



Strategic Land Availability Assessment: Housing. Update June 2015

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Note 1

The 2015 Strategic Land Availability Assessment (hereafter “SLAA” or “Assessment”) is an evidence study designed to estimate the ability of sites in Stevenage to deliver new housing development over the period 2011-2031. It does not form planning policy.

Inclusion of any named site in this study does not bind the Council to the allocation of that site for development in future plan documents. Nor does it predispose the Council towards the favourable consideration of any future planning applications for the development of that site. Any comments made in relation to particular sites do not constitute a planning brief or formal planning advice and should not be viewed as exhaustive.

This Assessment presents a ‘snapshot’ of housing supply at 1st April 2015 and is based upon the best information available at the time. Further sites may be brought to the attention of the Council as we progress our Local Plan. Failure to identify sites in this document will not preclude such sites from being considered for future housing allocation. Any changes in the situation or status of sites in this document may also be reflected in future allocations.

Some sites that the SLAA considers as having potential for housing development may ultimately be identified for alternate, non-housing uses. It is not the role of the SLAA to prejudge any decisions about competing land uses.

All proposals for housing development arising during the plan period will be considered on their individual merits in relation to adopted and emerging local planning policies and other material considerations relevant at the time of determination.

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Main Report

Strategic Land Availability Assessment: Housing. Update June 2015

1 Executive Summary

1.1 A Strategic Land Availability Assessment (hereafter “SLAA” or “Assessment”) is a study undertaken at a local or sub-regional level which aims to identify specific sites and broad locations where new housing can be located.

1.2 The SLAA forms a key component of the evidence base for the Local Plan and will be used to inform the selection of sites to be allocated for housing development.

1.3 This SLAA covers Stevenage Borough and assesses housing land availability over the period 2011-2031.

1.4 Section 2 'Introduction & Background' provides further information on the study. This includes how sites have been assessed in this SLAA.

1.5 Section 3 'Quantifying the housing requirement' explains the current situation for Stevenage in terms of its housing target and details the number of units already in the planning process. In total, 1,781 dwellings (net) have either been completed, were outstanding on sites currently under construction or had been granted planning permission at 31st March 2015 (including a figure for non-implementation - see paragraph 3.10 for details).

1.6 Section 4 'SLAA Results' presents the results of the SLAA assessment. This details the individual stages of assessment; availability, suitability and achievability.

1.7 Site assessments were informed by their likelihood of availability through direct correspondence with landowners and agents. Available sites were then assessed by site visits and by analysing the Council's GIS information layers. The sites were then categorised as either “deliverable” or “developable” where possible.

1.8 Of the 54 sites originally identified within the 'long list', 53 were assessed to be suitable, available and achievable.

1.9 Section 5 'Estimating the housing potential of each site' provides dwelling estimates for each of the positively assessed sites.

1.10 Section 6 'Reviewing the Assessment' reviews the findings of the Assessment in light of the information contained in the previous sections. Specific sites which could together accommodate approximately 7,610 new dwellings have been identified to 2031. When these are added to housing completions achieved to date and existing housing supply, 9,391 dwellings could be delivered in Stevenage over the period 2011-2031. These findings are summarised in Table 1.

Table 1 Identified land supply 2011-2031

	Dwellings (net)
Net completions since 2011 (at 31st March 2015)	593
Outstanding planning permissions (existing housing supply at 31st March 2015)	1,188
SLAA sites	7,610
Total	9,391

1.11 Section 7 'Windfall sites' considers whether windfall sites should be considered when developing our housing target. An average of 20 dwellings per year have previously been delivered by windfall sites. This equates to 200 new homes over the plan period.

1.12 Section 8 'Conclusions' summarises the main findings of the Assessment.

2 Introduction & Background

What is a Strategic Land Availability Assessment?

2.1 A Strategic Land Availability Assessment (hereafter “SLAA” or “Assessment”) is a study undertaken at a local level which aims to identify specific sites and broad locations where new new development can be located. This SLAA aims to identify locations in Stevenage that can contribute towards the housing needs of the Borough.

2.2 Although it is not a Local Development Document in its own right, the SLAA forms a key component of the evidence base for the Local Plan and will inform the selection of sites to be allocated for housing development.

2.3 This SLAA assesses the availability of land for development over the period 2011-2031. This timeframe is consistent with that being used for the emerging Local Plan. Once complete, the SLAA will be used to inform the production of a new Local Plan. It will then be updated regularly to assess whether or not we have enough specific sites identified to meet our local housing targets.

2.4 The requirement to undertake SLAAs replaces previous advice which encouraged authorities to undertake Urban Capacity Studies. These assessed the extent to which future housing requirements could be accommodated within existing settlements. Many of the components of the Urban Capacity Study have been incorporated within the new style SLAAs, including the assessment of opportunities within existing settlements and estimates of likely yield. However SLAAs also differ from their predecessors in a number of key areas:

- There is a greater focus on the identification of specific sites, with Government guidance stating that an allowance for windfall, or unidentified, sites should not be included in the first five years of supply unless specific local circumstances that justify their inclusion can be proven;
- The “suitability”, “availability” and “achievability” of sites must be proved. This means that SLAAs should be able to demonstrate:
 - That sites represent appropriate locations for development;
 - A willingness to develop on the part of the landowner; and
 - That, taking policy and site constraints into account, development would be economically viable;
- Assessment is not restricted to previously developed, or brownfield, sites. Where appropriate, authorities should consider the potential for greenfield, or previously undeveloped, land to contribute towards housing land supply. This can include land or sites within the Green Belt.

2.5 This Assessment contains the following core outputs, as advised by the Government’s good practice guidance:

- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites and broad locations;

- Assessment of the deliverability / developability of each identified site to determine when it is realistically expected to be developed;
- Estimates of the potential quantity of housing that could be delivered on each identified site or within each identified broad location;
- Constraints on the delivery of identified sites; and
- Recommendations on how these constraints can be overcome and when.

2.6 It should be noted that inclusion of any named site in this study does not bind the Council to the allocation of that site for development in future Development Plan Documents. The SLAA provides an illustration of the available sites which could be used to ensure housing targets are delivered and an estimate of the number of new homes that could be delivered. Its conclusions and recommendations will be used to inform the decision making process as we prepare our Local Plan, which will identify sites for future development. Conversely the non-inclusion of sites in this SLAA will not prevent sites that are subsequently brought to the partner authorities' attention from being considered for allocation through the Local Plan preparation process.

Methodology

2.7 This Assessment provides an update to the 2012 and 2014 SLAAs, the full methodology is detailed in Chapter 2 of the 2012 document.

2.8 Since the publication of the last SLAA, the Council has adopted an interim housing target. We also now have the results of the first consultation on our Local Plan. Therefore, it is necessary to update the SLAA to take these factors into account.

2.9 Sites carried forward from the previous SLAA have only been reassessed for their suitability and availability where their circumstances are known to have changed.

2.10 Assessing the availability, suitability and achievability of the sites will allow for a judgement to be made on whether they are considered to be 'deliverable', 'developable' or 'not currently developable' for housing.

- **Deliverable** - the site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered within five years from the date of adoption of the plan.
- **Developable** - the site is in a suitable location for housing development, and there is a reasonable prospect that it will be available for and could be developed at a specific point in time.
- **Not currently developable** - where a site is not considered suitable, available, or achievable, or it is unknown if the site could be developed.

2.11 This assessment will allow for the deliverable and developable sites to be clearly identified, and to be fully assessed for their housing capabilities.

Site identification

2.12 The sites identified within this update are primarily made up of those that were positively assessed within the 2014 SLAA. It also includes any additional sites that have been submitted to us since this time.

2.13 We have used a base date of April 1st 2015 to identify sites within the planning process.

2.14 Sites with planning permission (either not started or under construction) have been included but not subjected to the tests of suitability, availability or deliverability⁽¹⁾. If planning permission has been granted, the site is clearly suitable; if someone has pursued an application it is highly likely to be available; and presumably that person has not pursued an economically unachievable scheme.

2.15 This update has been produced to reflect the identification of new sites and revised site delivery information of sites included in the 2014 SLAA, to update the monitoring data on completions and permissions, and to assess the findings against the new interim housing target. These changes include:

- The identification and assessment of additional sites identified through
 - Local Plan consultation;
 - Pre-application approaches; and
 - New site promotions by landowners.
- Updating information where the circumstances of sites included in the 2014 SLAA are known to have changed; and
- Assessing the SLAA results against the interim housing target.

2.16 Those sites previously assessed in the previous SLAAs have not been reassessed unless circumstances have changed which could alter the delivery of the site for housing.

2.17 A call for sites was not carried out as part of this update.

¹ subject to caveats set out in the next chapter

3 Quantifying the housing requirement

3.1 Government guidance states that local authorities should identify a 15 year supply of specific sites, or broad locations, for growth⁽²⁾. We are currently preparing a new Local Plan for the Borough. This will need to identify sites to at least 2030. This report assesses housing potential to 2031.

3.2 When the East of England Plan was revoked in January 2013, this removed the formal housing target that was previously set for the Borough. An interim target of 5,300 homes was adopted in May 2013. This was used to assess as a basis for assessing housing supply in the 2014 SLAA.

3.3 Since this time, revised population and household projections have been released, which demonstrate a much higher housing requirement to 2031.

3.4 In June 2015, our Executive approved the recommendation that an interim housing target of 7,600 homes for the period 2011-2031 be adopted, pending the formal selection of a new housing target for the Borough through the Local Plan process. This equates to 380 new homes per year over this time period.

3.5 This interim target will persist until the publication version of the Stevenage Borough Local Plan sets a housing target when it is approved by the Executive.

3.6 As we are now partway through this plan period, by discounting net housing completions and planning permissions granted since 2011, we can calculate the residual requirement. This quantifies the number of homes for which the SLAA should attempt to identify sites.

3.7 A cut off date of 31 March 2015 has been used in the calculation of housing completions and permissions, as this aligns with the data collected for our Annual Monitoring Report.

3.8 Since 2011, 593 homes (net) have been completed within the Borough. Permission has been granted for a further 1,521 dwellings. This figure includes sites already under construction, sites with detailed or outline planning permission and those sites granted a resolution to permit subject to the completion of legal agreements (sites already in the planning process). A full list of sites already within the planning process is contained in Appendix 1.

3.9 Deducting these figures from the 7,600 interim housing target leaves a residual requirement for 5,819 net additional dwellings by 2031⁽³⁾.

3.10 The SLAA should, at a minimum, identify sufficient sites and locations to meet or exceed this requirement.

² National Planning Policy Framework, March 2012

³ Some of the 1,521 dwellings within the planning process have been excluded from the calculations (see paragraph 3.11 below)

Table 2 Residual housing requirement against the interim housing target for Stevenage

		Number of dwellings
Interim housing target		7,600
Net dwelling completions since 1st April 2011		593
Permissions	Under construction	373
	With detailed permission	157
	With prior notification approval	422
	With outline permission / subject to completed legal agreement	569
Non-implementation*		-333
Total (completions and planning permissions since 2011)		1,781
Residual requirement		5,819

*See paragraph 3.11 below.

3.11 The non-implementation figure mainly refers to the permissions for Park Place (181 dwellings) and the Town Centre scheme (120 dwellings). Although outline permissions have been agreed in principle for both of these schemes, we consider that the town centre should be looked at in a more holistic manner: existing uses may require relocation, an appropriate amount of floorspace for other town centre uses including retail, offices or leisure will need to be retained or provided, and joint facilities such as parking provision will need to be carefully considered. A number of smaller sites have also been excluded to allow for the fact that not all permissions granted will be completed.

4 SLAA Results

4.1 In the 2014 SLAA a total of 52 sites were positively assessed to be suitable, available and achievable. These sites have been carried forward and have only been re-assessed where their circumstances have changed.

4.2 Of these 52 sites, 9 are now in the planning process (detailed in Table 3), and are therefore included in the figures relating to current supply (Table 2, Section 3) rather than being assessed within the SLAA.

Table 3 Sites now included in committed housing supply

Ref	Site name	No. of units	Status
002	Vincent Court	41	Outline permission granted 17.06.14
003	Ferrier Road	34	Outline permission granted 30.04.14
005	Snooker Club	38	Application permitted 11.06.14
150	Twin Foxes pub	14	Resolution to permit granted 08.10.13
217	Longfield Fire and Rescue Centre	95	Resolution to permit granted 11.03.2014
411	Bank House	44	PD scheme approved 04.02.15. Two alternative schemes also approved previously.
413	Southgate House	65	PD scheme approved 06.06.14. Alternative scheme also approved.
714	Archer Road NC	30	Application permitted 14.11.14.
820	Land West of Bragbury Lane	5	Outline permission granted 02.04.14

4.3 Five sites have been withdrawn by the landowner:

Table 4 Sites that have been withdrawn

Ref	Site name
223	Land at St Nicholas Park
630	Land at Lanterns Lane
819	Land at Malvern Close
822	Land at Hampson Park (north)
841	Land at Shephalbury Park

4.4 This leaves a total of 38 sites being carried forward.

4.5 Some of these sites have been merged / amended (table 4):

Table 5

Old ref	New ref	Site name	Explanation / old ref(s).
141	141	Matalan	Site extended to include car parks to the west (owned by SBC). Submitted application includes this additional area.
610	610	Land North of Stevenage	Sites merged. Multiple landowners, but developers are actively working together to progress a comprehensive scheme, which covers both site areas.
610a			
612	612	Land West of Stevenage	Sites merged. Multiple landowners and house builders are working together to bring a comprehensive scheme forward.
627			
628			
526	526	Primmitt Road car parks	Sites merged. Car parks are owned by the same landowner. Intention would be to bring the sites forward together.
528			

4.6 This reduces the total to 34 sites. These will not be reassessed for their availability or suitability in this update, unless their circumstances are known to have changed.

4.7 Three completely new SLAA sites have been submitted.

Table 6 New SLAA sites

Ref	Site name	Ward
151	Swimming Centre	Bedwell
148a	1 Town Square	Bedwell
609a	Car park - Bragbury End Sports Ground	Longmeadow

4.8 The circumstances of 17 sites previously excluded at various stages of the Assessment in 2012 and 2014 have changed since this time. These sites have been added back into this version of the SLAA, and will be reassessed, where necessary, alongside any other newly identified sites. A summary of this new information is provided in Table 6.

Table 7 Previously excluded SLAA sites to be reassessed

Ref	Site name	Ward	Change in circumstances
123	The Forum car park	Bedwell	Submission of availability information from landowner. Sites were previously confirmed to be 'unavailable*', or
128	Swingate House	Bedwell	
128a	Swingate surface car parks	Bedwell	
128b	Leisure Centre	Bedwell	

Ref	Site name	Ward	Change in circumstances
128c	Daneshill House	Bedwell	no response was received.
131	Southgate car park	Bedwell	
132	Multi storey car park	Bedwell	
133	Car park behind M&S	Bedwell	
142	The Plaza	Bedwell	
144	Station car park (north)	Bedwell	
145	Station car park (south)	Bedwell	
148	Town Square Chambers	Bedwell	
219b	NHS Southgate	Bedwell	
001	Shephall View	Bedwell	Submission of additional information / discussions with landowner. Sites were previously assessed as 'unachievable'.
126	Park Place	Bedwell	
219	NHS Danestrete	Bedwell	
616	Land at Todds Green (1)	Symonds Green Ward	

*All sites beginning with ref. 128 were previously assessed as one single site '128 Town Centre West'. The site has been split to enable easier assessment and identification of individual site characteristics.

4.9 As a result of the site identification process, a total of 54 specific sites were identified within the Borough that were considered to have potential to deliver five or more dwellings (net). These formed a 'long list' of sites to be considered within this assessment.

4.10 An assessment of suitability and availability has been carried out to eliminate those sites not considered to be candidates for housing development. Sites assessed in the previous SLAA, with no changes in circumstances, have not been reassessed.

4.11 The long list of sites is contained in Table 9 and site locations are shown on the maps on the following pages.

Table 8 Long list breakdown by site type

Site type	Number of sites	Net area (ha)
Allocation	1	0.48
Commercial	18	15.21
Community	9	2.64

Site type	Number of sites	Net area (ha)
Education	0	0
Employment	1	0.42
Garage court	2	0.68
Greenfield	11	113.52
Neighbourhood centre	11	10.79
Open space	1	0.90
Total	54	144.65*

*Figures may not sum precisely due to rounding

Table 9 Long list breakdown by ward

Ward	Number of sites	Net area (ha)
Bandley Hill	1	0.66
Bedwell	24	18.10
Chells	3	1.95
Longmeadow	5	21.57
Manor	1	0.28
Martins Wood	1	1.81
Old Town	2	1.00
Pin Green	1	0.90
Roebuck	3	1.77
Shephall	3	2.23
St Nicholas	1	0.86
Symonds Green	6	52.07
Woodfield	3	41.44
Total	54	144.65*

*Figures may not sum precisely due to rounding

4.12 It should be noted that this information represents an annual ‘snap-shot’ of the sites available for consideration as at 1st April 2015. It may be the case that since then new information is available and therefore will be incorporated in the next version of the SLAA.

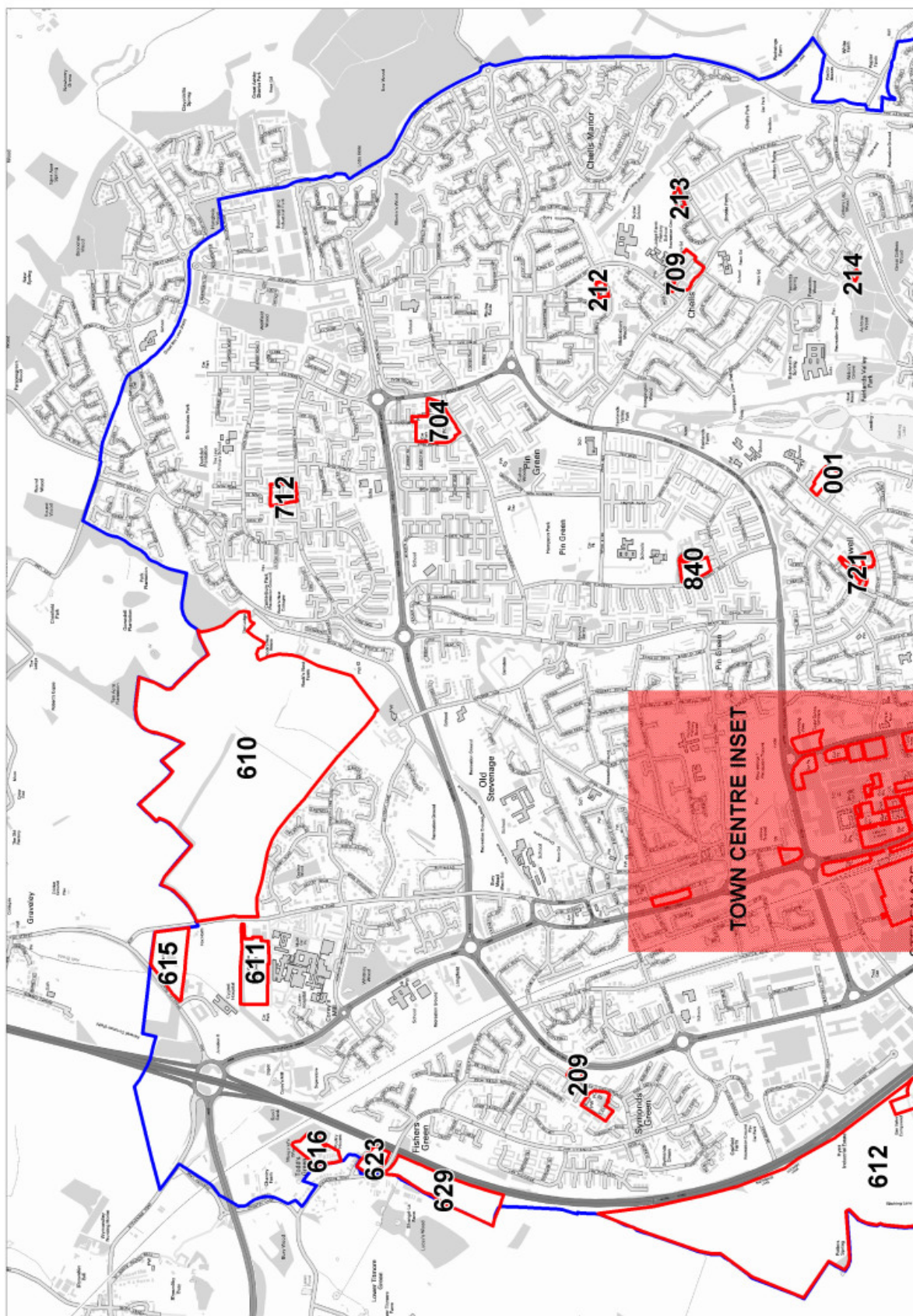
Table 10 SLAA Long List

Ref	Address 1	Ward	Use / Designation	Net area
001	Shephall View	Bedwell Ward	Allocation	0.48
107	Ken Brown Car showroom	Shephall Ward	Commercial	0.29
123	The Forum car park	Bedwell Ward	Commercial	0.76
125	Stevenage Leisure Park	Bedwell Ward	Commercial	6.13
126	Park Place	Bedwell Ward	Commercial	0.40
128	Swingate House	Bedwell Ward	Commercial	0.08
128a	Swingate surface car parks	Bedwell Ward	Commercial	0.77
128b	Leisure Centre	Bedwell Ward	Commercial	1.40
128c	Daneshill House	Bedwell Ward	Commercial	0.29
131	Southgate Car Park	Bedwell Ward	Commercial	0.43
132	Multi-storey car park	Bedwell Ward	Commercial	0.65
133	Car park behind M&S	Bedwell Ward	Commercial	0.41
141	Matalan & Triangle car park	Bedwell Ward	Commercial	1.08
142	The Plaza	Bedwell Ward	Commercial	0.36
144	Car park (north)	Bedwell Ward	Commercial	0.79
145	Car park (south)	Bedwell Ward	Commercial	0.28
148	Town Square Chambers	Bedwell Ward	Commercial	0.32
148a	1 Town Square	Bedwell Ward	Commercial	0.02
151	Swimming Centre	Bedwell Ward	Commercial	0.76
201	Shephall Centre and adjacent amenity land	Shephall Ward	Community	0.70
209	Ex-Play Centre	Symonds Green Ward	Community	0.11

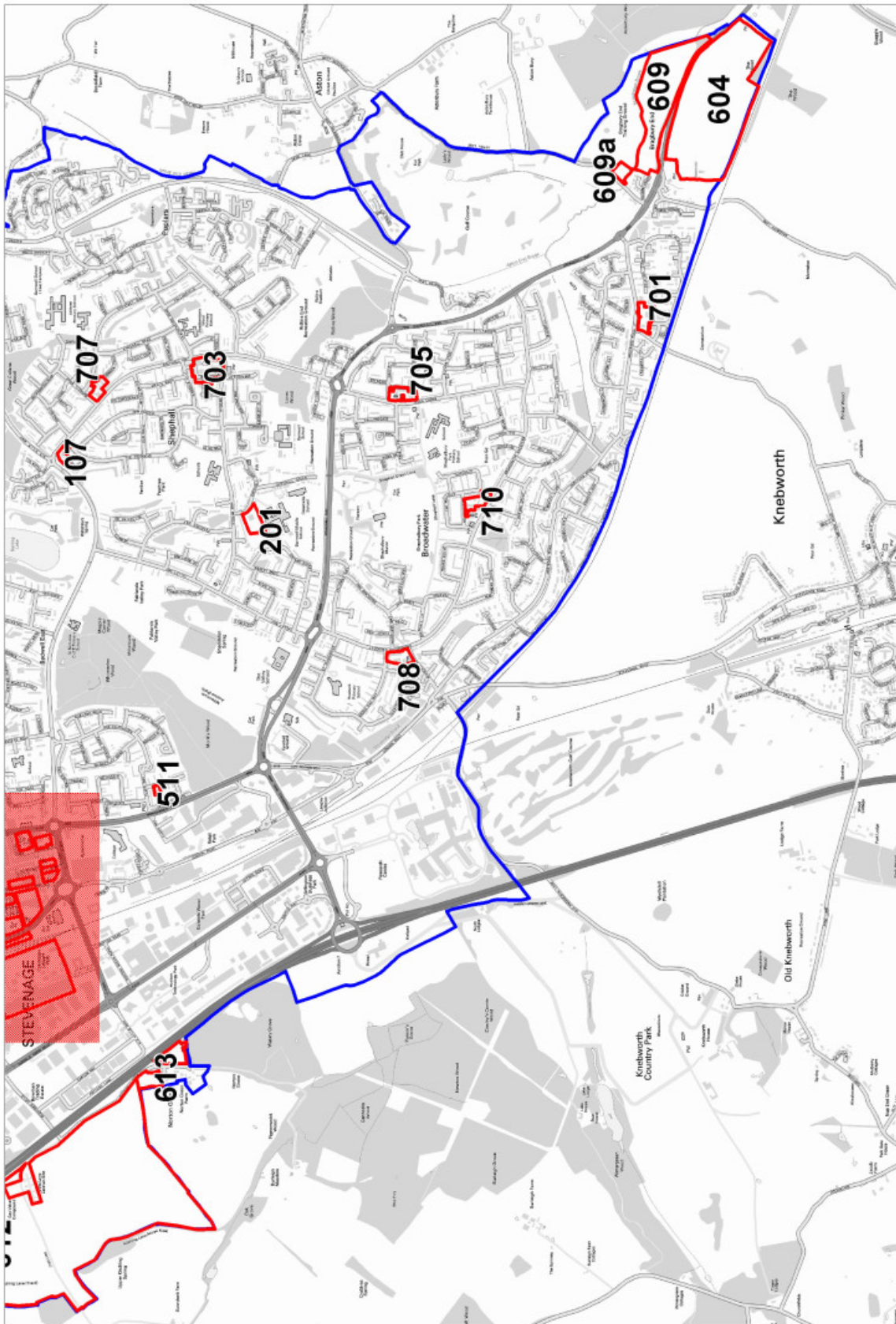
Ref	Address 1	Ward	Use / Designation	Net area
212	Scout Hut	Manor Ward	Community	0.28
213	Land at Eliot Road	Chells Ward	Community	0.28
214	Day Nursery	Chells Ward	Community	0.29
218	Social Services building	Bedwell Ward	Community	0.35
219	NHS Danestrete	Bedwell Ward	Community	0.25
219a	Town centre library	Bedwell Ward	Community	0.18
219b	NHS Southgate	Bedwell Ward	Community	0.21
408	Saffron Ground	Old Town Ward	Employment	0.42
511	Dunn Close Garage Court	Bedwell Ward	Garage court	0.10
526	Primett Road Car Parks	Old Town Ward	Garage court	0.58
604	Land south of A602	Longmeadow Ward	Greenfield	14.97
609	Bragbury End Sports Ground	Longmeadow Ward	Greenfield	5.00
609a	Car park - Bragbury End Sports Ground	Longmeadow Ward	Greenfield	0.41
610	Land North of Stevenage (NSC)	Woodfield Ward	Greenfield	36.33
611	Land West of North Road (Rugby Club)	Woodfield Ward	Greenfield	2.55
612	Land West of Stevenage	Symonds Green Ward	Greenfield	44.64
613	Land at Norton Green	Roebuck Ward	Greenfield	0.68
615	Garden Centre	Woodfield Ward	Greenfield	2.57
616	Land at Todds Green (1)	Symonds Green Ward	Greenfield	1.49
623	Land at Todds Green (2)	Symonds Green Ward	Greenfield	0.83
629	Land west of Stevenage (Allard family)	Symonds Green Ward	Greenfield	4.07
701	Kenilworth Close NC	Longmeadow Ward	N/hood centre	0.63

Ref	Address 1	Ward	Use / Designation	Net area
702	Filey Close NC	Symonds Green Ward	N/hood centre	0.93
703	The Hyde NC	Shephall Ward	N/hood centre	1.23
704	The Oval NC	Martins Wood Ward	N/hood centre	1.81
705	Oaks Cross NC	Longmeadow Ward	N/hood centre	0.57
707	Burwell Road NC	Bandley Hill Ward	N/hood centre	0.66
708	Roebuck NC	Roebuck Ward	N/hood centre	0.55
709	The Glebe NC	Chells Ward	N/hood centre	1.39
710	Marymead NC	Roebuck Ward	N/hood centre	0.54
712	Canterbury Way NC	St. Nicholas Ward	N/hood centre	0.86
721	Bedwell Crescent NC	Bedwell Ward	N/hood centre	1.62
840	Former Pin Green School playing field	Pin Green Ward	Open Space	0.90
TOTAL				144.65

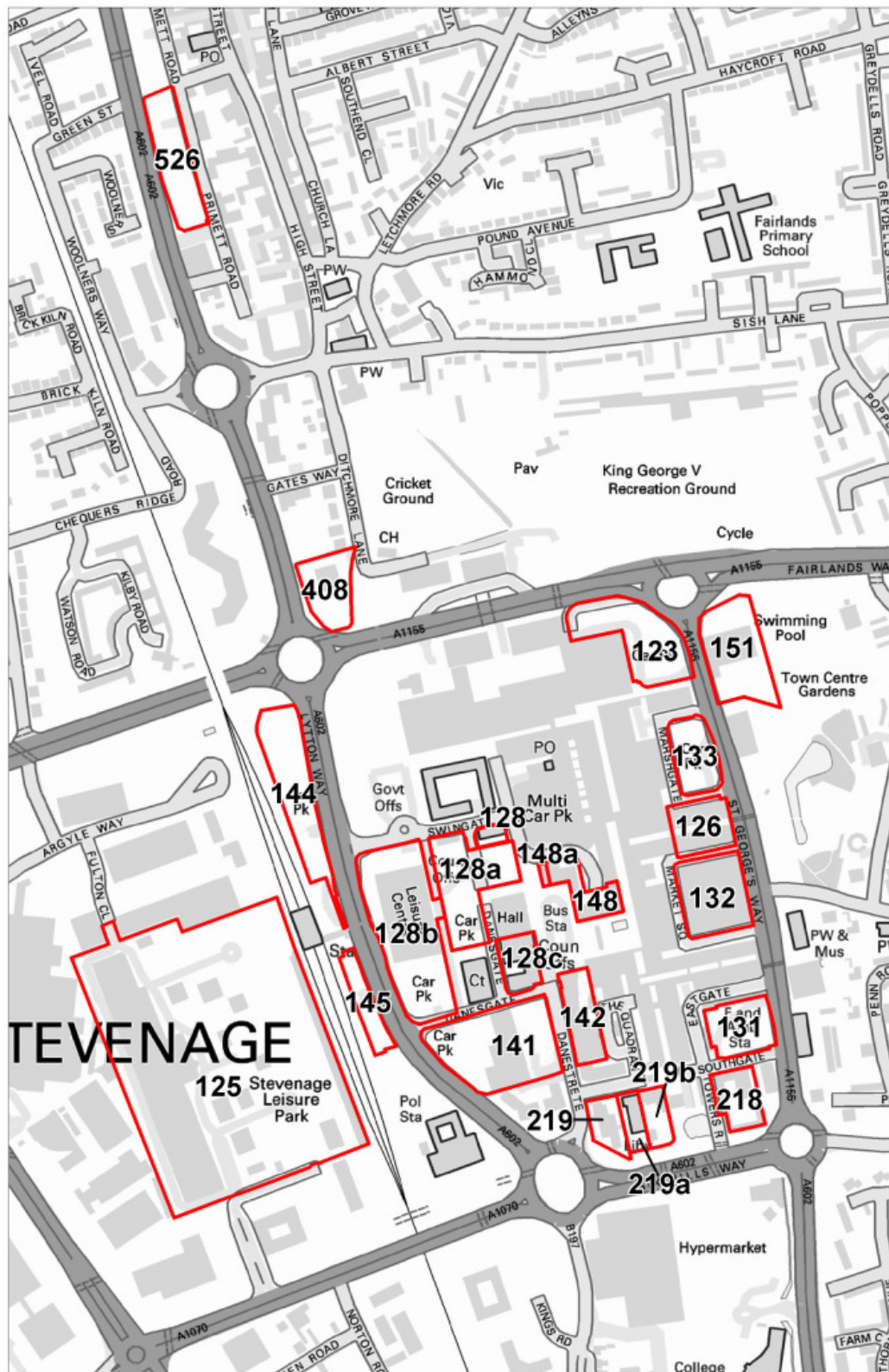
Picture 1 Long List 2015 - North



Picture 2 Long List 2015 - South



Picture 3 Long List 2015 - Inset Map



Availability

- 4.13** All of the 20 new long-listed SLAA sites have been submitted to us by the landowners themselves. In all cases, the landowner has informed us they are available for (re)development within the plan period, for housing.
- 4.14** There have been no changes to the availability of the remaining SLAA sites.
- 4.15** All 54 sites have been carried forward to the next stage of the assessment.

Suitability

4.16 Site visits were conducted to assess the new sites, or those with new information, for their suitability. Potential access routes, individual site characteristics and surrounding uses were identified, as well as any potential site constraints.

4.17 Sites which were not assessed to be constrained have been considered suitable for development.

4.18 Where constraints were identified, consideration has been given as to whether these can be reasonably overcome through (for example) a more sensitive approach to density and design, the provision of mitigating measures and / or replacement provision, etc. Where it is thought that this can be achieved, the site has been considered suitable for development.

4.19 Where site constraints cannot be overcome, sites were found to be unsuitable for development.

4.20 In some cases, sites were also excluded based on the cumulative effect of a number of these site constraints. For example, generally sites within a flood risk area, or sites with limited access, were not excluded at this stage, as these constraints can often be overcome. However, in some cases, where 2 or 3 of these site constraints were identified, sites have been excluded as they cannot be considered a suitable prospect for development.

4.21 Of the 54 sites, 16 were assessed for their suitability. The remainder have previously been positively assessed and circumstances have not altered since this time. All 16 were found to be suitable for development.

4.22 The 54 sites considered to be suitable and available for development have been categorised into three levels of suitability: 'good', 'moderate' and 'difficult', based on their specific circumstances and any site constraints.

- 7 were considered to be 'good' prospects for future development;
- 23 were considered to be 'moderate' prospects for future development;
- 24 were considered to be 'difficult' to development.

4.23 Those considered to be good and moderate include those which have few policy or site constraints and would be relatively straightforward to develop.

4.24 Those considered to be difficult are generally characterised by:

- Being specifically designated for something other than housing i.e. Green Belt land, Green Lungs, Wildlife Sites or Principal Open Spaces; and/or
- Requiring significant demolition; and/or
- Where it would be difficult to achieve a satisfactory scheme; and/or
- Where a landowner has deemed them to be difficult to develop; and/or
- Neighbourhood centres - as these require large-scale regeneration; and/or
- Having a number of moderate constraints, which together create difficulty in site delivery.

4.25 **Achievability**

4.26 Government guidance⁽⁴⁾ states that the test of achievability is essentially a judgement on the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

4.27 Due to the fact that we have very limited land available for development, it is crucial that we are certain as we can be that all of the sites we choose to allocate in the Local Plan will come forward. We require more certainty than other local authorities might because we will not have much, if any, additional land to fall back on. Depending on the formal housing target we adopt, if even a few of the smaller sites do not come forward, this could make our plan undeliverable.

4.28 In order to gain this level of certainty, we asked all landowners to provide us with further information relating to the achievability of their sites. We asked them to demonstrate that their sites can and will come forward within the plan period.

4.29 In the majority of cases, this information included; the estimated number and types of units, site density, any known constraints and how these will be dealt with, infrastructure requirements, likely timescales for delivery, and a basic financial viability appraisal.

4.30 Any sites where this information has not been provided have been excluded from the SLAA. The only exception to this is if applications have been submitted on any of the sites, in these cases sites have been considered to be achievable.

4.31 Town centre sites have been treated slightly differently. The regeneration of the town centre area is a key priority of Stevenage Borough Council. This will be residential-led, with the council encouraging and actively leading a major house-building programme. Many sites within this area have been put forward as potential redevelopment sites, and we have been actively engaging with landowners to discuss their development potential. The council have recently commissioned the Stevenage Central Framework with the aim of establishing a comprehensive plan for this area, and to determine where development might be most appropriate. This will be a relatively high level, strategic framework to guide the regeneration of the Stevenage Central area for the next 25 years. There will also be a need for a car parking strategy, alongside the Framework, in order to understand the parking requirements and to determine which existing car park sites can be freed up for other uses. As we do not wish to pursue a piecemeal approach, because this work is still underway, the council has not yet progressed/developed schemes for individual sites.

4.32 As we cannot assess individual schemes for their financial viability, we have used a range of sample schemes to show the general viability of sites within the Stevenage Central area. Sites have been grouped where their circumstances are the same - e.g. surface car park sites, the multi-storey car park, sites that accommodate occupied properties and The Plaza. We have also gathered and assessed information relating to any site specific constraints and delivery timescales.

4 National Planning Policy Framework: Planning Practice Guidance

4.33 Satisfactory information was provided for 53 of the 54 sites. One site was excluded at this stage:

Table 11

Ref	Site name	Ward	Reasons
132	Multi-storey car park	Bedwell	Achievability assessment and information submitted by the landowner has found the site to be unviable at this time. It is, therefore, highly unlikely that this site will come forward for redevelopment within the plan period.

4.34 At the end of the assessment process a total of 53 sites were identified as suitable, available and achievable.

5 Estimating the housing potential of each site

5.1 We have used the detailed achievability information relating to each site, provided to us by the landowner, to estimate housing potential. Where the landowner has submitted a dwelling estimate different to that which we estimated for the site in the previous SLAA, We have used their estimate, unless we consider that providing housing at the density proposed would be unsuitable for the site.

5.2 The only exception to this is in and around the town centre. As explained in para. 4.30, the future of sites within the town centre is currently being considered as part of the Stevenage Central Framework, therefore specific schemes have not been developed for the majority of sites. As such a blanket estimate across all sites has been used for town centre sites where schemes have not been submitted.

5.3 A density of 395dph has been used - based on average densities of permitted town centre schemes in the last 10 years. This has then been reduced by 80% to take into account the fact that some sites might not be used solely for residential purposes and may be required to accommodate alternative town centre uses, including parking provision and retail use. It also reflects the fact that not all of these sites are likely to come forward.

Dwelling estimates

Table 12 Suitable, available and achievable sites (excluding Town Centre)

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
001	Shephall View		Greenfield sites within urban area	Moderate	2016-2021	25	Site owned by SBC. Access is difficult, but can be provided by demolishing two garages between 226 and 228 Bedwell Crescent. Open space would need to be reprovided, or its loss justified. Village Green application was recently refused - potential for judicial review of decision. Positive financial appraisal submitted.	Deliverable
107	Ken Brown Car showroom	Shephall Way	Previously developed	Good	After 2021	36	Site owned by SBC. Current lease for service station operator due to expire end 2019. Garage block due to be demolished during 2014. Potential for land contamination acknowledged. Positive financial appraisal submitted.	Developable
201	Shephall Centre and adjacent amenity land	Shephall Green and Hydean Way	Greenfield sites within urban area	Moderate	2016-2021	34	Site owned by SBC. Existing community facility will require reprovision either on-site or in a suitable alternative location. Affordable homes may need to be reduced, or subsidised by other means, to ensure site viability. Acknowledgement that an	Developable

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
							arboricultural assessment will be required.	
209	Ex-Play Centre	Scarborough Avenue	Greenfield sites within urban area	Moderate	2016-2021	15	Site owned by SBC. Draft scheme allows for existing community centre to be retained on-site and extended. Financial appraisal takes into account community centre costs, as well as affordable homes and potential contributions. Scheme is shown to be viable.	Developable
212	Scout Hut	Drakes Drive	Greenfield sites within urban area	Moderate	2016-2021	18	Site owned by SBC. Financial appraisal includes the reprovision of the scout hut on-site. The appraisal demonstrates that viability would not prevent the site from coming forward, based on the draft scheme submitted.	Developable
213	Land at Eliot Road	Eliot Road	Greenfield sites within urban area	Difficult	Before 2016	16	Site owned by SBC. The lease for the existing use is due to end. Landowner is currently in discussion with the tenant to determine the demand for the facility and if an alternative location can be identified, if necessary. Mature trees are identified as a site constraint. Financial appraisal shows site to be viable.	Deliverable

Estimating the housing potential of each site

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
214	Day Nursery	Fry Road	Greenfield sites within urban area	Difficult	2016-2021	6	Site owned by SBC. Draft scheme retains the community facility but reduces the amount of floorspace - acknowledged that this will require robust justification. Existing lease runs out in 2015. Potential wildlife impacts also acknowledged. Positive financial assessment submitted.	Developable
511	Dunn Close Garage Court	Dunn Close	Previously developed	Moderate	Now	5	Site owned by SBC. No garages have been sold. 25 of the 27 garages included are currently occupied, however the leases can be terminated with just one week's notice. Tenants will be decanted into adjacent garages. A positive financial appraisal has been submitted.	Deliverable
526	Primett Road car parks (526 & 528)	Primett Road	Previously developed	Difficult	2016-2021	127	Site owned by SBC. Parking provision would need to be reprovided - potentially on the northern car park site in the form of a multi-storey. Noise attenuation has been identified as a potential additional cost. A draft scheme, with a positive financial appraisal has been submitted.	Developable
604	Land south of A602	Bragbury End	Green Belt	Difficult	2016-2021	400	Site owned by SBC. Site	Developable

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
							appraisals recognise development will require a new junction from the A602 and a number of other technical assessments. Around 50% homes will be larger, more aspirational (4-5 bed). Broad phasing of 50 private market units per year is assumed. Site is within the Green Belt. A positive financial appraisal has been submitted.	
609	Bragbury End Sports Ground	Bragbury End	Green Belt	Difficult	2016-2021	150	Site owned by private landowner. Sports facilities have been redundant for many years, although contributions would be required to mitigate against their loss. Ongoing discussions held with officers. Areas of flood risk have been identified and a draft Masterplan drawn up to avoid development in these areas. A new access from the A602 would be required. Site is within the Green Belt. The site is considered to be viable, various technical assessments have been carried out and landowners are keen to progress asap.	Developable

Estimating the housing potential of each site

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
609a	Car park - Bragbury End Sports Ground	Bragbury End	Green Belt	Difficult	Now	8	Site owned by a private landowner. The landowner is proposing either 8 to 10 smaller units, or 4 to 6 aspirational homes. Aspirational homes would be the preferable option from the Borough Council's point of view. The site is within the Green Belt. Access to the site is via a narrow lane, which would need to be resolved, along with suitable pedestrian and cyclist access.	Developable
610	Land North of Stevenage (610, 610a) (NSC)		Green Belt	Difficult	Now	1,136	Site is owned by private landowners. A draft Masterplan and technical studies demonstrate that there are no significant technical constraints to bringing the site forward, and that the scheme is deliverable now, well in advance of 2031. The site is within the Green Belt. The Consortium land is under an option agreement. It can be brought forward independently of the adjacent land in NHDC. The impact on the Conservation Area will require consideration.	Developable

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
611	Land West of North Road (Rugby Club)		Greenfield sites outside urban area	Difficult	Now	149	Site owned by private landowners. Recognised that the existing sports facilities will need to be satisfactorily relocated (funded by the sale of the existing site). A potential relocation site is currently being sought. A developer is on board and is in advanced discussions with the landowner. The draft submitted scheme is considered to be viable.	Developable
612	Land West of Stevenage (612, 627 & 628)		Greenfield sites outside urban area	Moderate	2016-2021	1,350	Multiple landowners and housebuilders are working collaboratively to bring the site forward. A scheme has been developed wholly within the SBC boundary. Draft scheme allows for Primary School, employment, open spaces and small-scale retail uses. Access is currently a key constraint, but solutions to this have already been drawn up. A comprehensive site appraisal concludes that existing site constraints and characteristics do not render the site unviable.	Developable

Estimating the housing potential of each site

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
613	Land at Norton Green		Greenfield sites outside urban area	Moderate	Now	14	Application submitted February 2015. Site assumed to be viable.	Deliverable
615	Garden Centre	Graveley Road	Green Belt	Difficult	2016-2021	103	Site is owned by a private landowner. The need for a full flood risk assessment is recognised. No significant constraints have been identified that would preclude the site from coming forward for residential use. Site is within the Green Belt. Discussions with the landowner held - owners are keen to progress a redevelopment scheme asap. Site could accommodate housing, but its remote location does not make it an ideal opportunity.	Developable
616	Land at Todds Green (1)	Stevenage Road	Green Belt	Difficult	Now	48	Site is owned by a private landowner. No significant constraints have been identified that would preclude the site from coming forward for residential use. Site is within the Green Belt. Numbers are limited due to the limitations of the available site access. Detailed acoustic information will be required due to the close proximity of both the mainline	Developable

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
							railway and the A1M. Acoustic buffering will be necessary.	
623	Land at Todds Green (2)	Stevenage Road	Green Belt	Difficult	Before 2016	16	Site is owned by a private landowner. Technical work undertaken. Potential noise implications - would require noise attenuation buffering. No new highways access required. Site is considered to be viable. However, the sites location on the opposite side of the A1(M) is remote in terms of its access to services. Site is adjacent to a listed building.	Developable
629	Land west of Stevenage (Allard family)	Stevenage Road	Greenfield sites outside urban area	Moderate	2016-2021	79	Site is owned by a private landowner. Draft scheme allows for large areas of the site to be used for noise attenuation and mitigation, and a landscape buffer. Suitable access would be required. Further discussion with Highways Authority advised. Public footpaths running through the site would need to be incorporated. Scheme is considered viable. However, site is relatively remote on the opposite side of the A1(M). Access to services is likely to be an issue.	Developable

Estimating the housing potential of each site

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
701	Kenilworth Close NC	Hertford Road	Previously developed	Difficult	2016-2021	65	All sites owned by SBC. Draft schemes drawn up for all centres previously (Matrix Study). An update to this study has been provided. Constraints and opportunities identified for each individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes.	Developable
702	Filey Close NC	Symonds Green	Previously developed	Difficult	After 2021	20		Developable
703	The Hyde NC	Hydean/ Shephall Way	Previously developed	Difficult	After 2021	50		Developable
704	The Oval NC	Vardon/ Jessop Road	Previously developed	Difficult	After 2021	275		Developable
705	Oaks Cross NC	Oaks Cross	Previously developed	Difficult	After 2021	13		Developable
707	Burwell Road NC	Burwell Road	Previously developed	Difficult	2016-2021	20		Deliverable
708	Roebuck NC	Broadwater Crescent/ Roebuck Gate	Previously developed	Difficult	After 2021	30		Developable
709	The Glebe NC	Mobbsbury Way	Previously developed	Difficult	After 2021	35		Developable
710	Marymead NC	Broadwater Crescent	Previously developed	Difficult	2016-2021	60		Deliverable
712	Canterbury Way NC	Canterbury Way	Greenfield sites within urban area	Difficult	After 2021	40	It is recognised that some centres may require gap funding, but regeneration is a council priority, and centres will require improvement works if they are left as they are, so it is likely that resources can be allocated to projects such as these in the future.	Developable
721	Bedwell Crescent NC	Exchange Road	Previously developed	Difficult	2016-2021	45		Developable
840	Former Pin Green School playing field	Lonsdale Road	Greenfield sites within urban area	Difficult	Now	42	Site owned by public sector landowner. Various technical studies have been produced for this site in the past. No constraints have	Deliverable

Ref	Address 1	Address 2	Land type	Prospects	Period	No. of units	Achievability summary	Deliverable / developable
							been identified that would render this site undeliverable. The site is easily accessible and is a relatively flat, unused space.	
TOTAL						4,430		

Table 13 Suitable, available and achievable sites (Town Centre)

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
125	Stevenage Leisure Park	Moderate	2016-2021	1,500		Site owned by private landowner. Positive financial appraisal submitted. Will require a longer term phased approach, estimated over 15-20 years. Existing leisure uses will need to be retained during the initial phases of redevelopment, to maintain the Existing Use Value.	Deliverable
141	Matalan & Triangle car park	Moderate	2016-2021	526		Site owned by private landowner. Application for 526 new homes submitted for Matalan site (including SBC triangle car park to the west).	Deliverable
123	The Forum car park	Good	After 2021	1154	The regeneration of the town centre area is a key priority of Stevenage Borough Council. This will be residential-led, with the council encouraging and actively leading a major house-building programme within the town centre and the surrounding area.	Surface car parked owned and directly managed by SBC. Subject to a car parking strategy for the town centre, there are no difficulties in arranging vacant possession.	Developable
126	Park Place	Moderate	Now			Site owned by private landowner. Site can now be considered	Deliverable

Estimating the housing potential of each site

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
					The Council have recently commissioned the Stevenage Central Framework to piece together all of the previous work and existing schemes and to create a comprehensive plan for how this area could be successfully redeveloped within the plan period.	'achievable' - ongoing discussions with landowner being held. Landowner is keen to progress either a small scale scheme, or a larger scheme with adjacent SBC car park sites. Preferred option of one additional storey would provide 76 new homes.	
128	Swingate House	Moderate	2016-2021		<p>A parking strategy will be required, alongside the Framework, in order to determine which existing car park sites can be freed up for other uses.</p> <p>Because this work is still underway, the council has not progressed/developed schemes for individual sites, as we do not wish to pursue a piecemeal approach.</p>	<p>Site owned by SBC. The 5 floors are occupied by both SBC and private tenants. Vacant possession could be secured from 2018. Further work would be required to determine precise requirements for relocation/reprovision of the council's operational space.</p>	Developable
128a	Swingate surface car parks	Good	After 2021		<p>A range of sample schemes have been appraised financially to ensure residential development in general, and the different types of sites submitted within the Stevenage Central area, are viable, and therefore achievable.</p>	<p>The three surface car parks are owned and directly managed by SBC. There are no tenants/leaseholders. Subject to a car parking strategy for the town centre, there are no difficulties in arranging vacant possession.</p>	Developable
128b	Leisure Centre	Moderate	After 2021			<p>Site owned by SBC. The Leisure Centre is subject to a lease to Stevenage Leisure Ltd., which expires 2023. However, there may be potential to negotiate an early release of the contract, if required. The leisure facilities would need to be reprovided, or their loss satisfactorily justified. Further work</p>	Developable

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
						is required to determine the precise requirements for relocation/reprovision.	
128c	Daneshill House	Moderate	2016-2021			Site owned by SBC. Currently accommodates the council offices, plus there is a lease to HSBC of part of the ground floor, which is due to expire in July 2016. The council offices would need to be reprovided. Further work is required to determine the precise requirements for reprovision.	Developable
131	Southgate Car Park	Good	2016-2021			Surface car parked owned and directly managed by SBC. Subject to a car parking strategy for the town centre, there are no difficulties in arranging vacant possession.	Developable
133	Car park behind M&S	Good	2016-2021			Surface car parked owned and directly managed by SBC. Subject to a car parking strategy for the town centre, there are no difficulties in arranging vacant possession.	Developable
142	The Plaza	Moderate	2016-2021			This group of properties is owned by SBC. There are 8 units: 3 are leased until 2035 and 5 are leased on short term arrangements, with vacant possession programmed in 2018. Negotiations to try to achieve early termination of the long	Deliverable

Estimating the housing potential of each site

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
						term leases can be entered into if necessary. Relocation premises are likely to be required for existing tenants. Discussions are ongoing with potential occupiers of a redevelopment including the NHS and HCC to create a public sector hub.	
144	Station car park (north)	Good	2016-2021			Surface car parked owned and directly managed by SBC. Subject to a car parking strategy for the town centre, there are no difficulties in arranging vacant possession.	Developable
145	Station car park (south)	Good	2016-2021			Surface car parked owned and directly managed by SBC. Subject to a car parking strategy for the town centre, there are no difficulties in arranging vacant possession.	Developable
148	Town Square Chambers	Moderate	2016-2021			Town Square Chambers comprises 22 commercial properties. There are a variety of lease agreements expiring between 2016 and 2022. The Council should be in a position to secure vacant possession by 2021.	Developable
148a	1 Town Square	Moderate	Now			Site owned by private landowner. Is currently occupied as a retail unit on the ground floor and residential use above. The landowner is keen for his site to be included	Developable

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
						in the wider regeneration of the town centre.	
151	Swimming Centre	Moderate	After 2021			The Swimming Centre is subject to a lease to Stevenage Leisure Ltd., which expires 2023. However, there may be potential to negotiate an early release of the contract, if required. The leisure facilities would need to be reprovided. Further work is required to determine the precise requirements for relocation/reprovision and a potential location.	Developable
218	Social Services building	Moderate	Now			Site owned by public sector landowner. Ongoing discussions with landowner being held. Viability assessment shows limited site constraints and, although it is acknowledged that full technical studies would be required, a draft, workable scheme has been submitted. The property is currently vacant.	Developable
219	NHS Danestrete	Moderate	2016-2021			Site owned by public sector landowner. Ongoing discussions with landowner being held. Site is likely to be developed as part of a wider scheme to include adjacent NHS and HCC land holdings. The property is part vacant and due to be completely vacated by mid 2015. The property is not fit	Developable

Estimating the housing potential of each site

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
						for purpose. There is a desire to accommodate all public sector uses together within a town centre community hub.	
219a	Town centre library	Moderate	Now			Site owned by public sector landowner. Ongoing discussions with landowner being held. Site is likely to be developed as part of a wider scheme to include adjacent NHS and HCC land holdings. However, the achievability submission considers that the library could be brought forward independently of the attached NHS property if necessary. The property is currently occupied, but is in need of renovation. Although it is acknowledged that full technical studies would be required, a draft, workable scheme has been submitted and limited site constraints have been identified.	Developable
219b	NHS Southgate	Moderate	2016-2021			Site owned by public sector landowner. Ongoing discussions with landowner being held. Site is likely to be developed as part of a wider scheme to include adjacent NHS and HCC land holdings. The property is currently occupied, but it is not fit for purpose. There is a desire to relocate to an alternative town centre location which can	Developable

Ref	Address 1	Prospects	Period	No. of units	Achievability summary		Deliverable / developable
					Town centre regeneration	Individual site constraints / characteristics	
						accommodate all public sector uses within a community hub.	
408	Saffron Ground	Moderate	2016-2021			Site owned by private landowner. Scheme drafted and discussed with officers. Existing building to be retained and converted, along with additional car park redevelopment. Further discussions around the purchase of SBC land to enable expanded scheme at early stage. Application expected to be submitted in 2015. Landowners have confirmed a scheme would be viable and are keen to progress.	Developable
TOTAL				3,180			

6 Reviewing the Assessment

6.1 The previous sections identify specific sites in Stevenage that can be considered for housing delivery. The number of dwellings each of these sites is likely to achieve has also been assessed, and is illustrated in Tables 11 & 12 (on the previous page).

6.2 The dwelling estimate can be summarised as follows:

Table 14 Maximum number of dwellings likely to be achieved in each category

Suitability	Number of dwellings
Good	307
Moderate	4,449
Difficult	2,854
TOTAL	7,610

6.3 Sites estimated to be capable of delivering a total of 7,562 dwellings are identified. This includes 307 dwellings on sites considered to be 'good' prospects for future development, 4,449 on sites considered to be 'moderate' prospects for future development, and 2,854 on sites considered to be 'difficult' to develop.

6.4 Our interim housing target covers the period 2011 to 2031. As a result, it is necessary to include those homes already completed since this time (from 1st April 2011 to 31st March 2015), and those already in the planning process. As discussed in Chapter 3, this includes 1,781 units, which have been added to the calculations for potential housing delivery below.

6.5 The maximum total number of dwellings that could be achieved by developing all of the specific sites identified within this Assessment, including the sites already completed or in the planning process, comes to 9,391.

6.6 Government guidance suggests that, following this process, the assessment should be reviewed to determine whether sufficient sites have been identified to meet our housing targets, or whether further sources, including broad locations for development and / or windfalls should be considered⁽⁵⁾. It is clear that these sites are sufficient to meet our housing target, if it is to remain at the 7,600 level.

6.7 As we only currently have an interim housing target for the Borough and a formal target for the emerging Local Plan has yet to be determined, following the methodology used in the previous SLAA, we will review a number of alternative scenarios. This will enable us to develop potential options, based on the release of different land types. These figures should then help us to weigh up different policy objectives successfully, and to determine whether or not we want/need to review our existing policy designations, for example, or release land from the Green Belt.

5 Strategic Housing Land Availability Assessments Practice Guidance (DCLG, 2007)

6.8 The results of this will be considered, alongside our other evidence studies, and the ONS population projection figures, when developing a suitable housing target for the Borough.

6.9 In order to do this, the sites have been categorised into four different land types. This follows a widely accepted sequential approach:

1. Previously developed land
2. Greenfield sites within the urban area
3. Greenfield sites outside of the urban area
4. Green Belt land

6.10 In line with the principles of sustainable development, we will aim to enable previously developed land to be developed first, with Green Belt land only being used as a last resort.

6.11 The following table identifies how many homes could be achieved between 2011-2031.

Table 15 Maximum potential for housing delivery

Suitability	Completions and planning permissions	SLAA sites				TOTAL
		Previously developed	Greenfield sites within urban area	Greenfield sites outside urban area	Green Belt	
Sites already in the planning process (PP)	1,781					1,781
Good		307				307
Moderate		2,929	77	1,443		4,449
TOTAL (PP + Good + Moderate)	1,781	3,236	77	1,443		6,537
Difficult		746	98	149	1,861	2,854
TOTAL (PP + Good + Moderate + Difficult)	1,781	3,982	175	1,592	1,861	9,391
Cumulative total	1,781	5,763	5,938	7,530	9,391	

6.12 The cumulative totals illustrate the number of dwellings that could be delivered by sequentially developing the different land types. If only previously developed sites were to be developed, around 5,750 would be the maximum number of homes we could achieve. Developing all sites within the urban area (previously developed and Greenfield sites within urban area) would deliver just under 6,000 units. Developing all previously developed and Greenfield sites could deliver around 7,500 homes, and if the maximum total of around 9,400 was to be achieved, this would involve releasing land from the Green Belt land.

6.13 This will help to enable us to make decisions on whether we need to develop less sustainable Green Belt land, or whether we can achieve enough development to meet our needs by using previously developed land, or Greenfield sites within or outside the urban area.

6.14 It is important to note that the SLAA tests sites on an individual basis. It does not necessarily, for example, consider cumulative effects or whether multiple sites of a similar nature might come forward for development (either in practical or policy terms*). It also does not consider competing land interests where, for example, a site is identified for both potential future housing and potential future employment use.

6.15 It may therefore be necessary in the course of the Local Plan process to make some further assumptions about how many of the sites in the SLAA (or parts thereof) may or may not come forward or be allocated to ensure any proposed housing targets are not unrealistic or over-optimistic.

* for example where multiple, small open space sites or neighbourhood centres have been identified.

Phasing

6.16 Sites are likely to come forward in different time periods - we asked landowners to tell us when they would see their sites coming forward, where we did not receive a response, or where we believe the response does not reflect all of the site characteristics, we have estimated this ourselves.

Table 16 Indicative phasing of maximum housing supply between 2011-2031

Period	Completions/existing housing supply	Identified sites	TOTAL
2011-2016	397	1,893	2,290
2016-2021	1,384	4,926	6,310
2021-2031		791	791
TOTAL			9,391

6.17 The table above reflects the responses of landowners when they told us their sites were available. Further work is likely to be required to update and ensure the accuracy of these phasing assumptions.

7 Windfall sites

7.1 In order to determine the number of sites likely to come forward as windfall delivery, a review of the average number of windfall sites completed annually was undertaken. Since the start of the plan period, an average of 20 net dwellings per year have been completed. Residential garden development has been excluded from these calculations, in line with national guidance⁽⁶⁾.

7.2 A windfall allowance of 20 units per year, after the first five years, as national guidance recommends, can be justified.

7.3 In total, an additional 200 dwellings could be delivered between 2021 and 2031 from these sources.

6 National Planning Policy Framework, 2012

8 Conclusions

8.1 This SLAA covers the Stevenage Borough Council area and has been conducted in line with the most recent government guidance.

8.2 Housing supply over the periods 2011-2031 has been considered.

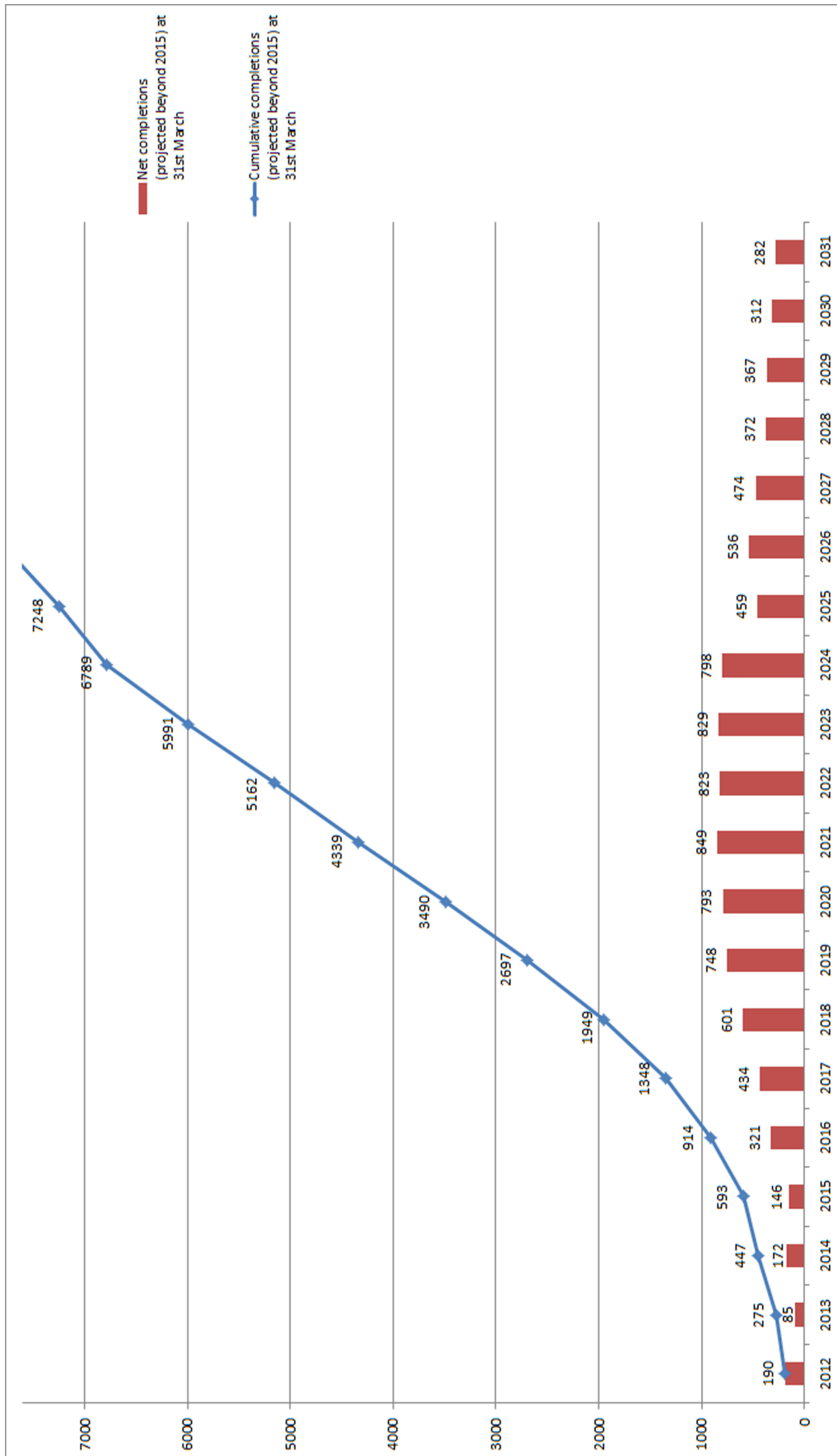
8.3 The SLAA identifies that a total of 9,391 dwellings could be delivered over this period (including 1,781 units already in the planning process). Taking into account a windfall allowance of 20 dwellings per year, this brings the total to 9,591 new homes.

8.4 Consequently, enough sites are identified to meet our interim housing target.

8.5 Some assessment of these dwelling numbers has also been carried out, in Chapter 6, to help inform the selection of a formal housing target in the future, as part of our emerging Local Plan. Sites have been broken down by land type to enable us to see how many sites could be delivered under different circumstances, for example, if only previously developed sites were to be considered, or if Green Belt sites were excluded. This should enable us to examine a variety of different options, alongside our other evidence studies, and ensure an appropriate balance is achieved between environmental impact and local need.

8.6 The housing trajectory, on the following page, details when the housing sites identified are likely to come forward.

Picture 4 Housing Trajectory 2015





Appendices

Strategic Land Availability Assessment: Housing. Update June 2015

Appendix 1 Sites already in the planning process

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

Table 17 : Housing completions

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

Committed housing supply, as of 31 March 2015:

Table 18 Homes under construction

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
		376	3	373

Table 19 : Sites with detailed planning permission but where construction has not started (Extant permissions)

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

Reference	Address1	Totals to build	Loss outstanding as of 31/03/2015	Net pending
14/00532/FP	14 Brick Kiln Road	1	1	0
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 20 Sites with outline permission (OP)

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

Sites already in the planning process

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

Table 21 Sites that have been granted a resolution-to-permit, subject to a S.106 agreement

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

