or with planning permission that will be delivered in the 5 year period	1,055
Number of homes on other 'deliverable' ⁽¹⁾ sites identified in the SLAA that will be delivered in the 5 year period	836
Total	1,891
Years supply = (Total / Annual completion rate)	2.6

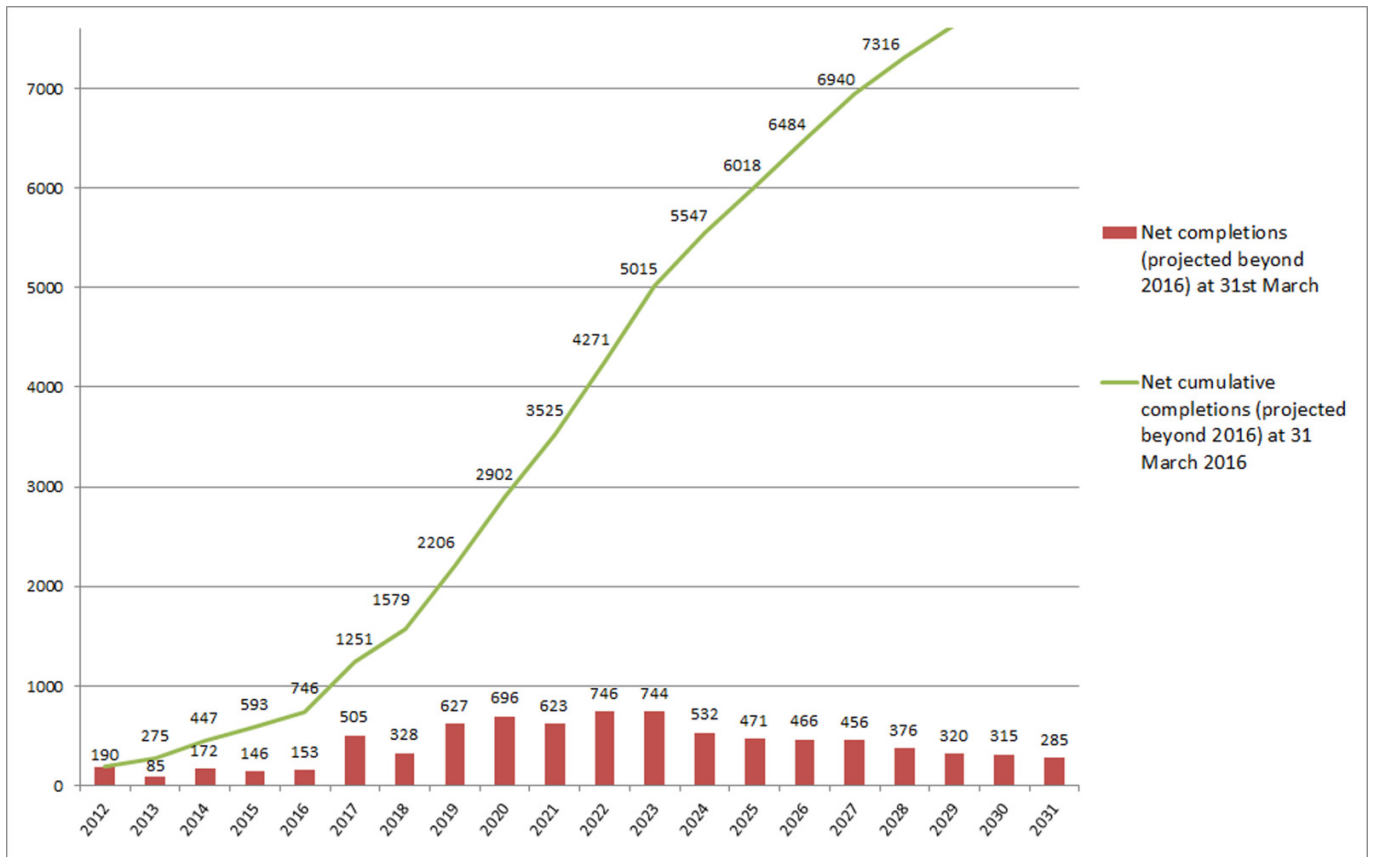
2.0.17 Table 3 shows that we cannot demonstrate a five year supply of land for housing. We currently have a supply that will cover 2.6 years. This is lower than last year, largely due to the change in housing target from 5,300 to 7,600.

2.0.18 However, we are currently working on a new Local Plan for the Borough. The Publication version of the Plan was published for consultation in January 2016 and was submitted to the Secretary of State in July 2016. The emerging Local Plan seeks to release Green Belt land to the North and South East of Stevenage in order to meet our housing target and to ensure a five year supply of land is retained. Once adopted, sites within the Green Belt could then be considered 'deliverable' and could be included in the five year housing land supply calculation.

2.0.19 Our housing trajectory shows that we will be able to meet our local housing target by 2031. In fact, we would meet the target by 2029.

1 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

Housing Trajectory 2016



3 Employment

Employment floorspace completions

3.0.1 In 2015/16, 17,448m² (gross) 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 loss of employment floorspace of 14,683m². This is higher than the loss that occurred last year (of 9,808m²), largely due to more employment sites being lost to residential use.

Table 4 Employment floorspace completions 2015/16

Use Class for AMR	Gain (m ²)	Loss (m ²)	Net total (m ²)
B1	748	17,364	-16,616
B2	223	1,351	-1,128
B8	114	13,596	-13,482
Mix	16,363	0	+16,363
Total	17,448	32,311	-14,863

3.0.2 The majority of the new net employment floorspace delivered resulted from changes of use from existing employment provision, meaning a loss also occurred and no net gain was recorded. This includes completions at AVC (12,282m²), Bowman Trading Estate (524m²), Units 6&7 Gunnels Wood Park (2,702m²) and Pyramid House (223m²). Net gains came from floorspace completions at Norton Road (855m²), Astrium (712m²) and two smaller completions at GSK and Shangri-La Farm.

3.0.3 The main net losses that occurred were at Vincent Court, where redundant warehouse units were demolished to accommodate residential development (5,750m²), Southgate House (4,680m²) and Antelope House (4,500m²), both of which were lost to facilitate office to residential conversion under permitted development rights. Losses also occurred at Fulton Close (1,134m²), Unit K Gunnels Wood Park (210m²), and a number of smaller sites.

3.0.4 Further data on employment floorspace completions can be found in Appendix 2.

3.0.5 Since the start of the plan period (2011), there has been a net loss of just under 3ha of employment land. The largest of these losses have occurred in the last two years, and much can be attributed to the take up of office to residential permitted development rights introduced in 2013. The employment evidence study that informed the Local Plan worked on the basis that losses were likely to occur across the town, following patterns of net loss already seen in previous years, and took this into account.

Employment land supply

3.0.6 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.

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

Table 5 Employment land supply 2015/16

Type of site	Total (ha)
Unimplemented District Plan allocations	13.0
Sites under construction for B-Class uses	3.72
Extant planning permissions for B-Class uses	12.80
Total	29.52

3.0.8 In 2015/16, there were two District Plan allocations that had not been fully implemented: approximately 1ha within the MBDA site and 12ha as part of a large-scale residential scheme at Stevenage West.

3.0.9 Overall, the employment land supply was 29.5ha. This is 1ha lower than the supply we recorded last year.



Appendices

Annual Monitoring Report 2015/16: Partial Update (Housing and Employment)

4 Appendix 1: Housing data

33 Homes completed during the financial year 2015/16, as of 31 March 2016:

Table 6

Reference	Address 1	Gain (gross)	Loss	Net gain
08/00467	172 & R/O 170 Fairview Road	12	-1	11
08/00485	Former Mastercare Service & Distribution, Wedgewood Way,	90	0	90
10/00470	Land of Edmunds Drive, Stevenage,	2	0	2
10/00570	Land Adjacent to Old Smithy 1 Hertford Road	1	0	1
11/00714	Adj, 55 Spring Drive	1	0	1
12/00577	3, 4, 5 And 6 Ditchmore Lane,	5	0	5
13/00137	33 Queensway, Town Centre,	7	0	7
13/00527	Land adj Cherrydown, Twinwoods,	1	0	1
13/00585	32, Essex Road,	5	0	5
14/00087	The Water Tower, Meredith Road,	20	0	20
14/00095	11, High Street	1	0	1
14/00424	Bandley House, Bandley Rise,	1	0	1
14/00494	Adj, 32 Taywood Close 9QP	1	0	1
15/00032	Londis 32 - 34 Queensway Town Centre	3	0	3
15/00115	Voyage Care, 49 Fellowes Way,	1	0	1
15/00128	Adj, 14 Plash Drive	1	0	1
15/00176	32 Jessop Road	2	-1	1
15/00652	6 Shackleton Spring,	1	0	1
Total		155	2	153

34 Committed housing supply, as of 31 March 2016:

Table 7 Homes Under Construction (Work started)

Reference	Address 1	Totals to Build	Loss Outstanding as of 31/03/16	Net to build
08/00485	Former Mastercare Service & Distribution	16	0	16
09/00449	Muslim Community Centre, Vardon Road,	1	0	1
10/00488	67 High Street,	2	0	2

Appendix 1: Housing data

Reference	Address 1	Totals to Build	Loss Outstanding as of 31/03/16	Net to build
10/00321	40 Fishers Green	2	0	2
11/00250	Norton Green Farm Barn	1	0	1
11/00345	Land adj 47 Whomerley Rd	1	0	1
12/00231	23-25 Jade Palace, Middle Row,	3	1	2
12/00577	3, 4, 5 And 6 Ditchmore Lane,	1	0	1
13/00216	R/O, 210 Fairview Road	1	0	1
13/00342	Adj, 9 Taywood Close	1	0	1
13/00542	BP Petrol Filling Station, Primett Road	43	0	43
14/00043	Brickdale House, Swingate,	4	0	4
14/00064	Rileys, 2 Letchmore Road, Stevenage, SG1 3HU	38	0	38
14/00078	Brickdale House, Swingate	17	0	17
14/00087	The Water Tower, Meredith Road, Stevenage	14	0	14
14/00181	35 Bandley Rise	2	1	1
14/00194	Adj, 29 Long Leaves	1	0	1
14/00329	Archer Road Neighbourhood Centre	30	6	24
15/00025	Wayside, Rectory Lane	2	0	2
15/00080	3 And 4 Ditchmore Lane	6	0	6
15/00118	Land adj, 142 Leaves Spring	1	0	1
15/00120	7th Floor, Southgate House	5	0	5
15/00125	40 Vinters Avenue	1	0	1
15/00145	28 Chester Road	2	1	1
15/00269	The Mallard, 37 Julians Road	4	0	4
15/00326	Southgate House, Southgate	4	0	4
15/00348	1 Colestrete	2	1	1
15/00406	504 Canterbury Way	2	1	1
15/00501	Land adj 11 manor View	1	0	1
15/00607	31 Park view,	1	0	1
15/00739	7 Inksip Cresecent	2	0	2
Prior Approvals				
14/00715	Antelope House, Ardent House, Atlantic House & Sheffield	91	0	91

Reference	Address 1	Totals to Build	Loss Outstanding as of 31/03/16	Net to build
14/00220	Southgate House,	65	0	65
14/00705	Brickdale House, Danestrete	146	0	146
15/00273	Brickdale House, Danestrete	37	0	37
15/00225	Six Hills House, London Road	15	0	15
15/00483	Six Hills House, London Road	128	0	128
TOTAL		693	11	682

Table 8 Detailed Permission (Work not started)

Reference	Address	Totals to Build	Loss Outstanding as of 31/03/16	Net to Build
06/00301	11 Walkern Road (Pond Close), Stevenage	12	0	12
13/00125	30 High Street,	1	0	1
13/00194	Tarrant Court, Ingleside Drive,	4	0	4
13/00422	53 Coventry Close	2	1	1
13/00488	107, 107A, 109 And 109A High Street,	2	0	2
13/00516	Tudor House Court, 2A Letchmore Road,	5	0	5
13/00541	62 Barnwell,	1	0	1
13/00589	37 Gonville Crescent,	2	0	2
13/00599	Land Between, 7A And 11 North Road	1	0	1
14/00284	10, Market Square,	2	0	2
14/00303	320, Broadwater Crescent,	1	0	1
14/00425	Land accessed from Malvern Close	1	0	1
14/00446	64 Angle Ways	1	0	1
14/00450	18 Meadow way	2	1	1
14/00498	Land adj 54 Dryden Crescent	1	0	1
14/00532	Bide A While, Brick Kiln Road	1	1	0
14/00579	Land R/O, 1 Fir Close,	1	0	1
15/00099	135 Sish Lane,	1	0	1
15/00244	Land adj 15 Warwick Road	1	0	1
15/00316	Land adj to, 88 Marlborough Road	3	0	3
15/00342	68, Colestrete	1	0	1

Appendix 1: Housing data

Reference	Address	Totals to Build	Loss Outstanding as of 31/03/16	Net to Build
15/00370	2 Whitney Drive	1	0	1
15/00463	Land to the rear of 46 to 48 Sish Lane	2	0	2
15/00481	1 Town Square	4	0	4
15/00500	47 Whomerley Road	2	1	1
15/00513	42 Sandown Road	1	0	1
15/00532	Land Adj To, 47 Breakspear, Stevenage, SG2 9SQ	4	0	4
15/00664	29 Longfields	1	0	1
15/00701	2 Church Lane	1	0	1
15/00707	Unit A Mindenhall Court, 17A High Street, Stevenage, SG1 3BG	4	0	4
15/00556	Land Adjacent to 2, Peartree Way	1	0	1
15/00720	R/O 129 to 145 Broad Oak Way,	4	0	4
15/00395	Vincent Court, Fishers Green Road,	37	0	37
Prior Approvals				
14/00553	Du Pont (UK) Ltd, Wedgewood Way	73	0	73
14/00702	Bank House, Primett Road	44	0	44
15/00399	Crompton Joinery	4	0	4
16/00078	Park Place	64	0	64
		293	4	289

Table 9 Sites with Outline Permission

Reference	Address	Totals to Build	Loss Outstanding as of 31/03/16	Net to Build
12/00547	Longfield Fire & Rescue site	95	0	95
13/00595	Land Bounded by Bagbury Lane	5	0	5
14/00004	Land adj 8 Magellan Close,	1	0	1
14/00038	Land Rear Of, Ferrier Road And Magellan Close	34	0	34
14/00208	Shephall Way Surgery, 29 Shephall Way	3	0	3
07/00810	Town Centre, Stevenage	120	0	120
Total		258	0	258

Table 10 Sites that have been granted a resolution to permit subject to a 106 agreement

Reference	Address 1	Totals to Build	Loss Outstanding as of 31/03/16	Net to build
13/00241/FPM	Twin Foxes, 54 Rockingham Way	13	0	13
14/00559/OPM	Matalan	526	0	526
15/00101/FPM	Chadwell Road	14	0	14
15/00253/OPM	DuPont	200	0	200
Total		753	0	753

5 Appendix 2: Employment data

35 Employment floorspace completed during the financial year 2015/16, as of 31 March 2016:

Table 11

Reference	Address	Description	Gains	Loss	Total
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	0.00
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	0.22	0.00	0.22
13/00072/FPM	Units 6 & 7 Gunnels Wood Park, Gunnels Wood Road	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	0.00
13/00456/FP	Astrium, Gunnels Wood Road	Construction of a new building to provide a research and development laboratory and manufacturing facility.	0.08	0.00	0.08
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	0.00	0.05	-0.05
14/00257/FP	Unit K, Gunnels Wood Park, Gunnels Wood Road	Change of use from B1/B8 (Business and Storage & Distribution) to D2 (Gymnasium)	0.00	0.02	-0.02
14/00715/CPA	Antelope House, Ardent House, Atlantic House & Sheffield House	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).	0.00	0.65	-0.65
15/00451/FPM	AVC, Bessemer Drive	Change of use of building from Use Class B1 and B8 to Use Classes B1, B2 and B8	1.91	1.91	0.00
15/00585/FP	Unit 2, 2 Bowman Trading Estate, Bessemer Drive	Change of use from Use Class B1 and B8 to Use Classes B1, B2 and B8	0.05	0.05	0.00
15/00358/CLEU	Unit E, Shangri La Farm, Todds Green	Certificate of Lawfulness for the continued use of Unit E under Use Class B8 (Storage or Distribution)	0.01	0.00	0.01
15/00300/FP	GSK, Gunnels Wood Road	Erection of 2no new meeting pods.	0.01	0.00	0.01
15/00395/RMM	Vincent Court, Fishers Green Road	Reserved matters application pursuant to outline planning permission 14/00178/OPM for the erection of 37 dwellings seeking approval of the access, appearance, landscaping, layout and scale	0.00	1.00	-1.00

Reference	Address	Description	Gains	Loss	Total
15/00457/FPM	Unit 6 Fulton Close	Change of use from Class B8 (Storage or Distribution) to Class D1 (Non-residential Institutions)	0.00	0.07	-0.07
15/00569/FP	Unit 3 Viewpoint Hyatt Trading Estate, Babbage Road	Change of use of first floor from B1 (Office) to D1 (Chiropractic Clinic)	0.00	0.01	-0.01
15/00032/CPA	Londis 32 - 34 Queensway, Town Centre	Change of use from Offices (Class B1(a)) on first and second floors to Residential (Class C3) comprising 3no 1 bedroom flats.	0.00	0.02	-0.02
15/00246/FP	10, Willows Link	Retrospective change of use from Offices (Use Class B1a) to Community room (Use Class D1) and ancillary retail space	0.00	0.01	-0.01
Totals (ha)			2.62	4.12	-1.50

36 Employment commitments, as of 31 March 2016:

Table 12 Sites under construction

Reference	Address	Description	Gain	Loss	Total (ha)
06/00290/FP	Former Kodak Site	Erection of B1/ B2/ B8 Units site 1d, 1B & 1B1	3.49	0	+3.49
11/00530/EOT	Land At Norton Road, Stevenage	Extension of time of application reference number 08/00411/FP for the erection of 10no. units for B2 and B8 use with associated access and car parking facilities following the demolition of existing buildings	0.22	0	+0.22
12/00577/FPM	3, 4, 5 And 6 Ditchmore Lane, Stevenage, SG1 3LJ	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 access, car parking and landscaping.	0	0.47	-0.47
13/00020/FP	Astrium, Gunnels Wood Road, Stevenage, SG1 2DB	Demolition of existing offices (Use Class B1 (a)) to facilitate extension of existing research and development, laboratory and manufacturing facility (Use Class B1(b))	0.13	0.13	0
14/00638/FP	Unit 2, Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage, SG1 4SU	Change of use from Use Class B1(c) (Light Industrial) to provide ancillary facilities which would be associated with the existing use of Unit 1 Wedgwood Gate as a gym.	0	0.03	-0.03
14/00715/CPA	Antelope House, Ardent House, Atlantic House & Sheffield Hou, Gates Way, Stevenage, SG1 3NS	Prior approval for the change of use from Office (Class B1(a)) to Residential (Class C3) with 12no. two bed flats, 73no. one bed flats and 6no. studio flats (total 91no. units).	0	0.65	-0.65
14/00705/CPA	Brickdale House, Swingate, Stevenage, SG1 1XG	Change of use from Offices (Class B1(a)) to residential (Class C3) comprising 52no. two bed, 67no. one bed and 27no. studio flats	0	0.46	-0.46

Reference	Address	Description	Gain	Loss	Total (ha)
14/00220/CPA	Southgate House, Southgate, Stevenage, SG1 1HG	Prior approval for the change of use of offices (Use Class B1(a)) to 65no. residential dwellings (Use Class C3) utilising all floors except floor 7	0	0.05	-0.05
14/00043/FP	Brickdale House, Swingate, Stevenage, SG1 1XG	Conversion of building to 4no. two bed flats with ancillary car parking	0	0.06	-0.06
15/00323/FPM	GSK, Gunnels Wood Road, Stevenage, SG1 2FX	Construction of a 7,287sqm research and manufacturing building (Use Class B1), car parking, hard and soft landscaping and associated works.	1.73	0	+1.73
Total			5.57	1.85	+3.72

Table 13 Sites with planning permission (work not started)

Reference	Address	Description	Gain	Loss	Total (ha)
05/00621/OP	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2NY	Part demolition and erection of additional business units	9.30	0	+9.30
11/00337/OPM	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2NY	Outline planning permission for replacement office buildings and car parking	0.93	0	+0.93
13/00516/FP	Tudor House Court, 2A Letchmore Road, Stevenage, SG1 3HU	Demolition of existing building and erection of 4no. two bed and 1no. one bed apartments with associated car parking, access arrangements, landscaping and ancillary development.	0	0.06	-0.06
14/00428/FP	Land Adjacent To, Enterprise Rent-a-Car, Leyden Road, Stevenage	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, 56 - 58 High Street, Stevenage, SG1 3EF	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, Stevenage, SG1 4QN	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
14/00053/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)	3.13	0	+3.13
14/00347/FPM	3 Argyle Way, Stevenage, SG1 2AD	Erection of 3no industrial units (Use class B1, B2 and B8) with associated car parking.	0.31	0	+0.31

Reference	Address	Description	Gain	Loss	Total (ha)
14/00702/CPA	Bank House, Primett Road, Stevenage	Change of use from Office (Class B1(a)) to Residential (Class C3) with 44no. studio apartments	0	0.21	-0.21
15/00604/FP	Units 1-5, Leyden Road, Stevenage, SG1 2BW	Change of use of building from Use Class B1 to Use Classes B1, B2 and B8 with ancillary retail/trade counter and external alterations to existing building.	0.12	0.12	0
15/00707/FP	Unit A Mindenhall Court, 17A High Street, Stevenage, SG1 3BG	Ground floor front extension, alterations to first floor fenestrations with addition of juliette balconies, new conservation rooflights and associated internal alterations	0	0.01	-0.01
15/00701/FP	2 Church Lane, Stevenage, SG1 3QR	Change of use from B1 to C3 and replacement of garage door with a double window.	0	0.01	-0.01
15/00731/FP	551, Lonsdale Road, Stevenage, SG1 5DZ	Change of use from B1 to A5.	0	0.04	-0.04
15/00461/RMM	Cromer House, Caxton Way, Stevenage, SG1 2DF	Approval of reserved matters for appearance, landscaping, layout and scale pursuant to outline planning permission reference number 12/00463/FP	0.49	0	+0.49
16/00016/FP	Unit 5 And 6 Chells Industrial Units, Chells Way, Stevenage, SG2 0LQ	Change of use from B1/B8 (Industrial) to D2 (Swimming and Diving) including ancillary sale and hire of diving equipment.	0	0.02	-0.02
16/00078/CPA	Park Plaza Park Place, Stevenage, SG1 1DU	Prior approval for the change of use of first and second floors (Use Class B1(a)) to Residential Dwellings (Use Class C3), comprising of 1 bedroom and 2 bedroom flats.	0	0.31	-0.31
Total (ha)			14.27	1.47	+12.80

