

Authority  
Monitoring  
Report

2022/23

Stevenage  
Borough  
Council

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## INTRODUCTION

The Authority Monitoring Report (AMR) replaces the old requirement for Local Planning Authorities to submit an Annual Monitoring Report to the Secretary of State. The duty to monitor and report still remains and is an important part of the plan-making process.

This report covers the period from **1 April 2022 to 31 March 2023**, referred to as the 'monitoring year'.

This AMR reports on the following:

- Local Context and Contextual Indicators - indicators that set the scene/paint the picture of the district that we're planning for;
- Progress of the Development Plan against the Local Development Scheme (LDS); Duty to Cooperate;
- Community Infrastructure Levy (CIL); and
- Growth/changes in the district in the monitoring year.

## STRUCTURE OF THE REPORT

The report is divided into 3 sections:

**Section 1** includes [Local Context and Contextual Indicators](#) including the local and regional context, demographic information, economic activity, travel flow data, socio-cultural profile, housing profile and environment profile.

**Section 2** includes [Indicators from the Regulations](#) including progress against the current Local Development Scheme and 'Duty to Cooperate' actions and details.

**Section 3** includes the growth in [housing numbers](#) and the calculation of the **five-year land supply** in the borough, together with other indicators relating to [retail](#), [employment](#) and **environmental changes**.

Where there has not been any change in the Borough with regard to the monitoring indicators, information has been drawn upon from the previous year's Authority Monitoring Report. For example, some of the contextual indicators and the local context have not changed significantly since the last report in 2019/2020, and so have been included from the previous report. However, where changes have been observed, new and updated information has been included in this AMR.

## SECTION 1: LOCAL CONTEXT AND CONTEXTUAL INDICATORS

### THE LOCAL AND REGIONAL CONTEXT

- 1.1 Stevenage is a predominantly urban Borough comprising an area of 2,597 hectares (25.96 square kilometres/10 square miles) in Hertfordshire. Approximately a tenth of the Borough currently lies within the London Metropolitan Green Belt.

**Figure 1 Main features of Stevenage**



- 1.2 Figure 1 illustrates the main features of the Borough in its wider geographical context.

- 1.3 The town is connected to Junctions 7 and 8 of the A1(M) which links London, the midlands and the north. The A602 connects Stevenage to Hitchin and Ware while the nearby A505 provides connections between Luton Airport and Cambridgeshire. The urban road network of Stevenage comprises three main north-south routes and four main east-west routes. There is an extensive commercial bus network. Most homes are within 400 metres of a bus stop and it is a short walk from the bus station to the train station.

- 1.4 Wide roads and a cycle and pedestrian network link all parts of the town. Stevenage's railway station is on the East Coast Main Line. There are long distance rail links between London and the north. Commuter services connect the town to London Kings Cross, Cambridge and Peterborough as well as nearby towns including Hitchin, Letchworth and Welwyn Garden City. There are also trains to London Moorgate and Hertford via a branch line.

## CONTEXTUAL INDICATORS

1.5 The following indicators help paint a portrait of the Borough with respect to its socio-economic profile.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• <b>Demographic Profile</b> <ul style="list-style-type: none"> <li>○ Mid-year Population Figures</li> <li>○ Broad Age-Group Population and Population Projections</li> <li>○ Broad Ethnic Group Population</li> </ul> </li> <li>• <b>Economic Activity</b> <ul style="list-style-type: none"> <li>○ Labour Supply</li> <li>○ Employment by Occupation</li> <li>○ Earnings by Residence</li> <li>○ People Claiming Job Seeker's Allowance</li> <li>○ Job Density</li> <li>○ Business Counts in Stevenage</li> <li>○ Qualifications in Stevenage</li> </ul> </li> <li>• <b>Socio-Cultural Profile</b> <ul style="list-style-type: none"> <li>○ Deprivation</li> <li>○ Crime</li> <li>○ Health Profile</li> <li>○ Health Inequalities</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>○ Child Health</li> <li>○ Local Priorities</li> <li>○ Travel Flow Data</li> </ul> <ul style="list-style-type: none"> <li>• <b>Transport</b></li> </ul><br><ul style="list-style-type: none"> <li>• <b>Housing Profile</b> <ul style="list-style-type: none"> <li>○ Number of Homes in Stevenage</li> <li>○ Affordable Housing Completions</li> <li>○ House Price Index Data</li> </ul> </li> <li>• <b>Environment Profile</b> <ul style="list-style-type: none"> <li>○ Listed Buildings</li> <li>○ Green Belt</li> <li>○ Flood Risk</li> <li>○ Green Links</li> </ul> </li> <li>• <b>Developer Contributions</b></li> </ul> |
|---|--|

## Demographic Profile

### Mid-Year Population Figures

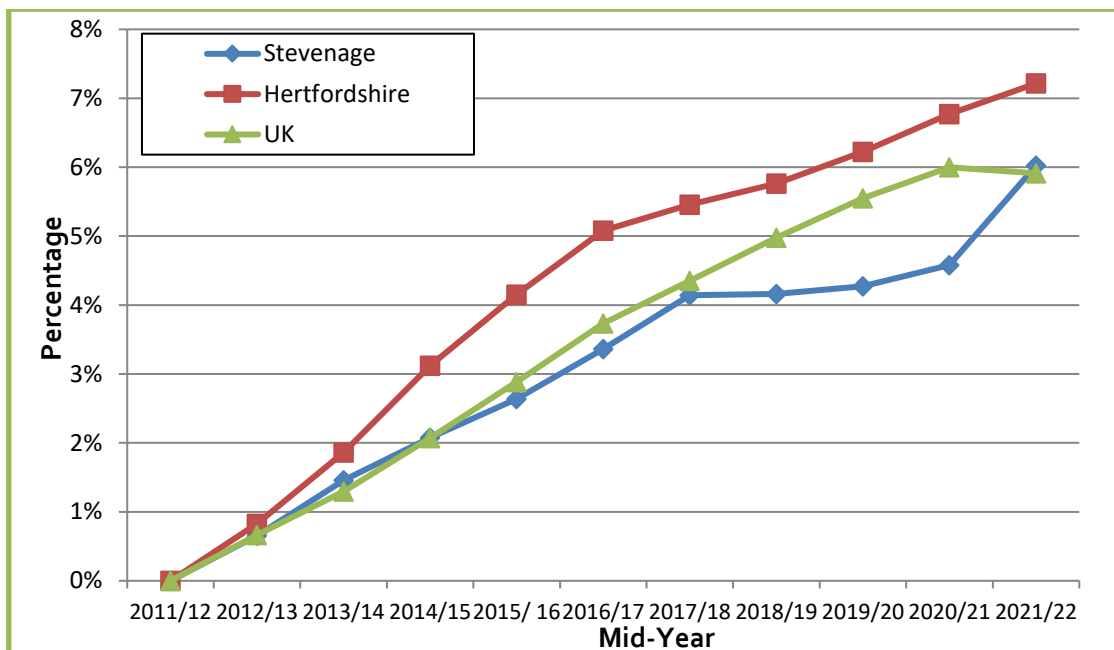
1.6 Stevenage has seen a significant increase in its population over the last few years. There has been an increase of 6% in the Borough's population since 2011. This is marginally less than the 7.2% increase in Hertfordshire and the 6.5% increase in England.

**Table 1 Population estimates over the Local Plan period**

Monitoring	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	% change
Area	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Mid 2015	Mid 2016	Mid 2017	Mid 2018	Mid 2019	Mid 2020	Mid 2021	Mid 2022	2011/2020
Stevenage	84,247	84,824	85,520	85,993	86,579	87,285	87,739	87,754	87,845	88,104	89,320	89,737	+6.02%
Hertfordshire	1,119,824	1,129,291	1,140,618	1,154,195	1,165,332	1,176,386	1,180,934	1,184,365	1,189,519	1,195,672	1,200,620	1,204,588	+7.22%
England	53,107,169	53,493,729	53,865,817	54,316,618	54,786,327	55,268,067	55,619,430	55,977,178	56,286,961	56,550,138	56,536,419	57,106,398	+6.46%

Source: Office for National Statistics, 2022

**Figure 2 Population percentage increase since 2011/2012**



### **Broad Age-Group Population and Population Projections**

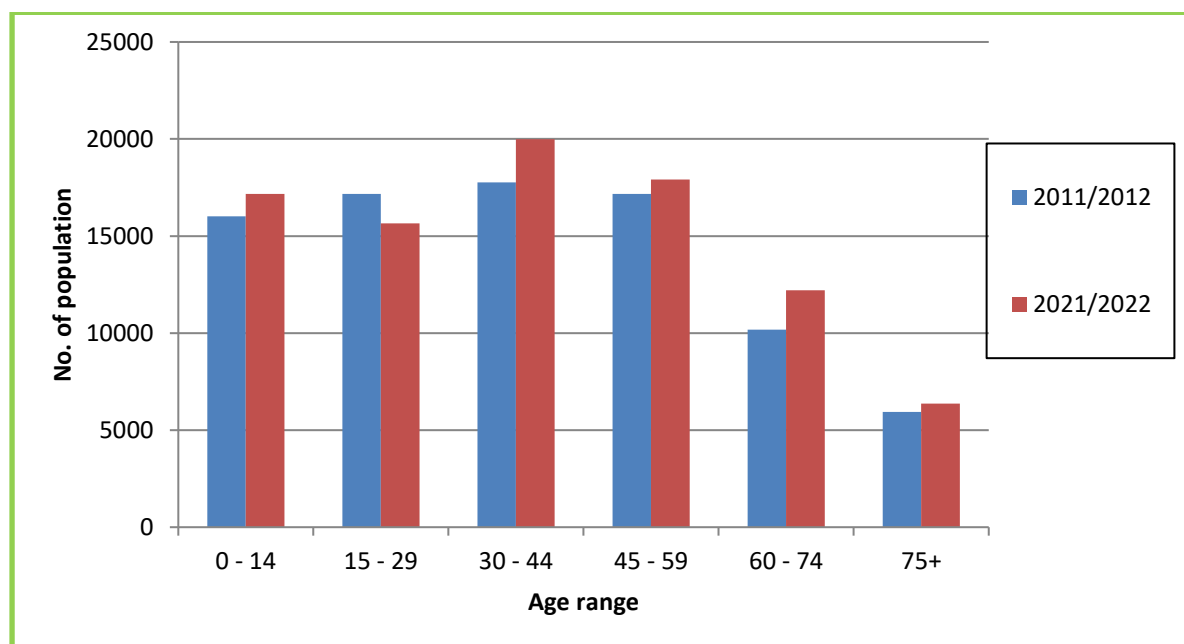
- 1.7 The following table and figure show the mid-year population change in 2021/22 by broad age groups. It can be seen that there has been a consistent rise in all population age groups other than the 15 - 29 age group.

**Table 2 Actual and % change of population age ranges in Stevenage, 2011/12 - 2021/22**

Age range	2011/12	2021/22	% change since 2011
0 – 14	16,024	17,172	7.16%
15 – 29	17,169	15,655	-9%
30 – 44	17,765	19,997	12.56%
45 – 59	17,178	17,914	4.28%
60 – 74	10,177	12,210	19.98%
75 +	5,934	6,372	7.38%
<b>Total</b>	<b>84,247</b>	<b>89,320</b>	<b>6.02%</b>

Source: Office for National Statistics, 2022

**Figure 3 Actual population of Stevenage**



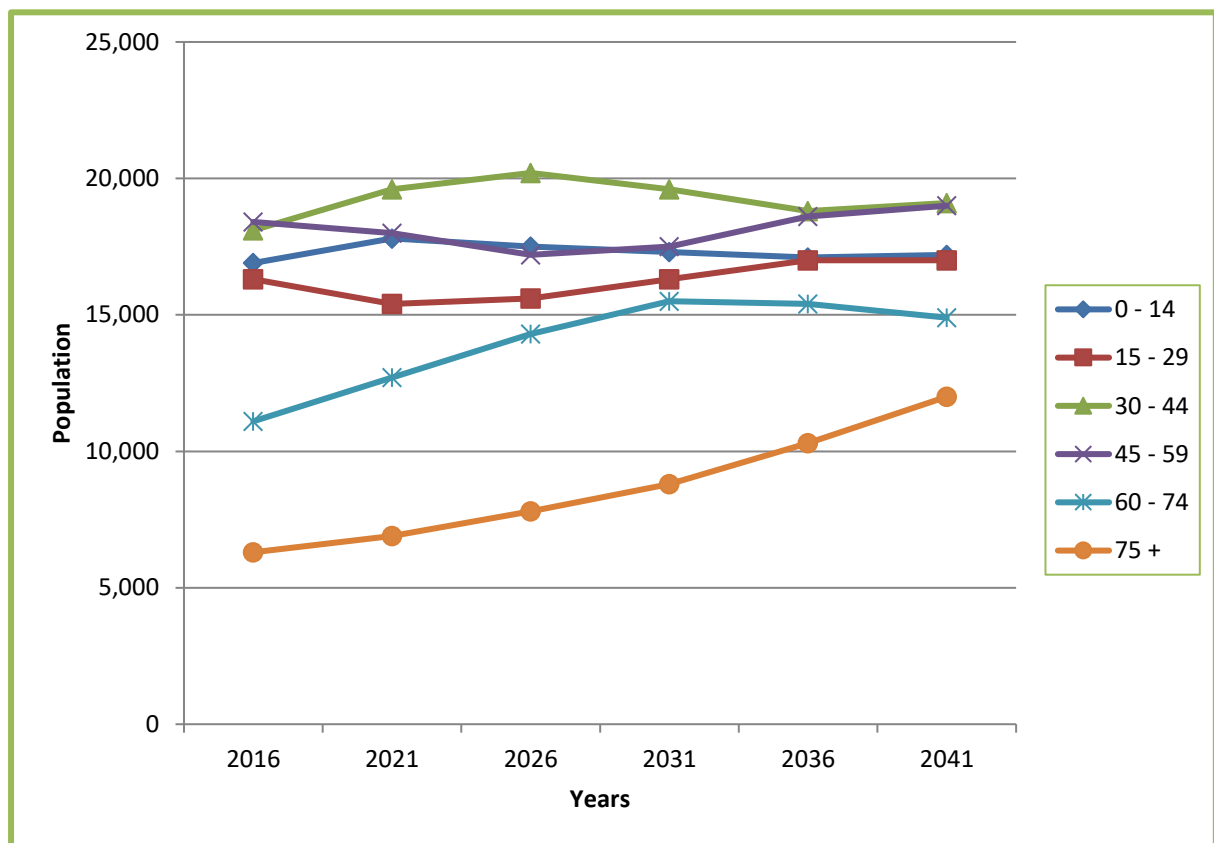
- 1.8 Population figures predict that there will be a significant increase in the number of people aged 60 years and above while there would be a steady rise in all other age groups. These figures are based on the data from the Subnational Population Projections 2012 and are indicative of an ageing population in the UK.

**Table 3 Projected age profiles for Stevenage to 2041**

Age Range	2016	2021	2026	2031	2036	2041	% change
0-14	16,900	17800	17500	17300	17100	17,200	+ 1.78%
15-29	16,300	15400	15600	16300	17000	17,000	+ 4.30%
30-44	18,100	19600	20200	19600	18800	19,100	+ 5.52%
45-59	18,400	18000	17200	17500	18600	19,000	+ 3.26%
60-74	11,100	12700	14300	15500	15400	14,900	+ 34.23%
75+	6,300	6900	7800	8800	10300	12,000	+ 90.48%
All people	87300	90100	92700	94800	97000	99,300	+ 13.75%

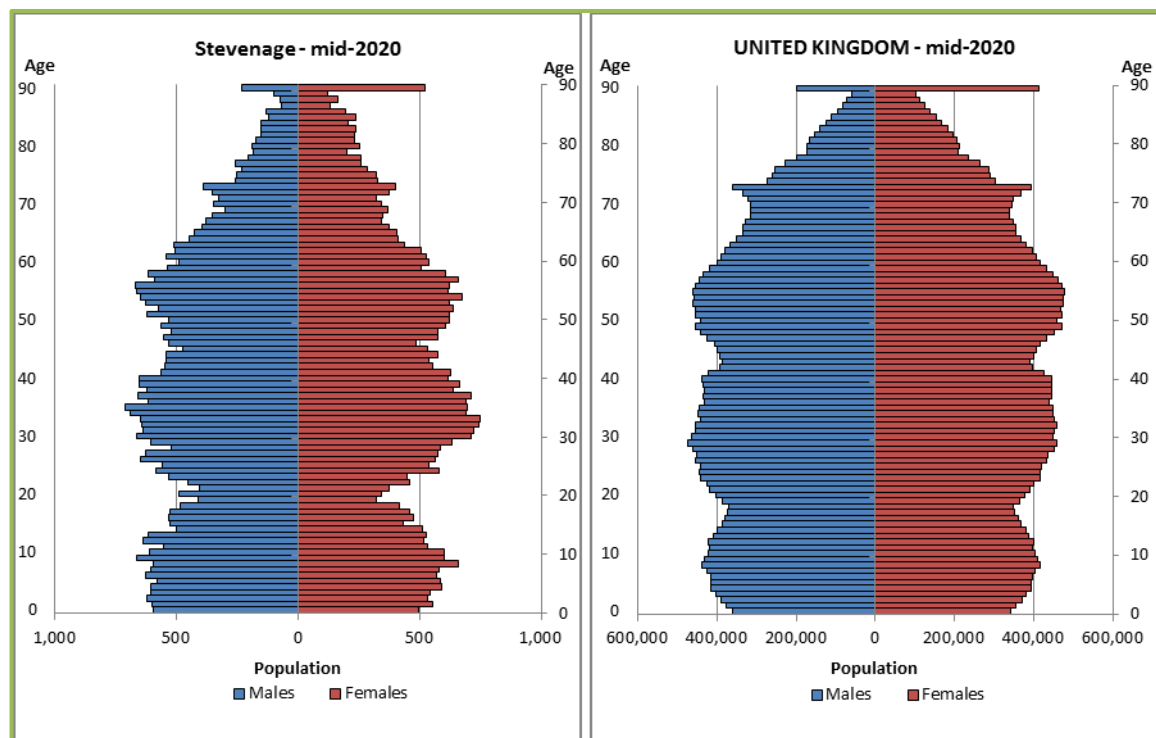
Source: Office for National Statistics, 2022

**Figure 4 Projected age profiles for Stevenage to 2041**



1.9 The population pyramid below shows the division of the population of Stevenage in 2020 by age and gender. The ratio of males to females is reasonably equal in Stevenage and this is reflected in the population of the UK also.

**Figure 5 Population by Gender for Stevenage and United Kingdom 2020**



Source: Office for National Statistics, 2021



## Broad Ethnic Group Population

- 1.10 The table below shows the broad ethnic breakdown in Stevenage. The mid-year estimates are not available for this group as the population data by ethnicity is only collected and presented in each Census. From the 2011 Census, in Stevenage 73,531 people (87.5%) were White and Non-White (12.4%).
- 1.11 In Hertfordshire, the proportion of white people within the total population was 87.5% and the proportion of Asian/Asian British was 6.5%. In England, 85.3% of the population were White. In Stevenage, the greatest proportion of non-white people is Black/African/Caribbean/Black British (3.4% of the total population); this compares with 3.5% of the total population for England for this broad ethnic group.

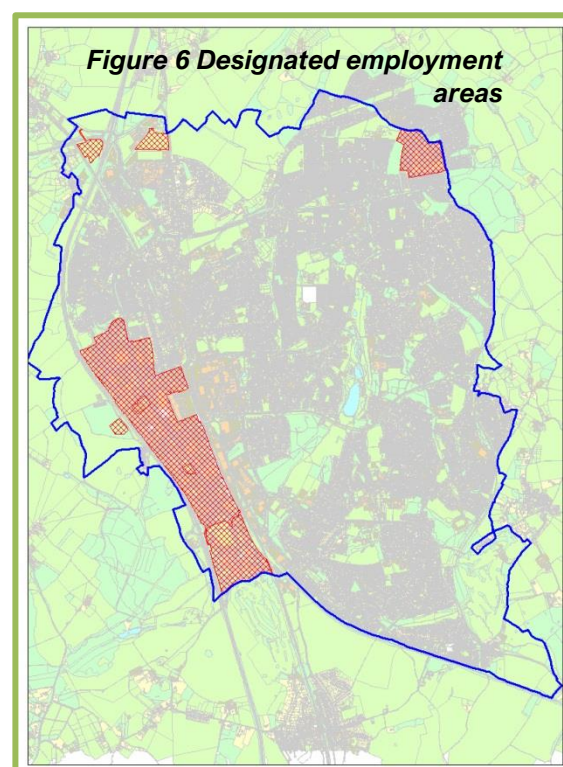
**Table 4 Broad ethnic group populations in Stevenage and Hertfordshire**

Area	White	Gypsy / Traveller / Irish Traveller	Mixed / Multiple Ethnic Groups	Asian / Asian British: Indian	Asian / Asian British: Pakistani	Asian / Asian British: Bangladeshi	Asian / Asian British: Chinese	Asian / Asian British: Other	Black / African / Caribbean / Black British	Other Ethnic Group	All categories
Stevenage	73,531	67	2,265	1,626	489	536	635	1,562	2,836	410	83,957
Hertfordshire	976,346	1,149	27,497	28,848	12,302	5,608	8,462	17,361	31,401	7,088	1,116,062
England	45,226,247	54,895	1,192,879	1,395,702	1,112,282	436,514	379,503	819,402	1,846,614	548,418	53,012,456

Source: Office for National Statistics, Census 2011

## Economic Activity

- 1.12 This section presents information about economic activity in Stevenage. As well as employment and unemployment numbers, the section also includes information on employment by occupation, qualifications, and earnings by residence, out-of-work benefits, jobs and business counts in the district.
- 1.13 Stevenage has two designated employment areas in the Borough; Gunnels Wood and Pin Green. Between them they encompass approximately 231 hectares of employment land.
- 1.14 The resident population of Stevenage in the year 2020 to 2021 was 89,320 and the total population aged 16 - 64 was 58,408.



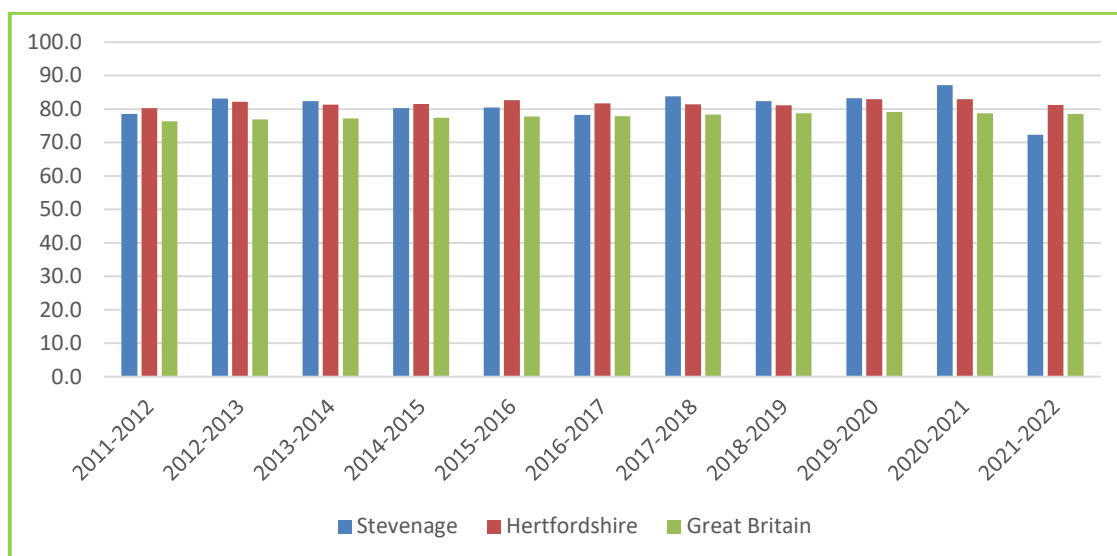
## Labour supply

- 1.15 The labour supply in the Borough over the past ten years is shown in the next graph. The labour supply is the amount of economically active people in the district, calculated as a percentage of the total number of people aged 16-64.

1.16 It is important to ensure that Stevenage maintains a good labour supply in order to support economic growth in the town.

1.17 The percentage of economically active people in Stevenage has been fluctuating since the start of the Plan period. However, in the 2021/22 period it dropped below the labour supply of Hertfordshire and the UK.

**Figure 7 Percentage of labour supply since 2011**



Source: NOMIS official labour market statistics, 2022.

### Employment by occupation

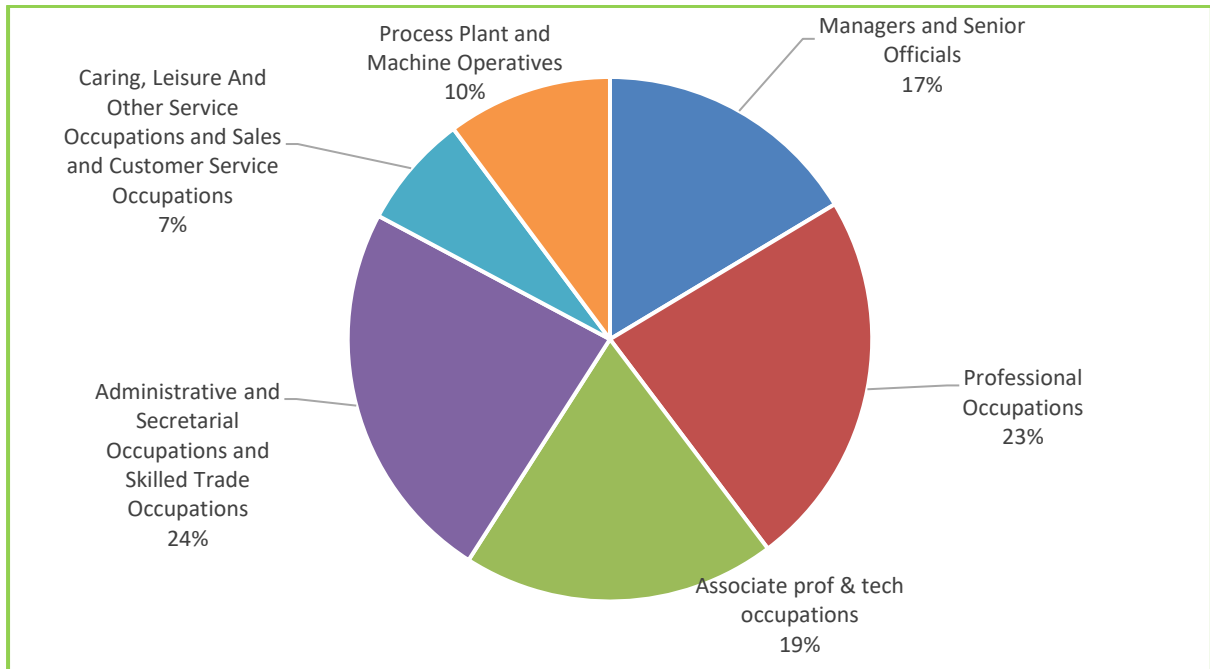
1.18 NOMIS reported each Stevenage occupation separately in the 2019/2020 data, this year the NOMIS data in the Annual Population Survey 2020/2021 combined the data for: Soc 2010 Major Groups 4 to 5, Soc 2010 Major Group 6 to 7, and Soc 2010 Major Group 8 to 9. This was due to sample sizes being too small for reliable estimates. Between April 2021 and March 2022, the highest proportion of all persons in employment in Stevenage was in administrative/skilled trades (23.3%) but followed closely by professional occupations with 22.9%. Next was associate professional and technical occupations with 19.0% of the total persons in employment.

**Table 5 Employment by Occupation in Stevenage and Great Britain 2021/2022**

Occupation Group	Occupation	Stevenage (%)	Great Britain (%)
Soc 2010 Major Group 1-3	Managers, Directors and Senior Officials	16.1	10.4
	Professional Occupations	22.9	25.5
	Associate Professional & Technical	19.0	14.9
Soc 2010 Major Group 4-5	Administrative & Secretarial	23.3	10.3
	Skilled Trades Occupations		8.7
Soc 2010 Major Group 6-7	Caring, Leisure and Other Service Occupations	6.9	8.1
	Sales and Customer Service Occupations		6.7
Soc 2010 Major Group 8-9	Process Plant & Machine Operatives	10.0	5.6
	Elementary Occupations		9.5

Source: NOMIS official labour market statistics, 2022.

**Figure 8 Employment by occupation in Stevenage 2021/2022**

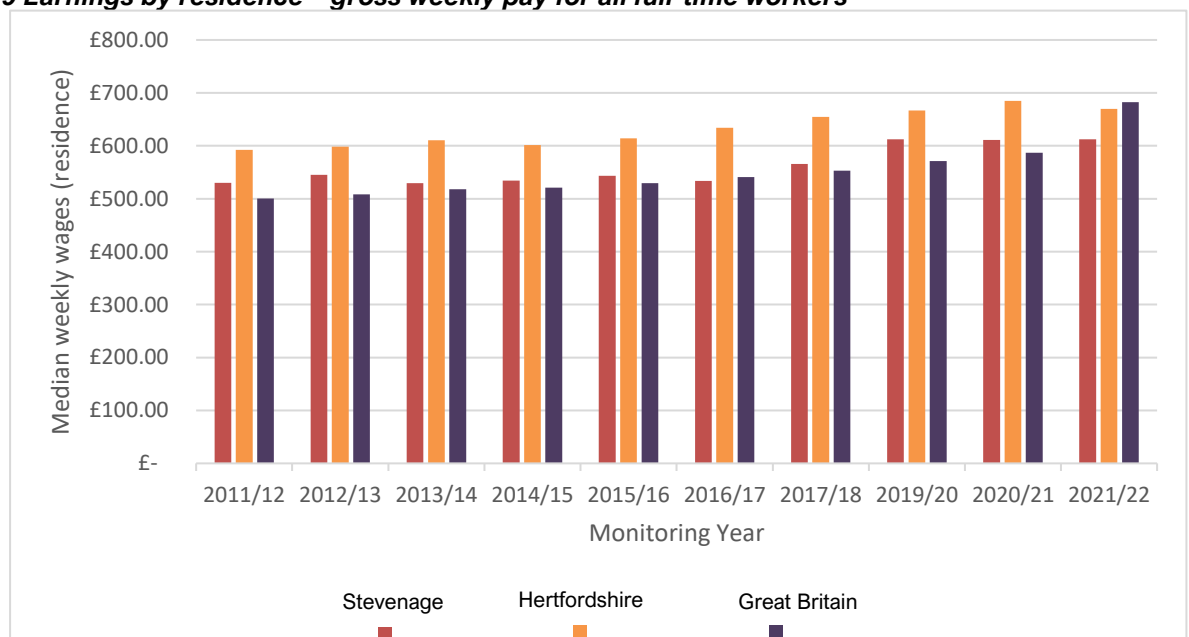


Source: NOMIS official labour market statistics, 2022,

### Earnings by residence

1.19 The average weekly earnings for those who live in Stevenage have steadily been increasing since 2016 and until this year, were higher than the average weekly wage in the rest of the country. The 2021/2022 Stevenage weekly earnings have fallen below that of the country and the county.

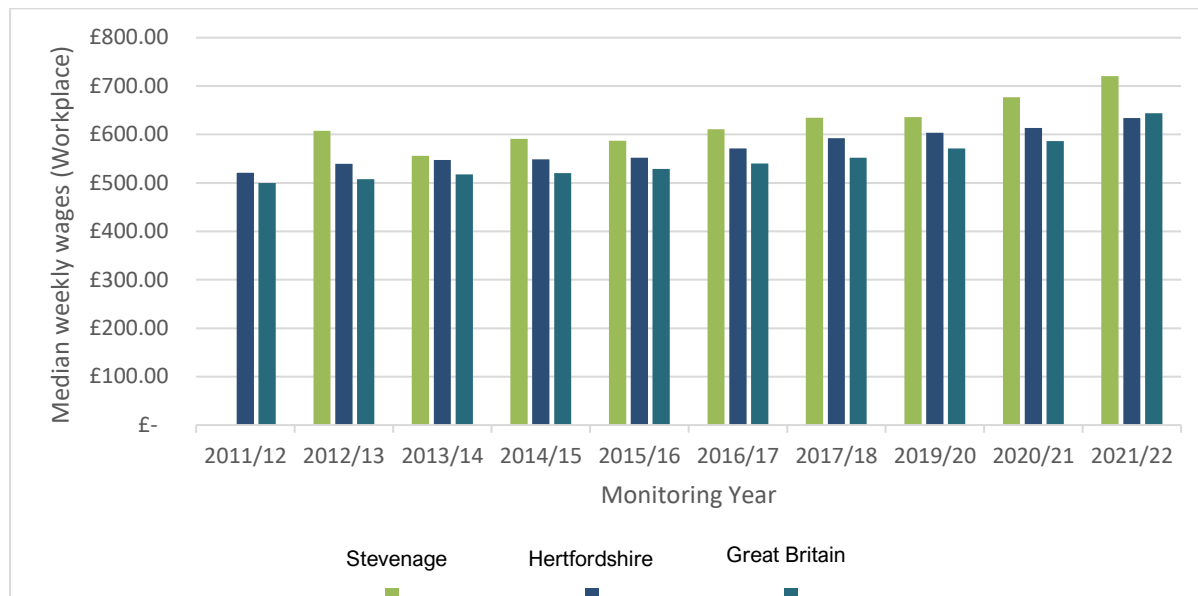
**Figure 9 Earnings by residence – gross weekly pay for all full-time workers**



Source: NOMIS official labour market statistics, 2022

- 1.20 The average weekly earnings for those who work in Stevenage are higher than the average of those who live in Stevenage. Whilst Stevenage workers are paid more than the Hertfordshire average, Stevenage residents are paid less.

**Figure 10 Earnings by workplace – gross weekly pay for all full-time workers**

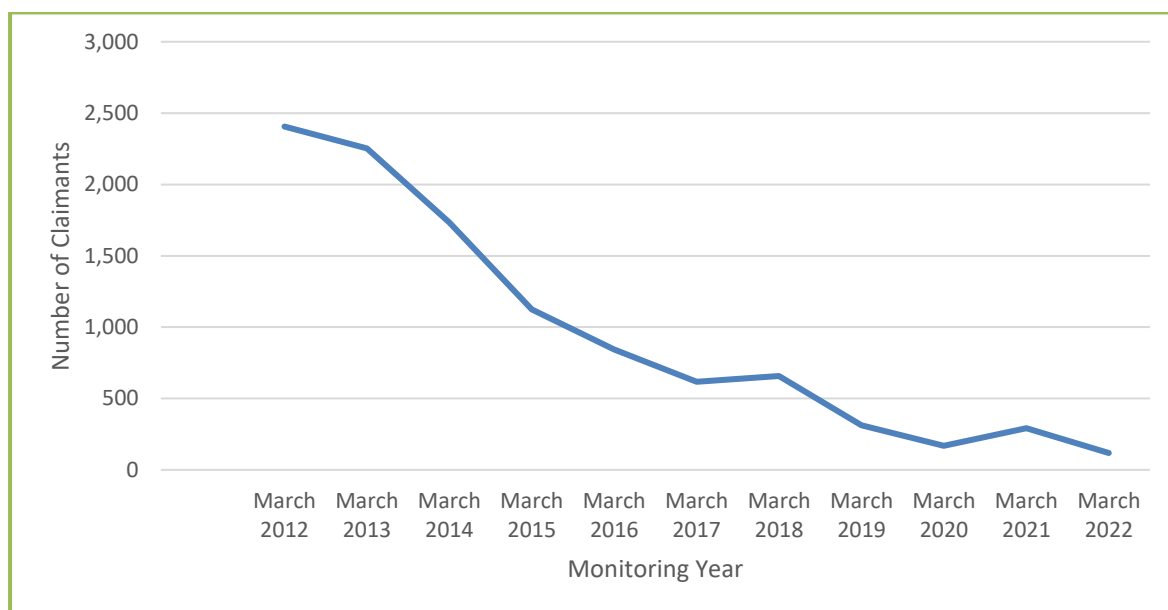


Source: NOMIS official labour market statistics,2022

### People claiming Job Seekers Allowance

- 1.21 The proportion of the resident population in Stevenage aged 16-64 claiming Job Seeker's Allowance (JSA) since March 2011 until March 2018 was decreasing steadily, with a slight increase in 2020/2021. It is now proceeding to fall in 2021/2022.

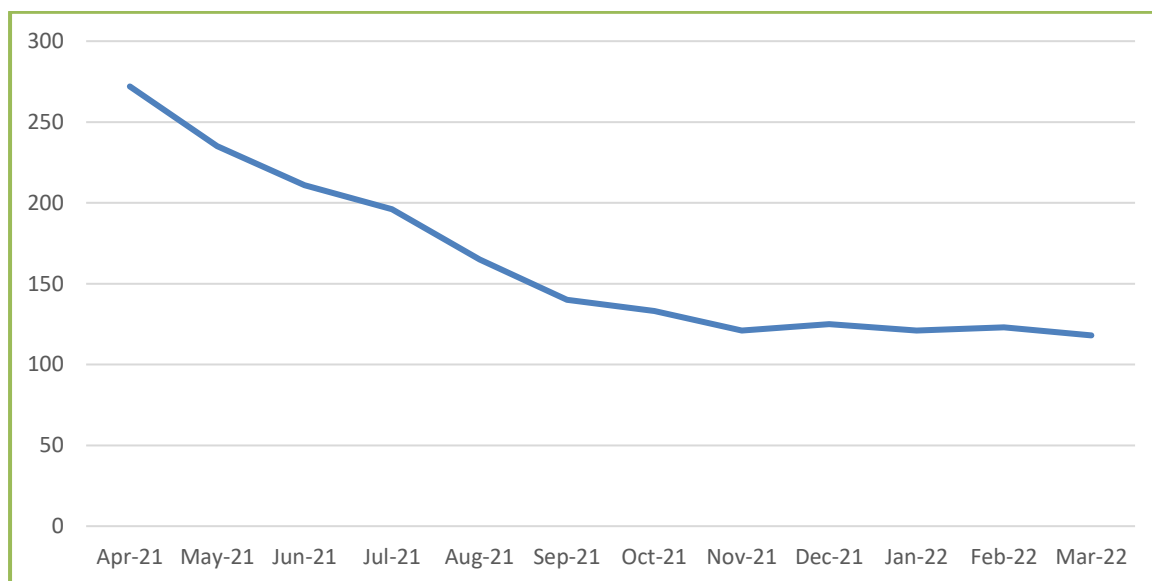
**Figure 11 All persons claiming Job Seekers Allowance in Stevenage 2011 - 2022**



Source: NOMIS official labour market statistics,2022,

- 1.22 Looking more closely at the last monitoring year, claimant counts have fluctuated over the last 12 months with the claimant counts on a downward trend across the year.

**Figure 12 All persons claiming Job Seekers Allowance in Stevenage – Monthly**

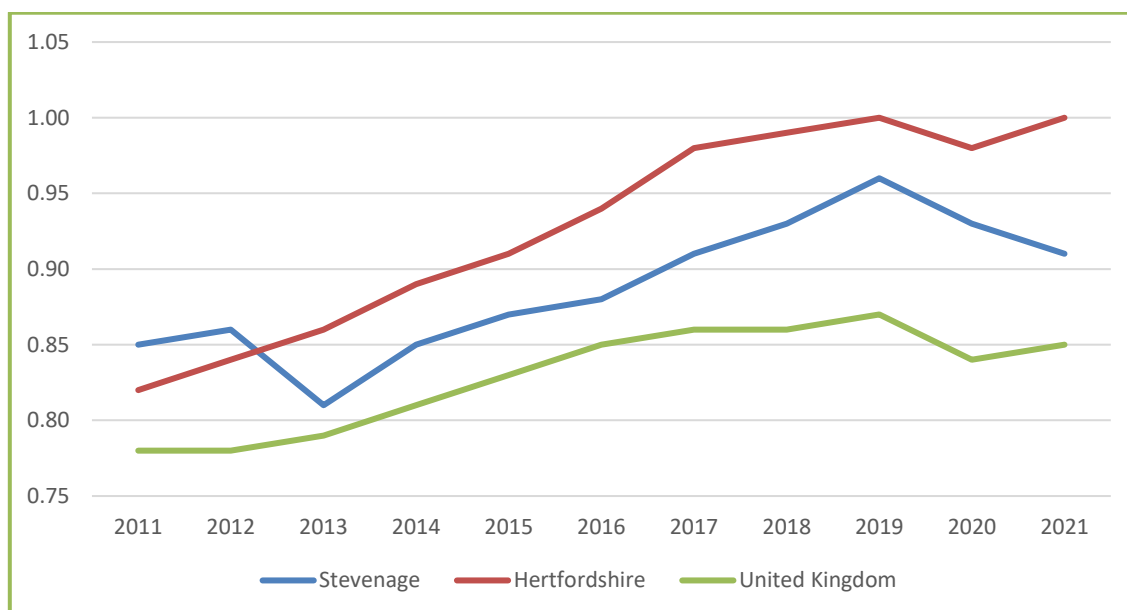


Source: NOMIS official labour market statistics, 2022,

### Job density

- 1.23 Job density figures represent the ratio of total jobs to population aged 16-64. Total jobs includes employees, self-employed, government supported trainees and HM Forces. The job density in Stevenage has steadily increased since 2013 and this trend follows that of the region and country. In the latest monitoring year, job density fell across Stevenage, and the United Kingdom but Hertfordshire overall, is maintaining a steady number. This could be due to how the market is recovering from the Covid 19 pandemic.

**Fig 13 Job density**



Source: NOMIS official labour market statistics, 2022

### Business counts in Stevenage

1.24 There has been a steady rise in the number of businesses in the Borough since the beginning of the Plan period, both in terms of enterprises<sup>1</sup> and local units<sup>2</sup>. The Business Register data shows there is a higher number of micro enterprises (the smallest unit of business) (over 90% of the total number of enterprises) and local units (over 80% of the total number of local units) than small, medium and large ones.

**Table 6 Enterprises and Local Units in Stevenage**

#### Enterprises

Enterprises	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
Micro (0 - 9)	2,040	2,045	2,085	2,240	2,475	2,665	2,875	2,755	2,820	2,900	2,875
Small (10 - 49)	195	185	205	220	230	225	220	245	255	250	250
Medium (50 - 249)	40	45	40	40	40	35	35	40	40	40	45
Large (250+)	15	15	15	15	15	15	15	15	15	10	15
Total	2,290	2,290	2,345	2,515	2,760	2,940	3,145	3,055	3,130	3,215	3,185

#### Local Units

Local Units	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
Micro (0 - 9)	2,395	2,395	2,415	2,575	2,820	2,985	3,215	3,105	3,180	3,250	3,225
Small (10 - 49)	410	415	435	455	445	425	425	460	485	480	470
Medium (50 - 249)	130	120	125	120	115	125	120	120	120	120	125
Large (250+)	20	20	20	20	20	20	20	20	20	20	20
Total	2,955	2,950	2,995	3,170	3,400	3,555	3,780	3,705	3,800	3,865	3,840

<sup>1</sup> An enterprise can be thought of as the overall business, made up of all the individual sites or workplaces. It is defined as the smallest combination of legal units (Generally based on VAT and/or PAYE records) that has a certain degree of autonomy within an enterprise group

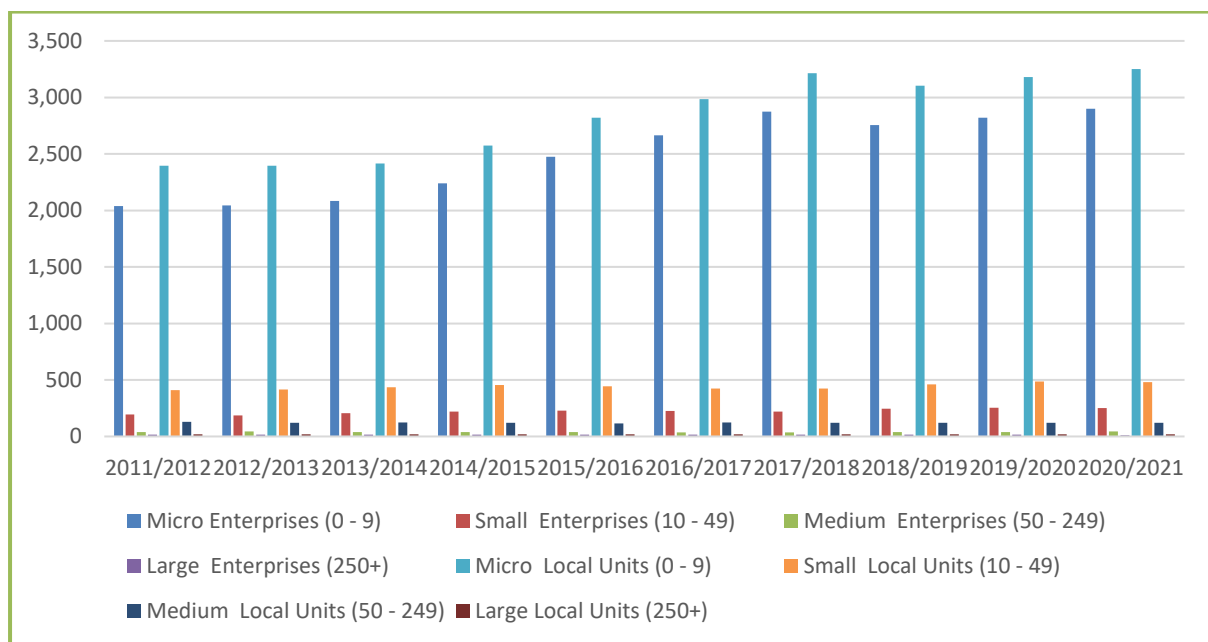
<sup>2</sup> A local unit is an individual site (for example a factory or shop) associated with an enterprise. It can also be referred to as workplace

### Total Enterprise and Local Units

	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
Total of Enterprises and Local Units	5,245	5,240	5,340	5,685	6,160	6,495	6,925	6,760	6,930	7,080	7,025

Source: NOMIS official labour market statistics, 2022.

**Fig 14 Business counts by size, 2011 - 2020**

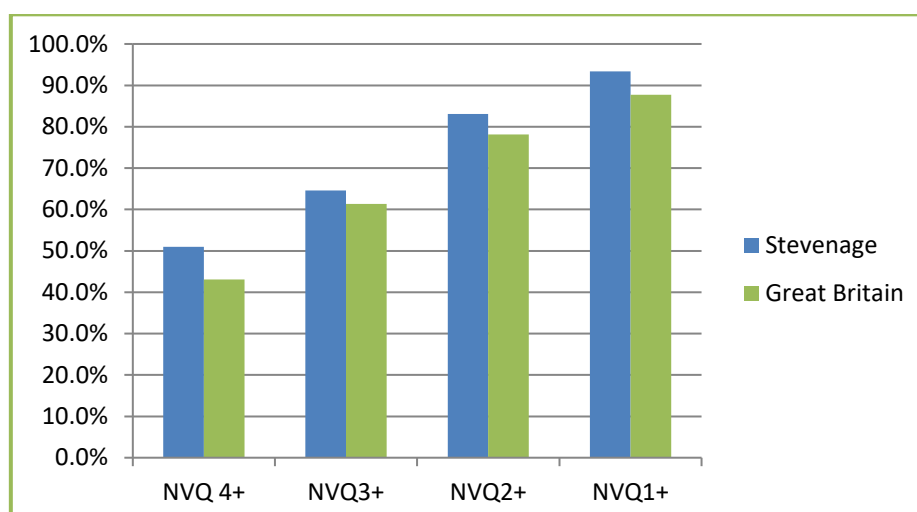


Source: NOMIS official labour market statistics, 2022,

### Qualification levels in Stevenage

- 1.25 The total number of people with differing levels of qualifications in Stevenage is comparable to that of the region and the UK for all qualification levels. In general, Stevenage has a higher qualification level compared to Great Britain.

**Fig 15 Qualification levels in Stevenage and Great Britain**



Source: NOMIS official labour market statistics, 2022,

## Socio-cultural Profile

### Deprivation

1.26 The Ministry for Housing, Communities and Local Government published the 2015 Index of Multiple Deprivation, which measures relative levels of deprivation in 32,844 small areas or neighbourhoods – called Lower-layer Super Output Areas (LSOAs) – in England. According to the figures, Stevenage is ranked as the 14<sup>th</sup> least deprived (The English Indices of Deprivation 2015), although there are some areas within it that are less affluent.

### Crime

1.27 The 'Police recorded crime by local area 2020' is the latest information available by local authority area. In terms of the crime rate in the district, the police recorded crime rate for the key offences are shown in the graph below. The data shows a comparison of the crime rate in Stevenage and Hertfordshire.

**Table 7 Police recorded crime in Stevenage**

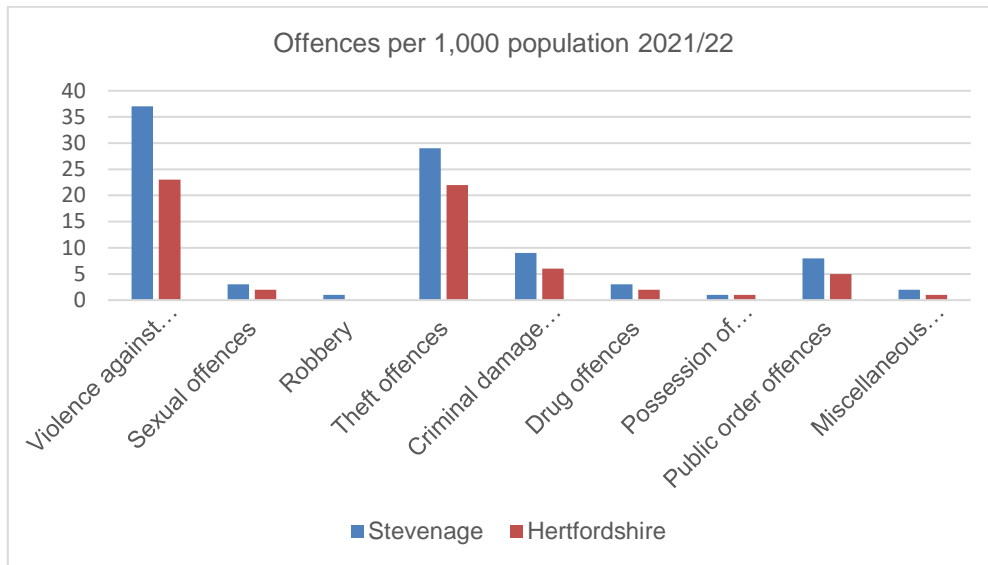
	Stevenage				Hertfordshire
	Total Offences 2020/21	Total Offences 2021/22	% difference	Offences per 1,000 population 2021/22	Offences per 1,000 population 2021/22
Violence against persons	2,991	2,992	0.03%	37	23
Sexual offences	223	214	-4%	3	2
Robbery	68	41	-40%	1	0
Theft offences	2,652	2,051	-23%	29	22
Criminal damage and arson	771	752	-2.5%	9	6
Drug offences	330	333	1%	3	2
Possession of weapons offences	67	44	-34%	1	1
Public order offences	741	739	-0.3%	8	5



Miscellaneous crimes against society	160	159	-0.6%	2	1
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Source: Office for National Statistics, 2022.

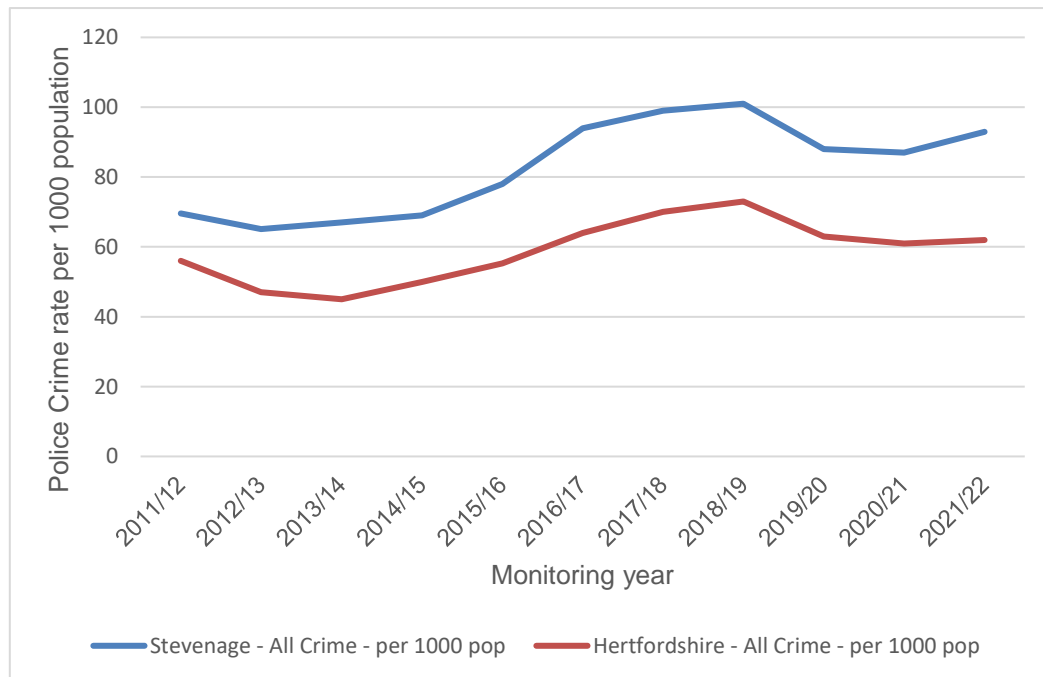
**Fig 16 Police recorded crime in Stevenage and Hertfordshire**



Source: Office for National Statistics, 2022.

1.28 The following graph highlights that the crime rate had gradually been increasing between 2014 – 2019. There had been a decrease during the next two monitoring years and now there is a slight increase in crime rates in both Stevenage and Hertfordshire.

**Fig 17 Crime Rate per 1,000 population in Stevenage and Great Britain**



Source: Office for National Statistics, 2022.

### **Health Profile**

- 1.29 The health of people in Stevenage is varied compared to the England average.
- 1.30 Deprivation is lower than average; however about 16% (2,855) children live in low income families<sup>3</sup>. Life expectancy for men is lower than the England average.

### **Health Inequalities**

- 1.31 Those living in the most deprived areas of Stevenage have an average life expectancy that measures 3.7 years lower for men and 4.1 years lower for women than those living in the least deprived areas<sup>4</sup>.

### **Child Health**

- 1.32 2020 data shows that in Year 6, 19.6% (203) children are classified as obese which is higher than the England average. Obesity rates have steadily increased since the beginning of the Plan period.

### **Local Priorities**

- 1.33 Priorities in Stevenage are to reduce the levels of obesity and excess weight in children, reducing smoking, and to help the growing older population maintain their health. For more information visit:  
<https://www.hertshealthevidence.org/documents/thematic/healthy-stevenage-dashboard-1920.pdf>

### **Travel Flow Data**

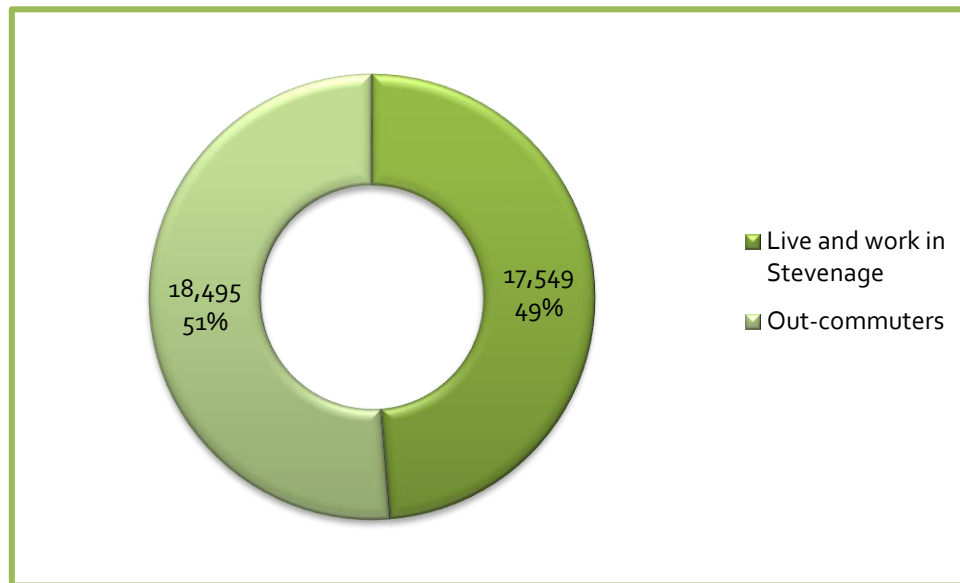
- 1.34 Based on the 2011 Census data, Stevenage has a higher number of out-commuters than in-commuters, i.e. more people leave to work outside the district than come into the district to work in Stevenage, over 50% of the residents commute out to a different local authority to work, whilst over 54% of the workplace population in the Borough commute in from different local authorities.

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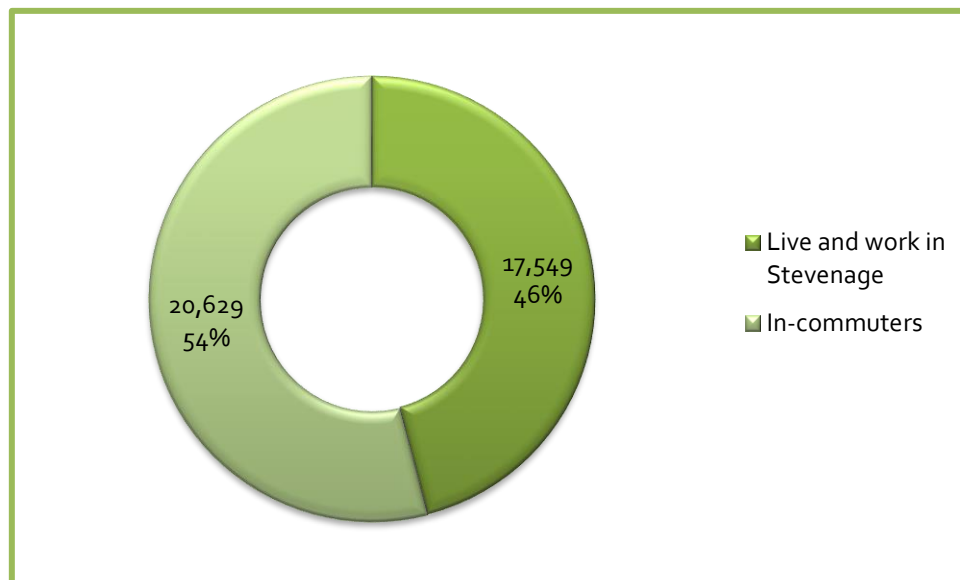
<sup>3</sup> Health Profile – Stevenage 2020, Public Health England; <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000243.html?area-name=stevenage>

<sup>4</sup> Local Authority Health Profiles, Office for Health and Improvement Disparities 2020, [https://fingertips.phe.org.uk/profile/health-profiles/data#page/7/gid/1938132696/pat/6/par/E12000006/ati/201/are/E07000243/iid/90366/age/1/sex/2/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1/page-options/ine-ao-o\\_ine-vo-o\\_ine-ct-71\\_ine-pt-o\\_ine-yo-3:2018:-1:-1](https://fingertips.phe.org.uk/profile/health-profiles/data#page/7/gid/1938132696/pat/6/par/E12000006/ati/201/are/E07000243/iid/90366/age/1/sex/2/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1/page-options/ine-ao-o_ine-vo-o_ine-ct-71_ine-pt-o_ine-yo-3:2018:-1:-1)

**Fig 18 Workers living in Stevenage (2011 Census)**

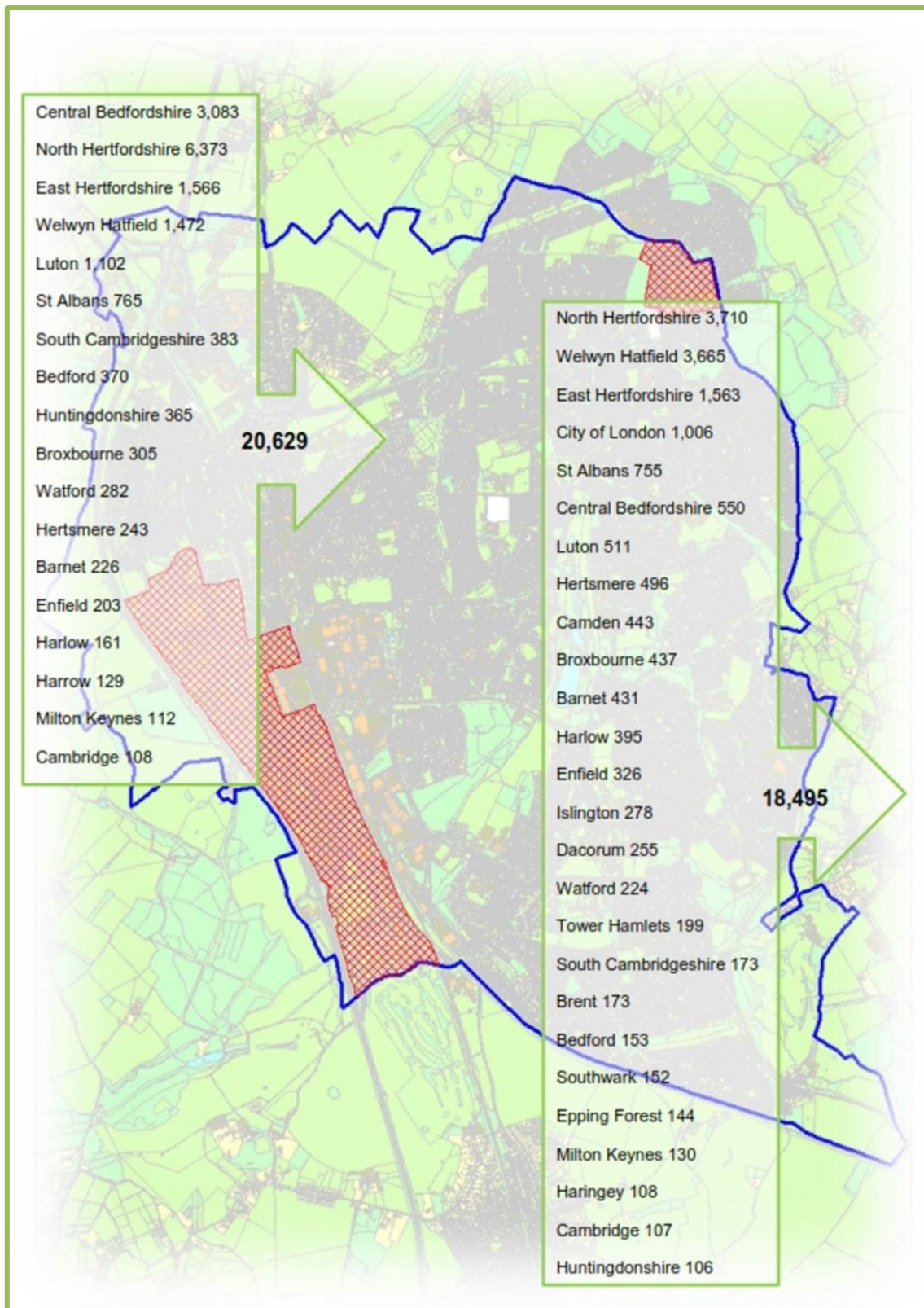


**Fig 19 Working in Stevenage (2011 Census)**



1.35 Figure 20 below shows the commuter flow data for the number of people coming in to Stevenage to work and those going out from Stevenage to work in other local authorities. A large number of residents commute to London.

**Fig 20 Commuter flow into and out of Stevenage**



Source: NOMIS official labour market statistics, 2019,

## Housing Profile

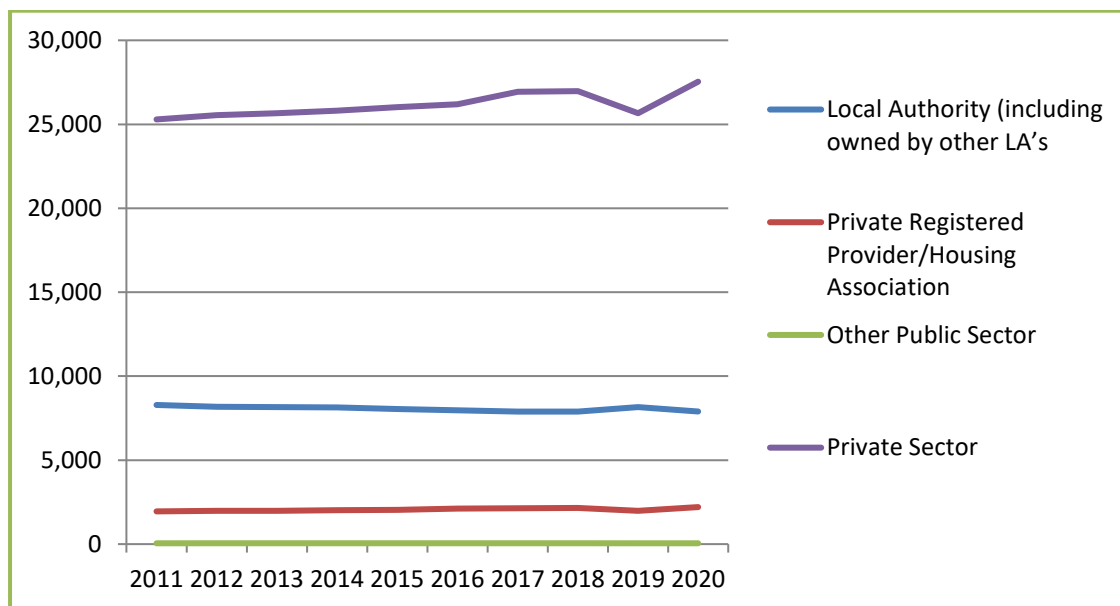
1.36 The table below shows the housing tenure of the existing housing stock in the town. As can be seen, the majority of dwellings are in the private sector.

**Table 8 Housing tenure in Stevenage.**

	Local Authority (including owned by other LA's)	Private Registered Provider/Housing Association	Other Public Sector	Private Sector	Total
2011	8,286	1,948	48	25,290	35,570
2012	8,180	1,990	50	25,540	25,760
2013	8,160	1,990	50	25,650	35,840
2014	8,130	2,020	50	25,820	36,020
2015	8,050	2,030	50	26,030	36,160
2016	7,960	2,110	50	26,200	36,320
2017	7,900	2,130	50	26,930	37,010
2018	7,900	2,150	50	26,980	37,080
2019	8,152	1,985	48	25,649	35,844
2020	7,896	2,205	48	27,538	37,687
2021	7,880	2,210	48	27,685	37,823

Source: Department for Levelling Up, Housing and Communities, 2022,

**Fig 21 Housing tenure in Stevenage**



Source: Department for Levelling Up, Housing and Communities, 2022,

## House Price Index

- 1.37 Table 9 shows that the average price of all house types has **increased** from the last monitoring year. It is likely that house prices in the Borough will continue to fluctuate given the unpredictable economic climate. However, average house prices in the Borough remain significantly above the national average creating issues of affordability.

**Table 9 Average house prices in Stevenage**

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flat / Maisonette	All House Types
Apr 2021 – March 2022	£516,250	£370,000	£305,000	£184,500	£310,000
Apr 2011 – March 2012	£311,300	£232,900	£172,200	£131,200	£211,900
% Change since 2011	+ 65.8%	+ 58.8%	+77.1%	+ 40.6%	+ 46.3%

Source: Herts Insight, 2022.

## Transport

- 1.38 National and local policies and guidance seek to reduce the growth of car usage and a greater use of more sustainable modes of transport. Equally as important as encouraging the use of sustainable transport is reducing the need to travel in the first place by locating new development near to existing centres.

**Table 10 Travel times on public transport to existing centre**

Type of service	Gross housing units completed with public transport travelling times of		% within 30 minutes travel time
	More than 30 minutes to...	Less than 30 minutes to...	
Lister Hospital	16	138	89%
GP surgeries	0	154	100%
Primary schools	0	154	100%
Secondary schools	0	154	100%
Employment	0	154	100%
Retail centres	0	154	100%

Source: Hertfordshire County Council TRACC Data, 2022.

- 1.39 Up to 30 March 2021; 89% of homes were within 30 minutes of the Lister Hospital. All homes were within 30 minutes of all other local facilities by public transport or on foot.

## Environment Profile

- 1.40 Stevenage Borough is under continuing pressure for development as a result of evolving and changing community needs for homes, jobs, leisure and community facilities. The development strategy in the Local Plan is to concentrate and direct development largely within the urban area.

- 1.41 The Local Plan has a key role to play in making proper sustainable provision for the necessary needs of the present and future generations, whilst at the same time protecting the environment and amenity. Meeting the housing needs for the Borough will result in development of higher densities than previously, and some release of Green Belt land. It is, therefore, important that the quality of what is built for whatever use, is of the highest standard possible, and that the natural and built environment is conserved and enhance, for the benefit of present and future generations.

### **Wildlife Sites**

- 1.42 Local wildlife sites in Hertfordshire are ratified annually. The latest local sites ratification took place in December 2020; it resulted in:

**Table 11 Number of Wildlife Sites in Stevenage**

	Number of LWS	Area (Ha) of LWS	Number of RIGS <sup>5</sup>	Area (Ha) of RIGS	Total area of local sites (Ha)
Stevenage	37	100.11	1	0.23	100.34

Source: Herts and Middlesex Wildlife Trust – Local Sites Ratification Report, 2022.

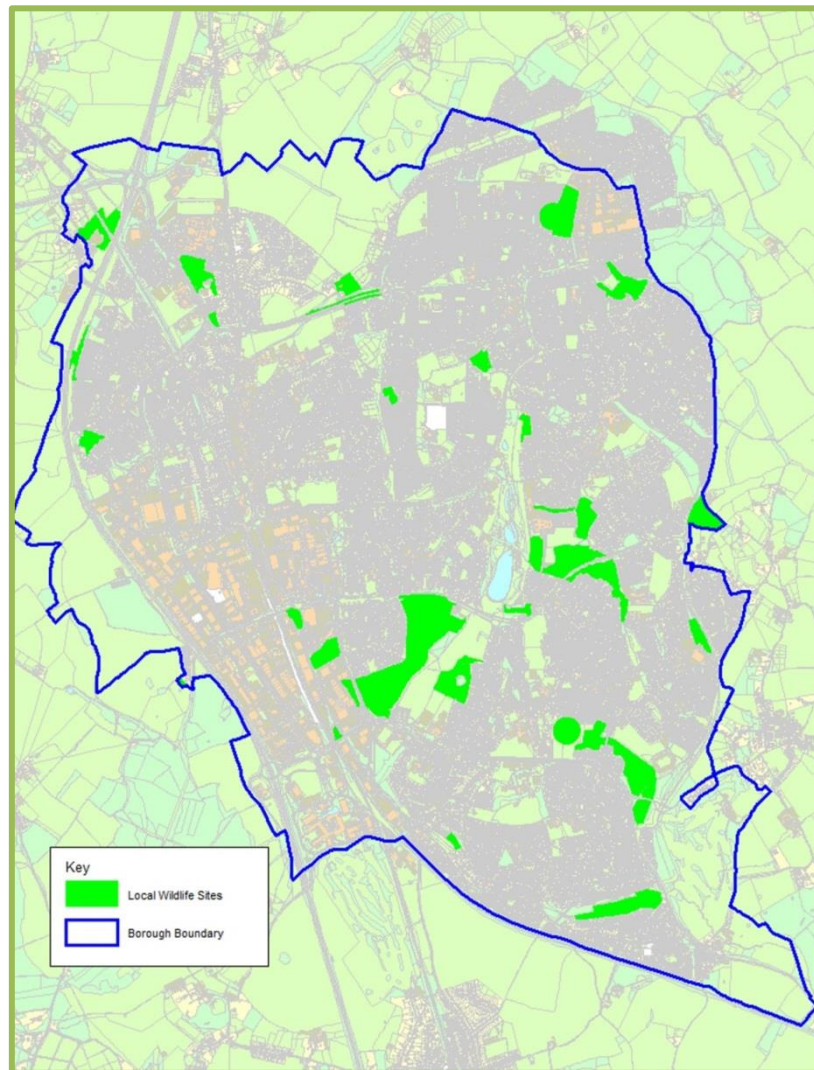
- 1.43 Stevenage has a total area of some 100Ha of local sites (LWS and RIGS) which does not even equate to 1% of the total area of local sites in the County.

---

<sup>5</sup> Regionally Important Geological Site



**Fig 22 Wildlife Sites in Stevenage**



Source: Herts and Middlesex Wildlife Trust – Local Sites Ratification Report, 2022.

### **Heritage Assets**

- 1.44 Stevenage is characterised by the quality, nature and extent of the historic buildings, within its boundary. Heritage assets in Stevenage include:
- 7 Conservation Areas
  - 125 Listed Buildings / Structures
  - 3 Scheduled Ancient Monuments.
- 1.45 The Council is committed to monitoring the condition of heritage assets through the national 'at risk' register published annually by Historic England. The Heritage At Risk Register is operated by Historic England, and, as the name suggests identifies historic buildings, structure and areas at risk of neglect, decay and unlawful works. During this monitoring year, there were three heritage assets on the Heritage At Risk Register.

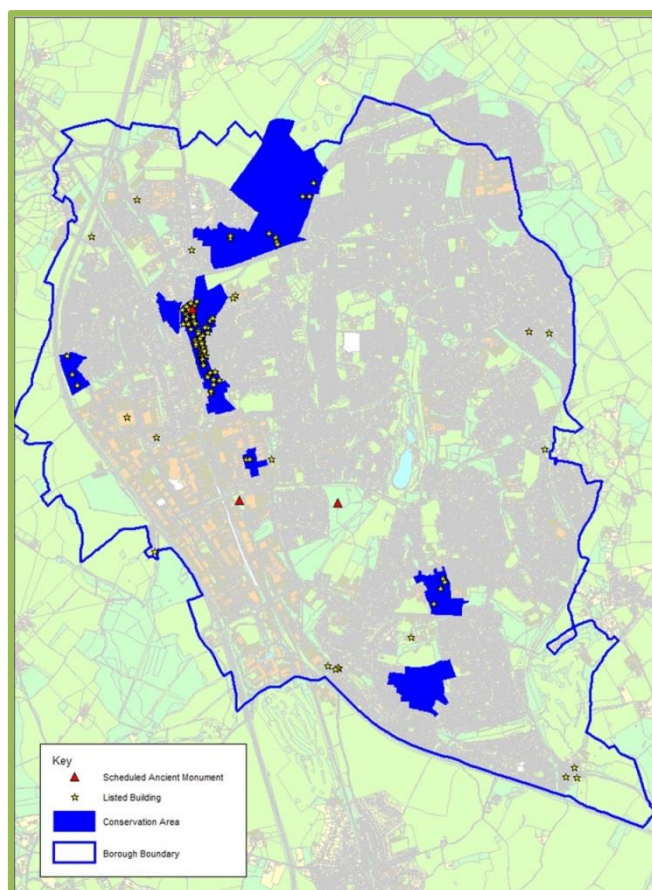


**Table 12 Heritage at Risk in Stevenage**

Entry name	Heritage category	Condition	Trend	Vulnerability
Broadwater	Conservation Area	Poor	Deteriorating	Medium
Rectory Lane and St Nicholas	Conservation Area	Fair	Deteriorating	High
Town Square	Conservation Area	Poor	Deteriorating	Medium

Source: Historic England, 2022.

**Fig 23 Conservation Areas, Listed Buildings and Scheduled Ancient Monuments in Stevenage**



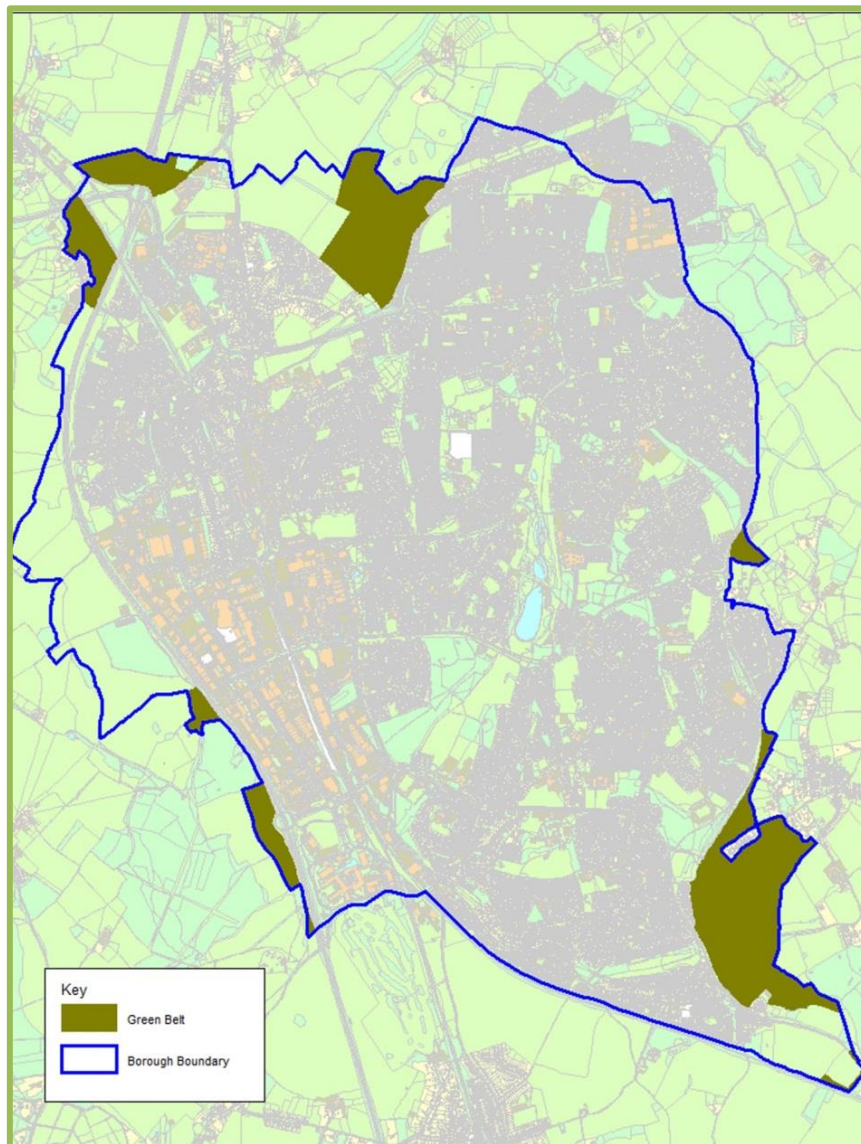
Source: Historic England, 2023.

### Green Belt

- 1.46 The extent of the designated Green Belt in Stevenage as at 31st March 2020 was estimated at 180 hectares, around 0.01% of Green Belt in England (1,614,000 hectares)<sup>6</sup>.
- 1.47 In Stevenage, during the monitoring year, there were no amendments made to the amount of Green Belt land in the Borough. The latest statistics published on 31st March 2020 show that there is 180 hectares of Green Belt in the Borough.

<sup>6</sup> <https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2019-to-2020>

**Fig 24 Green Belt in Stevenage**

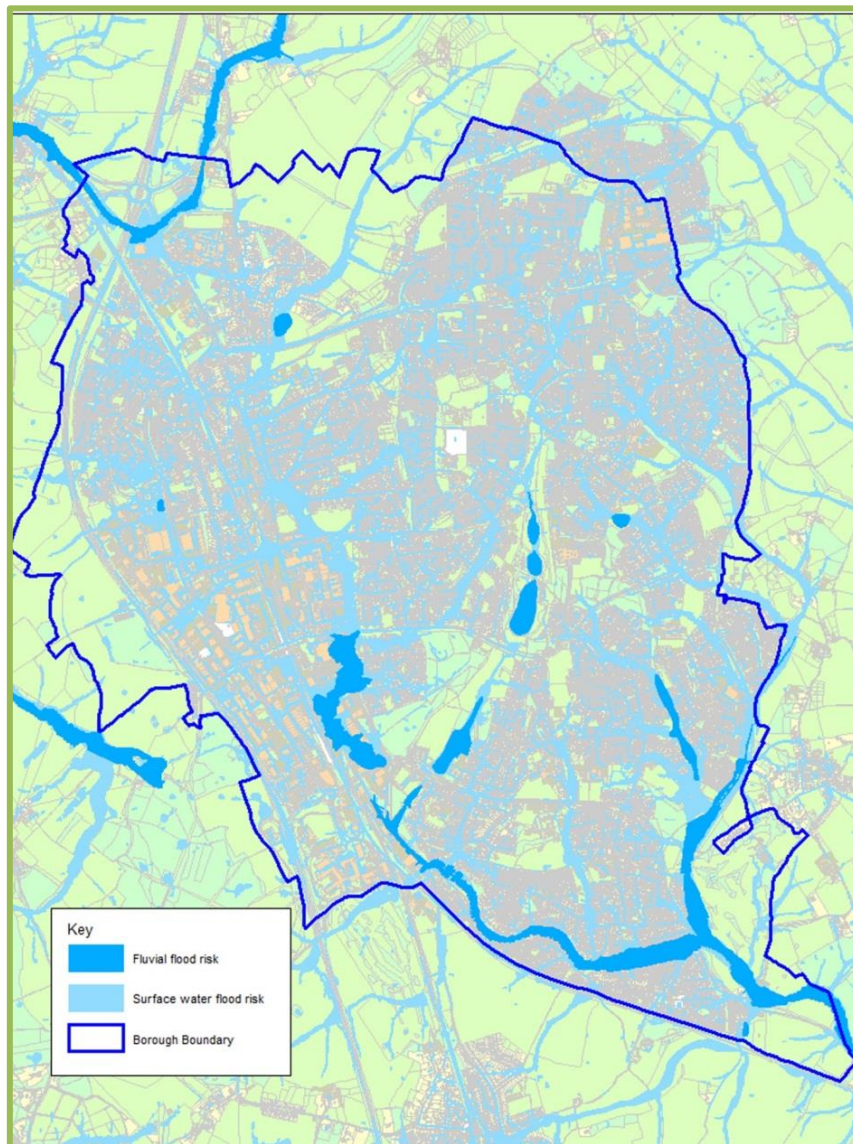


Source: Ministry of Housing, Communities & Local Government, 2023

### **Flood Risk**

- 1.48 Flood risk, water quality, human consumption, wastewater and the environment are all linked through the natural process of water circulation through the air, on the surface of the earth, and in the ground, known as the water cycle. Development and the built environment have significant impacts on the operation of the water cycle, and the availability and quality of water for use. It is therefore important to monitor the effects of development on the water cycle.
- 1.49 Few of the flood risk policies can be monitored meaningfully at present, largely because the water cycle is not limited to the Borough boundary and this makes it difficult to measure at the local level, however, the Council will continue to work to find solutions to this where possible.

**Fig 25 Flood Risk Areas in Stevenage**



Source: Stevenage Borough Council 2023

### Developer Contributions

- 1.50 One of the most important functions of planning policy is at a strategic level, supporting both the funding and development of new infrastructure and service to benefit the community and mitigate the impact of development. Planning obligations are mechanisms for deriving planning gain from developments which can then be used to benefit the community.
- 1.51 Planning obligations are set out in legal agreements signed between the developer and the Council. The planning obligations can be both financial and non-financial but typically require a developer to fulfil a number of requirements to mitigate the impact of their development during construction and on completion.
- 1.52 Stevenage has set out its infrastructure needs in its Infrastructure Development Plan (IDP) and in the Local Plan. The tables below set out the amounts of S106 and CIL contributions received during this monitoring year.



**Table 13 Applications with Developer Contributions**

Application number	Site address	Covenant type	Amount
19/00485/FPM	Land At Webb Rise, Stevenage, Herts, SG1 5QU	Primary School - Expansion (Sum)	2,776.66
		Secondary School - Expansion (Sum)	2,587.79
		Children's Play Space (Sum)	69.30
		Outdoor Sports Facilities (Sum)	76.96
		Travel Plan Monitoring (Sum)	142.76
PL/0218/21	The Valley School, Broadhall Way, SG2 9BN	Outdoor Sports Facilities (Sum)	102,234.00
21/01002/FPM	Unit 11 The Forum, Stevenage, Herts, SG1 1ES	Monitoring Fees SBC	750.00
19/00123/FPM	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage, Herts	Travel Plan Monitoring (Sum)	8,242.08
21/00536/FPM	Land To The North West Of, Junction 7 Of The A1(M), Knebworth Park, Old Knebworth, Knebworth, SG1 2AX	Compliance Payment	8,500.00
17/00862/OPM	Land To The North Of Stevenage, Stevenage, Herts, SG1 4DE	Monitoring Fees SBC	1,500.00
		Highway Cycle Connections (Sum)	£147,106.00*
		Highway Works (Sum)	£230,754.00*
		Highways Signage (Sum)	£36,055.00*
21/00057/FP	Land Between Watercress Close, Coopers Close And Walnut Tree Close, Stevenage, Herts, SG2 9TN	Monitoring Fees SBC	750.00
22/00463/FP	Land Adjacent To 68 Stirling Close, Stevenage, Herts, SG2 8TQ	Monitoring Fees SBC	87.50
		Tree Replacement (Sum)	3,500.00
14/00559/OPM	Matalan, Retail Park, Danestrete, Stevenage, Herts	Monitoring Fees HCC	1,875.00
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, Herts, SG1 2AN	Monitoring Fees SBC	800.00
22/00389/FPM	Unit 4A, Roaring Meg Retail Park, London Road, Stevenage, Herts, SG1 1XN	Monitoring Fees SBC	750.00
21/00529/FPM	Land West Of North Road, North Road, Stevenage, Herts, SG1 4AH	Biodiversity	22,845.00
<b>Total</b>			<b>£571,402.05</b>

\*Paid directly to Hertfordshire County Council

Source: Stevenage Borough Council, 2023.

**Table 14 Applications with Community Infrastructure Levy income.**

Application number	Site address	Amount
20/00593/FP	49 Fellowes Way, Stevenage, Herts, SG2 8BS	£7,095.00
21/00704/RM	MKG Motor Group Limited, Chells Way, Stevenage, Herts, SG2 0LZ	£3,449.64
21/00898/FP	Land Adjacent To , 39 Jessop Road, Stevenage, Herts, SG1 5LG	£2,392.81
20/00672/FP	Garages And Forecourt Area To Rear Of 13-19 The Chace, Stevenage, Herts, SG2 8QS	£19,022.88
19/00123/FPM	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage, Herts	£203,578.02
<b>Total</b>		<b>£235,538.35</b>

Source: Stevenage Borough Council, 2023.

1.53 The Community Infrastructure Levy came into effect on April 1<sup>st</sup> 2020.

## SECTION 2: INDICATORS FROM THE REGULATIONS

2.1 This section contains the series of indicators that are required to be monitored and reported by Local Authorities in line with the latest regulations. These indicators include:

- Local Development Scheme (LDS);
- Self-Build and Custom House building Register;
- Duty to Co-operate;
- Community Infrastructure Levy (CIL); and
- Planning application determinations.

### Local Development Scheme

2.2 One of the aims of the AMR is to monitor the progress made by the Council in producing the documents set out in the Local Development Scheme (LDS). The current version of the LDS took effect in June 2016 where it identifies the proposed timetable for the production of the Local Plan.

2.3 The LDS in place as of 31 October 2020 set out the timeline for the remaining stages in the Local Plan preparation. The following table displays the timeline against the regulatory milestones contained within the Town and Country Planning (Local Planning) Regulations 2012.

**Table 15 Local Development Scheme Milestones**

Document	Milestone set in LDS programme for 2018/19	Milestone achieved during 2020/21	Reason	Regulation
Stevenage Borough Local Plan	Adoption March – July 2017	Yes	Delay due to SoS Holding Direction withdrawn March 2019	26
Area Action Plan – Railway Station	First Consultation: January '21			
	Adoption: January '22	No	Delays due to the Coronavirus pandemic	
Stevenage CIL Charging Schedule	Preliminary Consultation: September '18			
	Implementation: April '20	Yes		
Parking Provision and Sustainable Transport SPD	Start of Work: October '19			
	Adoption: October '20	Yes		
Biodiversity SPD	Start of Work: April '20			
	Adoption: March '21	No	Delays due to the Coronavirus pandemic	
Developer Contributions SPD	Start of Work: April '20			
	Adoption: March '21	No	Delays due to the Coronavirus pandemic	
Design SPD	Start of Work: November '20			
	Adoption: December '21	No	Delays due to the Coronavirus pandemic	

## Self-Build and Custom Housebuilding Plots

- 2.4 We are required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the Borough on which to build their own homes. The Planning Practice Guidance encourages authorities to publish headline information related to their Self-Build and Custom Housebuilding Registers in their AMRs. Information regarding the Stevenage Self-Build Register is updated on our website <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/self-build-register>
- 2.5 In order for an individual to join the register they must meet the eligibility criteria. Those who meet the criteria then go on to either Part 1, or Part 2 of the Self-Build Register. Part 1 is for individuals who meet the criteria and have a connection to the local area. Part 2 is for those individuals who do not have a connection to Stevenage but do meet the basic eligibility criteria.
- 2.6 The criteria to enter on to the Stevenage Self-Build Register was set up in 2016. As of 31 March 2022, there were 14 individuals on Part 1 of the Self-Build Register. There are currently no associations on the Self-Build Register.

**Table 16 Self Build Register in Stevenage**

Base Period 1	Base Period 2	Base Period 3	Base Period 4	Base Period 5	Base Period 6	Base Period 7	Base Period 8
<b>Register start – 30/10/2016</b>	31/10/2016 – 30/10/2017	31/10/2017 – 30/10/2018	31/10/2018 – 30/10/2019	31/10/2019 – 30/10/2020	31/10/20- 30/10/21	31/10/21- 30/10/22	31/10/22- 30/10/23
	Applicant 1						
	Applicant 2						
	Applicant 3						
		Applicant 4					
		Applicant 5					
		Applicant 6					
		Applicant 7					
		Applicant 8					
		Applicant 9					
			Applicant 10				
				Applicant 11			
				Applicant 12			
					Applicant 13		
					Applicant 14		

Source: Stevenage Borough Council, 2022.

## Duty to Cooperate

- 2.7 The Localism Act, 2011, sets out a 'Duty to Co-operate', which places a legal duty on Local Planning Authorities, County Councils in England and public bodies to engage constructively,

actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

- 2.8 Over the last monitoring year, the Council has frequently engaged with neighbouring authorities, and the County Council, both individually and as part of planning groups and forums on a county-wide and sub-regional basis. Our working partners include:
- Members of the Hertfordshire Planning Group and Hertfordshire Infrastructure and Planning Partnership;
  - Hertfordshire County Council (Highways, Planning, Education, Estates and Growth & Infrastructure teams);
  - North Hertfordshire District Council;
  - East Hertfordshire District Council;
  - Welwyn Hatfield Borough Council; and
  - Central Bedfordshire District Council
- 2.9 We have also been communicating and working with a number of public bodies, including:
- Environment Agency;
  - Highways England;
  - Historic England;
  - Homes and Communities Agency;
  - Local Enterprise Partnership;
  - Natural England;
  - National Health Service; and
  - Office for the Rail Regulator/National Rail
- 2.10 We have been involved in a number of Duty to Co-operate communications/joint working within the last monitoring year. Some of the main topics/issues discussed include:
- The potential to produce joint evidence studies;
  - Housing and employment targets and sites, and ways to ensure appropriate provision is made; Capacity issues on the A1(M), and other strategic infrastructure issues;
  - A variety of county-wide issues at regular officer meetings including; Hertfordshire Infrastructure Planning Partnership (HIPP), Hertfordshire Planning Group (HPG), Community Infrastructure Levy Reference Group, and the Hertfordshire Economic Development Officers Group

## Community Infrastructure Levy

- 2.11 We adopted a Community Infrastructure Levy (CIL) Charging Schedule with associated policies at Full Council on 29 January 2020. This charging schedule came into effect on 1<sup>st</sup> April 2020.

**Table 17 CIL Charging Schedule in Stevenage**

Source: Stevenage Borough Council, 2022.

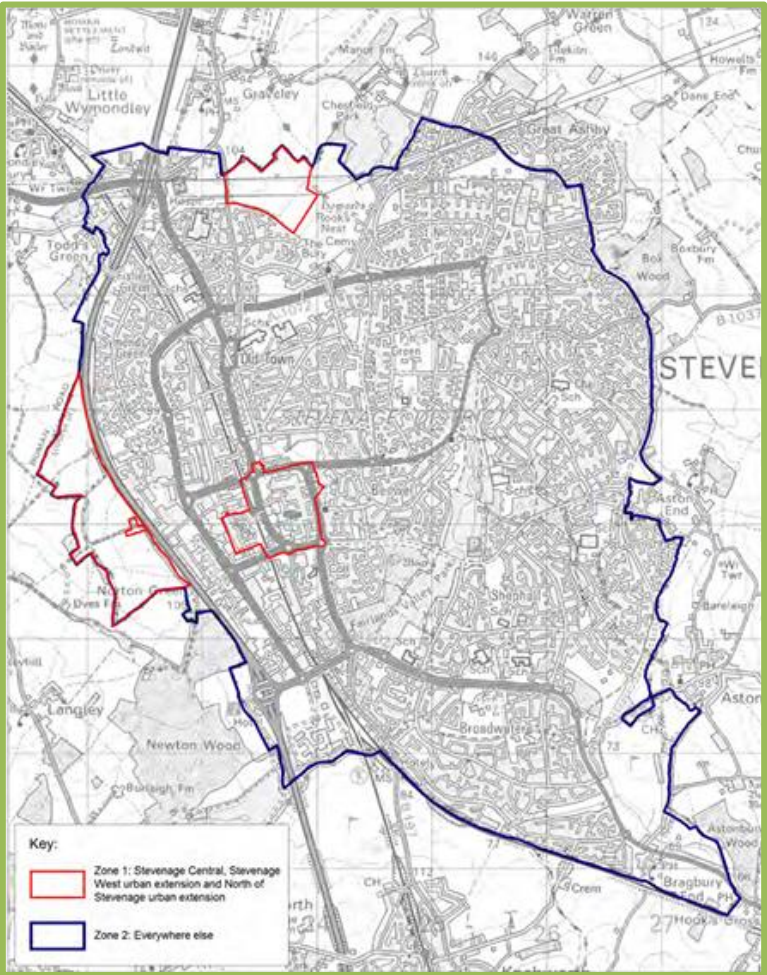
Development Type	CIL Rate (per square metre)	
Residential	Zone 1: Stevenage Central, Stevenage West urban extension and North of Stevenage extension	Zone 2: Everywhere else
	£40/sqm	£100/sqm
	£100/sqm	
Market Housing		
Sheltered Housing		



Extracare Housing	£40/sqm
Retail development	£60/sqm
All other development	£0/sqm

Source: Stevenage Borough Council, 2022

**Fig 26 CIL Charging Zones in Stevenage**



Source: Stevenage Borough Council, 2022.

## Planning Application Determination

2.12 National guidance ([The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010 \(as amended\)](#)) sets out timescales within which planning applications must be determined, as follows:

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

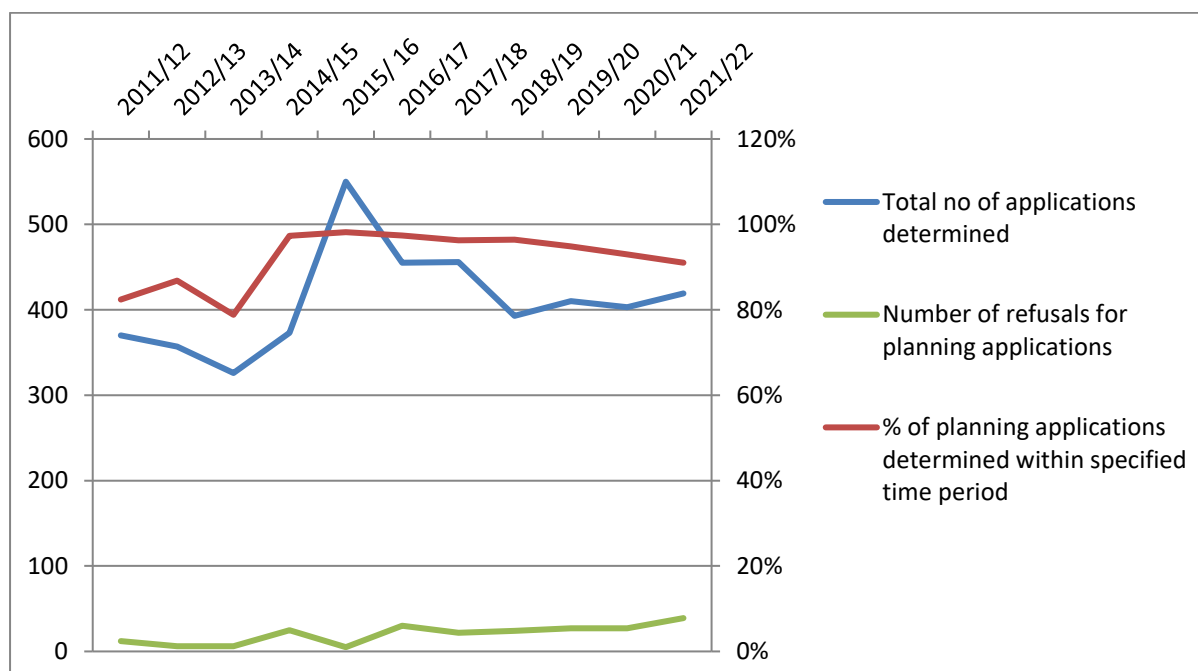
**Table 18 Planning Applications processed in Stevenage 2022/23**

Planning Application Category	Number of applications determined	Completion target	% determined in 2021/22	On target?
Major	15	60 % in 13 weeks	80%	Yes
Minor	140	65% in 8 weeks	77.85%	Yes
Other	266	80% in 8 weeks	93.60%	Yes

Source: Stevenage Borough Council, 2022,

2.13 A total of 421 planning applications were determined in 2022/23. National performance targets were exceeded in all application categories.

**Fig 27 Planning Applications processed in Stevenage 2021/22**



Source: Stevenage Borough Council, 2023,

2.14 In 2022/23, there were 18 planning application refusals.

## SECTION 3: GROWTH CHANGES IN THE MONITORING YEAR

- 3.1 This section deals with the changes in the Borough in terms of development during the monitoring year. The section places special emphasis on the housing growth in this monitoring year along with the determination of the five-year housing land supply in the Borough. As mentioned in Chapter 1: Introduction, the Local Plan was adopted shortly after the monitoring year. Other areas of the section provide information on growth with regards to:
- Business development;
  - Retail and shopping frontages;
  - The environment;
  - Renewable energy developments.

### Housing growth and changes in the monitoring year

- 3.2 Meeting the housing needs of the Borough is a key requirement. If there is under-delivery of land for new housing development, then house prices may rise and new households forming within the Borough may choose to move away. To provide sufficient housing land, that is accessible to and meets the needs of the Borough's communities during the plan period is one of the key objectives of the Council's housing policies. The policies in the Stevenage Borough Local Plan seek to contribute towards this by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand in the Borough, including affordable housing.
- 3.3 This AMR reports on the following areas of housing development:
- [Housing completions](#);
  - Five-year housing land supply;
  - Affordable housing completions;
  - Gypsy and Traveller accommodation;
  - Housing completions by size and type, including aspirational housing;
  - Housing completions on previously developed land.

### Housing targets and the Local Plan

- 3.4 Stevenage Borough Council prepared a Strategic Housing Market Assessment to assess our full housing needs. The [Stevenage and North Hertfordshire Strategic Housing Market Assessment Update, August 2016](#) was produced to establish the Objectively Assessed Need (OAN) for the combined Housing Market Area.
- 3.5 The evidence contained in the August 2016 update was considered during the Examination of the Stevenage Borough Local Plan and the Inspector concluded that it set out a reasonable basis for OAN. As such, the OAN for housing in Stevenage has been established as 7,600 dwellings (380 per year) over the 20 year Plan period 2011 - 2031.
- 3.6 380 dwellings per annum is considered to be a robust assessment of housing need in the Borough and provides an up-to-date evidence based target which can be used to monitor housing delivery and calculate future land supply.

### Housing Completions

- 3.7 In this monitoring year a total of 164 dwellings (gross) were completed. However, there was a loss of 8 dwellings to facilitate the development of these additional units. This means that overall we gained 156 new dwellings (net).

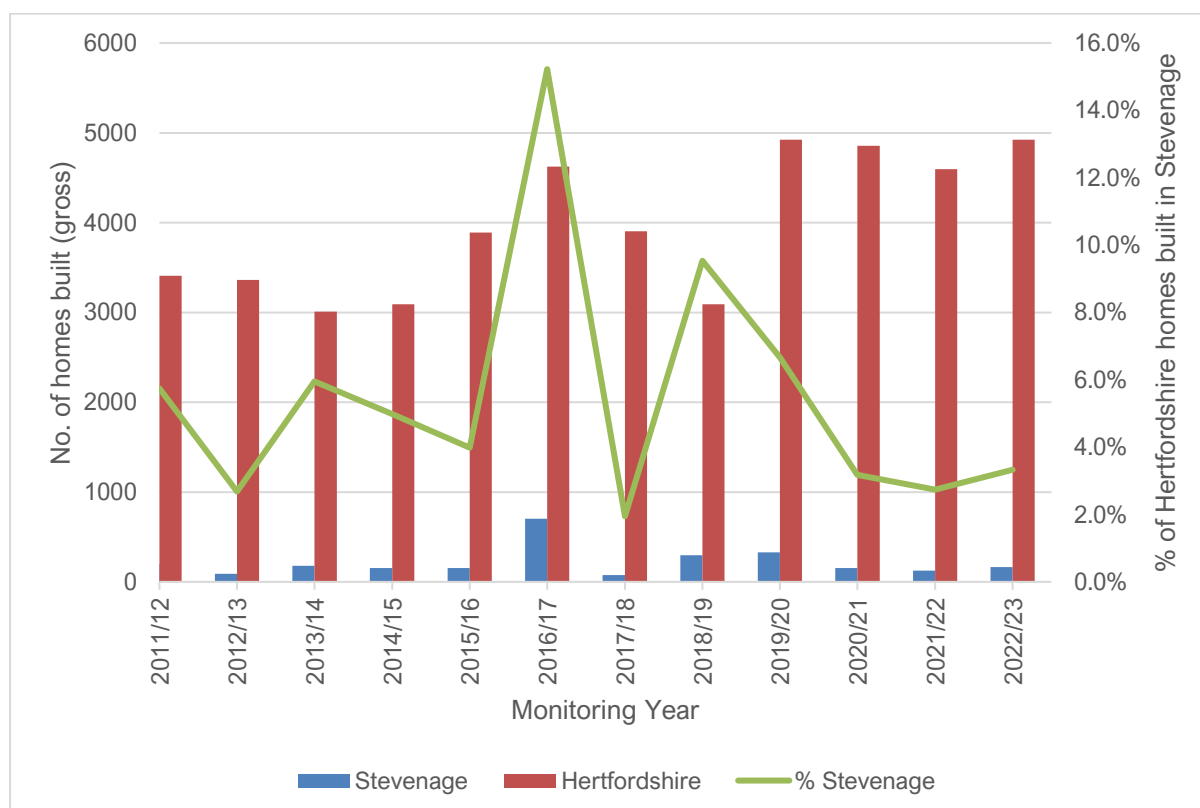
3.8 A total number of 2,621 dwellings have been built since the start of the Plan period.

**Table 19 Number of Residential Completions since the start of the Plan Period**

Monitoring year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Number of completions (gross)	196	90	179	154	155	704	76	295	328	154	126	164	2621

Source: CDP SMART Stevenage Residential Completions in Period, 2023.

**Fig 28 Number and Percentage of homes Built in Stevenage and Hertfordshire since the start of the Plan period**



Source: CDP SMART Stevenage Residential Completions in Period, 2023.

3.9 The 156 dwellings are distributed within the borough.

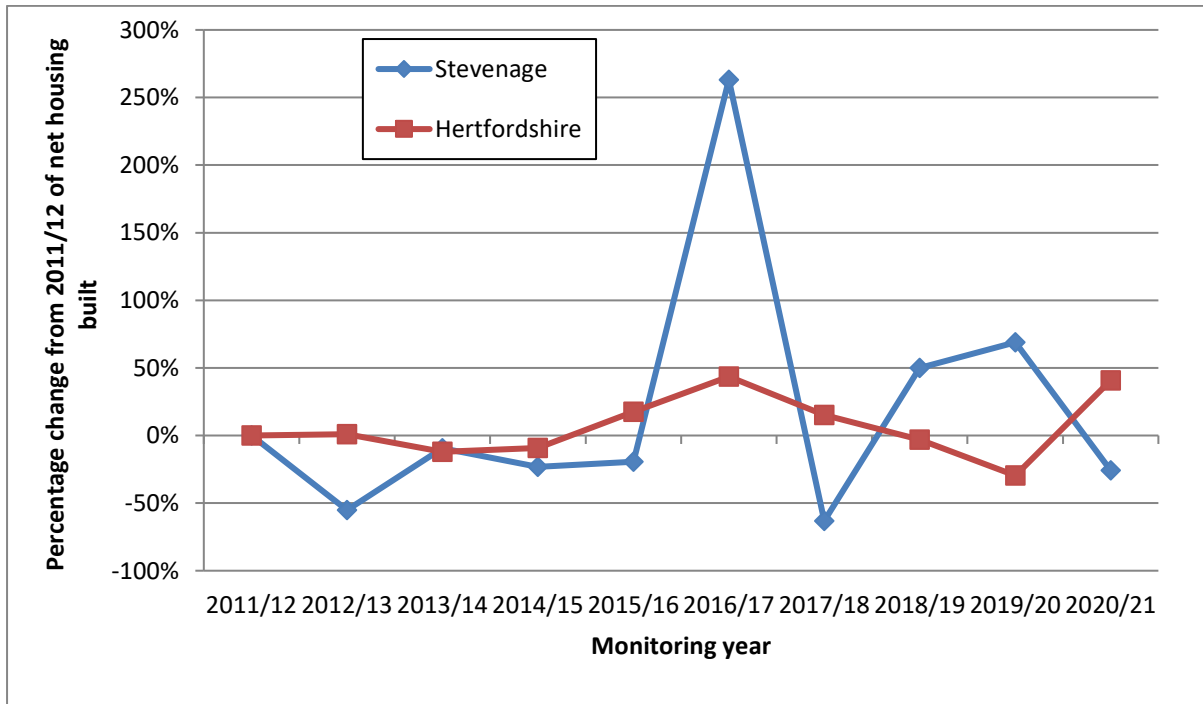
- 3.10 It is anticipated that now the Local Plan is adopted, housing completions will increase substantially in the five year housing supply period. A breakdown of the net completion figures for 2022/23 is set out in Appendix A.
- 3.11 Since 2011, 2,486 new dwellings (net) have been developed. A further 5,114 are required by 2031 in order to meet the Stevenage Borough Local Plan target of 7,600 new homes.

**Table 20 Housing Completions in Stevenage**

Monitoring year	Homes completed in year (net)	Cumulative completions (net)	Annualised housing target	Year-on-year total surplus/deficit against annualise Local Plan
2011/12	190	190	380	-190
2012/2013	85	275	380	-295
2013/14	172	447	380	-208
2014/15	146	593	380	-234
2015/16	153	746	380	-227
2016/17	690	1,436	380	310
2017/18	70	1,506	380	-310
2018/19	285	1,791	380	-95
2019/20	321	2,112	380	-59
2020/21	141	2,253	380	-239
2021/22	69	2,322	380	-311
2022/23	164	2,486	380	-216

Source: CDP SMART Stevenage Residential Completions in Period, 2022.

**Fig 29 Housing Completions in Stevenage and Hertfordshire since 2011**



Source: CDP SMART Stevenage Residential Completions in Period, 2022.

### Five year housing land supply

**Target: Maintain at least a five-year supply of land for housing**

**Target met? Yes, we have a housing supply of 5.91 years**

- 3.12 As mentioned in Chapter 1: Introduction, this AMR reports the Housing Supply as it was on 31 March 2023
- 3.13 The NPPF requires local authorities to have a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against housing requirements. The five year housing land supply is based on certain figures and assumptions. These are:
- The annual housing target in the Borough;
  - The identified supply of housing sites and an assessment of which of these sites are likely to be delivered within the five years;
  - The shortfall in housing completions since the start of the Plan period and how this will be addressed;
  - The addition of a buffer of additional sites brought forward from later in the Plan period to ensure choice and competition in the market for land.
- 3.14 The annual housing target used in the five year housing land supply calculation is 380 dwellings per annum.
- 3.15 As of 31 March 2023, there were outstanding planning permissions or prior approvals for 4,164 new homes (gross).

**Table 21 Total number of potential homes in Stevenage 2022/23.**

Source of supply	Number of dwellings anticipated
Dwellings under construction (including prior approvals under construction)	1,047
Dwellings with full detailed planning permission	704
Total Number of Dwellings for Sites with Prior Notification	73
Dwellings with outline permission or have resolution to permit subject to a S106 agreement being signed	1,953
Total Number of Dwellings for other 'Deliverable' Sites	305
Total Number of Dwellings for Windfall Sites	80
Total outstanding C2 developments	2
<b>Total</b>	<b>4,164</b>

Source: SBC Five Year Housing Land Supply Position Statement, May 2022.

- 3.16 A full list of outstanding permissions is set out in Appendix B.
- 3.17 The shortfall in housing completions since the start of the Plan period needs to be considered in the five-year housing land supply calculation. The current total shortfall in housing completions since the start of the Plan period is 1,544.
- 3.18 The NPPF requires local authorities to provide an additional buffer of at least 5% to ensure choice and competition in the market for land and seek to provide a genuine margin of adequate supply. This buffer is not an additional amount on top of the total provision; rather it is moved forward from later in the Plan period. In local authorities where there is deemed to have been a persistent record of under-delivery of housing, the NPPF states that the buffer should be increased to 20%. In Stevenage, given that there has been a persistent under-delivery of housing, a 20% buffer has been applied.

- 3.19 Taking into account the established need (380 dwellings per year); the following table shows the calculation of the Council's five year housing land supply.

**Table 22 Stevenage Five Year Housing Supply**

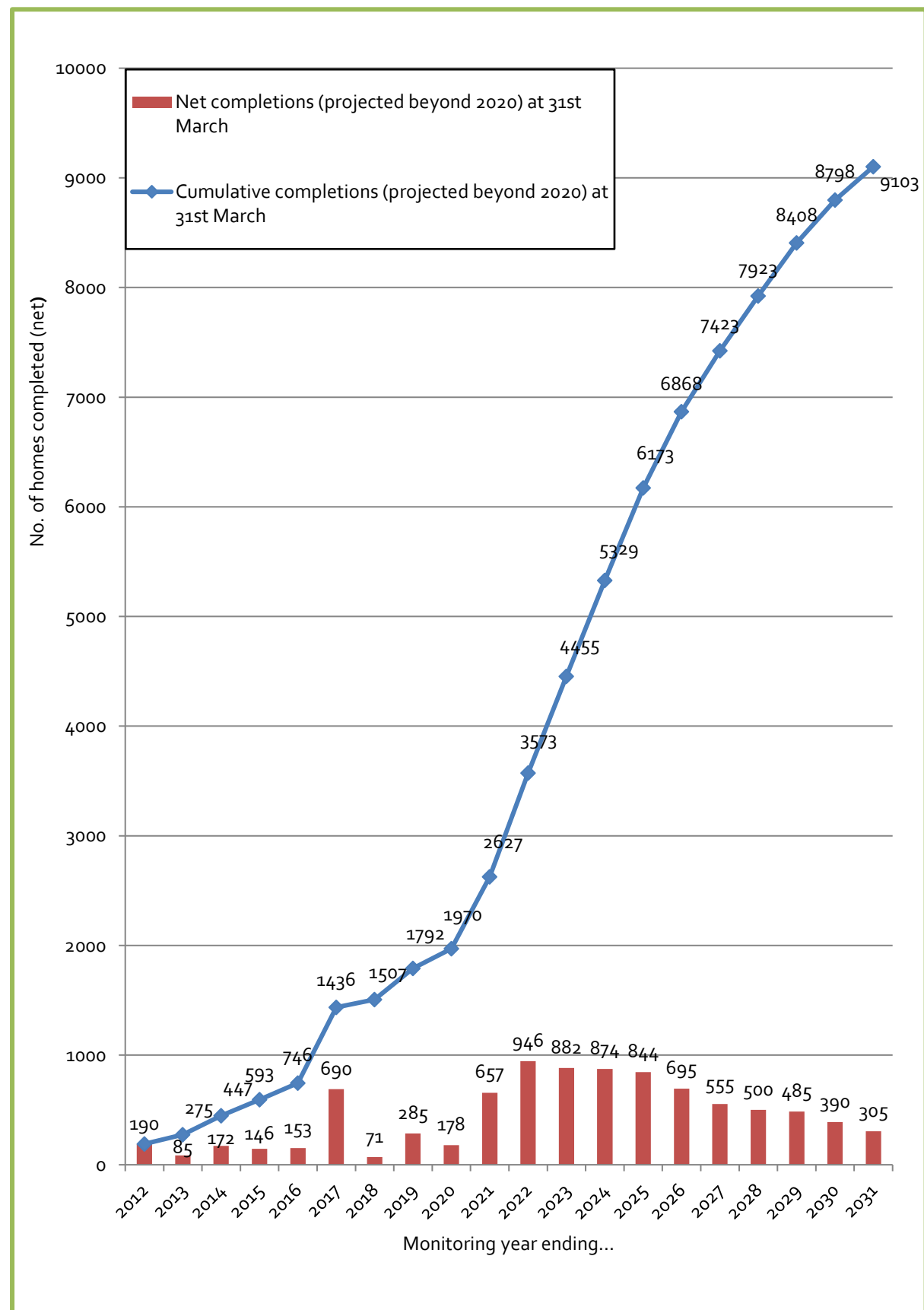
	Number of Dwellings Anticipated
Five year housing requirement = 380 dwellings per year (for 5 years = 1,900) + Liverpool deficit (1868/9*5=1038) + 20% buffer (1900+1038*1.2)	3,525
Annual completion rate (for these 5 years) (3,525 /5)	705
Number of dwellings on sites under construction or with planning permission (or subject to S106) that will be delivered in the 5 year period	1,047
Number of dwellings on other 'deliverable' <sup>7</sup> sites identified in the SLAA that will be delivered in the 5 year period	305
Windfall allowance of 20 per year for the 5 year period (not including the first year)	80
<b>Total</b>	<b>4,164</b>
<b>Years supply = Total/Annual completion rate</b>	<b>5.91</b>

Source: SBC Five Year Housing Land Supply Position Statement, May 2022

- 3.20 Due to the Housing Delivery Test Score, the 5% buffer from last year must be increased to 20%. Increasing from a 5 year requirement of 2,994 to 4,164.
- 3.21 The table above shows that, as of 31 March 2023, we had a supply of housing that could cover 5.91 years and we could demonstrate a five year supply of land for housing.

<sup>7</sup> 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 five years. All of these criteria must be met at the point of assessment

**Fig 30 Stevenage Housing Trajectory**



Source: Stevenage Borough Council, 2022.



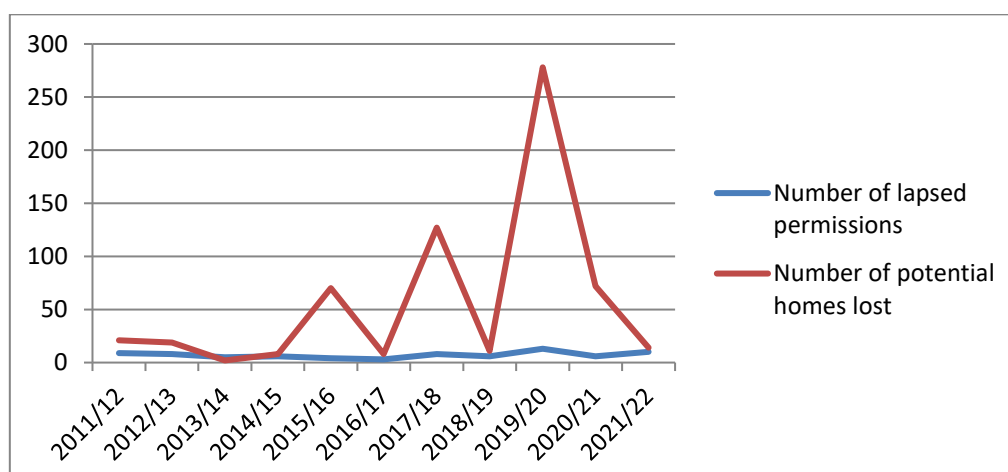
3.22 During the last monitoring year, there were eight sites where the planning permission lapsed, resulting in the net loss of 39 potential new homes.

**Table 23 Lapsed Planning Permissions in Stevenage 2022/23**

Permission Reference	Address	Description		Lapses Date	Res Units	Current Status
19/00096/FP	Land adj, 24 Ellis Avenue, Stevenage, SG1 3SA	Construction of 3no. bed end of terrace house		17/04/2022	0	LAPSED
19/00240/FP	59 Long Leaves, Stevenage, SG2 9BB	Erection of single storey rear extension to facilitate conversion of existing 3 bedroom house into 1No. 2 bedroom flat and 1no. 1 bedroom flat with associated parking and external staircase.		11/06/2022	1	LAPSED
18/00399/FPM	Walpole Court, Blenheim Way, Stevenage, SG2 8TZ	Demolition of the existing Walpole Court sheltered scheme and associated parking and the construction of 51no. apartments and 9no. houses along Blenheim Way.		28/10/2022	38	LAPSED
19/00582/FP	43 Fishers Green Road, Stevenage, SG1 2PD	Demolition of existing double garage and erection of 1no bedroom dwelling with associated parking		18/12/2022	0	LAPSED
19/00706/FP	2A Letchmore Road, Stevenage, SG1 3HU	Demolition of the existing building and construction of a building comprising 5 apartments, laying out of car parking and access areas, gardens and landscaping.		28/01/2023	0	LAPSED
19/00742/FP	Land To The Rear Of 45, Eliot Road, Stevenage, SG2 0LL	Erection of 1no. one bed dwelling		06/03/2023	0	LAPSED
18/00234/FP	Boots UK Ltd REAR OF 54, High Street, Stevenage Herts, SG1 3EF	Erection of 6no. two bed flats with associated car parking to the rear of No.54 High Street.		24/03/2023	0	LAPSED
19/00475/FP	Land To The Rear Of 4 Middle Row, Middle Row, Stevenage Herts, SG1 3AN	Erection of two/three storey building with Use Class A1 (shop) at basement, ground and first floor level with ancillary flat/office at second floor level.		31/03/2023	0	LAPSED

Source: CDP SMART Stevenage Lapsed Permissions, 2022 - 2023.

**Fig 31 Lapsed Permissions and Potential homes lost in Stevenage**



Source: CDP SMART Stevenage Lapsed Permissions, 2022 - 23,

### Affordable housing completions

**Target: At least 25% of all new homes to be affordable**

**Target met? Yes, 29% of all new homes were affordable**

3.23 A total of 47 affordable homes were completed during this monitoring year. This represents 29% of all completed dwellings in the Borough.

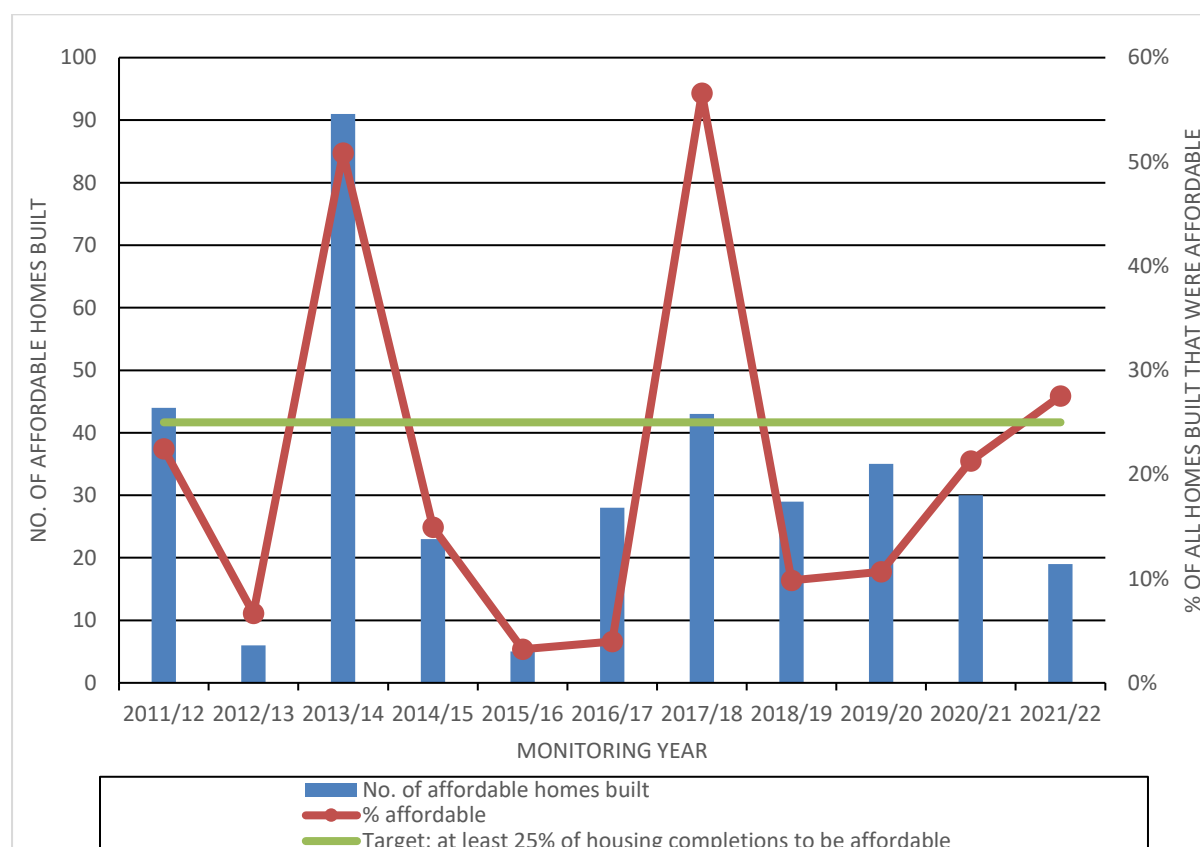
**Table 24 Affordable homes in Stevenage 2022/23**

Planning Permission Reference	Provider	Tenure Type	Dwelling Type	Number of Bedrooms	Affordable Completions in Financial Year
19/00485/FPM	Housing Association	Affordable Rented	House	2	1
19/00485/FPM	Housing Association	Shared Equity	House	2	1
19/00485/FPM	Housing Association	Affordable Rented	House	3	1
19/00485/FPM	Housing Association	Affordable Rented	House	3	1
19/00485/FPM	Housing Association	Shared Equity	House	3	1
19/00485/FPM	Housing Association	Shared Equity	House	2	1
19/00485/FPM	Housing Association	Affordable Rented	House	2	1
19/00485/FPM	Housing Association	Affordable Rented	House	2	1
19/00485/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	1	1
19/00485/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	1	1
19/00485/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	1	1
19/00485/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	1	1
19/00485/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	1	1
19/00485/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	1	1
19/00485/FPM	Housing Association	Shared Equity	House	3	1
19/00485/FPM	Housing Association	Affordable Rented	House	2	1
19/00485/FPM	Housing Association	Affordable Rented	House	2	1

19/00485/FPM	Housing Association	Affordable Rented	House	2	1
19/00485/FPM	Housing Association	Affordable Rented	House	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Housing Association	Affordable Rented	Flat, Apartment or Maisonette	2	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1
20/00682/FPM	Local Authority	Intermediate	House	3	1

Source: CDP SMART Affordable Completions, 2022 / 2023.

**Fig 32 Affordable homes built in Stevenage during the Plan period**



Source: CDP SMART Affordable Completions, 2022 - 2023,

### **Gypsy and Traveller accommodation**

**Target: At least 11 new Gypsy and Traveller pitches to be provided by 2031**

**Target met? No new pitches have been provided this year, but there is the rest of the Plan period to deliver the provision required.**

- 3.24 There were no additional net gains in Gypsy and Traveller pitches in the last monitoring year. Pitches have remained constant since the beginning of the Plan period.

### **Housing completions by size and type**

**Target: For a mix of dwellings to be provided in line with SHMA recommendations**

**Target met? Ongoing**

- 3.25 Stevenage's housing stock is unbalanced. When the New Town was initially developed, it was designed to attract working families. As a result, a high proportion of three bed houses were built. Over half of the three bed homes were terraced properties - more than double to regional and national average<sup>8</sup>.
- 3.26 This monitoring year, over 50% of gross completions were for houses whilst 30% of gross completions were for flats/apartments.

<sup>8</sup> Aspirational housing research 2010, SBC

3.27 The table below shows gross housing completions by size and type; 1 and 2 bedroom flats/apartments are the most prevalent size and type of housing completions this monitoring year.

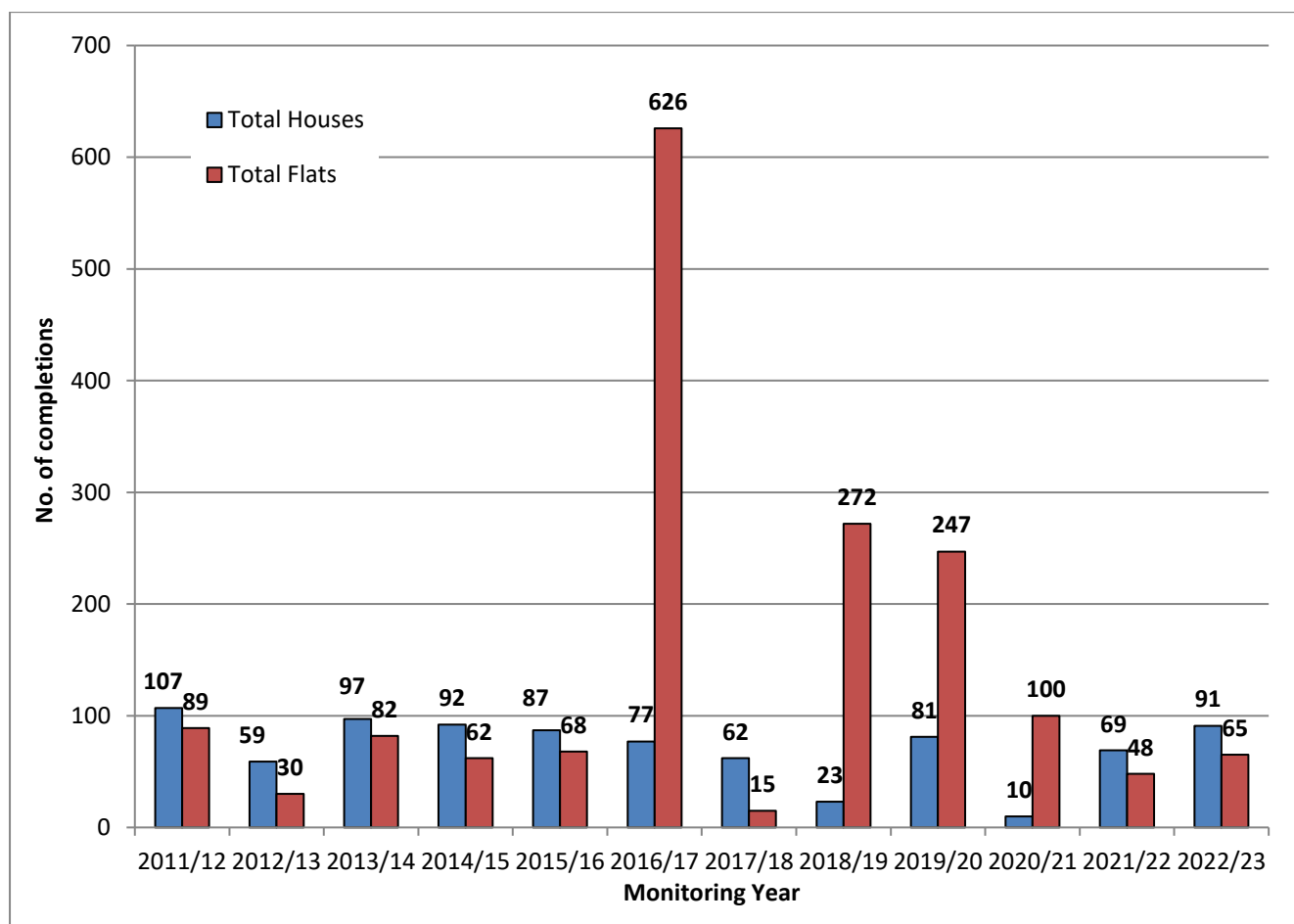
**Table 25 Housing Completions by size and type in Stevenage 2022/23**

Dwelling Type	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Total Units
Dwelling equivalent	0	0	0	1	6
Flat, Apartment or Maisonette	16	31	0	0	49
House	0	20	53	18	91
Studio	18	0	0	0	18
<b>Grand Total</b>	<b>34</b>	<b>51</b>	<b>53</b>	<b>19</b>	<b>164</b>

Source: Stevenage Borough Council, 2022 - 2023

3.28 The number of flats completed since 2011/12 exceeds the number of houses built over the same period.

**Fig 33 Number of Types of homes built in Stevenage during Plan period**



Source: Stevenage Borough Council, 2022

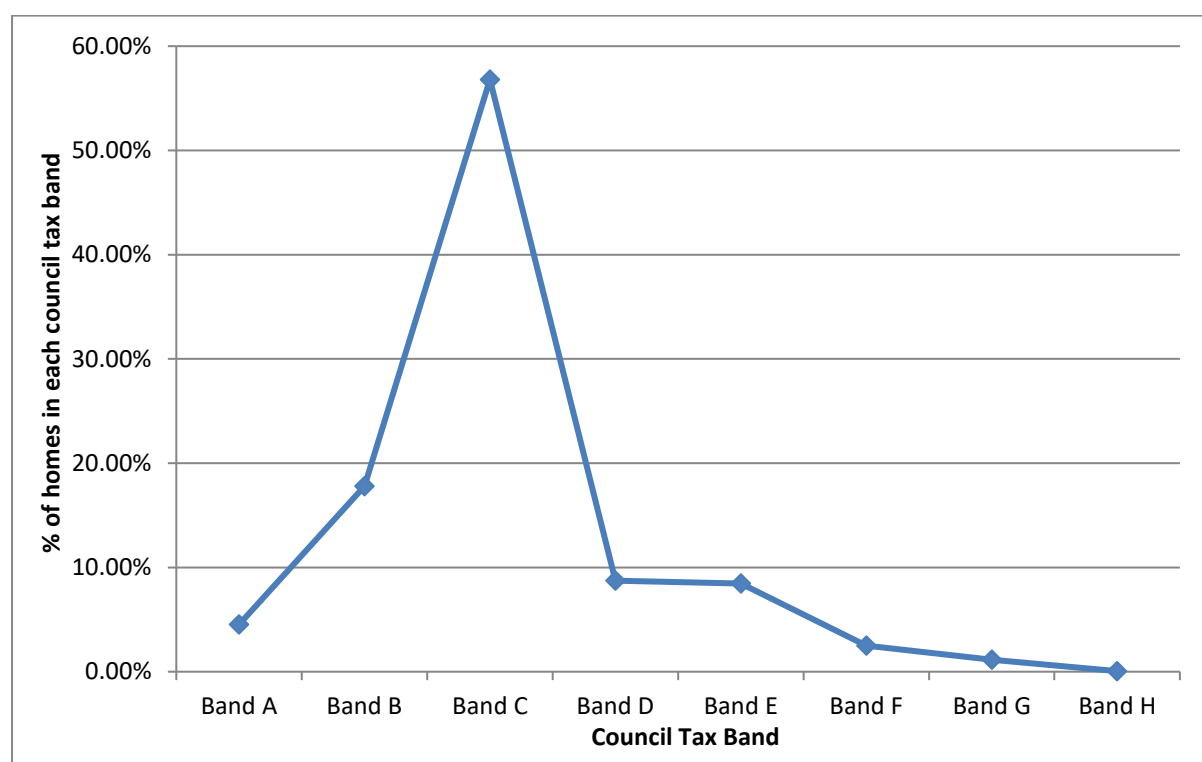
3.29 As well as the need for smaller homes, Stevenage also needs larger higher quality homes, known as aspirational homes. We have developed a set of criteria (for homes and flats) with

which dwellings must comply if they are to be considered 'aspirational'<sup>9</sup>. However, these are difficult to monitor in practice. Therefore, we will continue to use council tax bands G and H to monitor levels of aspirational housing.

3.30 The overall proportion of aspirational homes in Stevenage was at 1.21% this monitoring year.

3.31 The Local Plan seeks to increase this proportion over the Plan period to 2031. Policy SP7 in the Local Plan requires at least 3% of homes to be aspirational.

**Fig 34 Percentage of homes in Council Tax Bands in Stevenage 2022/23**



Source: Council Tax: stock of properties, Office of National Statistics, 2022

### *Housing completions on previously developed land (PDL)*

**Target: 45% of housing completions to be built on previously developed land**

**Target met? Yes, 57% of housing completions were built on previously developed land**

3.32 Of the 164 (gross) dwelling completions in Stevenage in the last monitoring year, 99 were completed on PDL. This equates to 57% of all housing completions.

**Table 26 Housing Completions on PDL**

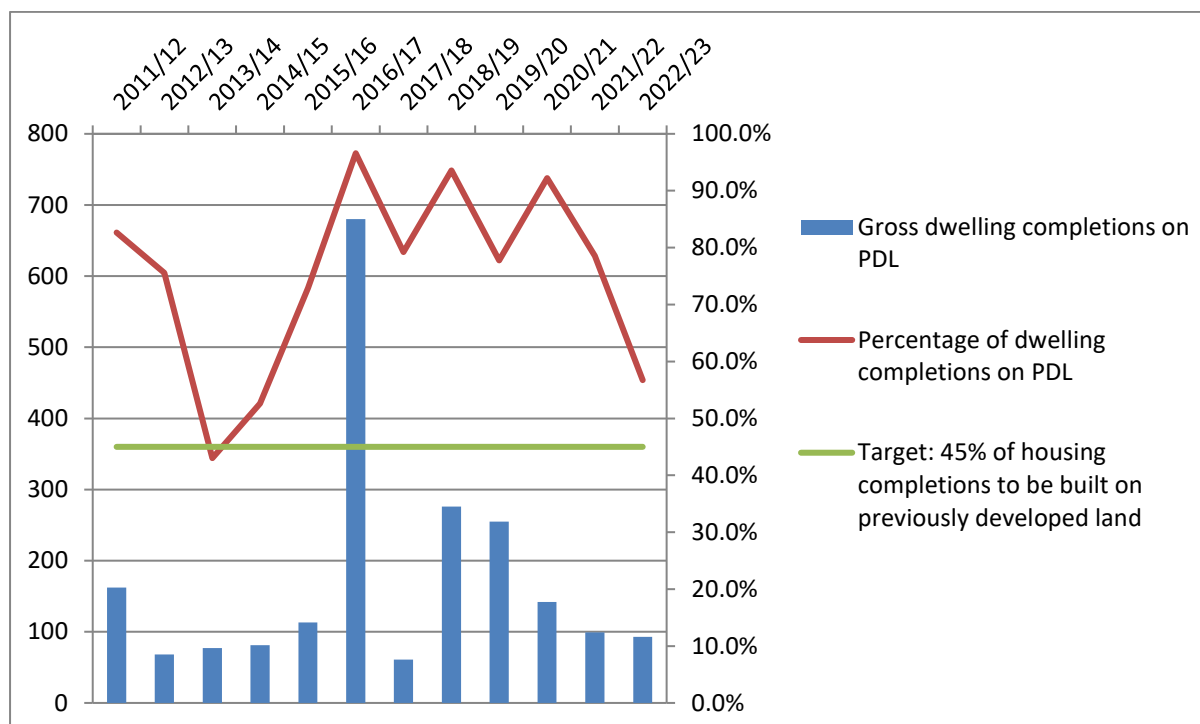
	Number of completions	Percentage
Number of completions on previously PDL	93	57%
Number of completions on 'Unknown' land	3	2%

<sup>9</sup> Aspirational housing research 2010, SBC

Number of completions not on PDL	68	41%
Gross dwelling completions	164	100%

Source: CDP SMART Stevenage Residential Completions in Period, 2022 – 23

**Fig 35 Housing Completions on PDL during the Plan period**



Source: CDP SMART Stevenage Residential Completions in Period, 2022 - 23,

- 3.33 It is likely that the number of housing completions on previously developed sites are likely to fall over the remainder of the Local Plan period; this is due to the majority of the brownfield allocated sites in the Local Plan having been developed and more sites coming forward for development on greenfield sites around the edge of the town at North, West and South East Stevenage.

**Table 27 Location of PDL Housing Completions**

Planning Permission	Address	Units (gross)
09/00449/FPM	Muslim Community Centre, Vardon Road, Stevenage, SG1 5JE	1
18/00390/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	8
18/00393/CPA	Town Centre, 85 -103 Queensway, Stevenage, SG1 1EB	2
18/00406/FP	83 Penn Road, Stevenage, SG1 1HT	4
19/00316/FP	50 Warwick Road, Stevenage, SG2 0QS	2
19/00485/FPM	Land At Webb Rise, Stevenage, SG1 5QU	47
19/00628/FP	48 Made Feld, Stevenage, SG1 1PQ	2
20/00064/FP	9, Four Acres, Stevenage Herts, SG1 3PL	1
20/00529/FP	Chells Manor, Chells Lane, Stevenage, SG2 7AA	1
20/00736/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	2
21/00871/FP	18, Julians Road, Stevenage, SG1 3ET	4
21/00898/FP	Land adj to, 39 Jessop Road, Stevenage, SG1 5LG	2



21/01204/FPM	Land Adjacent To 108, Oaks Cross, Stevenage, SG2 8LT	11
22/00484/CLEU	50 Silam Road, Stevenage, SG1 1JJ	1
22/00491/FP	Chells Manor House, Chells Lane, Stevenage, SG2 7AA	1
22/00580/CLEU	438 Canterbury Way, Stevenage, SG1 4EA	1
22/00787/CLED	330 Ripon Road, Stevenage, SG1 4NG	1
22/00788/CLED	334 Ripon Road, Stevenage, SG1 4NG	1
22/00880/CLEU	7A North Road, Stevenage, SG1 4BD	1
<b>Total dwellings (gross)</b>		<b>93</b>

Source: CDP SMART Stevenage Residential Completions in Period, 2022 – 23

## Employment growth and changes in the monitoring year

- 3.34 Meeting the employment needs of the Borough is another key requirement. If there is under-delivery of land for new employment development, then employers in the Borough may choose to move away. The policies in the Stevenage Borough Local Plan seek to contribute towards this by planning for a sufficient quantity, quality and type of employment land in the right locations, taking account of need and demand in the Borough.
- 3.35 This AMR reports on the following areas of employment development:
- Amount of floor space developed for employment by type;
  - Employment land supply allocated in the planning process;
  - Employment floor space completions.
- 3.36 The NPPF highlights the principle of achieving a sustainable economy and acknowledges the economic role of the planning system in achieving sustainable development. Our Local Plan has an important role to play in achieving this aim by ensuring the policies meet the needs of the economy whilst at the same time securing effective protection of the environment and achieving a sustainable pattern of development. Monitoring employment land supply ensures that the needs of the businesses in the town will be met. The Local Plan policies aim to achieve a sustainable economy in the district by encouraging a strong and diverse local economy with a wide range of employment opportunities, whilst ensuring effective protection and enhancement of the environment and the prudent use of resources.

### Amount of floor space developed for employment type

**Target: To increase the amount of floor space developed for employment**

**Target met? Yes, this year we gained 8,105 sqm of employment floor space**

- 3.37 This monitoring year, 8,105 sqm (net) of new employment floor space was completed in the Borough.

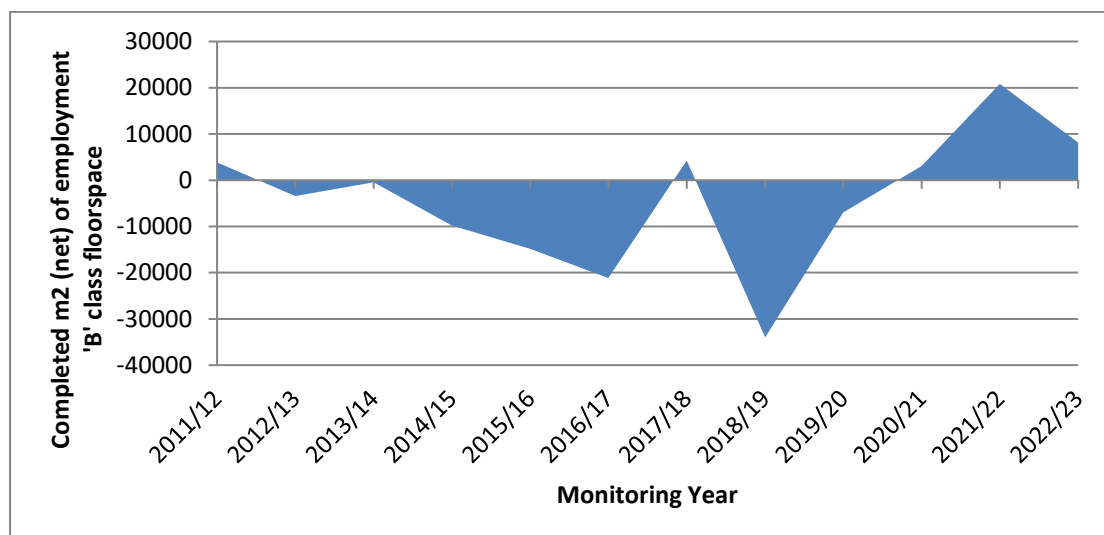
**Table 28 New Employment Floor Space in Stevenage**

Type of employment (by use class)	Gain (sqm)	Loss (sqm)	Net total (sqm)
B1, B1a, B1b, B1c (split unknown)	3,055	0	3,055
B2 – General industry	0	0	0

B8 – Storage and distribution	5,050	0	5,050
Total	8,105	0	8,105

Source: CDP SMART Employment Net Completions by B Use Class and Settlement Totals, 2022 - 23

**Fig 36 Completed floor space of B Class Use**



Source: CDP SMART Employment Net Completions by B Use Class and Settlement Totals, 2022 - 23.

### **Employment land supply allocated in the planning process**

3.38 It is important to monitor how much land is available for building office, industrial and storage/distribution premises throughout the Borough. This helps ensure that sufficient opportunities are available for employment development in the town.

3.39 To do this, we look at:

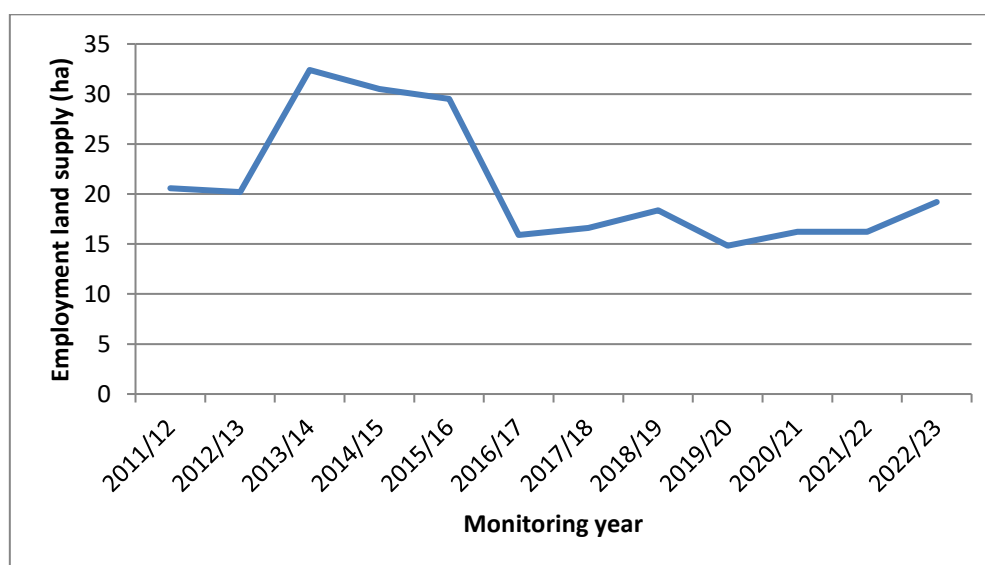
- Allocated sites that do not yet have planning permission;
- Sites under construction for B-Class Uses;
- Extant planning permissions (planning permissions where development has not yet started).

**Table 29 Employment Land Supply in Stevenage 2022/2023**

Type of site	Total (ha)
Local Plan employment allocations	13.35
Sites under construction for B-Class Uses	0.85
Extant planning permissions for B-Class Uses	5.01
Total	19.21

Source: Stevenage Borough Council – Non Residential Completions (2022-2023)

**Fig 37 Employment Land Supply in Stevenage during Plan period**



Source: Stevenage Borough Council – Non Residential Completions (2022-2023)

3.40 Overall, the employment land supply was 19.21ha.

3.41 This is a steady increase in employment floorspace and is a reflection of the market recovering from the Covid 19 pandemic which affected the market.

### **Employment floor space completions**

3.42 Table 30 shows a steady net increase in B class employment floorspace in the borough. Appendix C shows the B class planning permissions for loss and gains in the Borough.

**Table 30: B Class completions in Stevenage 2022/2023**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
<b>1. Completed m<sup>2</sup> (gross) of employment 'B' class floorspace</b>	10,581	2,148	145	30,136	17,448	3,466	13,174	3,864	3,268	3,054	20,834	10,079
<b>3. Loss m<sup>2</sup> (gross) of employment 'B' class floorspace</b>	6,708	5,578	595	39,944	32,311	24,581	8,902	37,844	10,232	0	0	1,974
<b>4. Completed m<sup>2</sup> (net) of employment 'B' class floorspace</b>	3873	-3430	-450	-9808	-14863	-21115	4272	-33980	-6964	3054	20834	8105

## Retail growth and changes in the monitoring year

- 3.43 The indicators in this section monitor the provision of local services with the Town Centre and Old Town. This includes retail, office and leisure developments. The Town Centre and Old Town provide a range of shopping facilities and other services, which are generally well located for use by the whole community and accessible by a range of modes of transport.
- 3.44 The Council is concerned not only in maintaining but also in enhancing the vitality and viability of the Town Centre and Old Town. In particular we are keen to protect the key shopping and trading role of the Town Centre and Old Town whilst at the same time encouraging the integration of other functions, such as community uses, services, leisure and entertainment. Mixed use developments will be encouraged in the Town Centre and Old Town as will complementary evening and night-time economy uses, where appropriate.
- 3.45 This AMR reports on the following areas of retail development:
- Percentage of primary and secondary frontage in A1 (Shop) Use Class;
  - Vacant shops in the Town Centre and Old Town; and
  - Retail, office and leisure floor space completions.

### Percentage of primary and secondary frontage in A1(shop) Use Class

**Target: Maintain or increase the proportion of A1 use primary frontage in the Town Centre and Old Town.**

**Target met? Unknown**

- 3.46 This indicator monitors the primary and secondary frontages in the Town Centre and Old Town. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of the primary shopping area is maintained. Due to a delay in collection methods for retail, table 31 shows the net gain of retail applications in the Borough. The aim is to assess this area in more detail through our scheduled Local Plan Review to commence in 2023/24.

**Table 31 Non residential floorspace in Stevenage 2022/2023**

Non Residential Use floorspace m <sup>2</sup> 2022/23			
Non-Res Use Class	Total Proposed floorspace m2	Completed Floorspace m2	Commitments Floorspace m2
A1 Shops	4103	3722	381
A2 Financial and professional services	1352	1266	0
A3 Restaurants and cafes	742	533	97
A4 Drinking establishments	204	204	0
A5 Hot food takeaways	125	0	66
B1 Business	3353	0	3353
B1a Offices	3950	3055	0
B1b Research and Development	1625	0	1480
B2 General industrial	7768	0	7488
B8 Storage and Distribution	33418	7024	26394
D1 Non-residential institutions	899	899	0
D2 Assembly and leisure	1663	1663	0
E Commercial Business and Service	27044	996	25273
F1 Learning and Non-Residential Institutions	11279	5288	5991
SG Floorspace	17802	6072	3156
<b>Grand Total</b>	<b>115327</b>	<b>30722</b>	<b>73679</b>

### *Vacant shops in the Town Centre and Old Town*

**Target: Reduce the number of vacant retail units on the primary shopping frontage**

**Target met? Unknown**

- 3.47 The number of vacant units in the retail frontages tends to vary from year to year. It is often seen as a key indicator of how a primary shopping area is performing economically. However, due to a delay in the collection of this data, the aim is to assess this area in more detail through our scheduled Local Plan Review to commence in 2023/24.

### *Retail, office and leisure floor space completions*

**Target: Increase the net retail, office and leisure floor space in the Town**

**Target met? Unknown**

- 3.48 Monitoring the overall provision of retail, office and leisure (ROL) floor space<sup>10</sup> will help to ensure that we have the right mix of these types of businesses and that we are continuing to attract these uses in the right areas. However, due to a delay in the collection of this data, the aim is to assess this area in more detail through our scheduled Local Plan Review to commence in 2023/24.

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<sup>10</sup> Due to the changes in planning legislation, we are now able to monitor indicators that best suit our own circumstances. Accordingly, we have decided to use the NPPF definition of 'main town centre uses' and have added all uses which fall under 'Class A, B1a, C1, D1 and D2 Uses'. General B1 has been excluded where (a) or (b) has not been specified. Our D1 use category excludes changes to school floor space, colleges and children's centres. Our SG category only includes those uses identified in the NPPF as main town centre uses.

## Appendix A: Net housing completion figures 2022/23

Planning Permission	Address	Description	Gross Completions	Net Completions
09/00449/FPM	Muslim Community Centre, Vardon Road, Stevenage, SG1 5JE	Extensions to muslim community centre	1	1
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane, Aston	Construction of two storey storage building including staff office, welfare and residential accommodation and ancillary works.	1	1
18/00390/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the second floor from retail (Use Class A1) to form 8 residential flats (7 x studio flats and 1 x 1 bed) including upgrade and refurbishment to stair and access to residential flats, a new lift and formation of bin and cycle store areas at ground floor.	8	8
18/00393/CPA	Town Centre, 85 -103 Queensway, Stevenage, SG1 1EB	Prior approval for the change of use of part of second floor from use class A1 (shop) and class A2 (financial & Professional) to 2no. dwelling units (use class C3)	2	2
18/00406/FP	83 Penn Road, Stevenage, SG1 1HT	Conversion of the existing dwelling and erection of single storey front, side and rear and two storey rear extensions to form 4no. one bedroom self-contained flats.	4	3
19/00316/FP	50 Warwick Road, Stevenage, SG2 0QS	Erection of two storey side extension, single storey rear extensions and loft conversion incorporating 2no. rear dormer windows to facilitate the conversion of existing 3 bed dwelling into 2no. 3 bed dwellings. Creation of associated parking to the rear and front.	2	2
19/00485/FPM	Land At Webb Rise, Stevenage, SG1 5QU	Construction of 85 residential dwellings, associated accesses, landscaping and other related matters	47	47
19/00628/FP	48 Made Feld, Stevenage, SG1 1PQ	Two storey side, part two storey, part single storey rear extension, single storey front extension and loft conversion through raising of the roof to facilitate the creation of 2no. one bed flats and enlargement of existing dwelling	2	2

20/00064/FP	9, Four Acres, Stevenage Herts, SG1 3PL	Change of use from three bedroom dwelling to 4 bed House of Multiple Occupation (HMO)	1	0
20/00529/FP	Chells Manor, Chells Lane, Stevenage, SG2 7AA	Conversion of part of building from office to single dwelling house with minor associated alterations	1	1
20/00593/FP	49 Fellowes Way, Stevenage, SG2 8BS	Erection of 1no. three bedroom dwelling	1	1
20/00672/FP	Garages And Forecourt Area, To Rear Of 13-19 The Chace, Stevenage, SG2 8QS	Erection of 3no. three bed dwellings, parking and amenity space following demolition of garages	3	3
20/00682/FPM	Land to W of A1 (M) and, South Of Stevenage Road, Todds Green	Variation of conditions 1 (Approved Plans), 9 (Flood Risk Assessment), 10 (Drainage) and 27 (Vehicle Access) attached to planning permission 19/00123/FPM	65	65
20/00736/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	Removal of conditions 12 (Bat boxes), 22 (Drainage Scheme), 23 (Management and Maintenance), 25 (Site Investigation) and variation of conditions 1 (Approved Plans), 3 (Materials), 11 (Bird Boxes), 14 (Construction Management Plan), 16 (Site Waste Management Plan), 21 (Surface Water Drainage) and 27 (Remediation Scheme) attached to planning permission 18/00398/FPM	2	2
21/00871/FP	18, Julians Road, Stevenage, SG1 3ET	Two storey side extension and change of use from a healthcare provider (Use Class E) on ground floor to residential (Use Class C3) and conversion of three bedroom flat over first and second floors to 4no. one bedroom flats	4	3
21/00898/FP	Land adj to, 39 Jessop Road, Stevenage, SG1 5LG	Demolition of 4 no. garages, removal of on street parking and alterations to service road to facilitate the erection of 2 x 3 bed houses with associated parking and 8 replacement public parking spaces	2	2
21/01162/FP	Land To Rear Of 36, Fellowes Way And 57 Woodland Way, Stevenage, SG2 8BW	Erection of 1no. two bedroom dwelling	1	1
21/01204/FPM	Land Adjacent To 108, Oaks Cross, Stevenage, SG2 8LT	Erection of 11no. modular homes (Use Class C3) and associated works	11	11
22/00484/CLEU	50 Silam Road, Stevenage, SG1 1JJ	Certificate of lawfulness for existing use of 6 bedroom HMO	1	0



<b>22/00491/FP</b>	Chells Manor House, Chells Lane, Stevenage, SG2 7AA	Change of use from office (Use Class E(g)(i) to dwelling (Use Class C3) and internal alterations	1	1
<b>22/00580/CLEU</b>	438 Canterbury Way, Stevenage, SG1 4EA	Certificate of lawfulness for existing use of HMO for 5 people	1	0
<b>22/00787/CLED</b>	330 Ripon Road, Stevenage, SG1 4NG	Lawful development certificate (existing) for use of the property as a 5 bed HMO (Use Class C4)	1	0
<b>22/00788/CLED</b>	334 Ripon Road, Stevenage, SG1 4NG	Lawful development certificate (existing) for the continued use of the property as a 5 bed HMO (Use Class C4).	1	0
<b>22/00880/CLEU</b>	7A North Road, Stevenage, SG1 4BD	Certificate of lawfulness for existing use of 6 bed HMO	1	0
<b>Totals</b>			164	156

## Appendix B: Housing commitment figures 2022/23

### Homes under construction (work started)

Permission Reference	Address	Gross Area	Granted Date	Started Date (by 31/03/2023)	Proposed Units
06/00301/FP	11 Walkern Road ( Pond Close), Stevenage	0.054	29/11/2006	31/03/2009	12
21/00944/FPM	Garages, Dunn Close, Stevenage, SG1 1SB	0.190	09/05/2022	31/03/2023	6
19/00136/FPM	145 Scarborough Avenue, Stevenage, SG1 2HQ	0.180	24/01/2020	15/03/2021	29
20/00736/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	1.650	17/11/2021	17/11/2021	169
17/00846/FP	12 Park Place, Town Centre, Stevenage, SG1 1DP	0.080	09/05/2018	31/03/2020	9
19/00474/FPM	Land To The West Of, Lytton Way, Stevenage, SG1 1AG	2.361	20/08/2021	15/01/2023	576
21/00704/RM	MKG Motor Group Ltd, Chells Way, Stevenage, SG2 0LZ	0.159	16/08/2021	31/03/2023	9
20/00682/FPM	Land to W of A1 (M) and, South Of Stevenage Road, Todds Green	5.780	19/01/2022	19/01/2022	133
20/00643/RMM	Matalan Unit B-C, Danestrete, Stevenage	1.340	09/04/2021	19/10/2022	526
20/00624/FPM	North Park Corner of, Six Hills Way And London Road, Stevenage, SG1 1ST	0.100	12/10/2021	01/03/2022	64
13/00599/FP	Land Between, 7A And 11 North Road, Stevenage, SG1 4BD	0.019	18/02/2014	18/02/2017	1
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane, Aston	0.050	28/02/2018	06/03/2021	1
19/00287/FP	22 Basils Road, Stevenage, SG1 3PX	0.028	11/07/2019	31/03/2023	2
19/00463/FP	Land Adjacent To, 21 Whomerley Road, Stevenage, SG1 1SP	0.031	18/09/2019	31/03/2023	1
19/00508/FP	55 Whomerley Road, Stevenage, SG1 1SR	0.017	15/10/2019	31/03/2023	2
21/01244/FP	Land adj, 42 Sandown Road, Stevenage, SG1 5SF	0.054	14/01/2022	31/03/2023	1
22/00684/FP	Land adj, 12 Lower Sean, Stevenage, SG2 9XN	0.010	26/09/2022	31/03/2023	1

## Detailed permission (work not started) inc Reserved Matters and outline permissions

Permission Reference	Address	Gross Area	Granted Date	Lapses Date	Proposed Units
19/00647/FPM	Former BHS Store, 7 The Forum, Stevenage, SG1 1ES	0.435	11/08/2021	11/08/2024	250
18/00399/FPM	Walpole Court, Blenheim Way, Stevenage, SG2 8TZ	0.749	28/10/2019	28/10/2022	60
22/00699/CPA	Stewart House, Primett Road, Stevenage, SG1 3EE	0.187	12/09/2022	12/09/2025	16
19/00096/FP	Land adj, 24 Ellis Avenue, Stevenage, SG1 3SA	0.023	17/04/2019	17/04/2022	1
21/00847/FP	Car Park Bragbury End Sports Ground, Aston Lane, Stevenage	0.098	11/02/2022	11/02/2025	5
17/00862/OPM	Land to The North Of Stevenage, Weston Road, Stevenage, SG1 4DE	78.000	01/09/2022	01/09/2027	800
22/00810/RMM	Land to N of Stevenage, Weston Road, Stevenage, SG1 4DE	7.170	15/03/2023	15/03/2026	243
19/00706/FP	2A Letchmore Road, Stevenage, SG1 3HU	0.060	28/01/2020	28/01/2023	5
20/00300/CPA	Hertland House Primett Road, Stevenage Herts, SG1 3EE	0.037	11/08/2020	11/08/2023	7
20/00301/CPA	Hertland House, Primett Road, Stevenage Herts, SG1 3EE	0.037	11/08/2020	11/08/2023	7
20/00302/CPA	Hertland House Primett Road, Stevenage Herts, SG1 3EE	0.037	11/08/2020	11/08/2023	7
18/00234/FP	Boots UK Ltd REAR OF 54, High Street, Stevenage Herts, SG1 3EF	0.084	24/03/2020	24/03/2023	6
18/00399/FPM	Walpole Court, Blenheim Way, Stevenage, SG2 8TZ	0.749	28/10/2019	28/10/2022	60
19/00461/FP	Units A & B, Mindenhall Court, Stevenage, SG1 3BG	0.023	12/10/2020	12/10/2023	9
20/00512/CPA	Forum Chambers, The Forum, Town Centre, Stevenage, SG1 1EL	0.080	17/11/2021	17/11/2024	12
21/00548/CPA	Stamford House, Primett Road, Stevenage, SG1 3EE	0.071	12/11/2021	12/11/2024	8
21/01366/FPM	Stamford House, Primett Road, Stevenage, SG1 3EE	0.200	09/11/2022	09/11/2025	11
21/00819/FP	29 - 31 Orchard Road, Stevenage, SG1 3HE	0.180	19/08/2022	19/08/2025	7
21/00820/CPA	Bank House, Primett Road, Stevenage, SG1 3EE	0.221	13/09/2021	13/09/2024	24
21/01002/FPM	Unit 11, The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	0.330	25/10/2022	25/10/2025	224
22/00699/CPA	Stewart House, Primett Road, Stevenage, SG1 3EE	0.187	12/09/2022	12/09/2025	16
19/00240/FP	59 Long Leaves, Stevenage, SG2 9BB	0.020	11/06/2019	11/06/2022	2
19/00223/FP	Garage Compound To The South Of, 148 - 150 Hydean Way, Stevenage, SG2 9YA	0.100	21/06/2019	21/06/2022	3
19/00582/FP	43 Fishers Green Road, Stevenage, SG1 2PD	0.035	18/12/2019	18/12/2022	1
19/00742/FP	Land To The Rear Of 45, Eliot Road, Stevenage, SG2 0LL	0.002	06/03/2020	06/03/2023	1
19/00475/FP	Land To The Rear Of 4 Middle Row, Middle Row, Stevenage Herts, SG1 3AN	0.011	31/03/2020	31/03/2023	1
20/00226/FP	112 High Street, Stevenage, SG1 3DW	0.020	25/06/2020	25/06/2023	1
20/00293/FP	45 Lonsdale Road, Stevenage, SG1 5DB	0.010	22/07/2020	22/07/2023	2

19/00721/FP	19 Made Feld, Stevenage, SG1 1PQ	0.036	16/10/2020	16/10/2023	3
20/00553/FP	20 Broom Walk, Stevenage, SG1 1UR	0.018	19/11/2020	19/11/2023	2
20/00555/FP	45 Vardon Road, Stevenage, SG1 5PT	0.014	23/11/2020	23/11/2023	2
20/00599/FP	14, Brick Kiln Road, Stevenage, SG1 2NH	0.046	03/03/2021	03/03/2024	1
21/00041/FP	25, North Road, Stevenage	0.031	11/03/2021	11/03/2024	0
20/00753/FP	Land R/O, 1 Aspen Close, Stevenage, SG2 8SJ	0.060	19/04/2021	19/04/2024	1
21/00014/FP	14, Penn Road, Stevenage, SG11HY	0.032	23/07/2021	23/07/2024	2
21/00957/FP	Land adj, 12 Hollyshaws, Stevenage, SG2 8NZ	0.020	22/10/2021	22/10/2024	1
21/00843/CPA	50, High Street, Stevenage, SG1 3EF	0.016	21/01/2022	21/01/2025	2
22/00287/FP	14 Penn Road, Stevenage, SG1 1HY	0.030	17/06/2022	17/06/2025	4
22/00493/FP	36 Dovedale, Stevenage, SG2 9EP	0.045	13/07/2022	13/07/2025	1
22/00664/FP	244 Canterbury Way, Stevenage, SG1 4DW	0.017	05/10/2022	05/10/2025	1
22/00688/FP	35, Rookwood Drive, Stevenage, SG2 8PH	0.050	17/10/2022	18/10/2025	1
22/00864/FP	17 Fox Road, Stevenage, SG1 1JD	0.014	09/11/2022	10/11/2025	1
22/00826/FP	2-8 Queensway, Stevenage, SG1 1BS	0.008	10/11/2022	10/11/2025	2
22/00344/FP	22 Greydells Road, Stevenage, SG1 3NJ	0.018	29/11/2022	29/11/2025	3
22/00610/FP	10, Rudd Close, Stevenage, SG2 9SP	0.010	15/12/2022	15/12/2025	0
22/00343/FP	11 Manor View, Stevenage, SG2 8PD	0.025	30/01/2023	30/01/2026	4
23/00038/CPA	166A High Street, Stevenage, SG1 3LL	0.003	06/03/2023	06/03/2026	1
22/00463/FP	Land Adjacent, 68 Stirling Close, Stevenage, SG2 8TQ	0.020	08/03/2023	08/03/2026	1
23/00029/FP	131 Valley Way, Stevenage, SG2 9DE	0.024	20/03/2023	20/03/2026	1
23/00141/FP	97 Oaks Cross, Stevenage, SG2 8LT	0.043	30/03/2023	30/03/2026	1

## Appendix C: Employment Completion figures 2022/23

### Employment floorspace completions

Permission Reference	Address	Description	Non-Res Floorspace m2
<b>B1a Offices</b>			
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)	1680
18/00660/FP	95 - 103 Queensway Town Centre, Stevenage, SG1 1EA	Change of use of part of the first floor from retail (Use Class A1) and Financial and Professional Services (Use class A2) to offices (Use Class B1(a)) and external improvement works.	944
20/00170/FP	Michael Faraday House, Six Hills Way, Stevenage, SG2 2AY	Construction of new roof above existing atrium area to create additional office floorspace; replacement windows, doors and screens; construction of new external plant enclosure, and; installation of new external lighting.	431
<b>B1a Offices Totals:</b>			3055
<b>B8 Storage and Distribution</b>			
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)	7024
<b>B8 Storage and Distribution Totals:</b>			7024
<b>Use Class Gains Totals:</b>			10079

### Employment floorspaces losses

Permission Reference	Address	Description	ExistNonResLine Use Class	Non Res Loss Total
21/00431/FP	Arriva Bus Depot and adj unit 11, Babbage Road, Stevenage, SG1 2EQ	Alterations (including portacabin installation) to ARRIVA Bus Depot and Change of Use (with minor works) of Unit 11 from Mixed Use to Sui Generis (Bus Depot)	B8 Storage and Distribution	1974
<b>Report Total All Losses from B Uses:</b>				1974