Annual Monitoring Report 2019/20

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 2019 to 31 March 2020,** 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**.

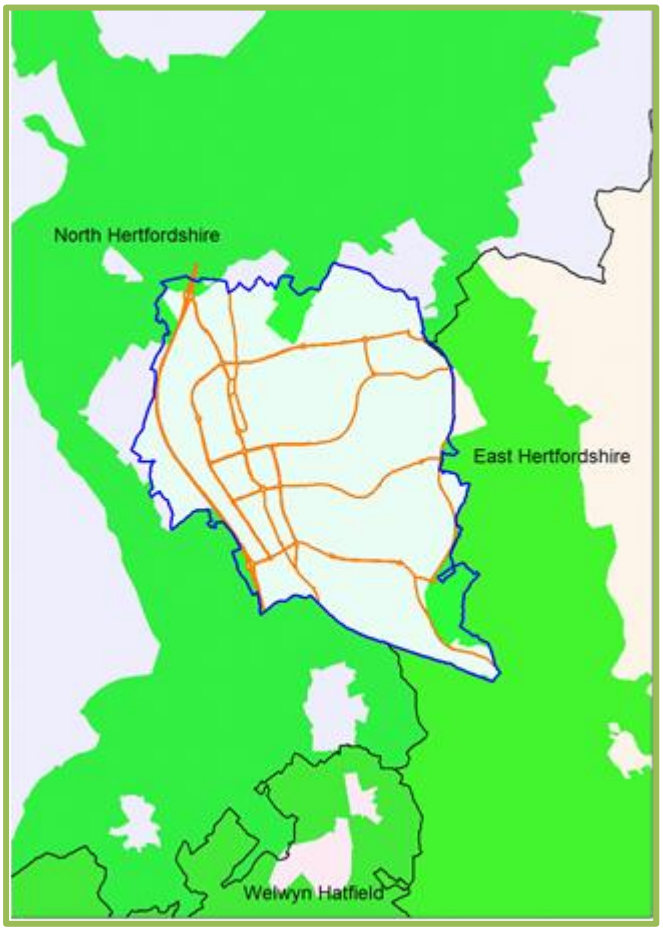
Where there has not been any change in the Borough with regard to the monitoring indicators, information has been drawn upon from the previous year's Authority Monitoring Report. For example, some of the contextual indicators and the local context have not changed significantly since the last report in 2018/2019, 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.

- **Demographic Profile**
  - Mid-year Population Figures
  - Broad Age-Group Population and Population Projections
  - Broad Ethnic Group Population
- **Economic Activity**
  - Labour Supply
  - Employment by Occupation
  - Earnings by Residence
  - People Claiming Job Seeker's Allowance
  - Job Density
  - Business Counts in Stevenage
  - Qualifications in Stevenage
- **Socio-Cultural Profile**

- Deprivation
- Crime
- Health Profile
- Health Inequalities
- Child Health
- Local Priorities
- Travel Flow Data

- **Housing Profile**
  - Number of Homes in Stevenage
  - Affordable Housing Completions
  - House Price Index Data
- **Transport**
- **Environment Profile**
  - Listed Buildings
  - Green Belt
  - Flood Risk
  - Green Links
- **Developer Contributions**

Demographic Profile

Mid-Year Population Figures

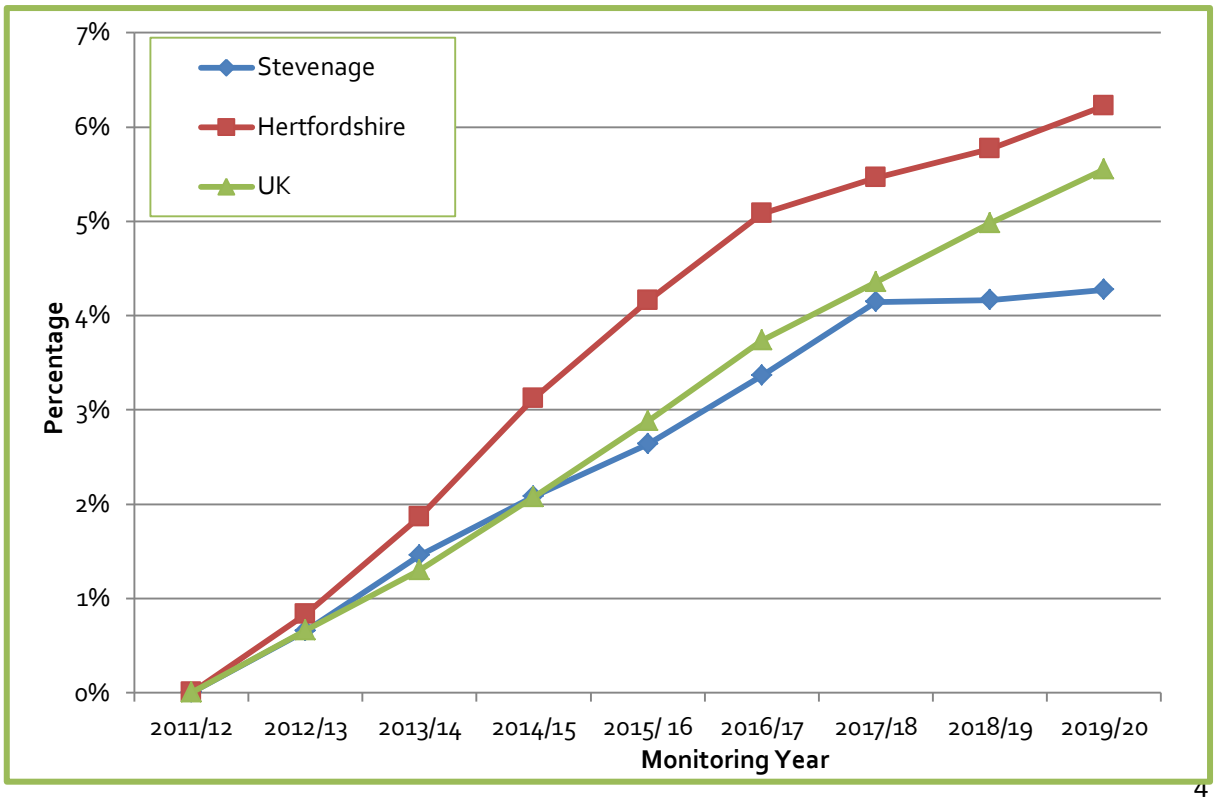
1.6 Stevenage has seen a significant increase in its population over the last few years. There has been an increase of 4.16% in the Borough's population since 2011. This is marginally less than the 5.76% increase in Hertfordshire and the 5.4% increase in England.

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	% change
Area	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Mid 2015	Mid 2016	Mid 2017	Mid 2018	Mid 2019	2011/2019
Stevenage	84,247	84,824	85,520	85,993	86,579	87,285	87,739	87,754	87,845	+ 4.27%
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	+ 6.22%
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	+ 5.55%

Source: Office for National Statistics, 2020

Figure 2 Population percentage increase since 2011/2012



Broad Age-Group Population and Population Projections

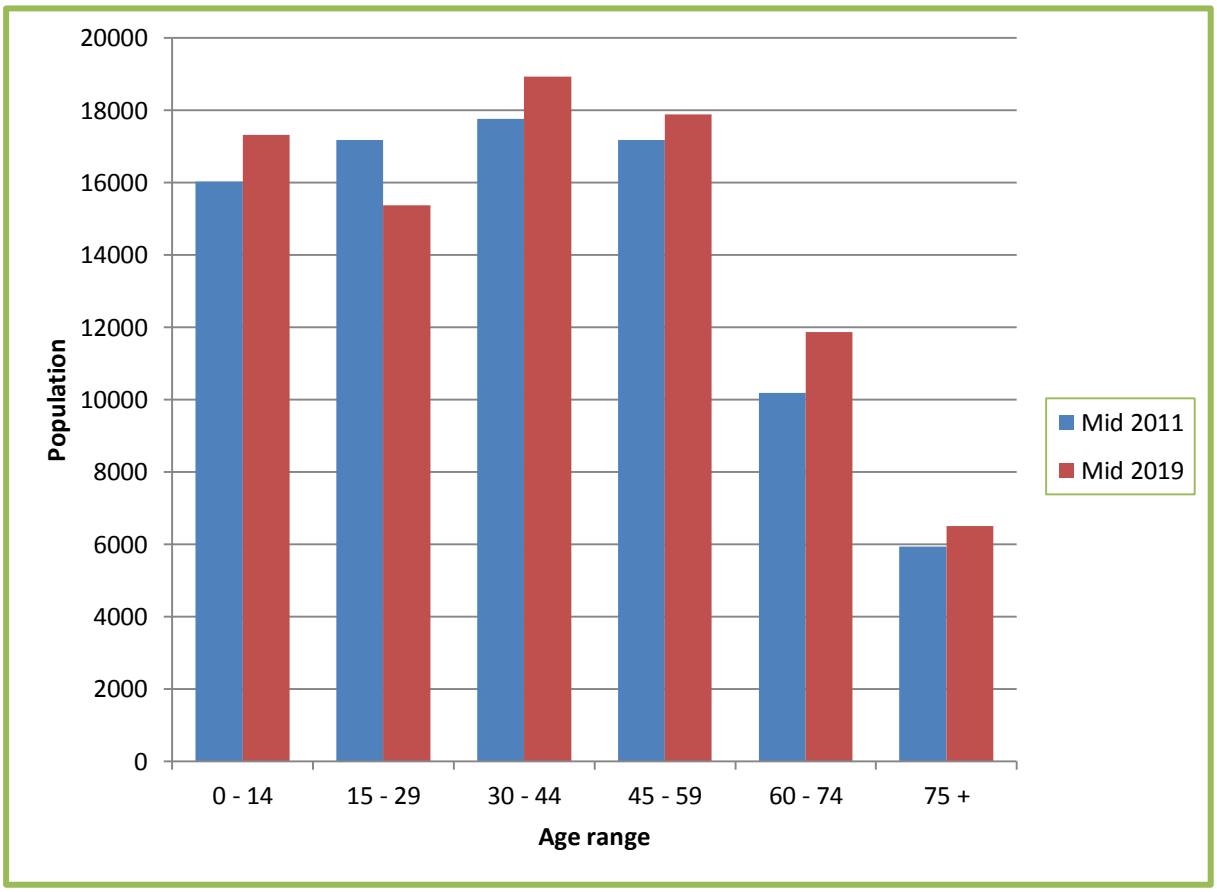
1.7 The following table and figure show the mid-year population change in 2019/20 by broad age groups. It can be seen that there has been a consistent rise in all population age groups other than the 15 - 29 age group.

Table 2 Actual and % change of population age ranges in Stevenage, 2011/12 - 2019/20

Age range	2011/12	2019/20	% change since 2011
0 – 14	16,024	17,314	+ 8.05%
15 – 29	17,169	15,372	- 10.47%
30 – 44	17,765	18,930	+ 6.56%
45 – 59	17,178	17,885	+ 4.12%
60 – 74	10,177	11,853	+ 16.47%
75 +	5,934	6,491	+ 9.39%
Total	84,247	87,845	+ 4.27%

Source: Office for National Statistics, 2020

Figure 3 Actual population of Stevenage



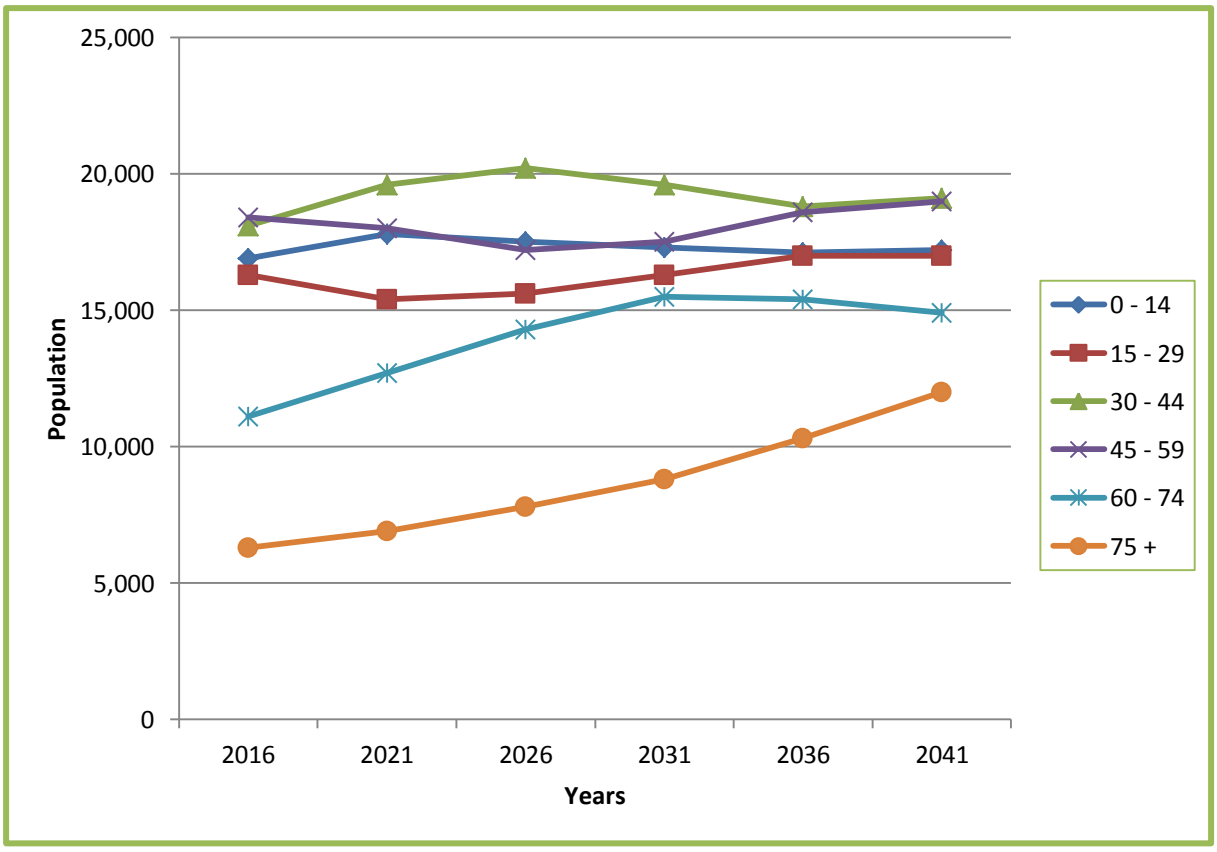
1.8 Population figures predict that there will be a significant increase in the number of people aged 60 years and above while there would be a steady rise in all other age groups. These figures are based on the data from the Subnational Population Projections 2012 and are indicative of an ageing population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

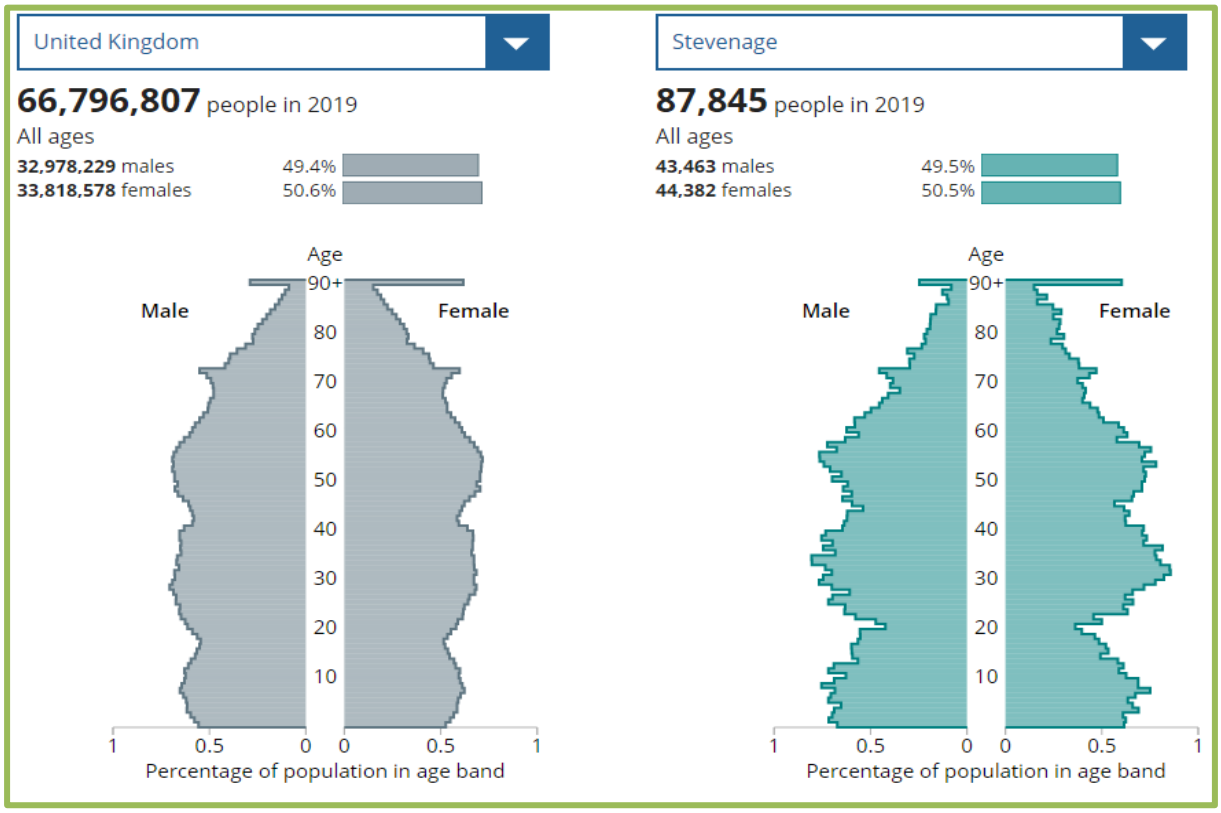
Source: Office for National Statistics, 2020

Figure 4 Projected age profiles for Stevenage to 2041



1.9 The population pyramid below shows the division of the population of Stevenage in 2019 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 figures for Stevenage and United Kingdom 2019



Source: Office for National Statistics, 2020

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

1.11 Non-White (12.4%). 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 As can be seen from the tables in section 3.2.2, the resident population of Stevenage in 2019 was 87,845 and the total population aged 16 - 64 was 56,000.

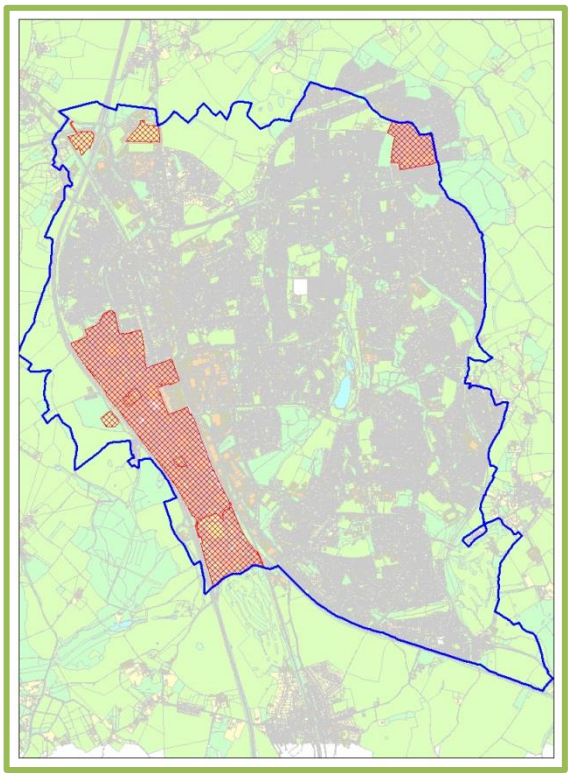


Figure 6 Designated employment areas

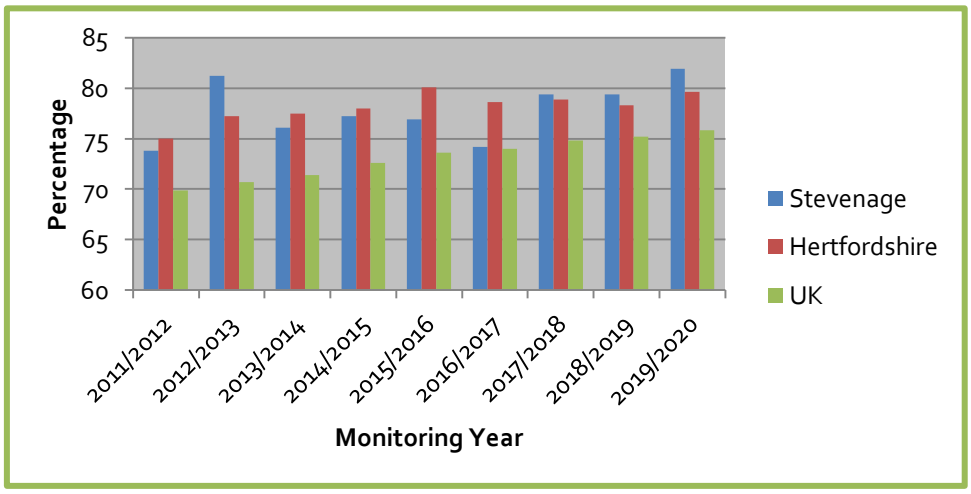
Labour supply

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, it remains higher than the labour supply percentage in the Hertfordshire and UK.

Figure 7 Percentage of labour supply since 2011

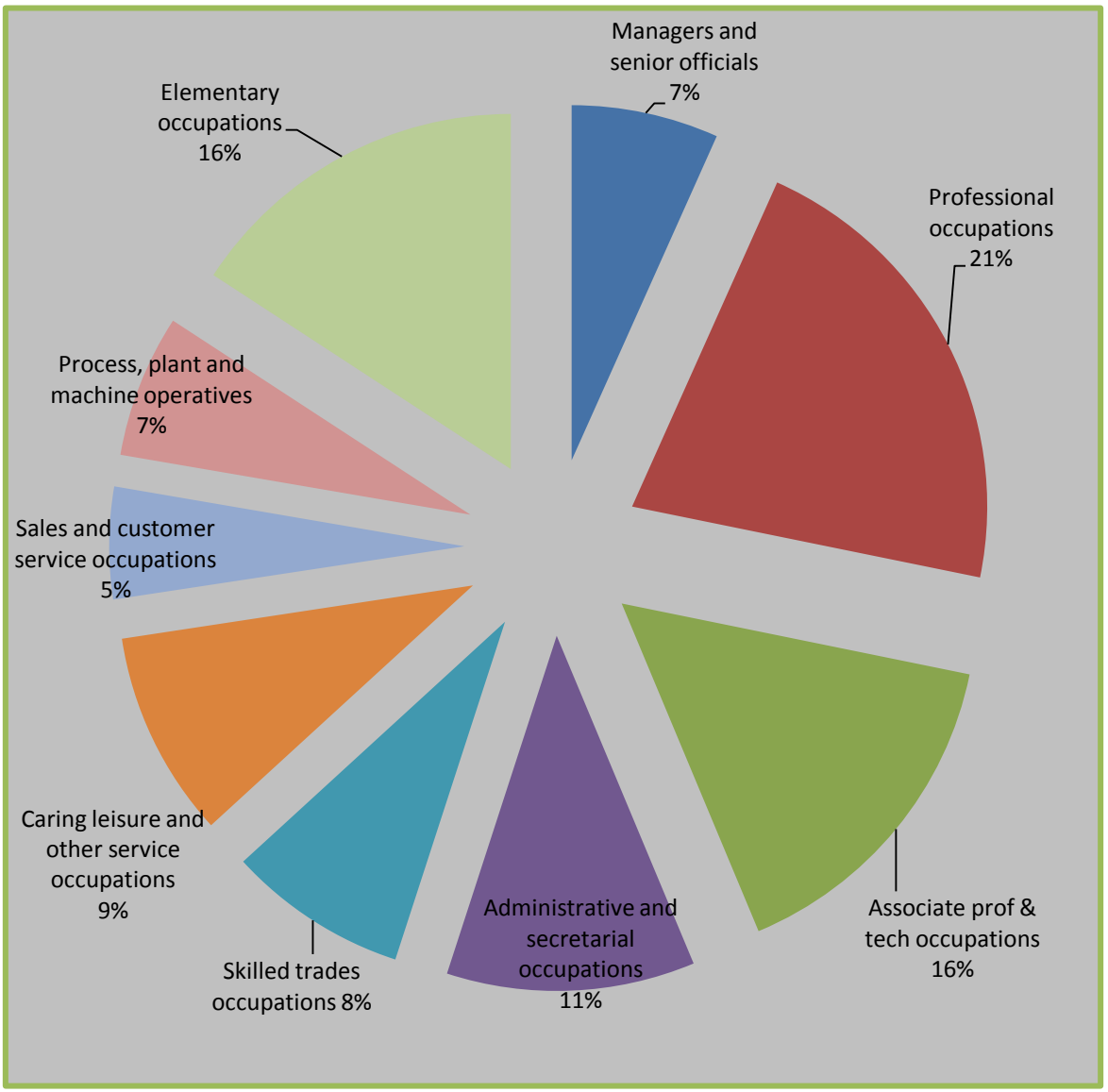


Source: NOMIS official labour market statistics, 2020,

Employment by occupation

1.18 Between April 2019 and March 2020, the highest proportion of all persons in employment in Stevenage was that in professional occupations (21.5%), followed by those in elementary occupations (15.8%) and associate professional and technical occupations (15.5%).

Figure 8 Employment by occupation in Stevenage 2019/2020

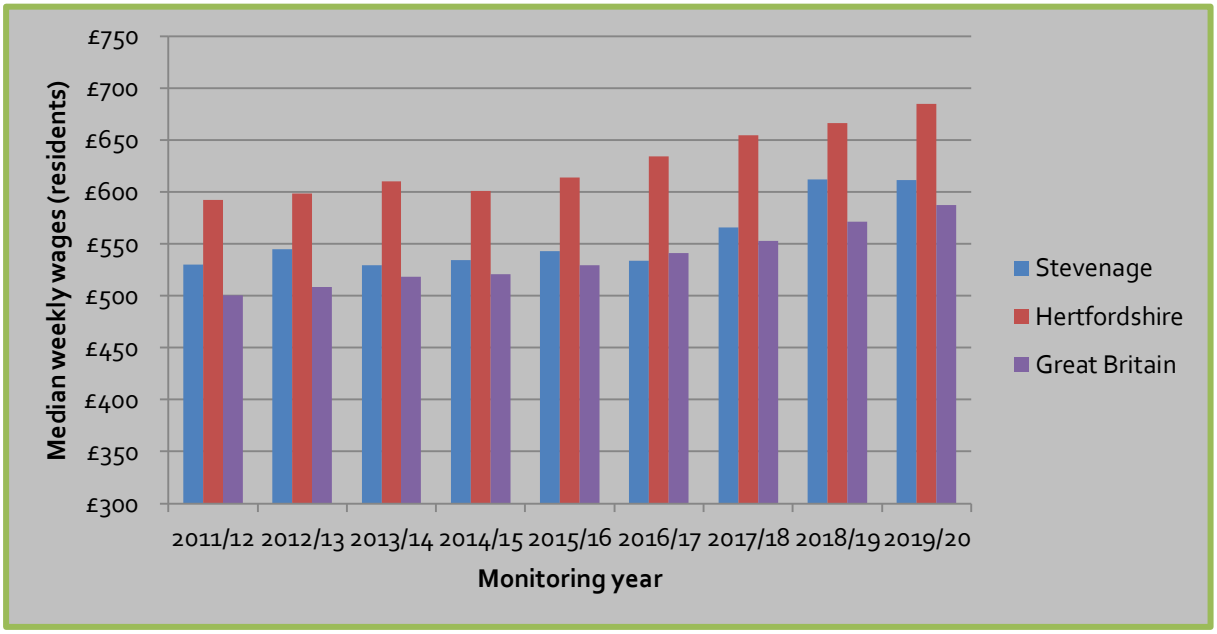


Source: NOMIS official labour market statistics, 2020,

Earnings by residence

1.19 The average weekly earnings for those who live in Stevenage have steadily been increasing since 2016/2017 and are now higher than the average weekly wage in the rest of the country.

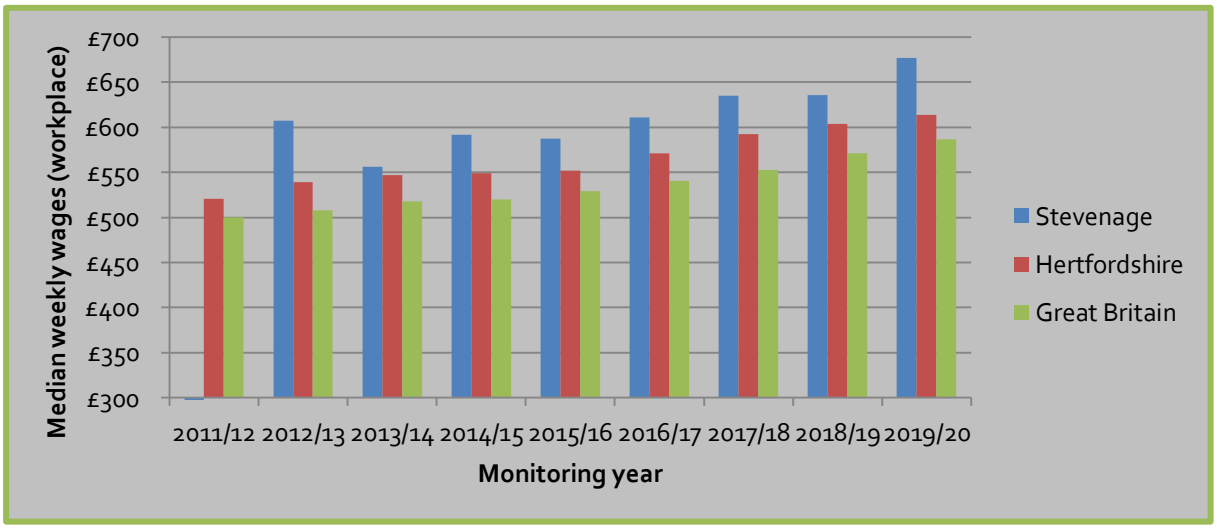
Figure 9 Earnings by residence – gross weekly pay for all full-time workers



Source: NOMIS official labour market statistics, 2020

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

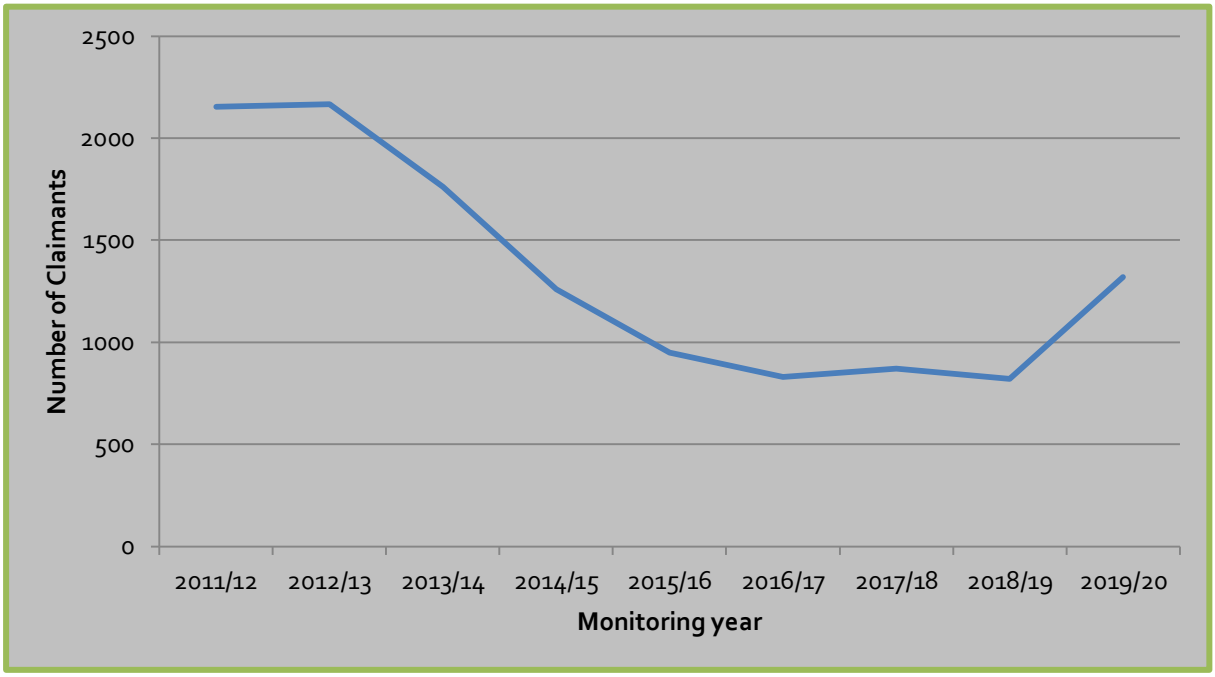


Source: NOMIS official labour market statistics, 2020

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 2019 was decreasing steadily, however this has recently increased to just above 1,300. This trend will likely increase further in the coming months as a result of the COVID pandemic.

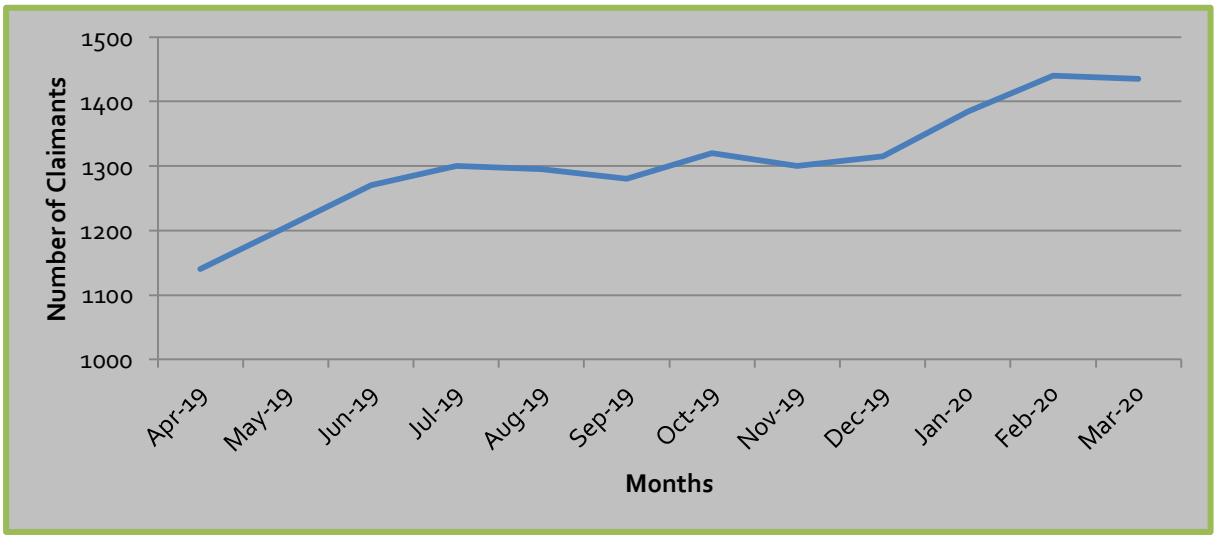
Figure 11 All persons claiming Job Seekers Allowance in Stevenage 2011 - 2020



Source: NOMIS official labour market statistics,2020,

1.22 Looking more closely at the last monitoring year, claimant counts have fluctuated over the last 12 months with the last few months showing the steepest rise in claimant counts.

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

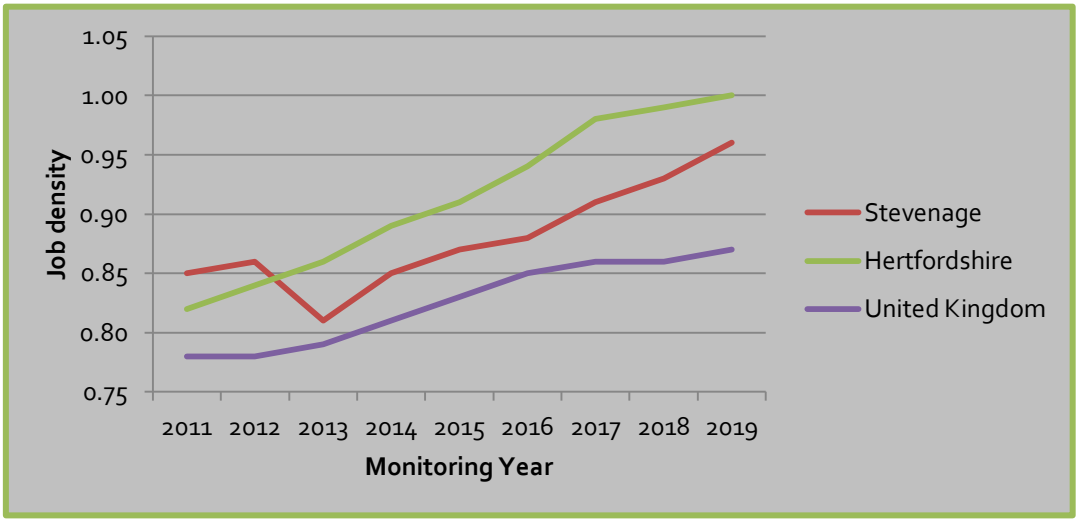


Source: NOMIS official labour market statistics, 2020,

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. This data is not updated seasonally, and hence has only been included up to 2017. The job density in Stevenage has steadily increased since 2013 and this trend follows that of the region and country.

Fig 13 Job density



Source: NOMIS official labour market statistics, 2020

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[1] and local units[2]. 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 5 Enterprises and Local Units in Stevenage

Enterprises	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Micro (0 - 9)	2,040	2,045	2,085	2,240	2,475	2,665	2,875	2,755	2,820
Small (10 - 49)	195	185	205	220	230	225	220	245	255
Medium (50 - 249)	40	45	40	40	40	35	35	40	40
Large (250+)	15	15	15	15	15	15	15	15	15
Enterprises	***2,290***	***2,290***	***2,345***	***2,515***	***2,760***	***2,940***	***3,145***	***3,055***	***3,130***
Grand Total	**5,245**	**5,240**	**5,340**	**5,685**	**6,160**	**6,495**	**6,925**	**6,760**	**6,930**

Local Units	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Micro (0 - 9)	2,395	2,395	2,415	2,575	2,820	2,985	3,215	3,105	3,180
Small (10 - 49)	410	415	435	455	445	425	425	460	485
Medium (50 - 249)	130	120	125	120	115	125	120	120	120
Large (250+)	20	20	20	20	20	20	20	20	20

[1] 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

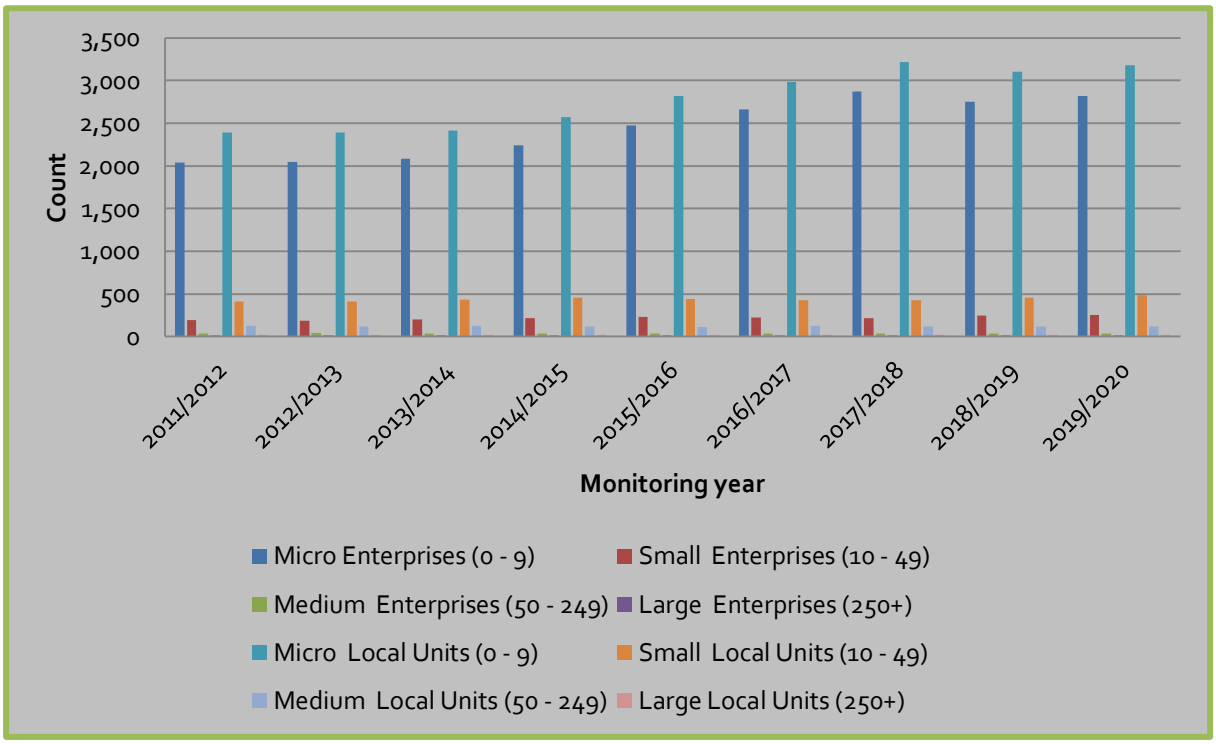
[2] A local unit is an individual site (for example a factory or shop) associated with an enterprise. It can also be referred to as workplace

Local Units	2,955	2,950	2,995	3,170	3,400	3,555	3,780	3,705	3,800

	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Grand Total	5,245	5,240	5,340	5,685	6,160	6,495	6,925	6,760	6,930

Source: NOMIS official labour market statistics, 2019,

Fig 14 Business counts by size, 2011 - 2020

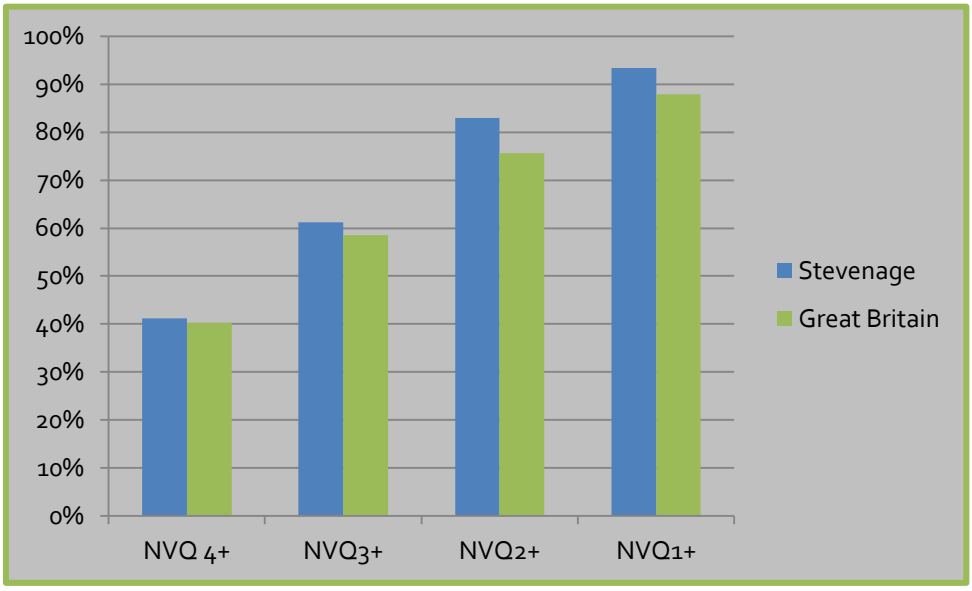


Source: NOMIS official labour market statistics, 2019,

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 the region and UK.

Fig 15 Qualification levels in Stevenage and Great Britain



Source: NOMIS official labour market statistics,2019,

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-later Super Output Areas (LSOAs) – in England. According to the figures, Stevenage is ranked as the 14th 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 five key offences are shown in the graph below. The data shows a comparison of the crime rate in Stevenage and Hertfordshire.

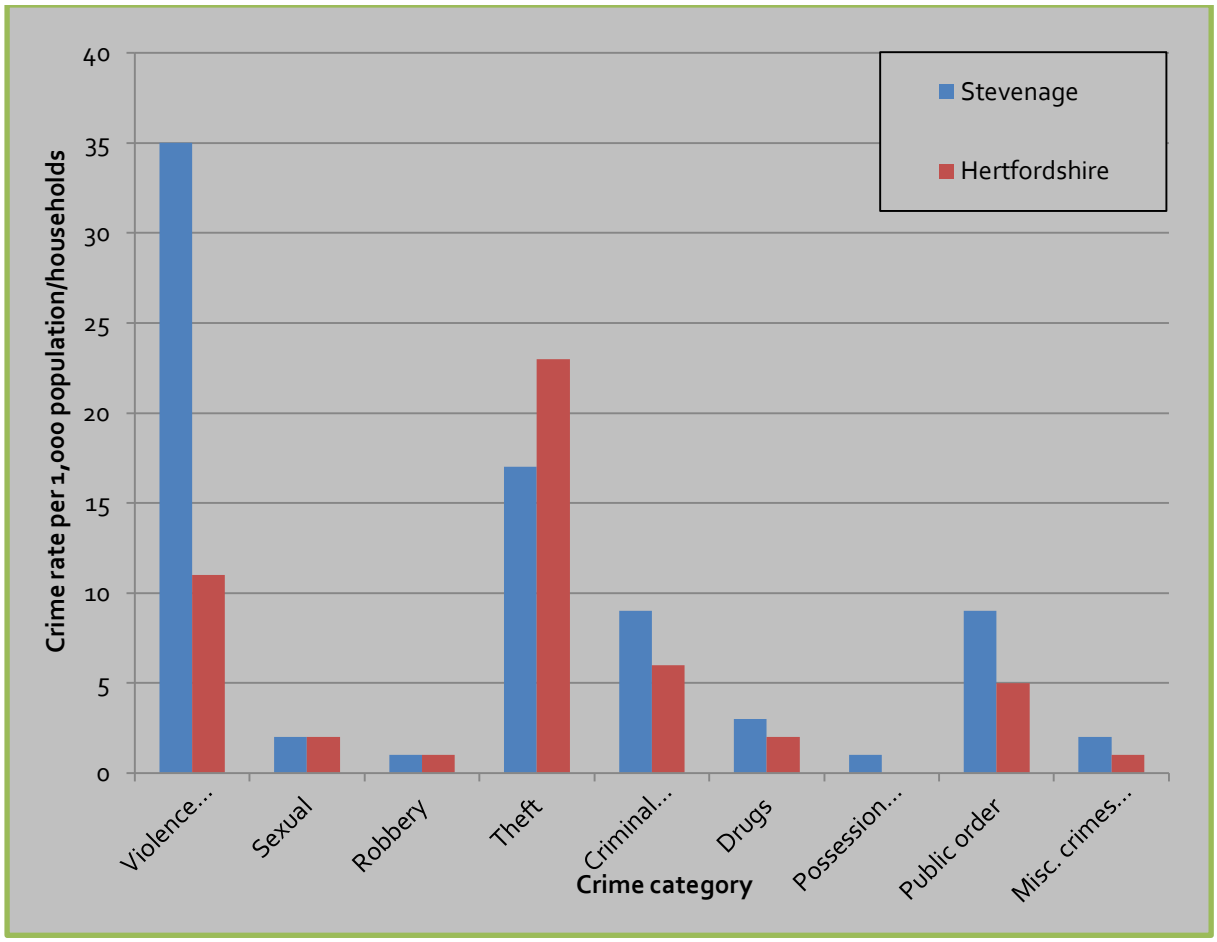
Table 6 Police recorded crime in Stevenage

	Stevenage				Hertfordshire
	Total Offences 2018/19	Total Offences 2019/20	% difference	Offences per 1,000 population 2019/20	Offences per 1,000 population 2019/20
Violence against persons	3,041	3,052	+ 0.36%	35	22
Sexual offences	266	245	- 7.89%	2	2
Robbery	71	83	+ 16.90%	1	1
Theft offences	3,084	2,933	- 4.90%	27	23
Criminal damage and arson	985	842	- 14.61%	9	6

Drug offences	335	346	+ 3.28%	3	2
Possession of weapons offences	104	87	- 16.35%	1	0
Public order offences	792	755	- 4.55%	9	5
Miscellaneous crimes against society	156	162	+ 3.21%	2	1

Source: NOMIS official labour market statistics, 2019,

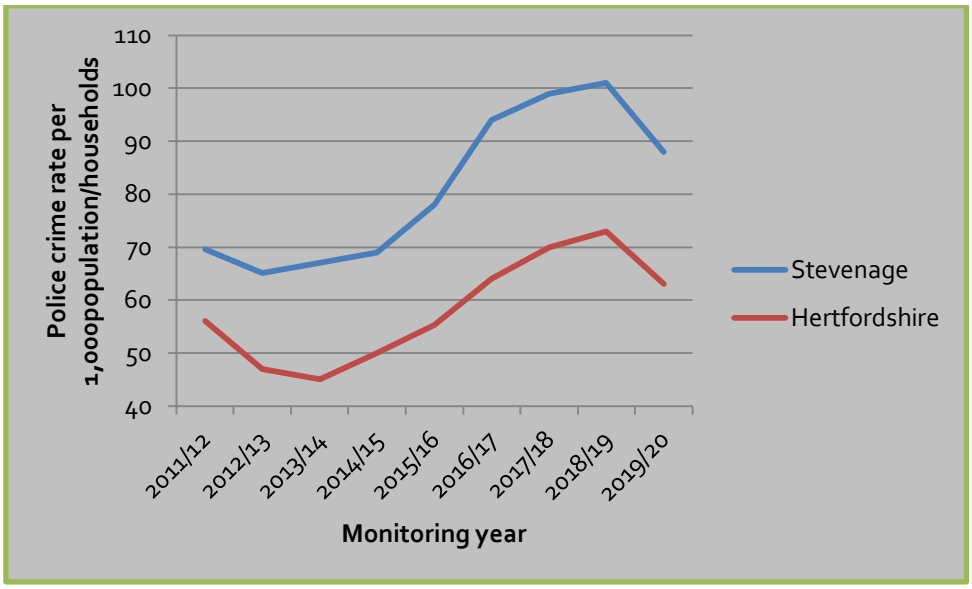
Fig 16 Police recorded crime in Stevenage and Hertfordshire



Source: NOMIS official labour market statistics, 2019,

1.28 The following graph highlights that the crime rate has gradually been increasing between 2014 – 2019, however, this last monitoring year has seen a decline in crime rates in both Stevenage and Hertfordshire.

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



Source: NOMIS official labour market statistics, 2019,

Health Profile

1.29 The health of people in Stevenage is varied to compared to the England average.

1.30 Deprivation is lower than average; however about 16% (2,855) children live in low income families[3].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 7.2 years lower for men and 3.5 years lower for women than those living in the least deprived areas.

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: hematic/healthy-stevenage-dashboard-1920. pdf. This file is no longer available

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

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.

Fig 18 Workers living in Stevenage (2011 Census)

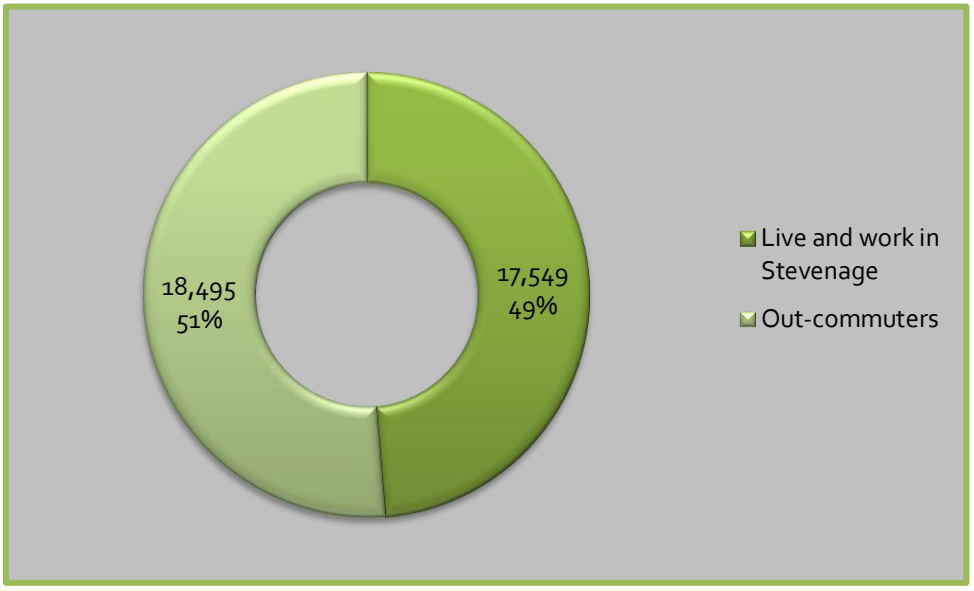
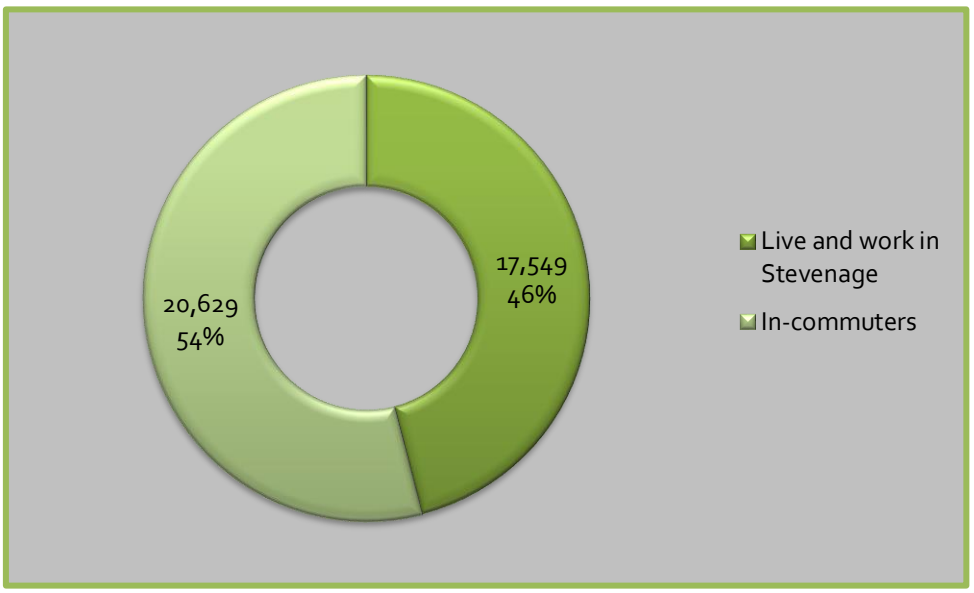
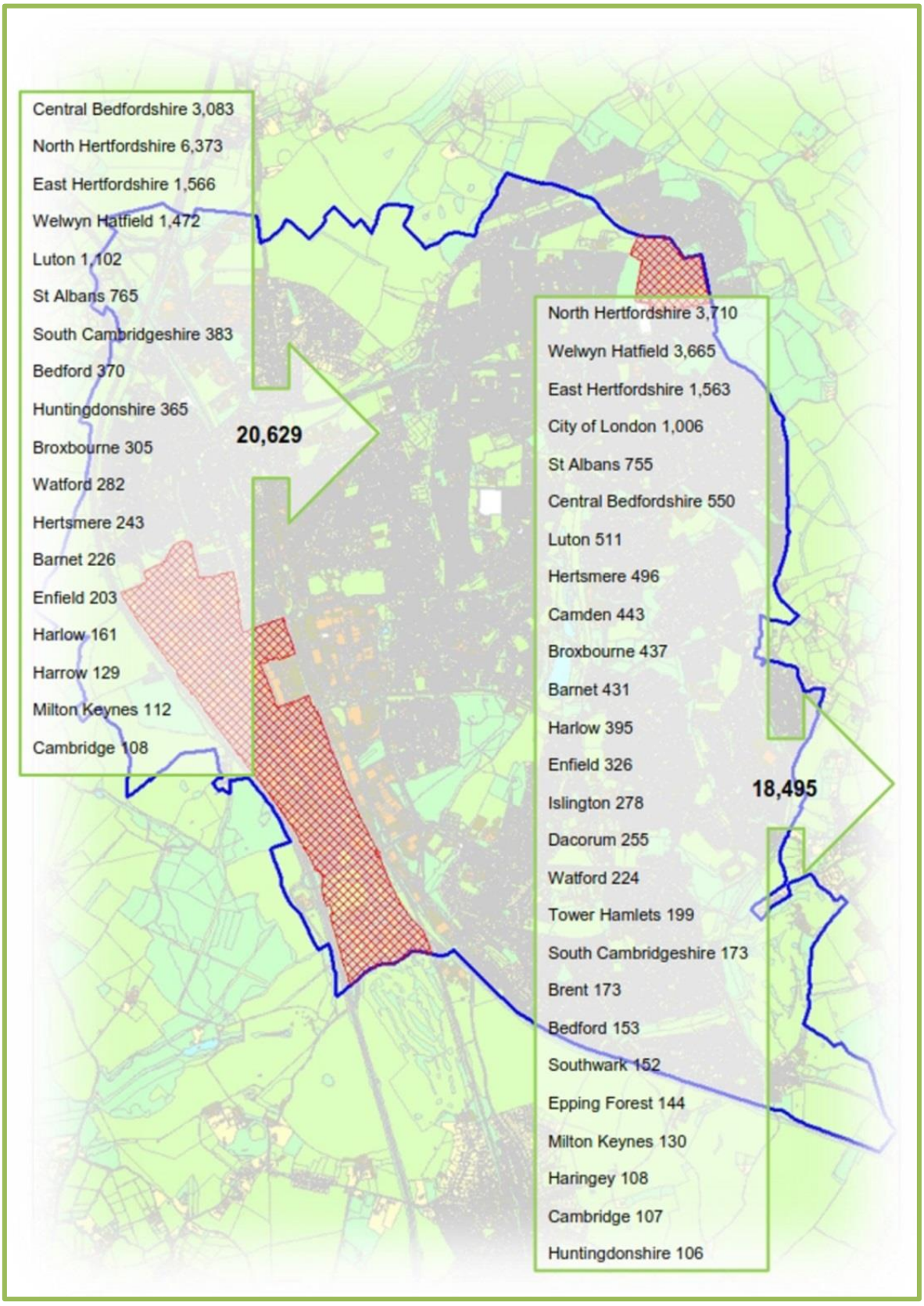


Fig 19 Working in Stevenage (2011 Census)



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

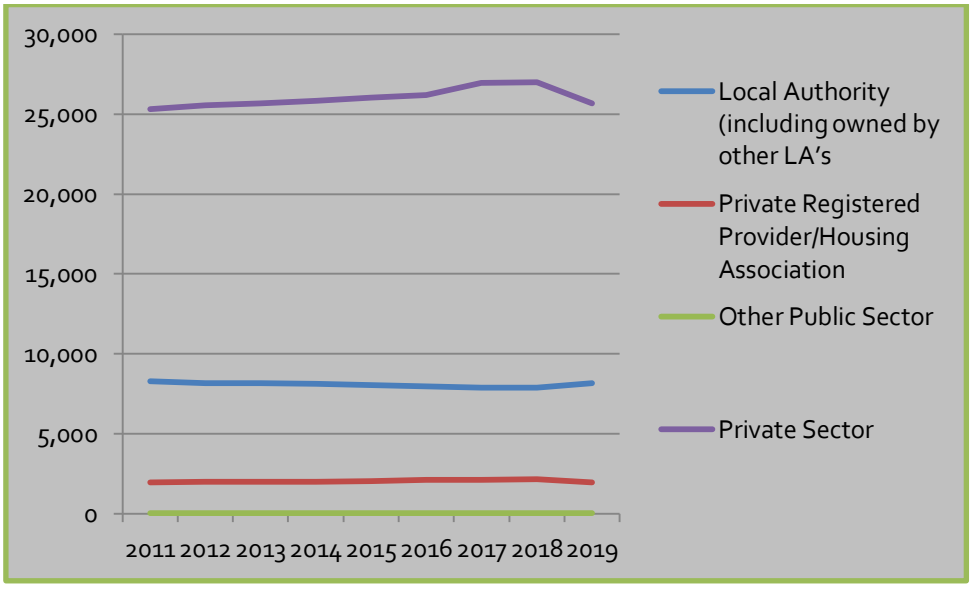
1.36 The table below shows the housing tenure of the existing housing stock in the town. As can be seen, the majority of dwellings are in the private sector.

Table 7 Housing tenure in Stevenage and Hertfordshire

	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

Source: NOMIS official labour market statistics, 2019,

Fig 21 Housing tenure in Stevenage



Source: NOMIS official labour market statistics, 2019,

House Price Index

1.37 The table below 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 still remain significantly above the national average creating issues of affordability.

Table 8 Average house prices in Stevenage

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flat / Maisonette	All House Types
Apr 2019 – March 2020	£455,000	£325,000	£270,000	£180,000	£270,000
Apr 2011 – March 2012	£311,300	£232,900	£172,200	£131,200	£211,900
% Change since 2011	+ 46.2%	+ 39.5%	+56.8%	+ 37.2%	+ 27.4%

Source: Herts Insight

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 9 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	301	27	8%
GP surgeries	0	328	100%
Primary schools	0	328	100%
Secondary schools	14	314	96%
Employment	0	328	100%
Retail centres	0	328	100%

Source: NOMIS official labour market statistics, 2019,

1.39 This monitoring year, 328 homes were completed; 8% of homes were within 30 minutes of the Lister Hospital and 96% were within 30 minutes of secondary schools. 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 2019; it resulted in:

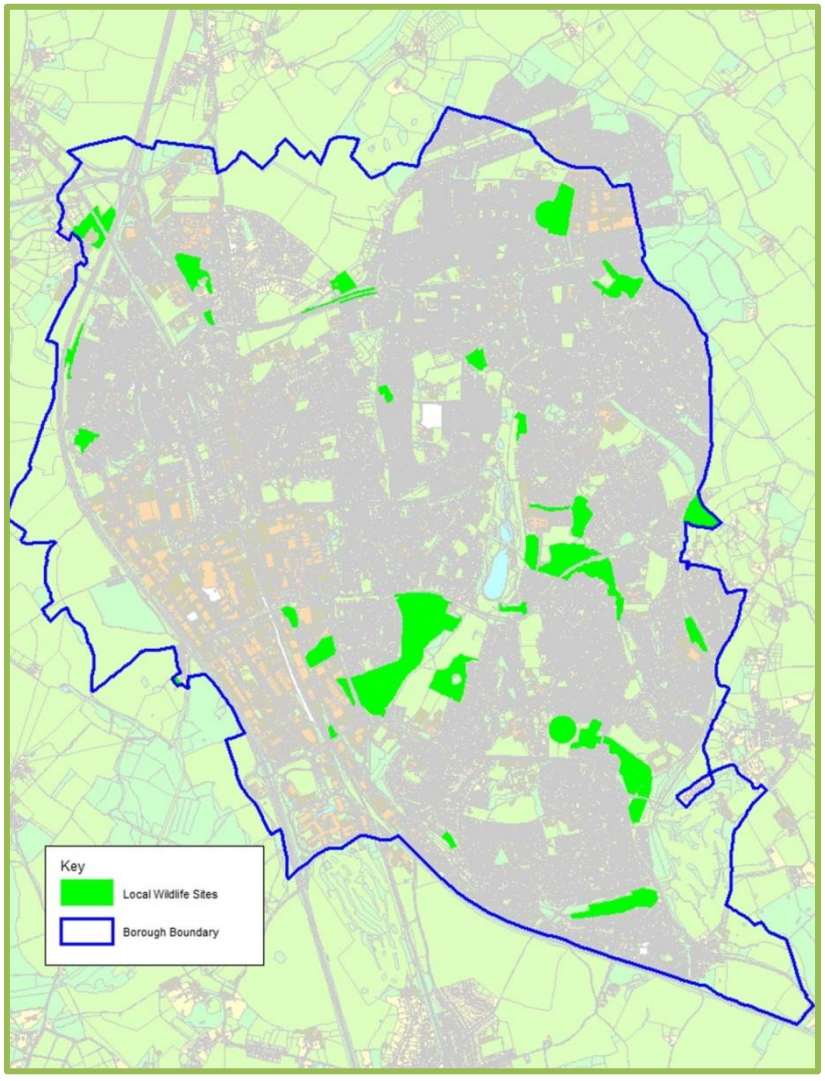
Table 10 Number of Wildlife Sites in Stevenage

	Number of LWS	Area (Ha) of LWS	Number of RIGS[4]	Area (Ha) of RIGS	Total area of local sites (Ha)
Stevenage	37	100.16	1	0.23	100.39

Source: NOMIS official labour market statistics, 2019,

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.

Fig 22 Wildlife Sites in Stevenage



Source: NOMIS official labour market statistics, 2019,

[4] Regionally Important Geological Site

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
- 3 Scheduled Ancient Monuments.

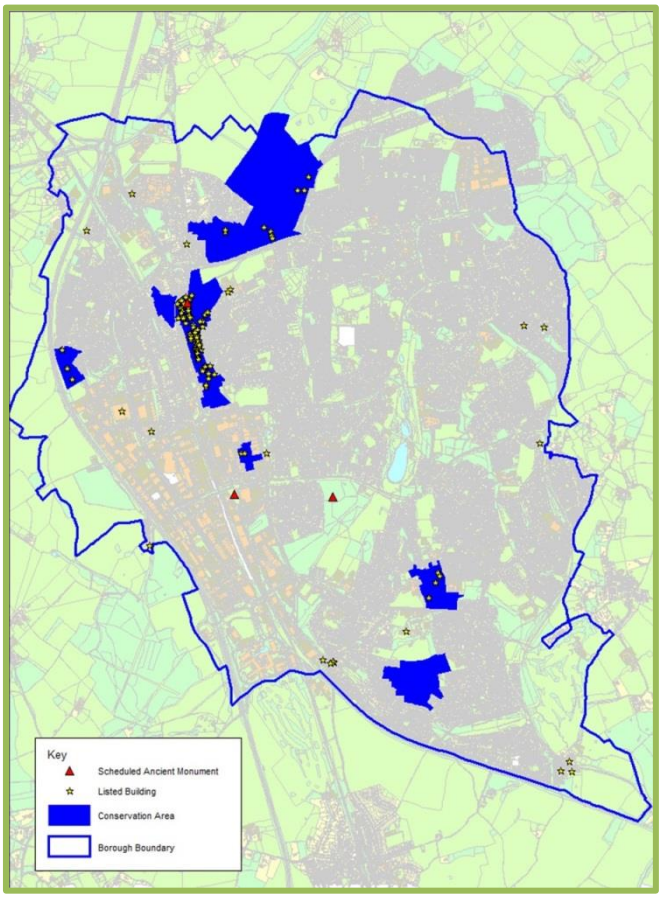
1.45 The Council is committed to monitoring the condition of heritage assets through the national 'at risk' register published annually by Historic England. The Heritage At Risk Register is operated by Historic England, and, as the name suggests identifies historic buildings, structure and areas at risk of neglect, decay and unlawful works. During this monitoring year, there were three heritage assets on the Heritage At Risk Register.

Table 11 Heritage at Risk in Stevenage

Entry name	Heritage category	Condition	Trend	Vulnerability		
Broadwater	Conservation Area	Poor	Deteriorating	Medium		
Rectory Lan and St Nicholas			Conservation Area	Fair	Deteriorating	High
Town Square			Conservation Area including 2 LB's	Poor	Deteriorating	Medium

Source: NOMIS official labour market statistics, 2019,

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



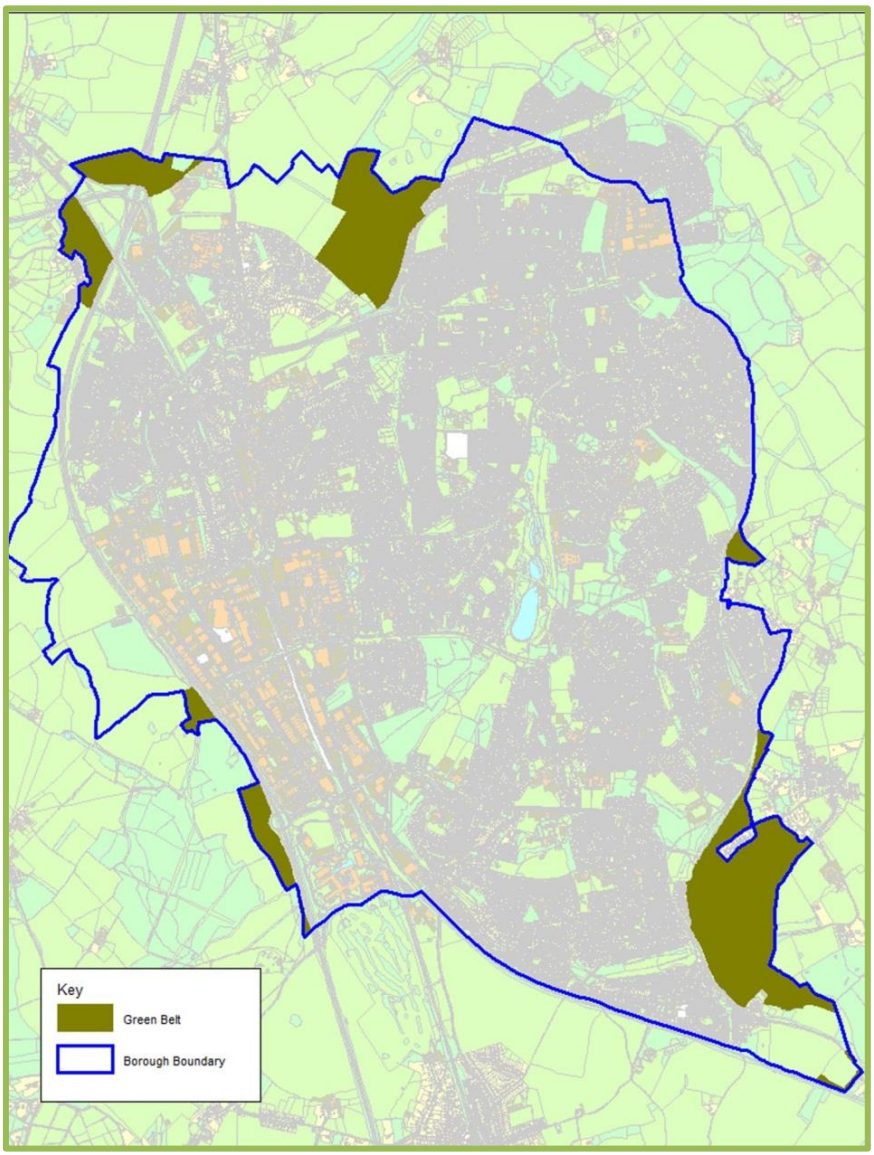
Source: NOMIS official labour market statistics, 2019,

Green Belt

1.46 The extent of the designated Green Belt in England as at 31st March 2020 was estimated at 180 hectares, around 0.01% of Green Belt in England (1,615,800 hectares)[5].

1.47 In Stevenage, during the monitoring year, there has been any amendment 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, which is a reduction of some 80 hectares since the previous monitoring year.

Fig 24 Green Belt in Stevenage



Source: NOMIS official labour market statistics,2019,

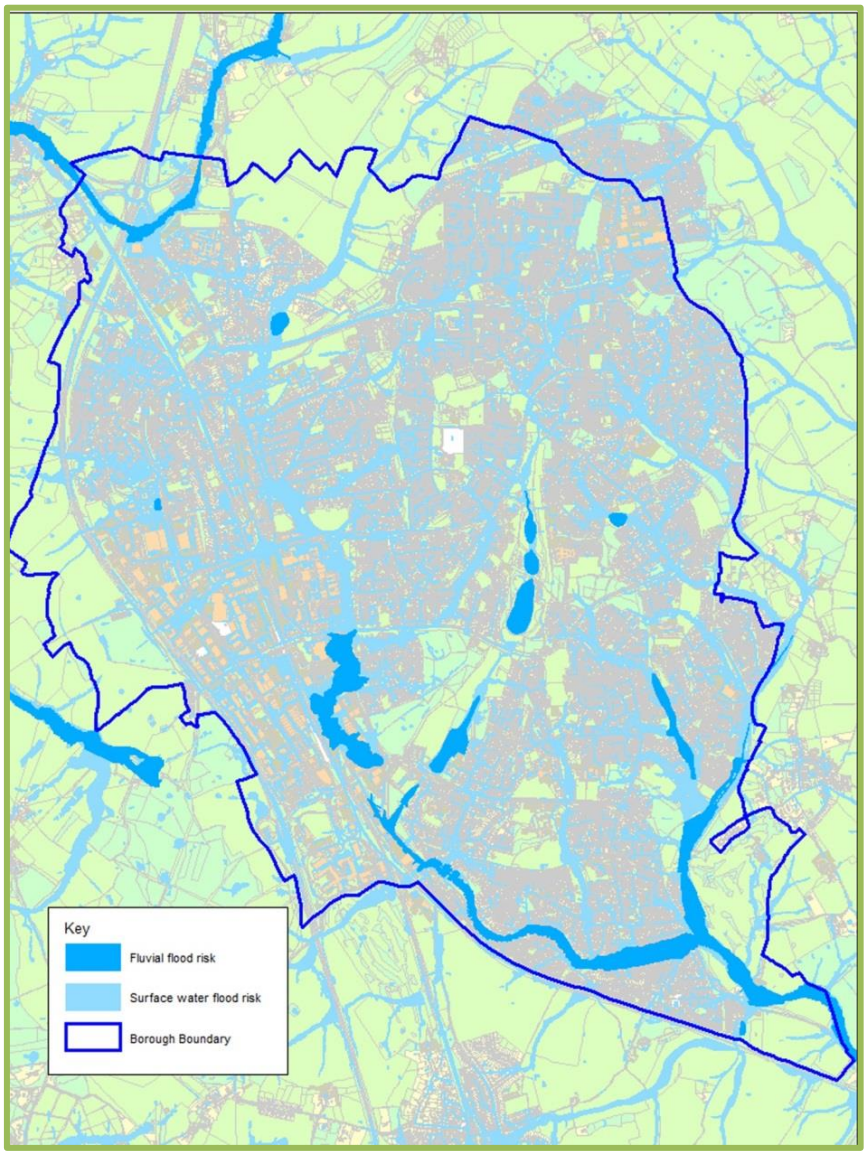
[5] https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2019-to-2020

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: NOMIS official labour market statistics, 2019,

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 table below sets out the amounts of S106 contributions received during this monitoring year.

Table 12Applications with Developer Contributions

Application number	Site address	Covenant type	Amount
16/00395/FPM	Symonds Green Neighbourhood Centre Units 1-2, Filey Close, Stevenage, Herts	Affordable Housing	64,043.42
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Affordable Housing	106,842.04
		Car Parking Contribution (Sum)	13,112.13
		Healthcare Contribution	59,871.03
19/00167/FPM	Airbus Defence And Space, Gunnels Wood Road, Stevenage, Herts, SG1 2DB	Travel Plan Monitoring (Sum)	6,000.00
		Sustainable Transport - Bus Stops (Sum)	24,000.00
18/00401/FP	Land Bordered By Ashdown Road, Malvern Close And Hertford Road, SG2 8BG	Arboretum Contribution	25,420.17
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, Herts, SG2 8TB	Libraries (Sum)	15,712.46
		Secondary School - Expansion (Sum)	50,460.69
		Primary School - Expansion (Sum)	137,252.57
		Youth Provision (Sum)	1,297.54
		Children's Play Space (Sum)	6,440.19
		Gardening Club	4,575.63
		Greenspace & Ecological Improvements (Sum)	25,420.17
		Community & Ecological Infrastructure (Sum)	86,427.99

		Open Space - Maintenance	5,811.87
18/00268/FPM	85 - 103 Queensway, Town Centre, Stevenage, Herts, SG1 1EB	Libraries (Sum)	6,442.89
		Travel Plan Monitoring (Sum)	6,091.60
		Youth Provision (Sum)	242.65
Total			**645,465.04**

Source: NOMIS official labour market statistics, 2019,

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 March 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 13 Local Development Scheme Milestones

Document	Milestone set in LDS programme for 2018/19	Milestone achieved during 2019/20	Reason	Regulation
Stevenage Borough Local Plan	Adoption March – July 2017	Yes	Delay due to SoS Holding Direction withdrawn March 2019	26
Proposals Map	Adoption March – July 2017	Yes	Delay due to SoS Holding Direction withdrawn March 2019	
Stevenage CIL Charging Schedule	Consultation July 2017			
	Submission to Government September 2017			
	Examination November 2017			
	Inspectors Report December 2017			
	Adoption January 2018			
Statement of Community Involvement	Adoption January 2018			

Source: NOMIS official labour market statistics, 2019,

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 March 31st 2020 there were 12 individuals on Part 1 of the Self-Build Register. There are currently no associations on the Self-Build Register.

Table 14 Self Build Register in Stevenage

Base Period 1	Base Period 2	Base Period 3	Base Period 4	Base Period 5
Register start – 30/10/2016	31/10/2016 – 30/10/2017	31/10/2017 – 30/10/2018	31/10/2018 – 30/10/2019	31/10/2019 – 30/10/2020
Applicant 1				
	Applicant 2			
	Applicant 3			
	Applicant 4			
		Applicant 5		
		Applicant 6		
		Applicant 7		
		Applicant 8		
		Applicant 9		
		Applicant 10		
			Applicant 11	
				Applicant 12

Source: NOMIS official labour market statistics, 2019,

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

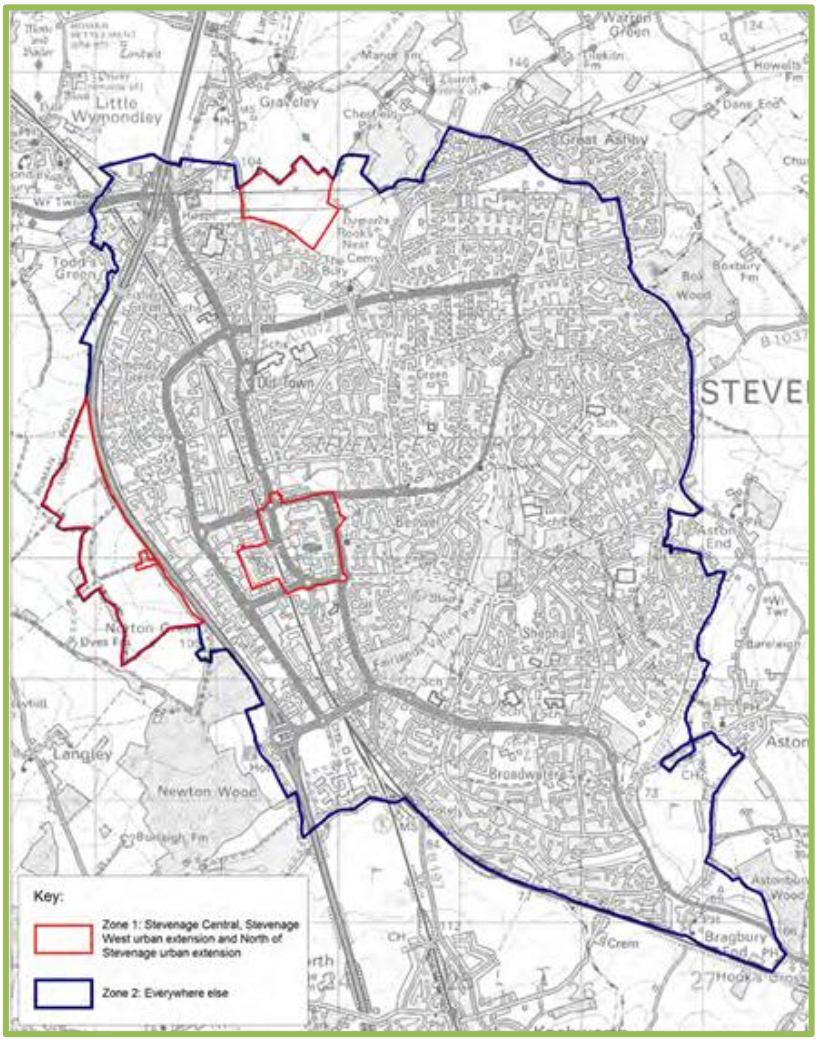
2.11 We adopted a Community Infrastructure Levy (CIL) Charging Schedule with associated policies at Full Council on 29 January 2020. This charging schedule is set to come into effect on 01 April 2020.

Table 15 CIL Charging Schedule in Stevenage

Development Type	Cil Rate (per square metre)	
	Zone 1: Stevenage Central, Stevenage West urban extension and North of Stevenage extension	Zone 2: Everywhere else
Residential		
Market Housing	£40psm	£100psm
Sheltered Housing	£100psm	
Extracare Housing	£40psm	
Retail development	£60psm	
All other development	£60psm	

Source: NOMIS official labour market statistics, 2019,

Fig 26 CIL Charging Zones in Stevenage



Source: NOMIS official labour market statistics, 2019,

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

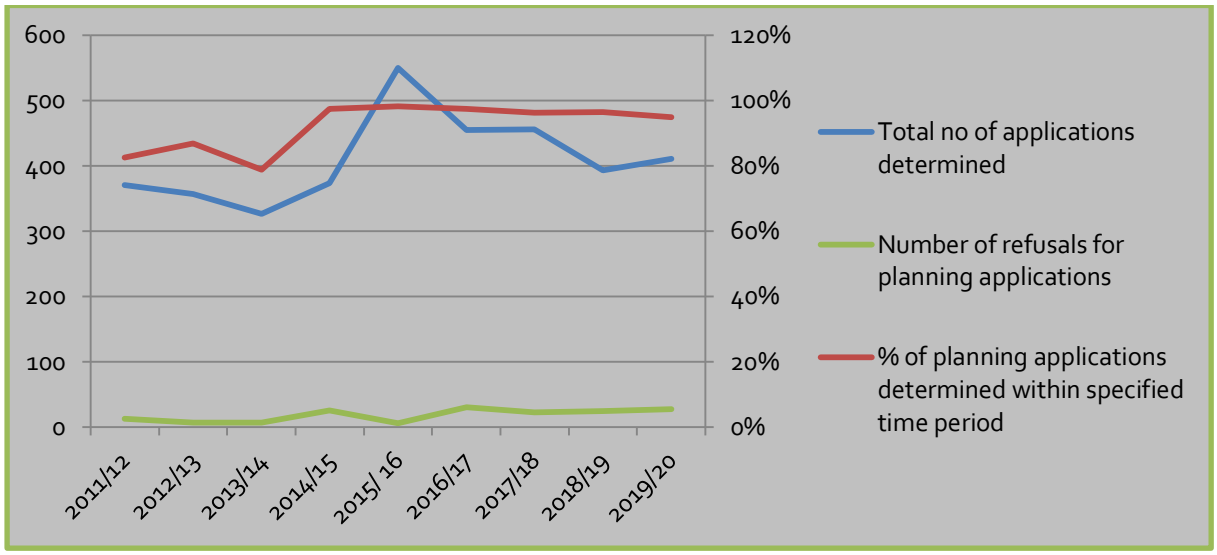
Table 16 Planning Applications processed in Stevenage 2019/20

Planning Application Category	Number of applications determined	Completion target	% determined in 2019/20	On target?
Major	16	60 % in 13 weeks	81%	Yes
Minor	96	65% in 8 weeks	92%	Yes
Other	298	80% in 8 weeks	97%	Yes

Source: NOMIS official labour market statistics,2019,

2.13 A total of 410 planning applications were determined in 2019/20. National performance targets were exceeded in all application categories.

Fig 27 Planning Applications processed in Stevenage 2019/20



Source: NOMIS official labour market statistics,2019,

2.14 In 2019/20, there were 27 planning application refusals. This is an increase of 3 since the last monitoring year.

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 328 dwellings (gross) were completed. However, there was a loss of 7 dwellings to facilitate the development of these additional units. This means that overall we gained 321 new dwellings (net).

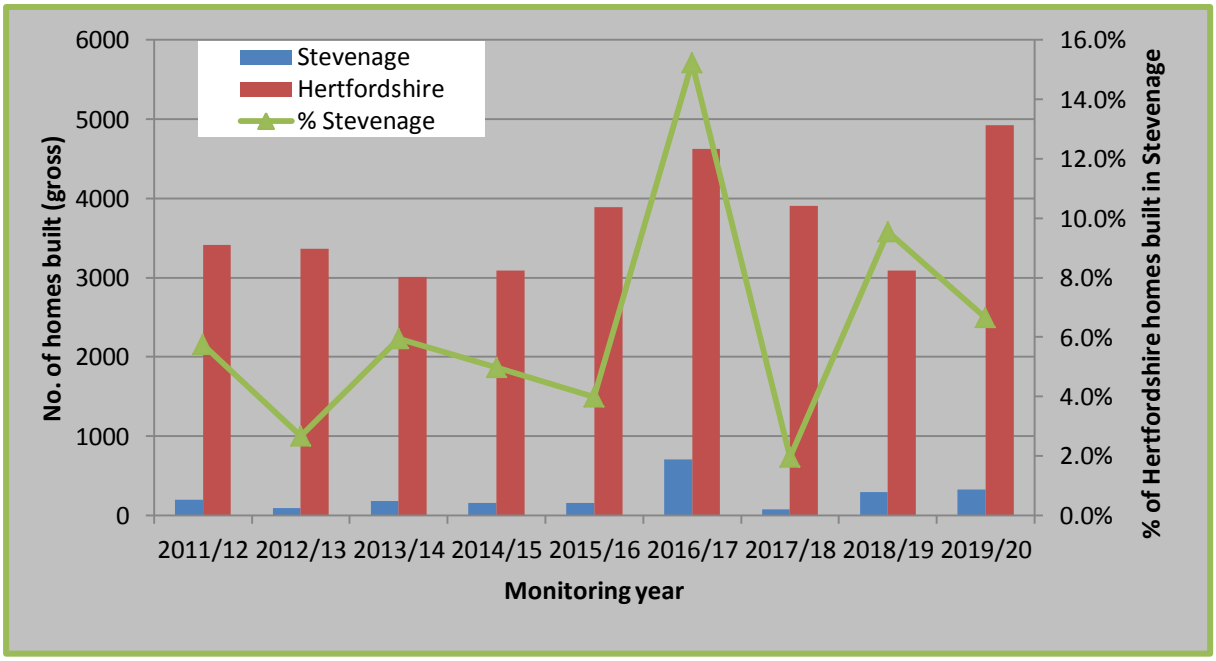
3.8 A total number of 2,177 dwellings have been built since the start of the Plan period.

Table 17 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	Total
Number of completions (gross)	196	90	179	154	155	704	76	295	328	2177

Source: NOMIS official labour market statistics, 2019,

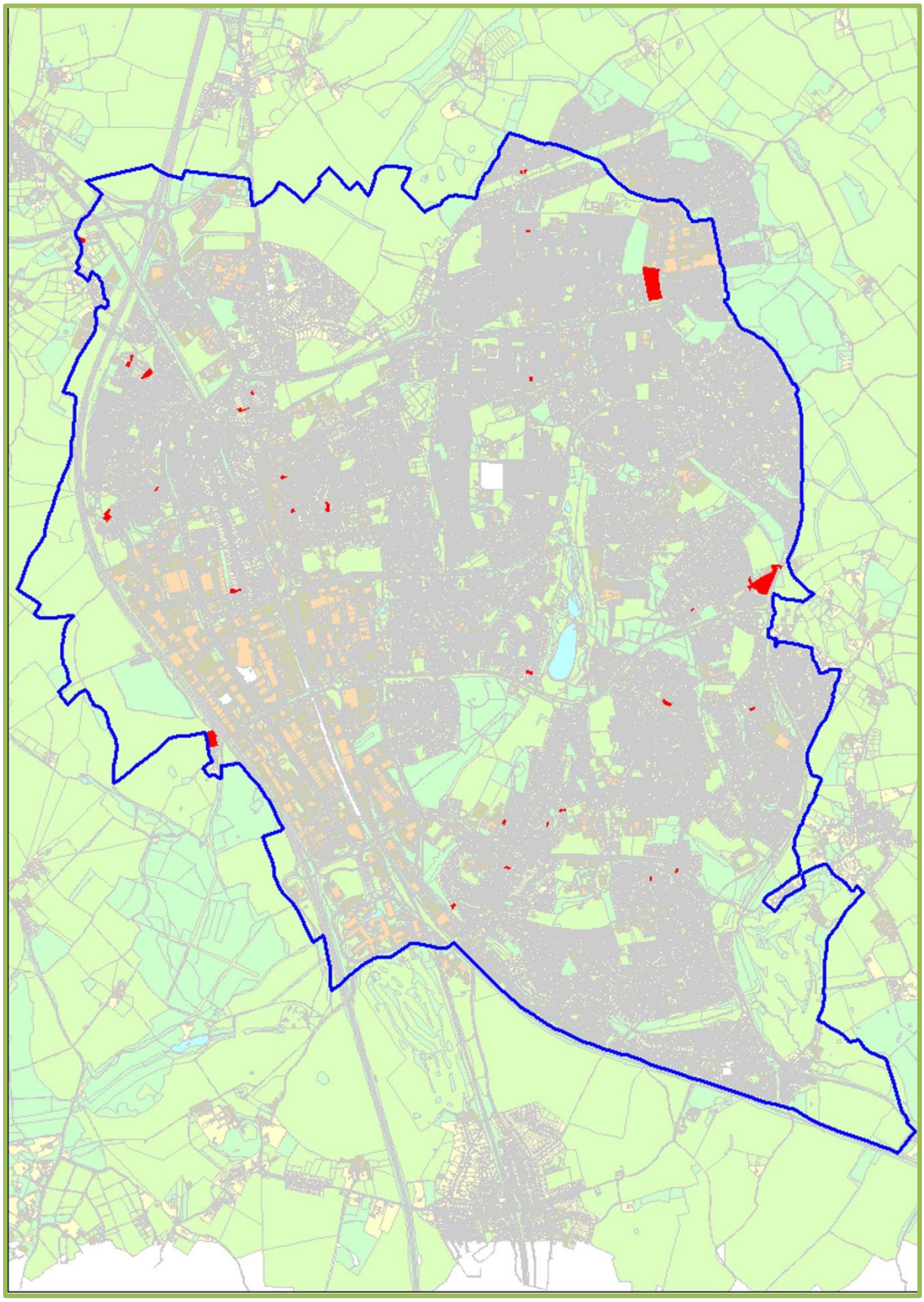
Fig 28 Number and Percentage of homes Built in Stevenage and Hertfordshire since the start of the Plan period



Source: NOMIS official labour market statistics, 2019,

3.9 The location of the 321 dwellings (net) are shown on the following map

Fig 29 New Housing in Stevenage 2019/20



Source: NOMIS official labour market statistics, 2019,

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 2019/20 is set out in Appendix A.

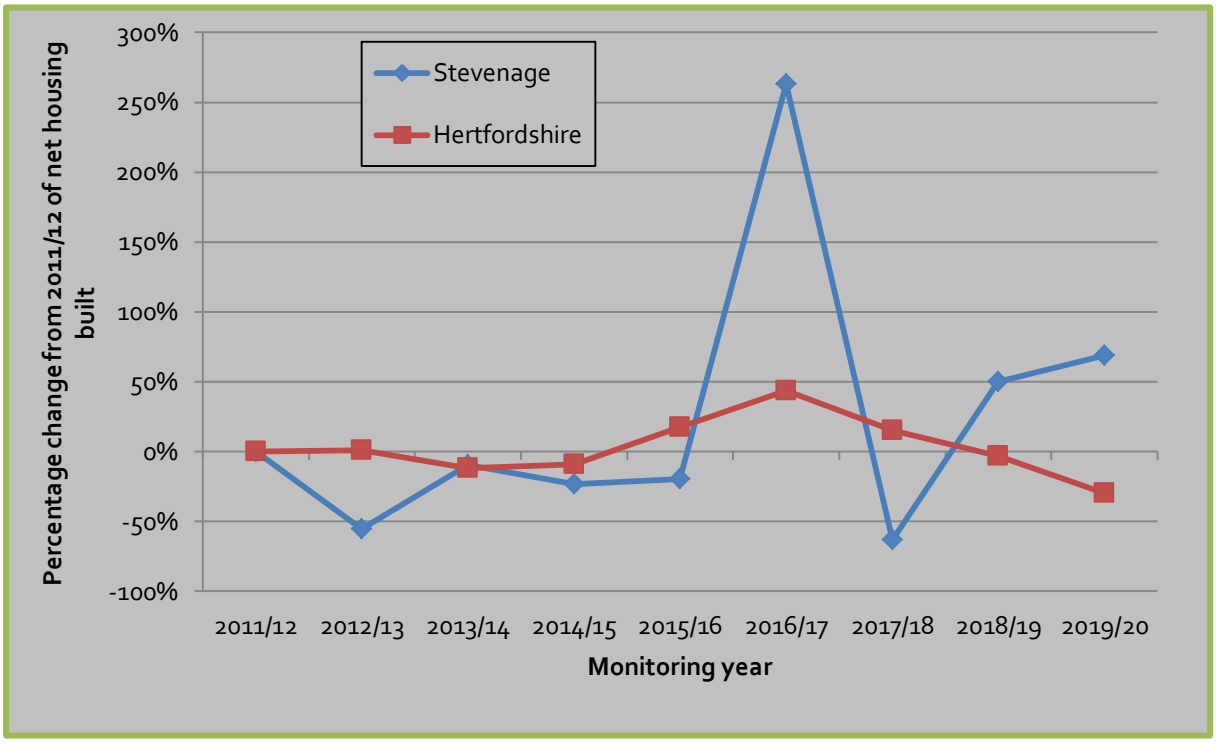
3.11 Since 2011, 2,112 new dwellings (net) have been developed. A further 5,488 are required by 2031 in order to meet the Stevenage Borough Local Plan target of 7,600 new homes.

Table 18 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	760	-485
2013/14	172	447	1,140	-693
2014/15	146	593	1,520	-927
2015/16	153	746	1,900	-1,154
2016/17	690	1,436	2,280	-844
2017/18	70	1,506	2,660	-1,154
2018/19	285	1,791	3,040	-1,249
2019/20	321	2,112	3,420	-1,308

Source: NOMIS official labour market statistics, 2019,

Fig 30 Housing Completions in Stevenage and Hertfordshire since 2011



Source: NOMIS official labour market statistics, 2019,

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 5.64 years

3.12 As mentioned in Chapter 1: Introduction, this AMR reports the Housing Supply as it was on 31 March 2020.

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 2020, there were outstanding planning permissions or prior approvals for 1,021 new homes homes (net).

Table 19 Total number of potential homes in Stevenage 2019/20

Source of supply	Number of dwellings anticipated
Dwellings under construction (including prior approvals under construction)	422
Dwellings with full detailed planning permission	71
Dwellings with prior approval (not started)	0
Dwellings with outline permission or have resolution to permit subject to a S106 agreement being signed	528
Total	**1,021**

Source: NOMIS official labour market statistics, 2019,

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 1,308.

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 20 Stevenage Five Year Housing Supply

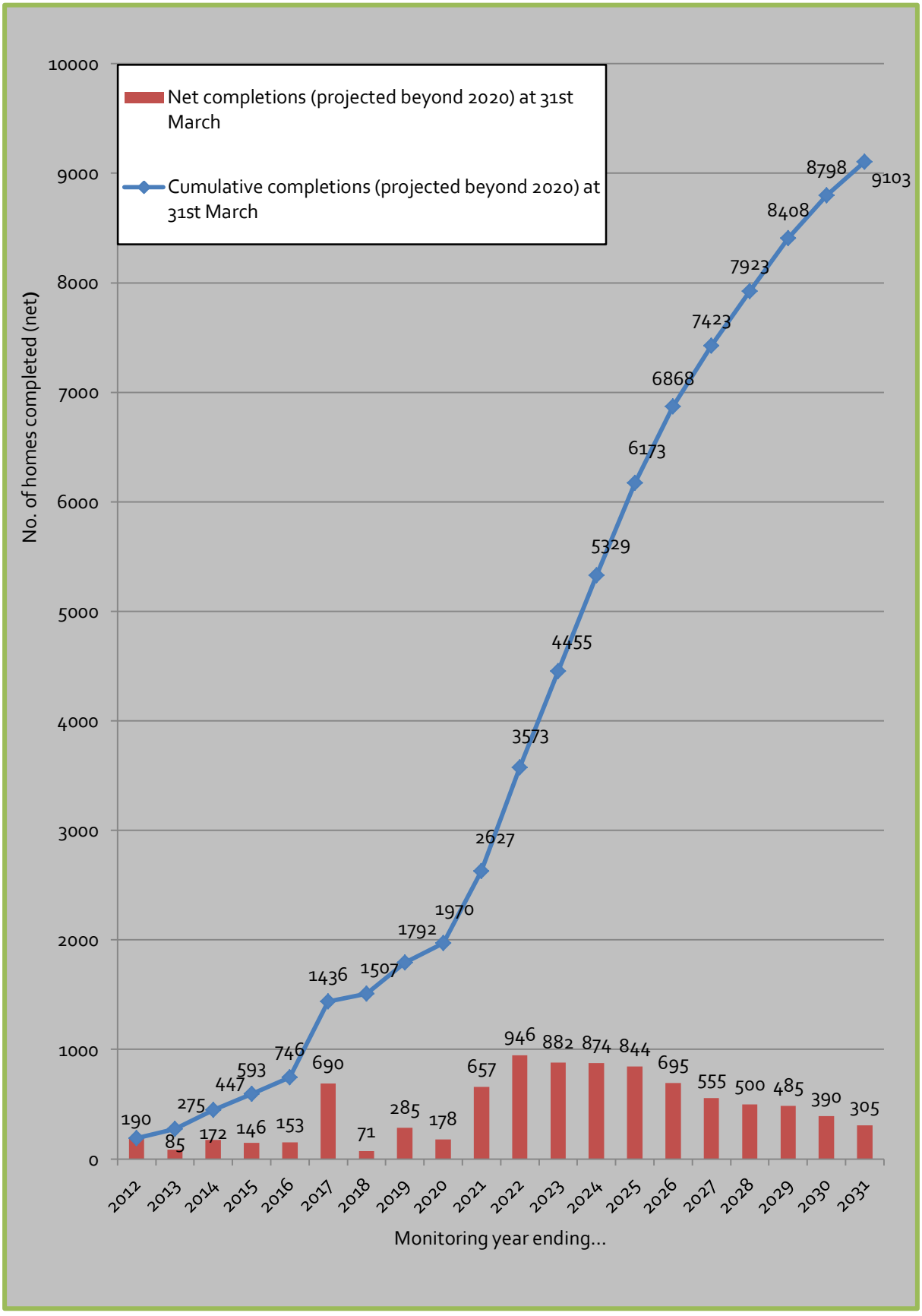
Five year housing requirement = 380 dwellings per year (for 5 years = 1,900) + Liverpool deficit (1308/11*5=595) + 5% buffer (1900+595*1.05)	2,619
Annual completion rate (for these 5 years) (2,619 /5)	524
Number of dwellings on sites under construction or with planning permission (or subject to S106) that will be delivered in the 5 year period	1,215
Number of dwellings on other 'deliverable'[6] sites identified in the SLAA that will be delivered in the 5 year period	1,660
Windfall allowance of 20 per year for the 5 year period (not including the first year)	80
Total	**2,955**
Years supply = Total/Annual completion rate	**5.64**

Source: NOMIS official labour market statistics, 2019,

3.20 The table above shows that, as of 31 March 2020, we had a supply of housing that could cover 5.64 years and we could demonstrate a five year supply of land for housing.

[6] 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 31 Stevenage Housing Trajectory



Source: NOMIS official labour market statistics, 2019,

3.21 During the last monitoring year, there were 13 sites where the planning permission lapsed, resulting in the loss of 278 potential new homes.

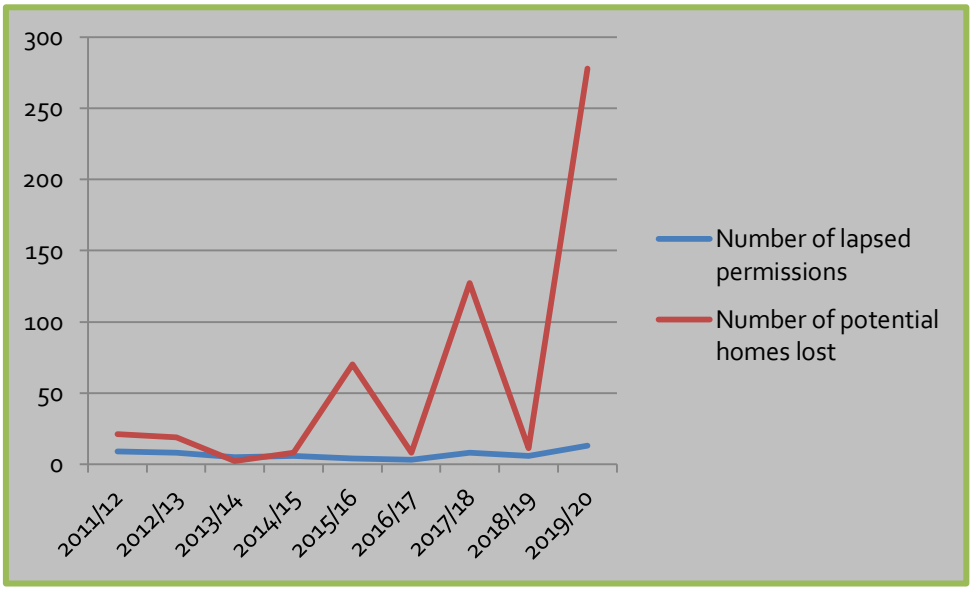
Table 21 Lapsed Planning Permissions in Stevenage 2019/20

Permission reference	Address	Description	Lapsed date	Residential units (net)
16/00028/FP	170 Fairview Road, Stevenage	Erection of single storey rear extension and two storey, part single storey front extension and two storey side extension to facilitate conversion of dwelling into 4no self-contained flats	14/6/2019	4
16/00015/FP	4 Middle Row, Stevenage	Erection of 2/3 storey building with Use Class A1 (shop) at basement, ground and first floor with ancillary flat/office at second floor level	15/7/2019	1
16/00380/FP	20 Collenswood Road, Stevenage	Erection of part two storey, part single storey rear extension and single storey side extension to facilitate 2no 1 bed flats	29/7/2019	2
15/00253/OPM	DuPont (UK) Ltd, Wedgwood Way, Steevange	Outline planning application for the demolition of existing buildings and provision of up to 200 new homes, up to 900sqm of Use Classes A1/A2/A3/D1, provision of residential amenity space and associated access and car parking	11/08/2019	200
16/00444/RM	Land bounded by Bragbury Lane, Pembridge Gardens and Blenheim Way, Stevenage	Reserved Matters application pursuant to outline planning permission 13/00595/REG3 for the erection of 5no five bedroom dwellings with garages seeking approval of the appearance, landscaping, layout and scale	22/9/2019	5
16/00435/FP	82 Fairview Road, Stevenage	Two storey front and rear extensions with internal alterations to form 4 apratments comprising 2x2 bedroom and 2x1 bedroom apratments, associated landscaping, vehicle access and ancillary works	12/10/2019	4
13/00241/FPM	Twin Foxes, 54 Rockingham Way, Stevenage	Demolition of public house and construction of part two storey, part three storey building comprising 11no. two bed and 3no. one bed flats with associated parking, amenity space, landscaping, cycle and refuse storage	23/11/2019	13
16/00697/FP	Land adj 45 Long Leaves, Stevenage	Change of use from public amenity land to private residential land and erection of 1 no three bedroom dwelling	29/11/2019	1
16/00734/FP	19-29 Park Place, Stevenage	Change of use from D1 use to residential C3	21/12/2019	6
14/00038/REG3M	Land rear of Ferrier Road and Magellan Close,	Outline planning permission for the rection of 14no three bed, 9no four bed and 7no	23/12/2019	34

	Stevenage	two bed houses and 4no one bed flats		
16/00634/FP	2a Letchmore Road, Stevenage	1no one bedroom and 4no two bedroom apartments and associated landscaping, access and car parking	19/1/2020	5
16/00053/REG3	Land adj 39 Jessop Road, Stevenage	Outline application for demolition of 4 no. garages, removal of on street parking and alterations to service road to facilitate the erection of 2 no. three bedroom dwellings with associated parking and 8 replacement parking spaces.	8/28/2020	2
17/00068/FP	45 Lonsdale Road, Stevenage	Conversion of existing dwellinghouse to 1no one bed flat and 3 person HMO	27/3/2020	1
Total				278

Source: NOMIS official labour market statistics, 2019,

Fig 32 Lapsed Permissions and Potential homes lost in Stevenage 2019/20



Source: NOMIS official labour market statistics, 2019,

Affordable housing completions

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

Target met? No, 11% of all new homes were affordable

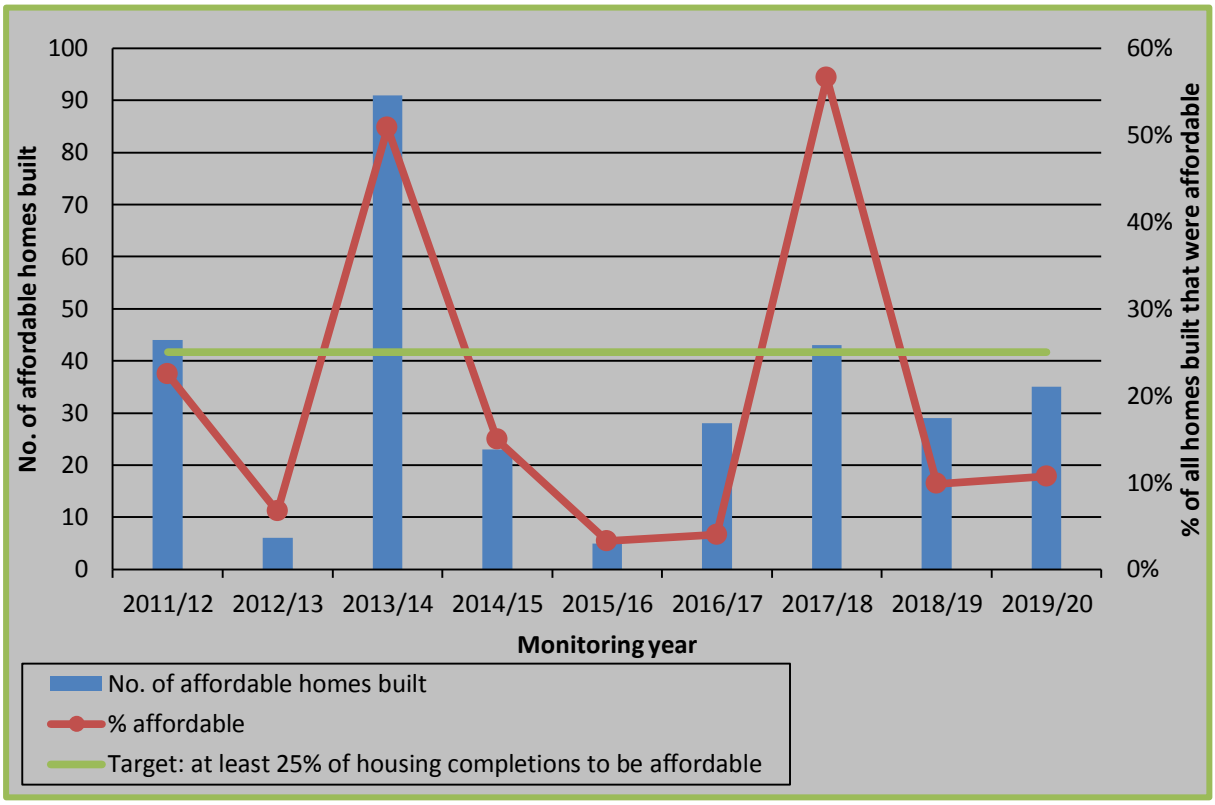
3.22 A total of 35 affordable homes were completed during this monitoring year. This represents 10.7% of all completed dwellings in the Borough.

Table 22 Affordable homes in Stevenage 2019/20

Permission reference	Address	Provider	Units
15/001001/FPM	Land at Chadwell Road, Stevenage	Housing Association	6
17/00389/FPM	Land to the west of Gresley Way and to the south of Ferrier Road, Stevenage	Housing Association	14
17/00586/FPM	March Hare, 10 Burwell Road, Stevenage	Local Authority	15
Total			35

Source: NOMIS official labour market statistics, 2019,

Fig 33 Affordable homes built in Stevenage during the Plan period



Source: NOMIS official labour market statistics, 2019,

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

3.23 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

3.24 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[7].

3.25 This monitoring year, 25% of gross completions were for houses whilst 75% of gross completions were for flats/apartments.

3.26 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.

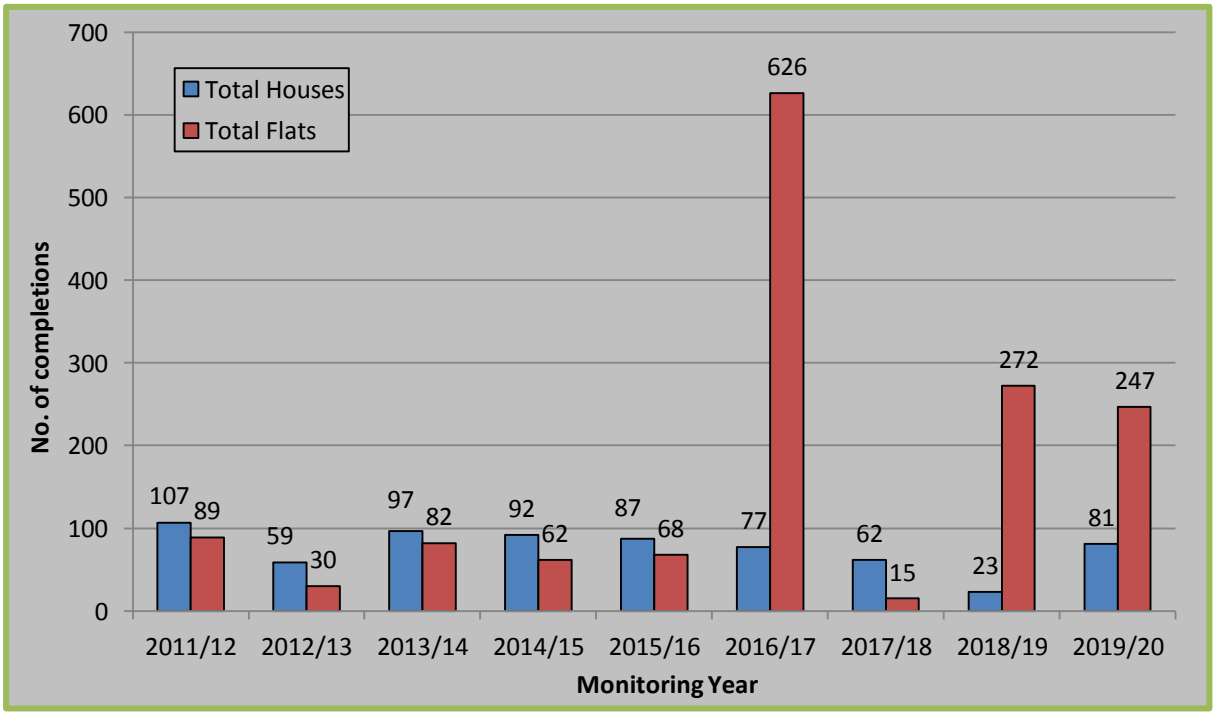
Table 23 Housing Completions by size and type in Stevenage 2019/20

Type	1 bed	2 bed	3 bed	4 bed +	Total by type
House or bungalow	4	23	27	27	81
Flat, apartment or maisonette	97	150			247
Total	101	173	27	27	328

Source: NOMIS official labour market statistics, 2019,

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

Fig 34 Number of Types of homes built in Stevenage during Plan period



Source: NOMIS official labour market statistics, 2019,

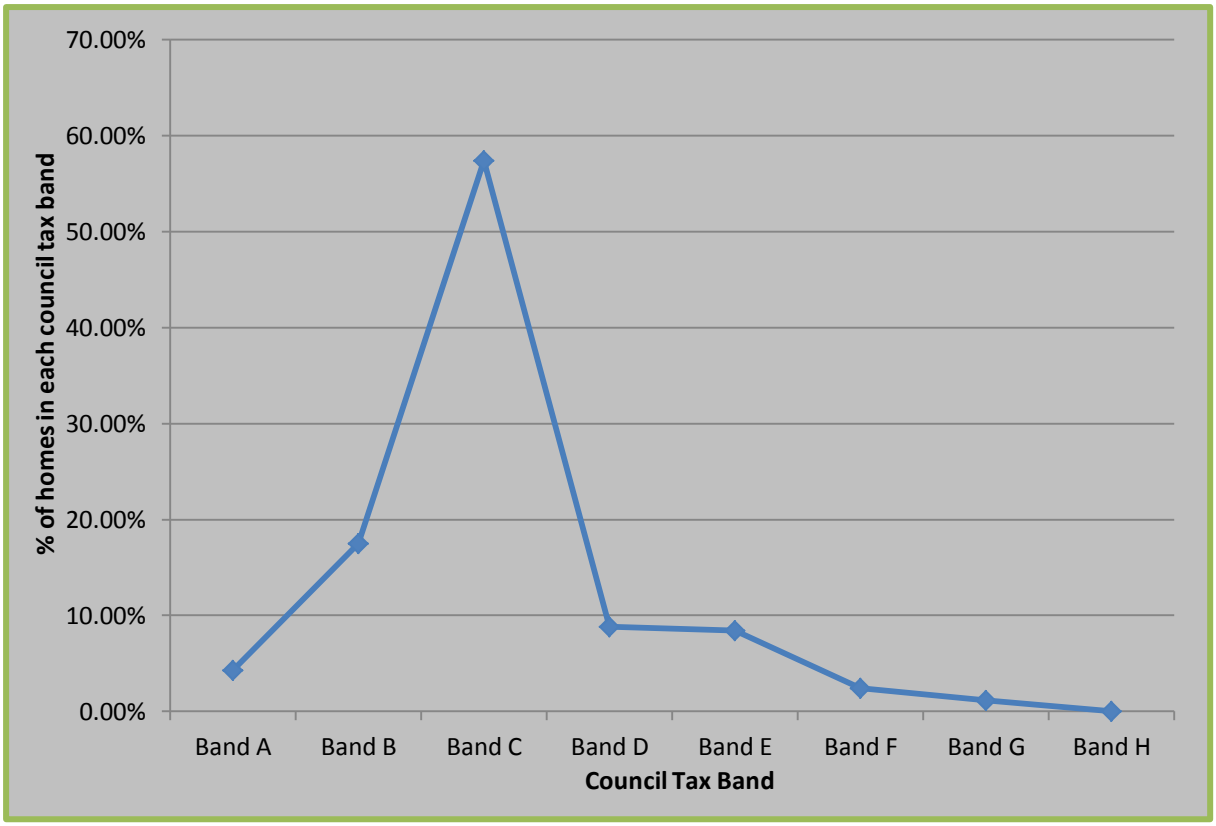
[7] Aspirational housing research 2010, SBC

3.28 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'[8]. 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.

3.29 The overall proportion of aspirational homes in Stevenage was at 1.17% this monitoring year.

3.30 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 35 Percentage of homes in Council Tax Bands in Stevenage 2019/20



Source: NOMIS official labour market statistics, 2019,

Housing completions on previously developed land (PDL)

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

Target met? Yes, 78% of housing completions were built on previously developed land

3.31 Of the 328 (gross) dwelling completions in Stevenage in the last monitoring year, 255 were completed on PDL. This equates to 78% of all housing completions.

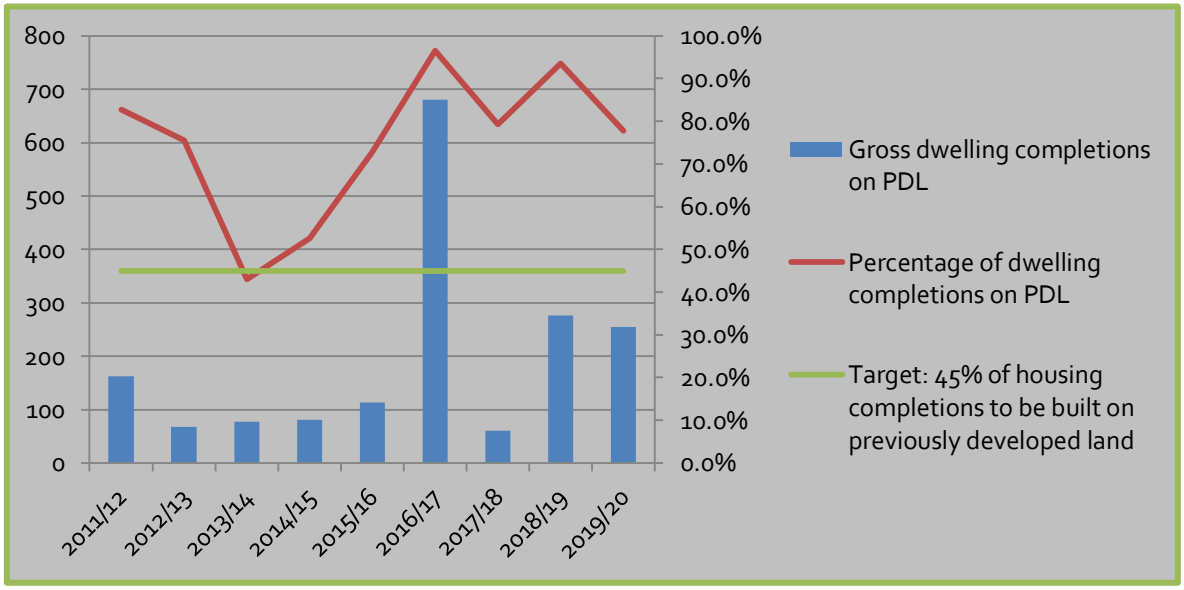
Table 24 Housing Completions on PDL

[8] Aspirational housing research 2010, SBC

	Number of completions	Percentage
Number of completions on previously developed land	255	78%
Number of completions on greenfield sites (inc. garden development)	72	22%
Gross dwelling completions	328	100%

Source: NOMIS official labour market statistics, 2019,

Fig 36 Housing Completions on PDL during the Plan period



Source: NOMIS official labour market statistics, 2019,

3.32 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 25 Location of PDL Housing Completions

Reference	Location	Number of units
10/00321/EOT	40 Fishers Green	2
15/00101/FPM	Land At, Chadwell Road	14
16/00059/FP	32, Franklins Road,	1
16/00645/FP	Longmeadows, Symonds Green Lane	2
16/00721/FP	Land adj, 18 Kennett Way	1
16/00748/FP	75 Turpins Rise	2
16/00791/FP	Land adj, 8 Magellan Close	2
17/00023/FP	13, Valley Way	1
17/00042/FP	Bungalows To The Rear Of, 206 And 208 Fairview Road	2

17/00389/FPM	Land To West Of Gresley Way And, To The South Of Ferrier Road	39
17/00392/FP	Land adj, 45 Long Leaves	1
17/00701/FP	Land Adjacent To, 93 Shearwater Close	1
17/00817/FP	150, Leaves Spring,	1
18/00274/FP	Land To The Rear Of 13, Hitchin Road	1
18/00404/FP	Land adj, 132 Shephall View	1
18/00677/FP	4A Haycroft Road, Stevenage, SG1 3JJ	1
Total dwellings	**72**	

Source: NOMIS official labour market statistics,2019,

Employment growth and changes in the monitoring year

3.33 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.

3.34 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.

3.35 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? No, this year we lost 6,964sqm of employment floor space

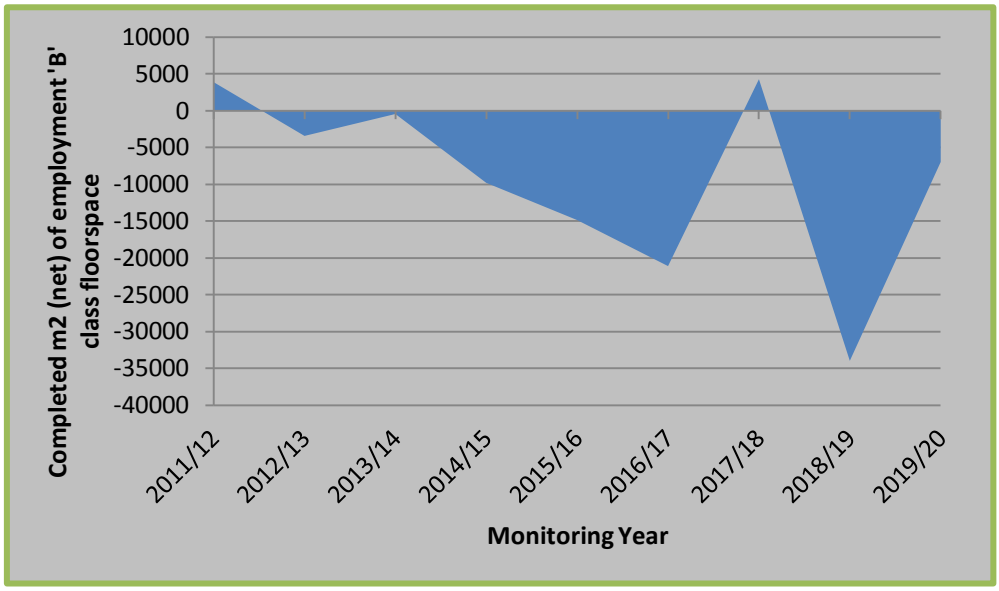
3.36 This monitoring year, 3,268sqm (gross) of new employment floor space was completed in the Borough. When losses are taken into account, there was an overall net loss of employment floor space of 6,964sqm.

Table26 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)	1,121	10,232	-9,111
B2 – General industry	37	0	37
B8 – Storage and distribution	**2,110**	**0**	**2,110**
Total	**3,268**	**10,232**	**-6,964**

Source: NOMIS official labour market statistics, 2019,

Fig 37 Completed floor space of B Class Use



Source: NOMIS official labour market statistics, 2019,

Employment land supply allocated in the planning process

3.37 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.

3.38 To do this, we look at:

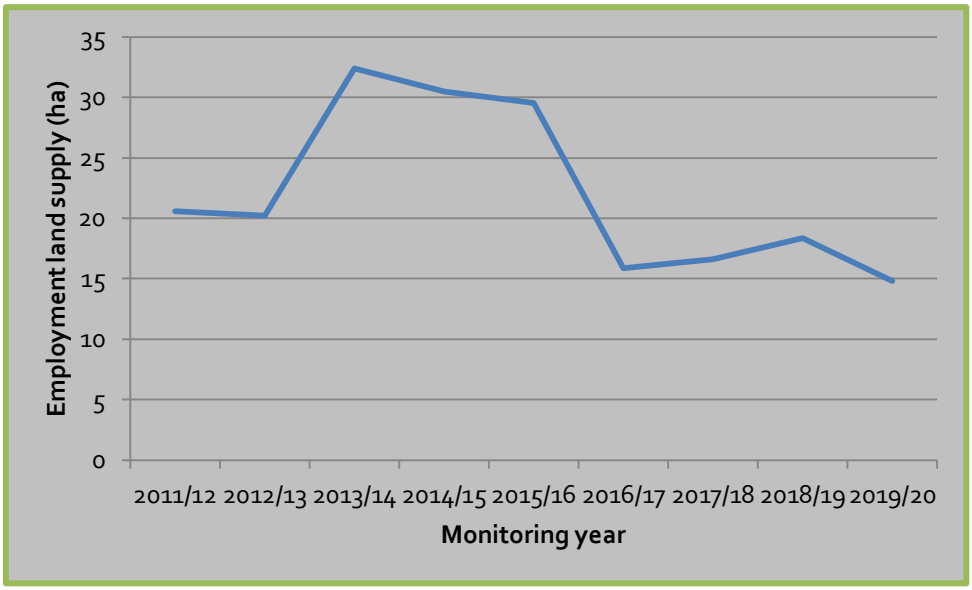
- Allocated sites that do not yet have planning permission;
- Sites under construction for B-Class Uses;
- Extant planning permissions (planning permissions where development has not yet started).

Table 27 Employment Land Supply in Stevenage 2019/20

Type of site	Total (ha)
Local Plan employment allocations	14.35
Sites under construction for B-Class Uses	1.39
Extant planning permissions for B-Class Uses	-0.91
Total	14.83

Source: NOMIS official labour market statistics, 2019,

Fig 38 Employment Land Supply in Stevenage during Plan period



Source: NOMIS official labour market statistics, 2019,

3.39 Overall, the employment land supply was 14.8ha.

3.40 We also assess both employment areas (Gunnels Wood and Pin Green) in relation to Local Plan allocations and current permissions to see whether any other vacant sites exist or whether there are any wholly vacant units which may provide potential sites for new employment development. However, due to the Covid-19 pandemic, these assessments were unable to be undertaken and so this information will be reported in the next monitoring year.

Employment floor space completions

3.41 Due to the Covid-19 pandemic, these assessments were unable to be undertaken and so this information will be reported in the next monitoring year.

Retail growth and changes in the monitoring year

3.42 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.

3.43 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.

3.44 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

3.45 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. However, due to the Covid-19 pandemic, these assessments were unable to be undertaken and so this information will be reported in the next monitoring year.

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

3.46 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 the Covid-19 pandemic, these assessments were unable to be undertaken and so this information will be reported in the next monitoring year.

Retail, office and leisure floor space completions

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

Target met? Unknown

3.47 Monitoring the overall provision of retail, office and leisure (ROL) floor space[9] 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 the Covid-19 pandemic, these assessments were unable to be undertaken and so this information will be reported in the next monitoring year.

[9] 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 2019/20

PP Ref	Address	Description	Gross completions	Net completions
10/00321/EOT	40 Fishers Green, Stevenage	Application to extend the time period of planning permission 07/00421/FP for the erection of two detached dwellings incorporating new vehicular and pedestrian access from Fishers Green.	2	2
15/00101/FPM	Land At, Chadwell Road Stevenage, Norton Green, Stevenage	Erection of 2no four bedroom, 6no three bedroom dwellings and 6no two bedroom dwellings, associated landscaping and pond.	14	14
16/00059/FP	32, Franklins Road, Stevenage	Demolition of existing double garage and erection of 1no 2 bedroom bungalow	1	1
16/00645/FP	Longmeadows, Symonds Green Lane, Stevenage	Demolition of existing dwelling known as Longmeadow's and associated sheds and the erection of 2 no. 4 bedroom and 2 no. 5 bedroom detached properties, associated access and landscaping.	4	4
16/00721/FP	land adj, 18 Kennett Way, Stevenage	Erection of 1 no. two bedroom dwelling	1	1
16/00748/FP	75 Turpins Rise, Stevenage	Erection of 2no. three bedroom dwellings	2	2
16/00782/RMM	DuPont (UK) Ltd, Wedgwood Way, Stevenage	Reserved matters application pursuant to planning permission 15/00253/OPM for the erection of 38 no. two bedroom apartments, 42 no. one bedroom apartments, and 14 no. 3 bedroom dwellings, seeking approval of the appearance, landscaping, layout and scale.	40	40
16/00791/FP	Land adj, 8 Magellan Close, Stevenage	Erection of 2 no. two storey three bedroom dwellings.	2	2
16/00799/CLPD	15 Broadwater Crescent, Stevenage	Certificate of lawfulness for the change of use from a single family dwelling (Use Class C3) to a six person house of multiple occupation (Use Class C4)	1	0
17/00023/FP	13, Valley Way, Stevenage	Erection of 1 no. three bedroom dwelling	1	1
17/00042/FP	Bungalows To The Rear Of, 206 And 208 Fairview Road, Stevenage	Installation of 1no front dormer window on 3no bungalows and alteration to parking layout as a variation of planning permission ref 07/00832/FP.	2	2

17/00185/RMM	DuPont (UK) Ltd, Wedgwood Way, Stevenage	Reserved Matters application pursuant to outline planning permission 15/00253/OPM for 37 no. one bedroom apartments, 67 no. two bedroom apartments and commercial space; seeking the approval of the appearance, landscaping, layout and scale.	104	104
17/00305/FP	107, 107A, 109 And 109A High Street, Stevenage	Alterations to existing roof to form 2no 1 bedroom flats.	2	2
17/00376/FPM	DuPont (UK) Ltd, Wedgwood Way, Stevenage	Erection of apartment building containing 70 apartments with associated access, parking and landscaping	70	70
17/00389/FPM	Land To West Of Gresley Way And, To The South Of Ferrier Road, Stevenage	Erection of 43 residential dwellings with associated access, internal road layout, drainage, landscaping and infrastructure.	39	39
17/00392/FP	Land adj, 45 Long Leaves, Stevenage	Change of use from public amenity land to private residential land and the erection of 1no. two bedroom dwelling.	1	1
17/00566/FP	377 Jessop Road, Stevenage	Change of use from amenity land to private residential land and erection of two storey side extension and a single storey rear extension to facilitate the conversion of existing dwelling into 2no one bedroom dwellings	2	1
17/00586/FPM	March Hare 10, Burwell Road, Stevenage	Erection of 6no two bedroom and 9no one bedroom flats with associated parking.	15	15
17/00701/FP	Land Adjacent To, 93 Shearwater Close, Stevenage	Erection of 1no. one bed bungalow (Option 'A')	1	1
17/00743/FP	11 Manor View, Stevenage	Two storey rear extension and single storey front extension to facilitate conversion of existing 3 bed dwelling into 2no. two bed dwellings	2	1
17/00817/FP	150, Leaves Spring, Stevenage	Erection of 1no. three bed dwelling	1	1
18/00017/FP	3, Longfields, Stevenage	Erection of single storey rear extension (retrospective) to facilitate the conversion of existing three bedroom dwelling into 2no one bedroom flats	2	1
18/00072/FP	Courtlands, Todds Green, Stevenage	Demolition of existing dwellinghouse and erection of 1 no. four bedroom detached dwellinghouse.	1	1

18/00274/FP	Land To The Rear Of 13, Hitchin Road, Stevenage	Erection of a 3 bed chalet bungalow on the land to the rear of 13 Hitchin Road for the owners of 11 Hitchin Road (Archways Lodge).	1	1
18/00276/FP	93 Shearwater Close, Stevenage	Two Storey Rear Extension, Single Storey Front Extension to facilitate conversion of existing 2 bedroom house into 2 no: 1 bedroom flats	2	1
18/00404/FP	Land adj, 132 Shephall View, Stevenage	Erection of 1no. attached two bedroom dwelling and part two storey, part single storey rear extension to existing dwelling	1	1
18/00633/FP	3 Middle Row, Stevenage	Internal and external alterations to facilitate change of use of first floor to 1 bed residential unit	1	1
18/00673/FP	393 Ripon Road, Stevenage	Conversion to 3 no. flats, conversion of garage and single storey front and rear extensions	3	3
18/00677/FP	4A Haycroft Road, Stevenage	Erection of 3 bedroom single storey dwelling	1	1
18/00709/FP	4 Fishers Green, Stevenage	Erection of 4no three bedroom houses and alterations to existing access	4	4
19/00111/FP	132 Shephall View, Stevenage	Conversion of existing 3 bed house into 2 no. 1 bed flats including associated parking, amenity space, cycle and bin storage.	2	1
19/00254/FP	17 Kennett Way Herts, Stevenage	Erection of 1no. 4 bed dwelling and front porch extension to No.17	1	1
19/00257/FP	Land adj, 37 Pankhurst Crescent, Stevenage	Erection of 1no. one bed dwelling on land adjacent to 37 Pankhurst Crescent	1	1
19/00472/FP	254 Bude Crescent Stevenage	Change of use from Class C3 to C4 to a 4 bed HMO (House of Multiple Occupancy)	1	0
Total			**328**	**321**

Appendix B: Housing commitment figures 2019/20

Homes under construction (work started)

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
19/00485/FPM	Land at Webb Rise, Stevenage	85	0	85
18/00401/FP	Land bordered by Ashdown Road, Malvern Close and Hertford Road, Stevenage	7	0	7
19/00136/FPM	145 Scarborough Avenue, Stevenage	29	0	29
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage	169	48	121
16/00608/FP	24 Julians Road, Stevenage	3	0	3
174/00154/FP	119 Hertford Road	1	0	1
17/00289/FP	41 Linkways, Stevenage	2	1	1
17/00533/FP	20 Rockingham Way, Stevenage	1	0	1
17/00698/FP	40 Barclay Crescent, Stevenage	2	1	1
18/00406/FP	83 Penn Road, Stevenage	4	1	3
18/00473	Silkin Court, Campkin Mead, Stevenage	4	0	4
19/00297/FP	11 Valley Way, Stevenage	1	0	1
19/00316/FP	50 Warwick Road, Stevenage	2	1	1
16/00395/FPM	Symonds Green Neighbourhood Centre, Units 1 – 2 Filey Clase, Stevenage	22	4	18
17/00846/FP	12 Park Place, Stevenage	9	0	9
18/00740/FPM	12 North Road, Stevenage	21	0	21
18/00268/FPM	85 – 103 Queensway, Stevenage	94	0	94
18/00386/CPA	85 – 103 Queensway, Stevenage	11	0	11
18/00390/FP	85 – 103 Queensway, Stevenage	8	0	8
18/00393/CPA	85 – 103 Queensway, Stevenage	2	0	2
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane, Stevenage	1	0	1
Total		**478**	**56**	**422**

Detailed permission (work not started) inc Reserved Matters

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
17/00008/CPA	Unit C Mindenhall Court, High Street, Stevenage	2	0	2
17/00056/FP	38 Sparrow Drive, Stevenage	3	1	2
17/00070/FP	115 Drakes Drive, Stevenage	1	1	0
17/00160/FP	Land adj 35 Rookwood Drive, Stevenage	1	0	1
17/00254/FP	Land adj 39 Fishers Green Road, Stevenage	1	0	1
17/00465/FP	53 Coventry Close, Stevenage	2	1	1
17/00696/FP	22 Greydells Road, Stevenage	3	1	2
17/00724/FP	88 Salisbury Road, Stevenage	2	1	1
17/00746/FP	37 Queensway, Stevenage	2	0	2
17/0076/CPA	The Barn, Warren Court, High Street, Stevenage	3	0	3
17/00814/FP	322 York Road, Stevenage	2	1	1
18/00164/FP	8 Windsor Close, Stevenage	2	0	2
18/00195/FP	95 Shephall View, Stevenage	2	1	1
18/00230/FP	53 Harvey Road, Stevenage	2	1	1
18/00269/FP	31Kingfisher Rise, Stevenage	2	1	1
18/00430/FP	18 – 20 High Street, Stevenage	1	0	1
19/00096/FP	Land adj 24 Ellis Avenue, Stevenage	1	0	1
19/00223/FP	Garage compound to the south of 148 – 150 Hydean Way, Stevenage	3	0	3
19/00240/FP	59 Long Leaves, Stevenage	2	1	1
19/00287/FP	22 Basils Road, Stevenage	2	0	2
19/00420/FP	1 Cavell Walk, Stevenage	1	0	1
19/00463/FP	Land adj 21 Whormerley Road, Stevenage	1	0	1
19/00475/FP	Land rear of 4 Middle Row, Stevenage	1	0	1
19/00508/FP	55 Whormerley Road,	2	0	2

	Stevenage			
19/00582/FP	43 Fishers Green Road, Stevenage	1	0	1
19/00628/FP	48 Made Feld, Stevenage	2	0	2
19/00742/FP	Land rear of 45 Eliot Road, Stevenage	1	0	1
20/00064/FP	9 Four Acres, Stevenage	1	1	0
19/00706/FP	2a Letchmore Road, Stevenage	5	0	5
18/00234/FP	Land rear of54 High Street , Stevenage	6	0	6
18/00399/FP	Walpole Court, Blenheim Way, Stevenage	60	38	22
Total		**120**	**49**	**71**

Sites with Outline permission

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
16/00446/OP	1 Chequers Bridge Road, Stevenage	1	0	1
16/00844/OP	Land adj 24 Shackledell, Stecvenage	1	0	1
14/00559/OPM	Matalan Retail Park, Danestrete, Stevenage	526	0	526
Total		**528**	**0**	**528**

Appendix C: Employment Completion figures 2019/20

Employment floorspace completions

PP Ref	Address	Description	Gains	Loses	Total
18/00283/FP	Caswell House, Cavendish Road, Stevenage	Installation of 2no 4.5mw gas engines and associated works	37		37
18/00507/FP	MBDA UK, Six Hills Way, Stevenage	Installation of a new HPC Mobile Data Centre	50		50
19/00253/FPM	MBDA UK, Six Hills Way, Stevenage	Erection of a two-storey modular office building with associated boundary treatments and landscaping	1,071		1,071
18/00443FP	Meadway Court, Rutherford Close, Stevenage	Demolition of existing gatehouse office building ato facilitate the creation of 2no car parking spaces		-35	-35
19/00045/FP	4 Popple Way, Stevenage	Change ofUse from office B1 (Business) to tuition centre D1 (Non-resdiential institute)		-65	-65
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way, Stevenage	Proposed part demolition of existing business building (B1) and replace with new extension		-132	-132
19/00167/FPM	Airbus Defence and Space, Gunnels Wood Road, Stevenage	Demolition of existing office building and associated works and erection of new office building including the recladding of the existing factory building façade and associated works including landscaping, car parking and cycle parking		-10,000	-10,000
Total			**1,158**	**-10,232**	**-9,074**

Sites under construction

PP Ref	Address	Description	Gains	Loses	Total
19/00063/FPM	21-29 Town Square, Stevenage	Change of use of units 21 to 23 Town Square from Class A3 (Restaurant) to a mixed Class A1 (Retail) and Class A3 (Restaurant and Cafe) space at ground and first floor level, conversion of existing office (Class B1(a)) and Employment Agency (Class A2) at first and second floor level of units 25 to 29 Town Square to a mixed use of offices (Class B1(a)) and gallery (Class D1) and replacement of existing betting shop (Sui Generis) with a ground-floor communal lobby. External renovation works, use of rear roof-terrace as events and	168	-388	-220

		amenity space and associated plant			
19/00070/FP	MBDA UK, Six Hills Way, Stevenage	2no extensions to existing building 1900	186		186
19/00116/FP	Meggitt Horizon Technology Park, Six Hills Way, Stevenage	Prposed part demolition of existing business building (B1) and replace with new extension	182		182
19/00122/FP	90 High Street, Stevenage	Change of use of first floor from Use Class A2 (Financial and Professional Services) to either Class A1, A2 or B1(a) (Retail/Office use), installation of new shop front at ground floor and new first floor window	22		22
19/00128/FP	Belvue House, Bell Lane, Stevenage	Proposed enclosure of existing ground floor space on south elevation	26		26
19/00167/FPM	Airbus Defence and Space, Gunnels Wood Road, Stevenage	Demolition of existing office building and associated works and erection of new office building including the recladding of the existing factory building facade and associated works including landscaping, car parking and cycle parking	11,268		11,268
19/00284/FPM	85-103 Queensway, Stevenage	Change of use of 24-26 The Forum from A1 (Retail) to either A1 (retail), A2 (Financial and professional services), A3 (Restaurants and Cafes) or B1 (Business), conversion of part of 85 Queensway ground floor from A1 (Retail) to either A1, A2, A3 or A4 (Drinking Establishment) and change of use of ground floor of 87 Queensway and ground and first floor 91 Queensway from A1 (Retail) to either A1, A2 or A3	23		23
19/00569/FP	Cell & Gene Therapy Catapult Manufacturing Centre, Stevenage Bioscience Catalyst, Gunnels Wood Road, Stevenage, SG1 2FX	Single storey laboratory extension at Level 3 above the existing warehouse on the south eastern elevation of the existing CGTC Research and Manufacturing Centre, comprising six additional rooms, refurbishment of one existing room, modification to the existing internal staircase and a new corridor connecting to the existing internal staircase	145		145
19/00660/FP	MBDA UK, Six Hills Way, Stevenage	Erection of data centre building with associated plant enclosures and hard landscaping	909		909
19/00736/FP	Airbus Defence and	Construction of a single	468	-100	368

	Space, Gunnels Wood Road, Stevenage	storey pressure test facility			
20/00018/FP	Unit 1 Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage	Change of use class from D2 (leisure) to B1 (light industrial).	255		255
20/00019/FP	Unit 2 Wedgwood Gate Industrial Estate, Wedgwood Way, Stevenage	Change of use class from D2 (leisure) to B1 (light industrial).	277		277
20/00072/FP	MBDA UK, Six Hills Way, Stevenage	Infill of courtyard building 200 and additional lobby to provide additional internal office space	895		895
19/00287/FP	22 Basils Road, Stevenage	Part demolition of existing building and erection of 2no two bedroom dwellings		-252	-252
19/00706/FP	2a Letchmore Road, Stevenage	Demolition of the existing building and construction of a building compromising 5 apartments, laying out of car parking and access areas, gardens and landscaping.		-180	-180
Total			**14,824**	**-920**	**13,904**