Authority Monitoring Report 2020/21

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 2020 to 31 March 2021,** 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**.

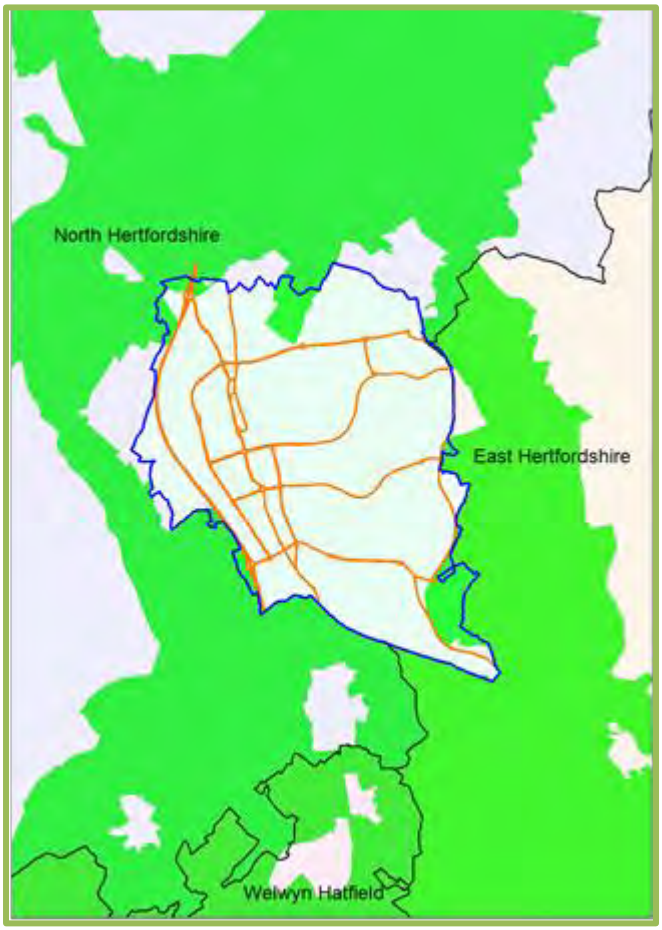
Where there has not been any change in the Borough with regard to the monitoring indicators, information has been drawn upon from the previous year's Authority Monitoring Report. For example, some of the contextual indicators and the local context have not changed significantly since the last report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

- **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

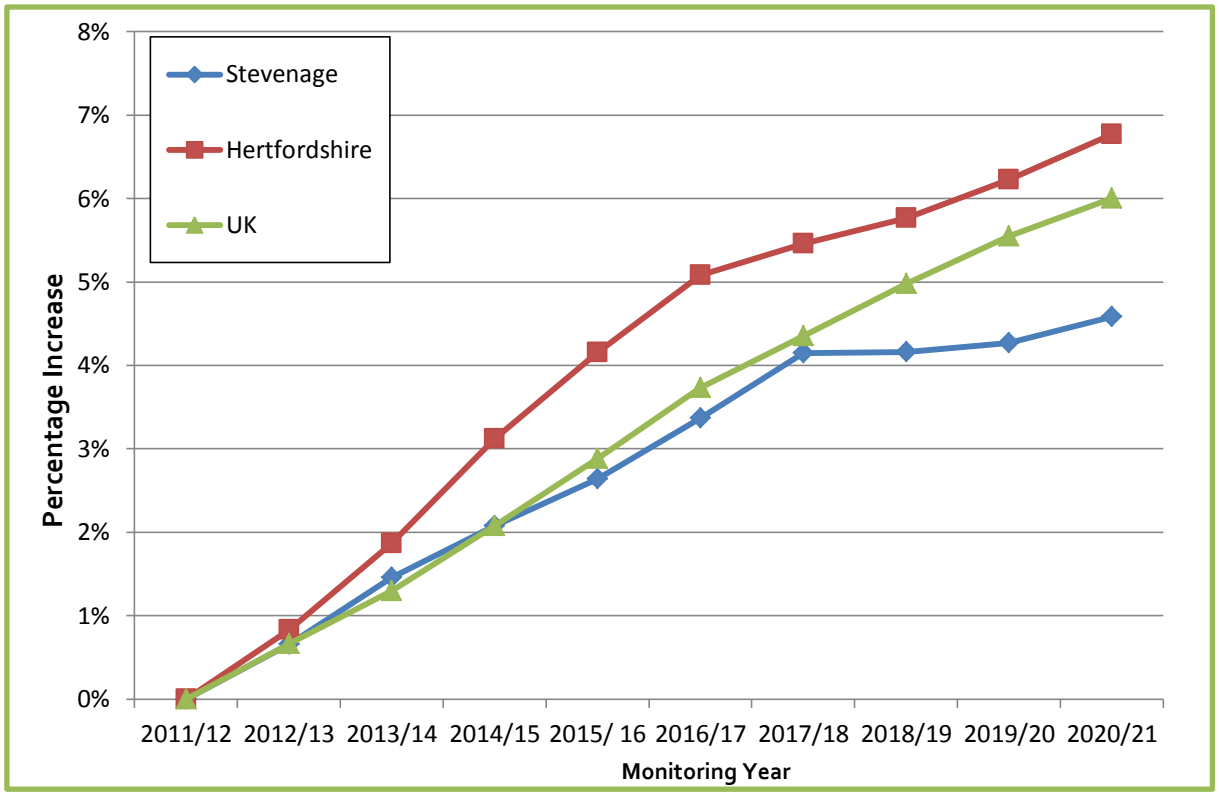
1.6 Stevenage has seen a significant increase in its population over the last few years. There has been an increase of 4.58% in the Borough's population since 2011. This is marginally less than the 6.77% increase in Hertfordshire and the 6% increase in England.

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	% change
Area	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Mid 2015	Mid 2016	Mid 2017	Mid 2018	Mid 2019	Mid 2020	2011/2020
Stevenage	84,247	84,824	85,520	85,993	86,579	87,285	87,739	87,754	87,845	88,104	+4.58%
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	+6.77%
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	+6%

Source: Office for National Statistics, 2022

Figure 2 Population percentage increase since 2011/2012



Broad Age-Group Population and Population Projections

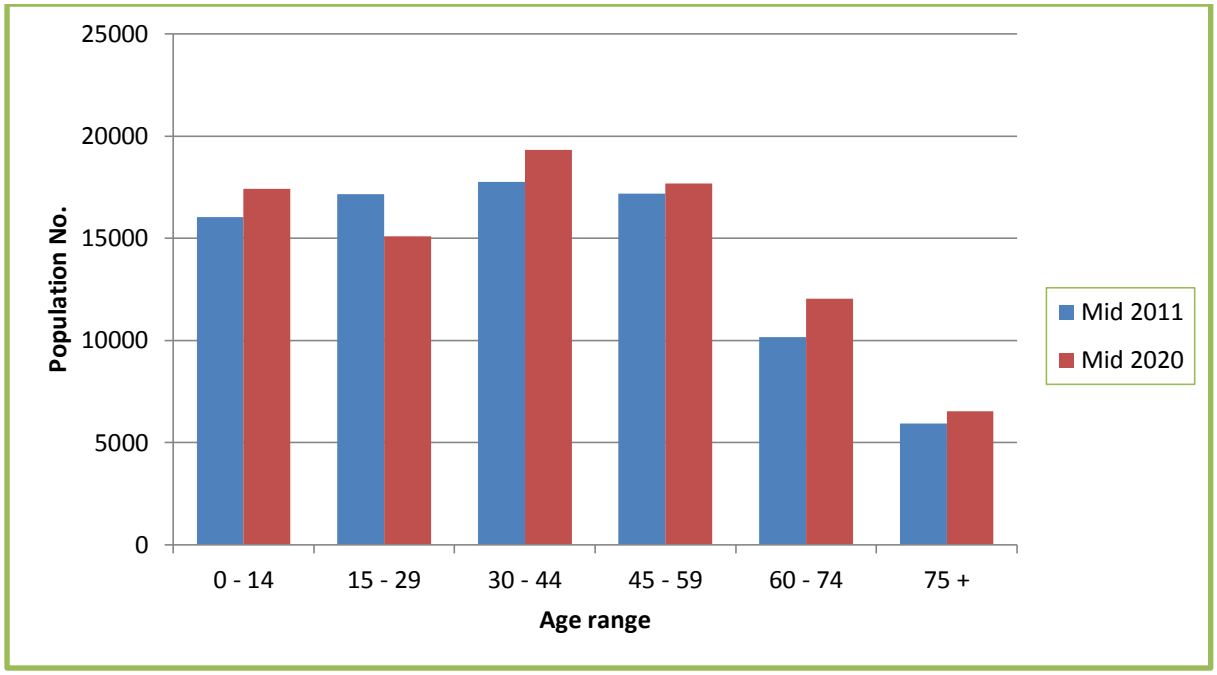
1.7 The following table and figure show the mid-year population change in 2020/21 by broad age groups. It can be seen that there has been a consistent rise in all population age groups other than the 15 - 29 age group.

Table 2 Actual and % change of population age ranges in Stevenage, 2011/12 - 2020/21

Age range	2011/12	2020/21	% change since 2011
0 – 14	16,024	17,409	+ 8.64%
15 – 29	17,169	15,107	- 12%
30 – 44	17,765	19,325	+ 8.78%
45 – 59	17,178	17,679	+ 2.92%
60 – 74	10,177	12,048	+ 18.38%
75 +	5,934	6,536	+ 10.14%
Total	84,247	88,104	+ 4.58%

Source: Office for National Statistics, 2022

Figure 3 Actual population of Stevenage



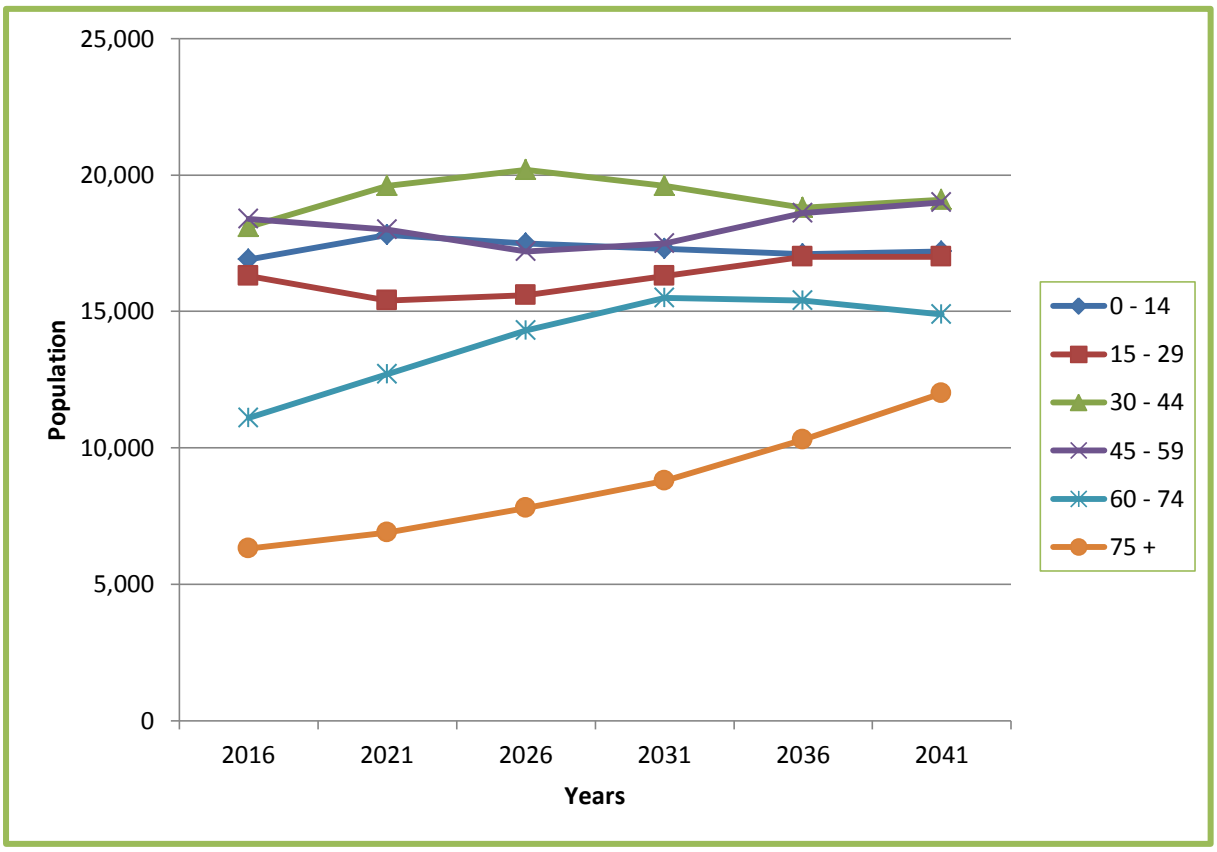
1.8 Population figures predict that there will be a significant increase in the number of people aged 60 years and above while there would be a steady rise in all other age groups. These figures are based on the data from the Subnational Population Projections 2012 and are indicative of an ageing population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

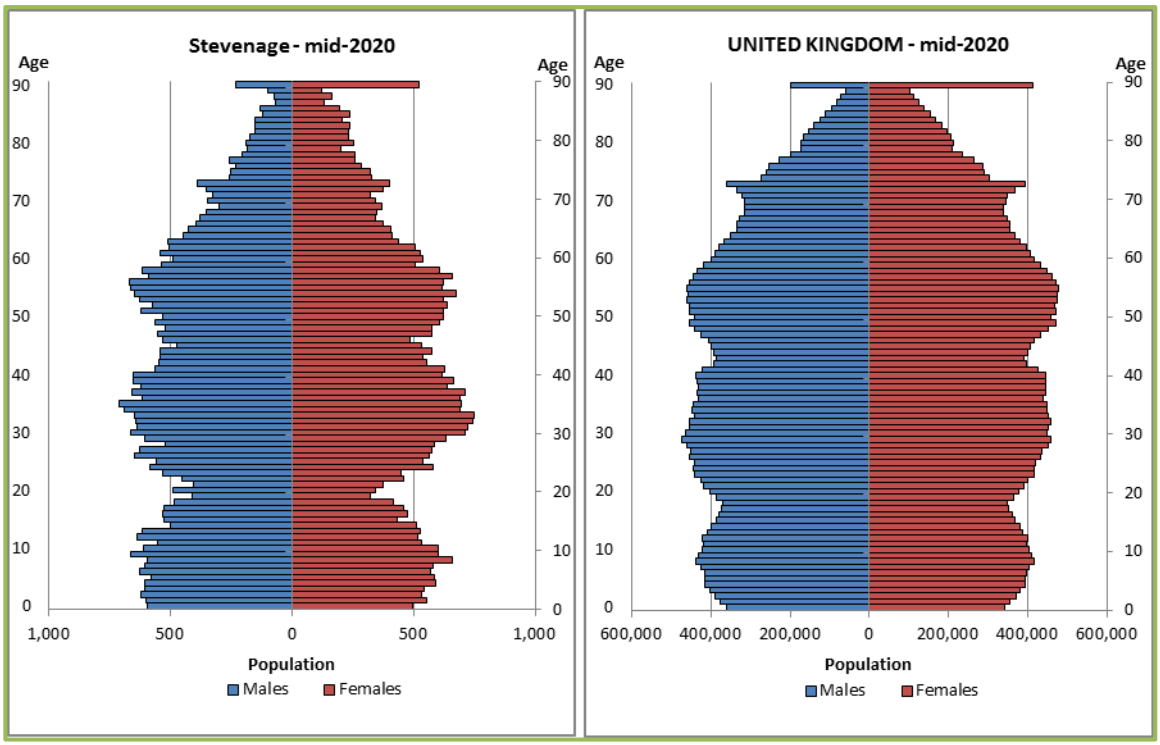
Source: Office for National Statistics, 2022

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 2020 was 88,104 and the total population aged 16 - 64 was 56,100.

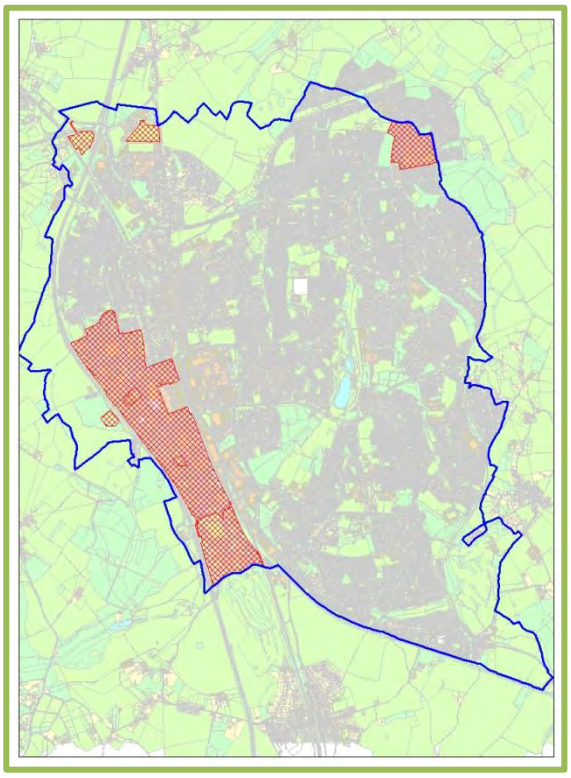


Figure 6 Designated employment areas

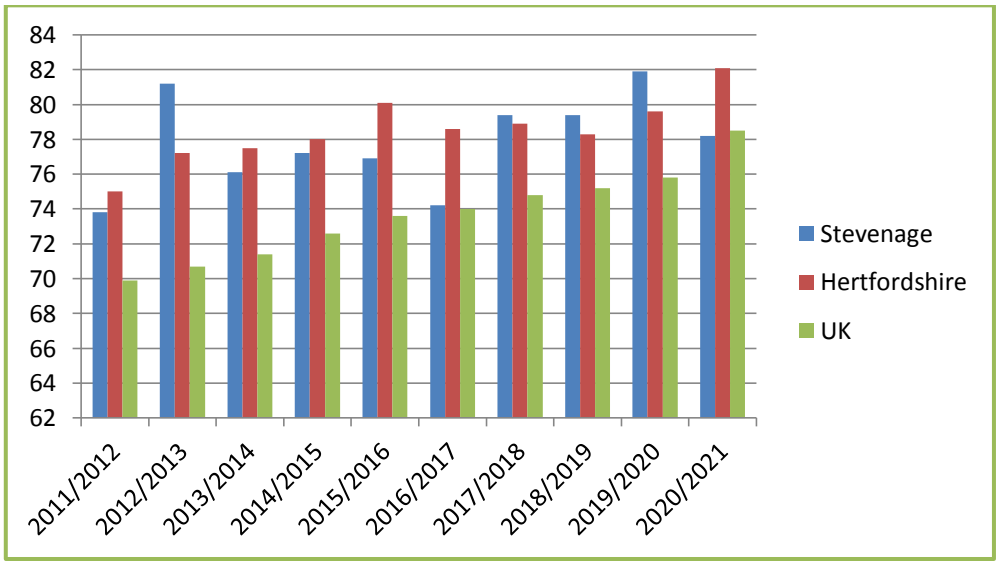
Labour supply

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, in the 2020/21 period it dropped below the labour supply of Hertfordshire and became relatively equal with the labour supply of the UK.

Figure 7 Percentage of labour supply since 2011



Source: NOMIS official labour market statistics, 2022.

Employment by occupation

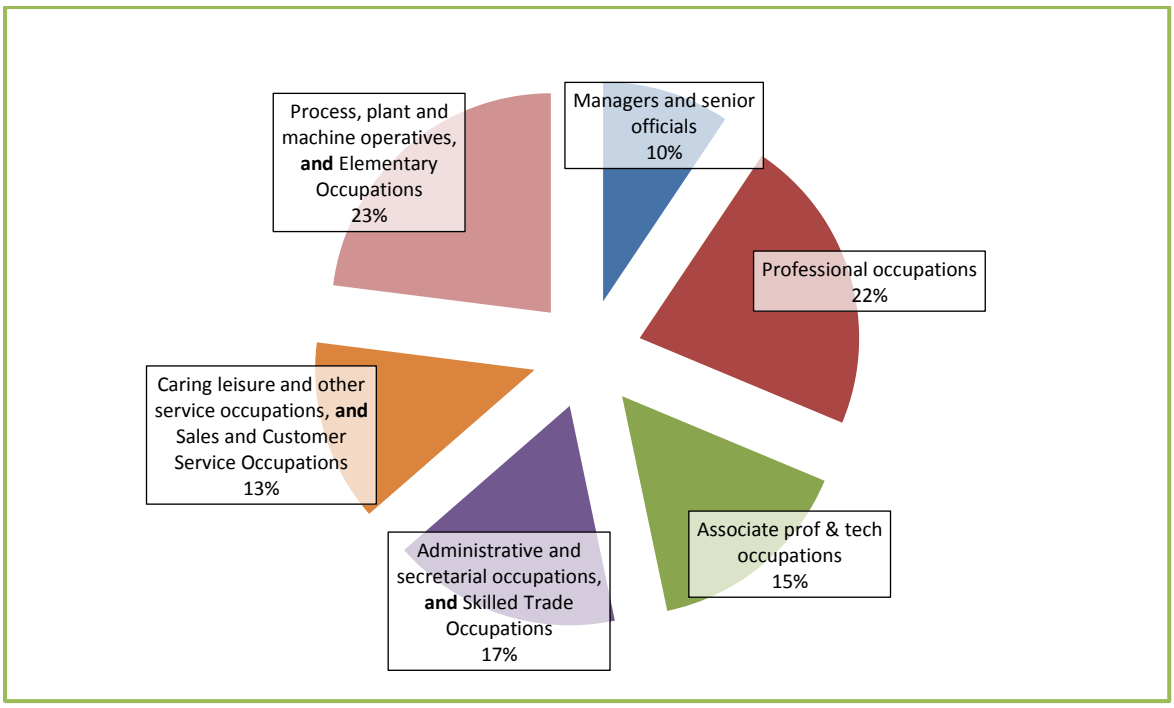
1.18 NOMIS reported each Stevenage occupation separately in the 2019/2020 data, this year the NOMIS data in the Annual Population Survey 2020/2021 combined the data for: Soc 2010 Major Groups 4 to 5, Soc 2010 Major Group 6 to 7, and Soc 2010 Major Group 8 to 9. This was due to sample sizes being too small for reliable estimates. Between April 2020 and March 2021, the highest proportion of all persons in employment in Stevenage was that in professional occupations (21.9%), followed by those in Associate Professional and Technical Occupations (15.4%).

Table 5 Employment by Occupation in Stevenage and Great Britain 2020/2021

Occupation Group	Occupation	Stevenage (%)	Great Britain (%)
Soc 2010 Major Group 1-3	Managers, Directors And Senior Officials	9.4	10.7
	Professional Occupations	21.9	23.4
	Associate Professional & Technical	15.4	15.5
Soc 2010 Major Group 4-5	Administrative & Secretarial	16.9	10.2
	Skilled Trades Occupations		8.9
Soc 2010 Major Group 6-7	Caring, Leisure And Other Service Occupations	13.4	9.1
	Sales And Customer Service Occs		7.0
Soc 2010 Major Group 8-9	Process Plant & Machine Operatives	23.0	5.6
	Elementary Occupations		9.4

Source: Office for National Statistics, Census 2011

Figure 8 Employment by occupation in Stevenage 2020/2021

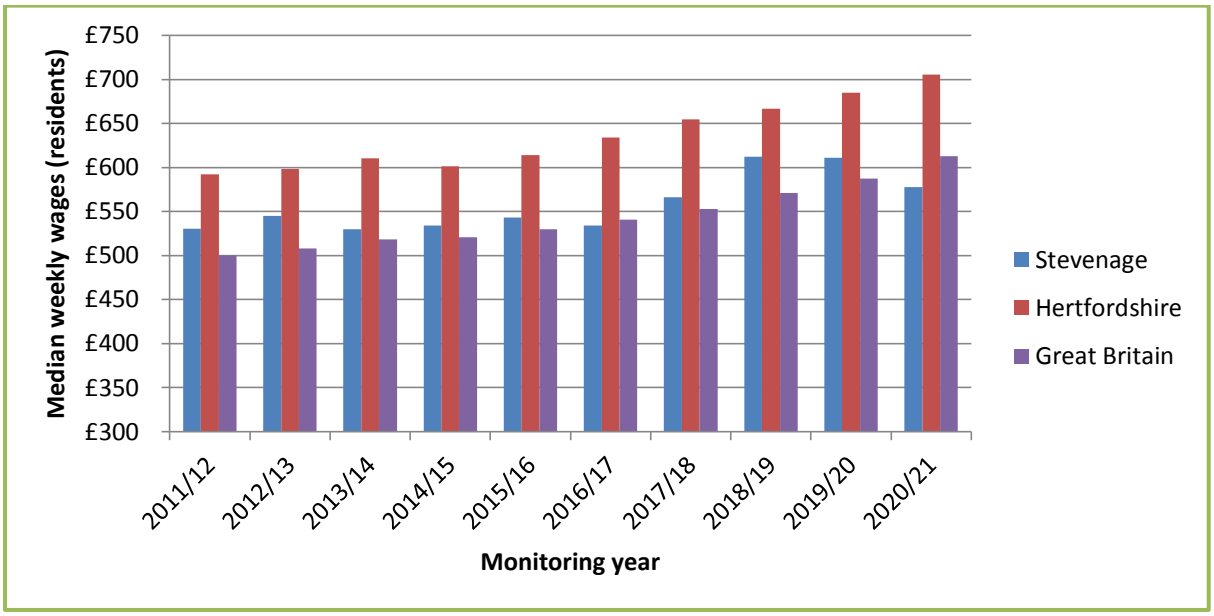


Source: NOMIS official labour market statistics, 2022,

Earnings by residence

1.19 The average weekly earnings for those who live in Stevenage have steadily been increasing since 2016/2017 and until this year, were higher than the average weekly wage in the rest of the country. The 2020/2021 Stevenage weekly earnings have fallen below that of the country and the county.

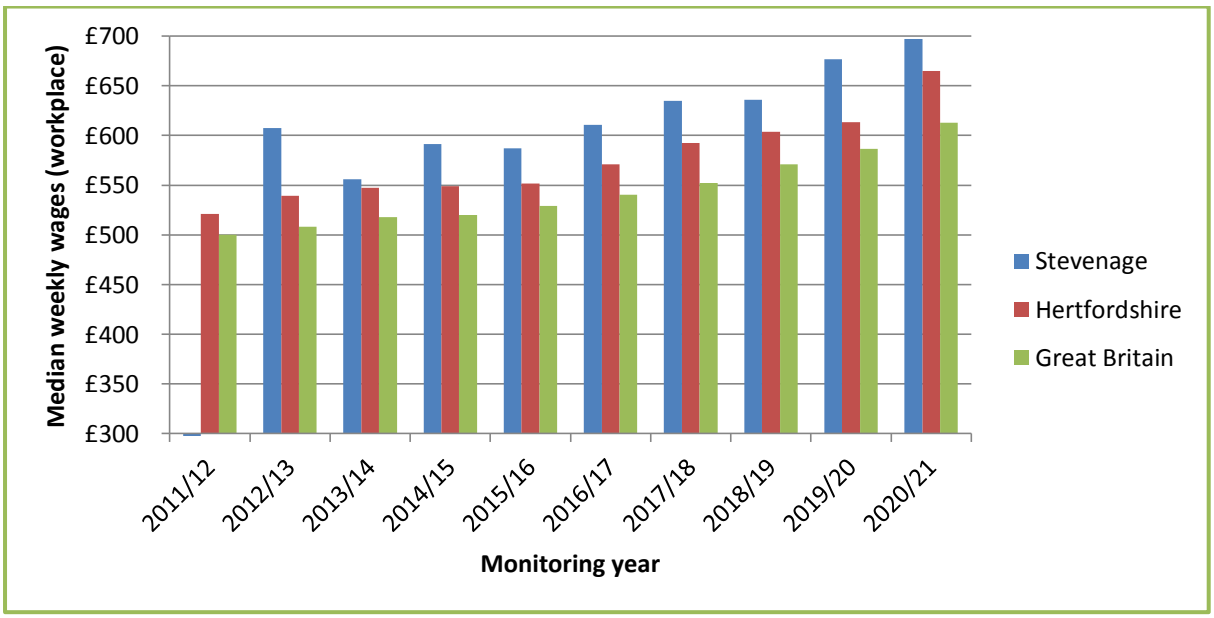
Figure 9 Earnings by residence – gross weekly pay for all full-time workers



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

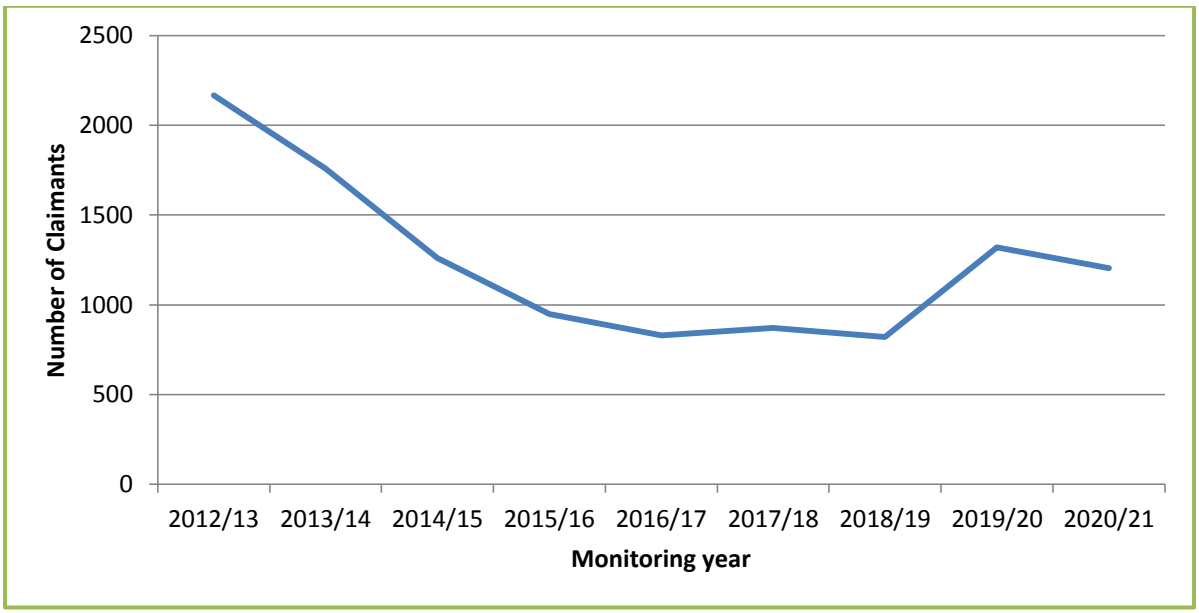


Source: NOMIS official labour market statistics,2022

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, however this has increased since 2019 to just above 1,200 in 2020/2021.

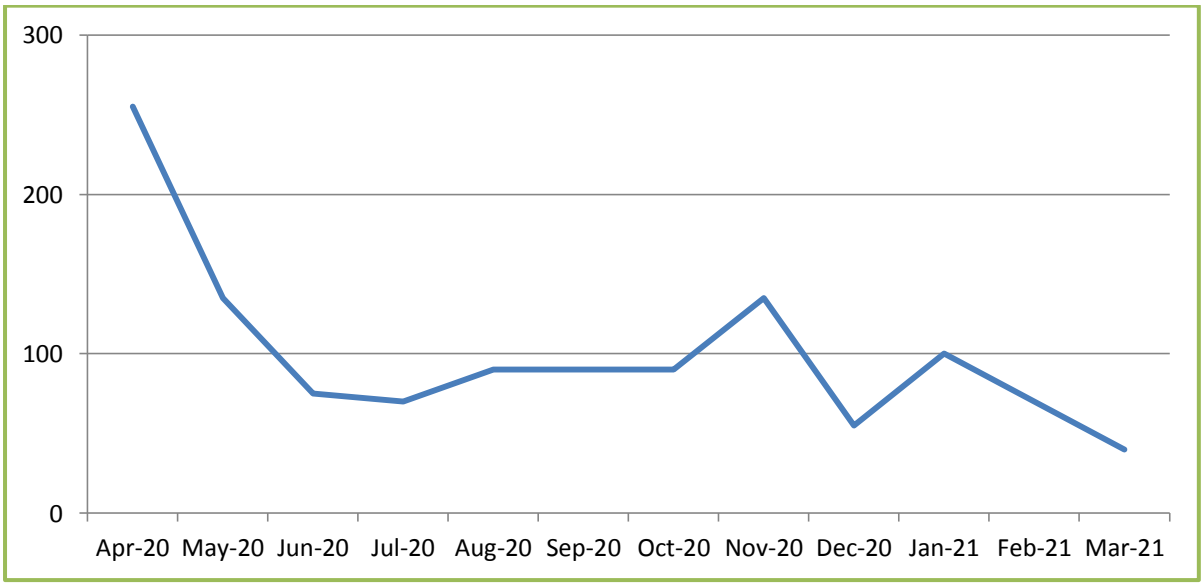
Figure 11 All persons claiming Job Seekers Allowance in Stevenage 2011 - 2021



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

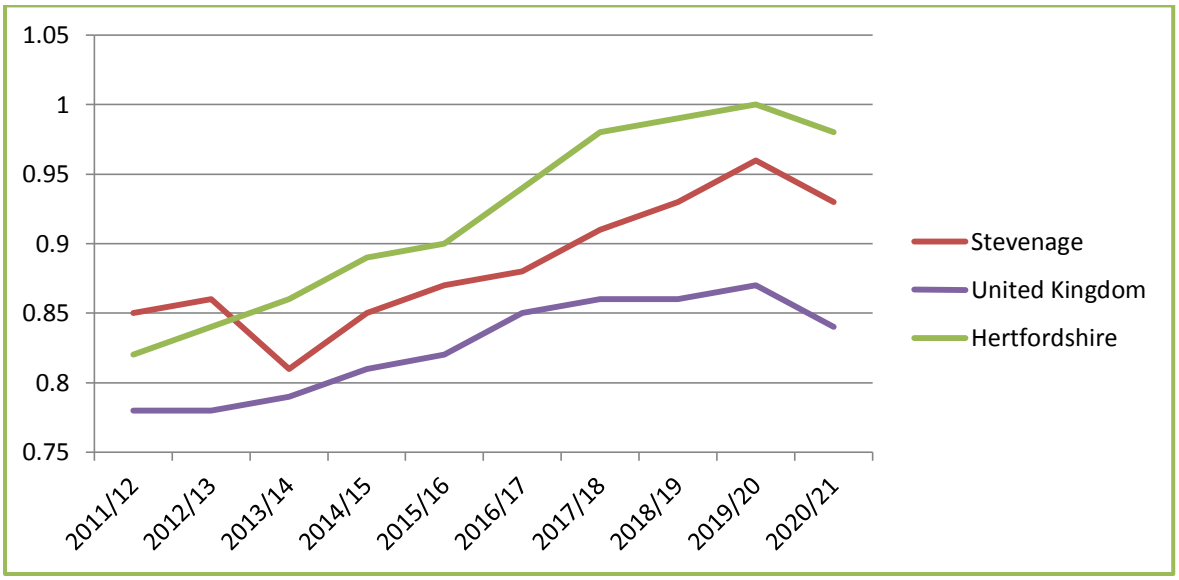


Source: NOMIS official labour market statistics, 2022,

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, Hertfordshire and the UK, likely as a result of 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[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 6 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	2020/2021
Micro (0 - 9)	2,040	2,045	2,085	2,240	2,475	2,665	2,875	2,755	2,820	2,900
Small (10 - 49)	195	185	205	220	230	225	220	245	255	250
Medium (50 - 249)	40	45	40	40	40	35	35	40	40	45
Large (250+)	15	15	15	15	15	15	15	15	15	10
Enterprises	***2,290***	***2,290***	***2,345***	***2,515***	***2,760***	***2,940***	***3,145***	***3,055***	***3,130***	***3,215***
Grand Total	**5,245**	**5,240**	**5,340**	**5,685**	**6,160**	**6,495**	**6,925**	**6,760**	**6,930**	**7,080**

[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

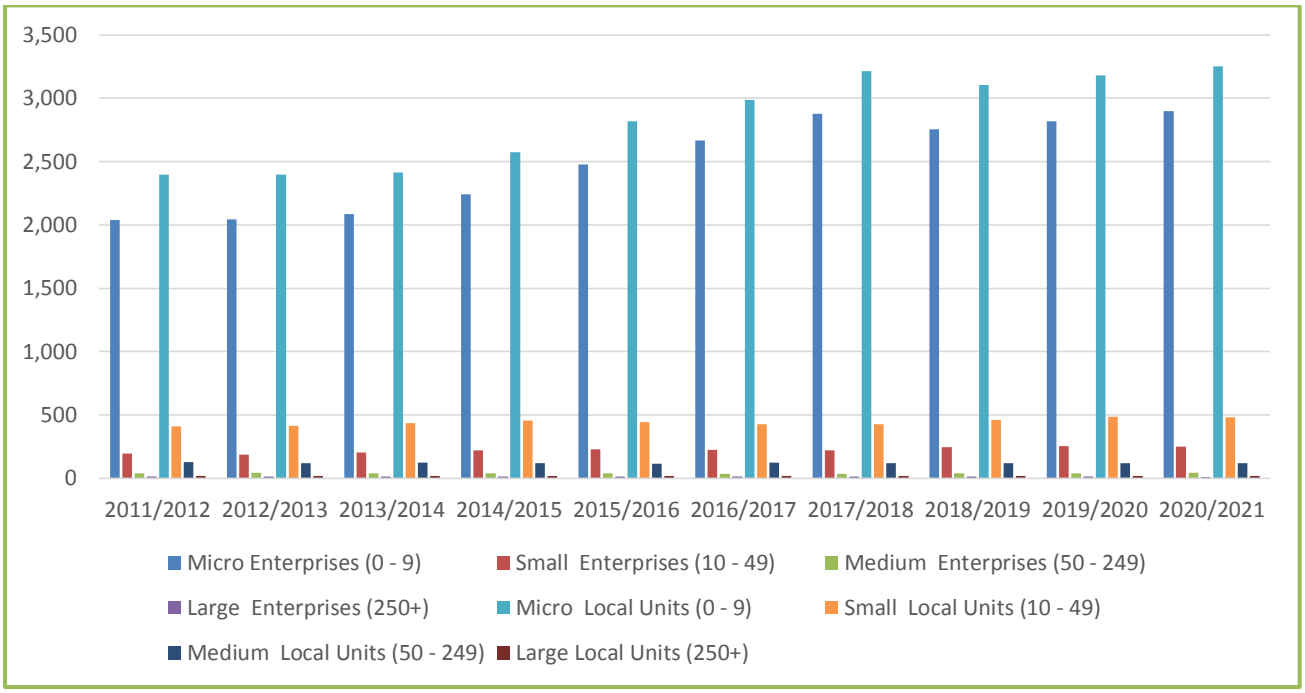
[2] A local unit is an individual site (for example a factory or shop) associated with an enterprise. It can also be referred to as workplace

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

	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
Grand Total	5,245	5,240	5,340	5,685	6,160	6,495	6,925	6,760	6,930	7,080

Source: NOMIS official labour market statistics,2019,

Fig 14 Business counts by size, 2011 - 2020

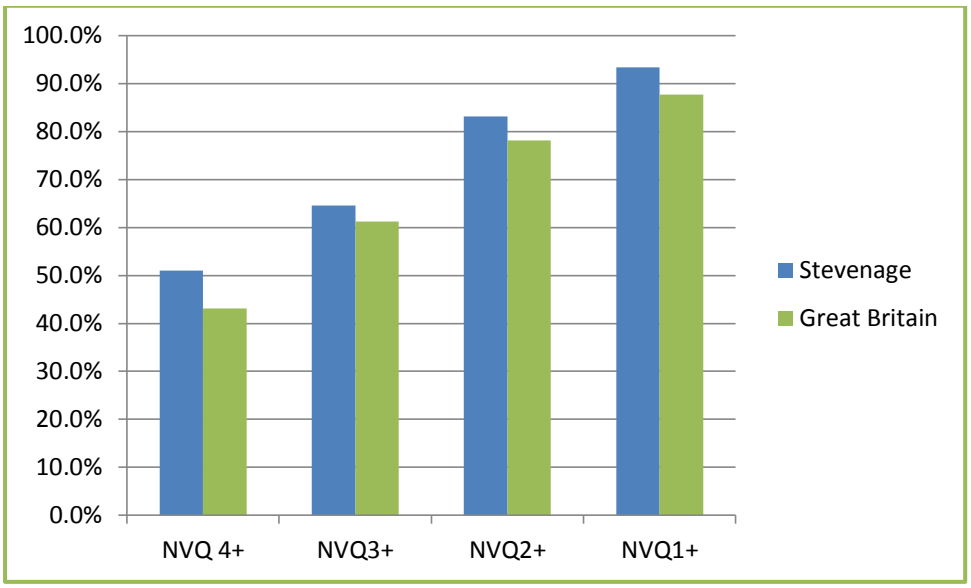


Source: NOMIS official labour market statistics,2022,

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-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

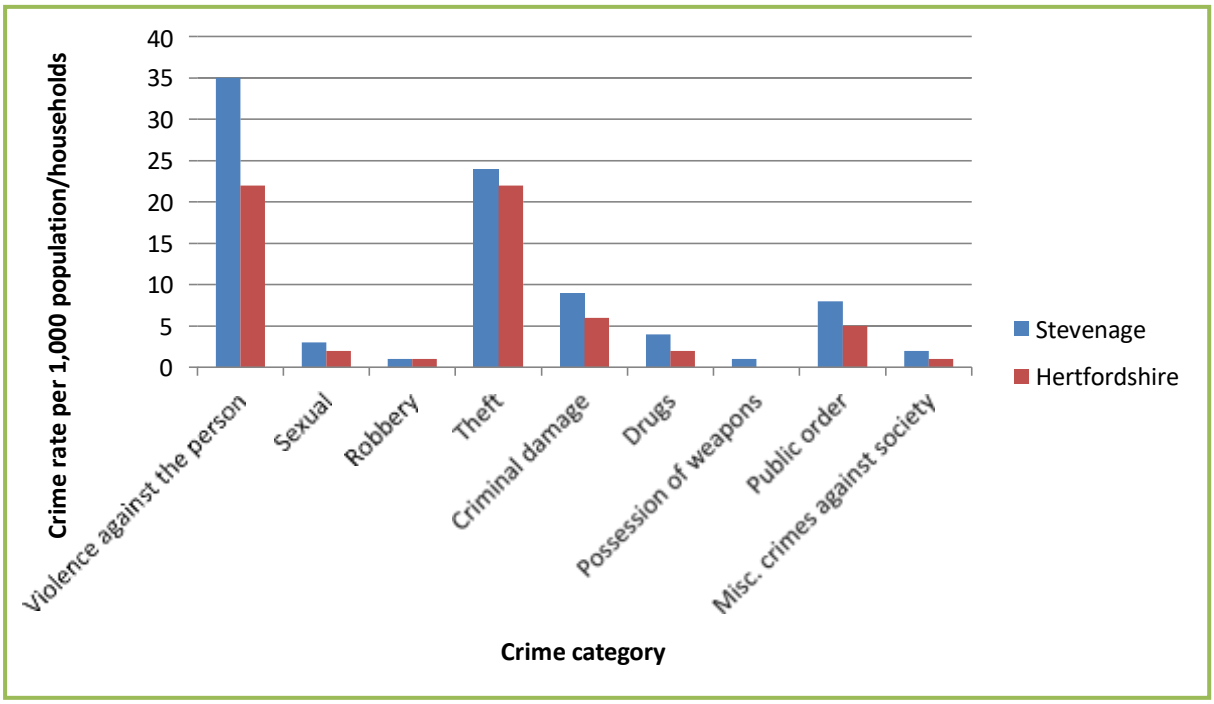
1.27 The 'Police recorded crime by local area 2020' is the latest information available by local authority area. In terms of the crime rate in the district, the police recorded crime rate for the key offences are shown in the graph below. The data shows a comparison of the crime rate in Stevenage and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

Table 7 Police recorded crime in Stevenage

Offence type	Stevenage				Hertfordshire
	Total Offences 2019/20	Total Offences 2020/21	% difference	Offences per 1,000 population 2020/21	Offences per 1,000 population 2020/21
Violence against persons	3,052	2,991	-2%	35	22
Sexual offences	245	223	-9%	3	2
Robbery	83	68	-18%	1	1
Theft offences	2,933	2,652	-9.5%	24	22
Criminal damage and arson	842	771	-8.4%	9	6
Drug offences	346	330	-4.6%	4	2
Possession of weapons offences	87	67	-23%	1	0
Public order offences	755	741	-1.8%	8	5
Miscellaneous crimes against society	162	160	-1.2%	2	1

Source: Office for National Statistics, 2022.

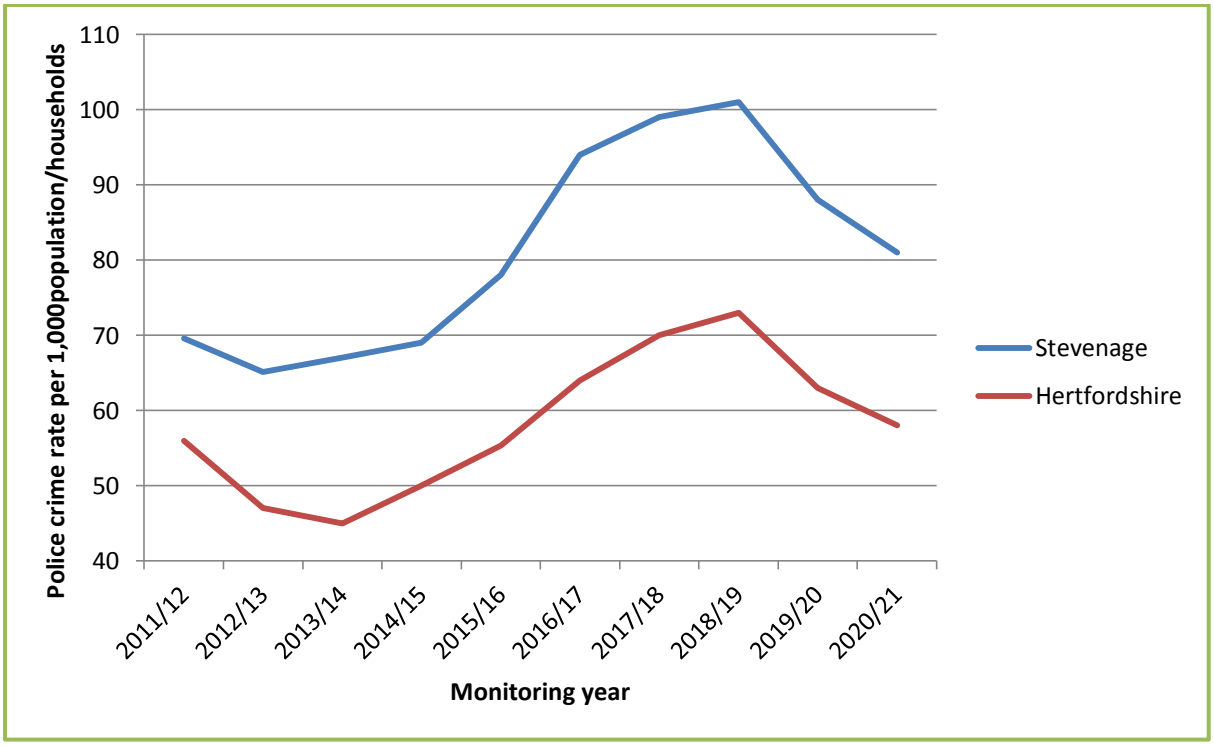
Fig 16 Police recorded crime in Stevenage and Hertfordshire



Source: Office for National Statistics ,2022,

1.28 The following graph highlights that the crime rate had gradually been increasing between 2014 – 2019, however, the last two monitoring years have 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: 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[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 3.7 years lower for men and 4.1 years lower for women than those living in the least deprived areas[4].

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.

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

[4] 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-0_ine-vo-0_ine-ct-71_ine-pt-0_ine-yo-3:2018:-1:-1

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: hertshealthevidence.org/documents/thematic/healthy-stevenage-dashboard-1920.pdf This file is no longer available.

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)

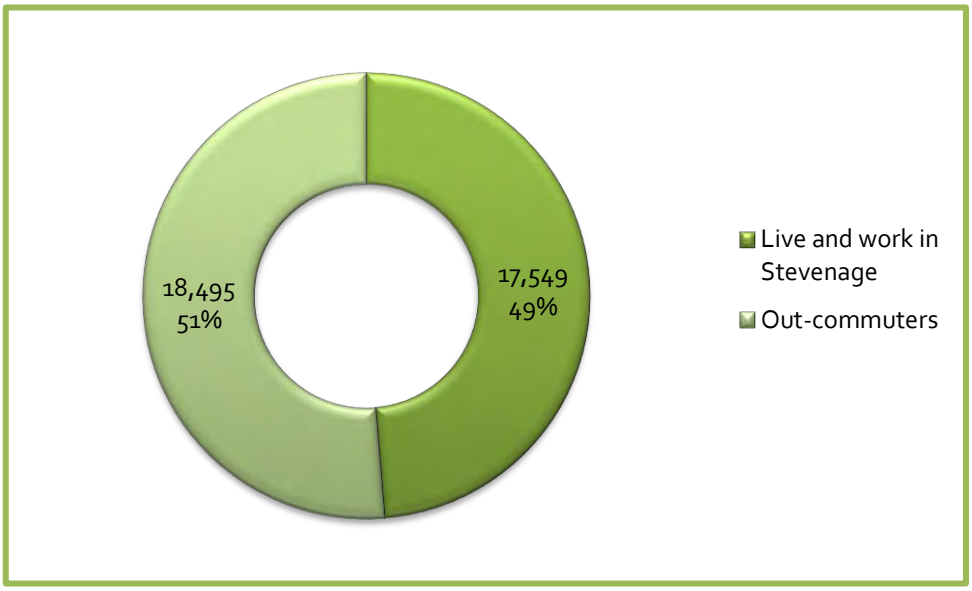
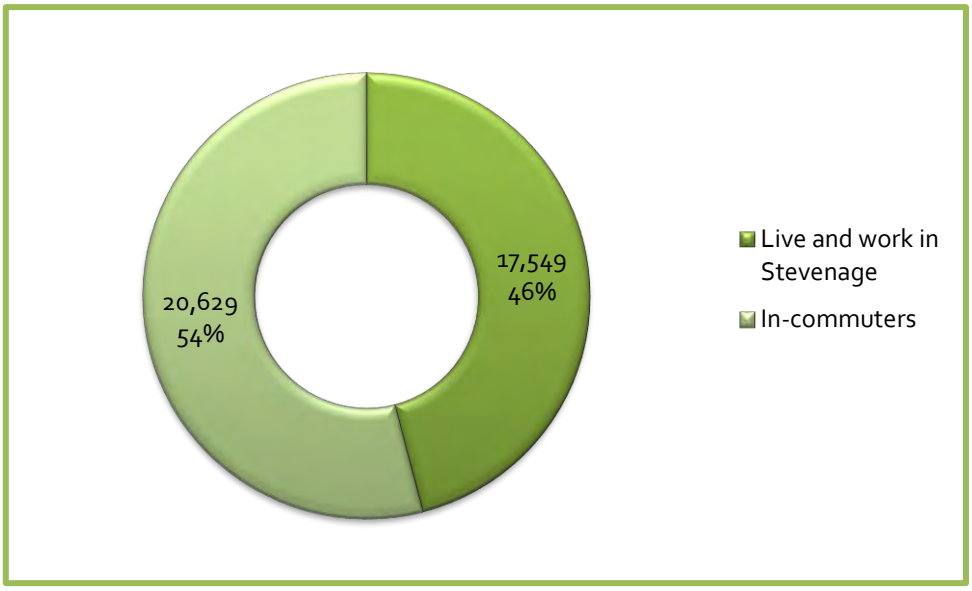
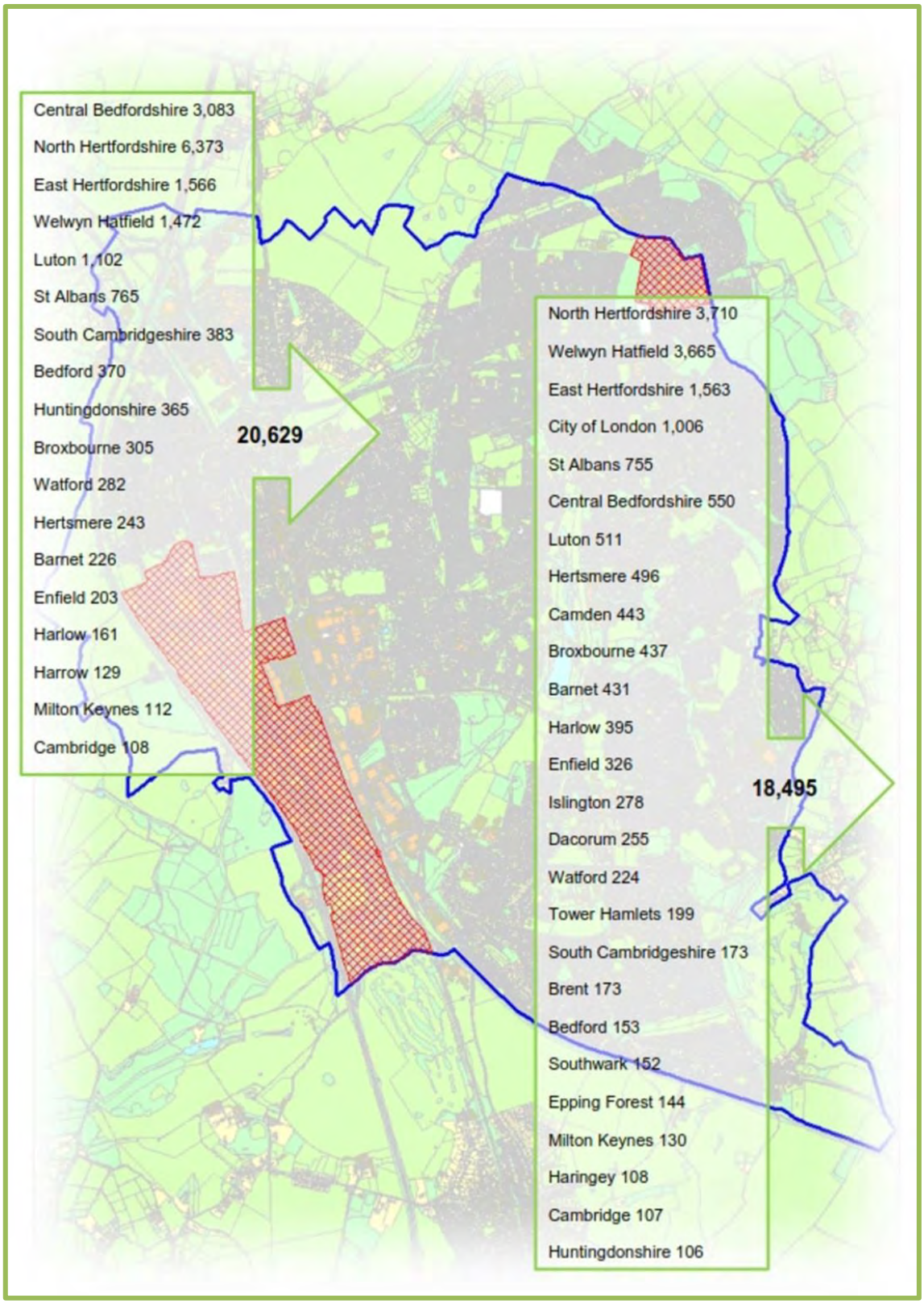


Fig 19 Working in Stevenage (2011 Census)



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

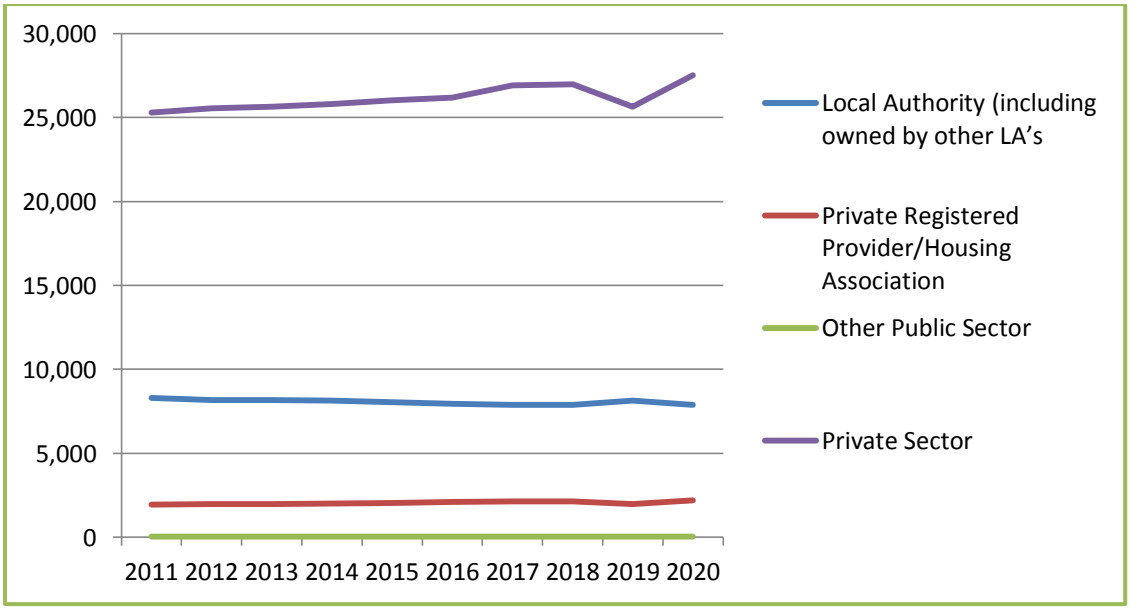
1.36 The table below shows the housing tenure of the existing housing stock in the town. As can be seen, the majority of dwellings are in the private sector.

Table 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

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 still 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 2020 – March 2021	£492,037	£369,365	£285,657	£176,000	£322,448
Apr 2011 – March 2012	£311,300	£232,900	£172,200	£131,200	£211,900
% Change since 2011	+ 58.1%	+ 58.6%	+65.8%	+ 34.1%	+ 52.2%

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 This monitoring year, 154 homes were completed; 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

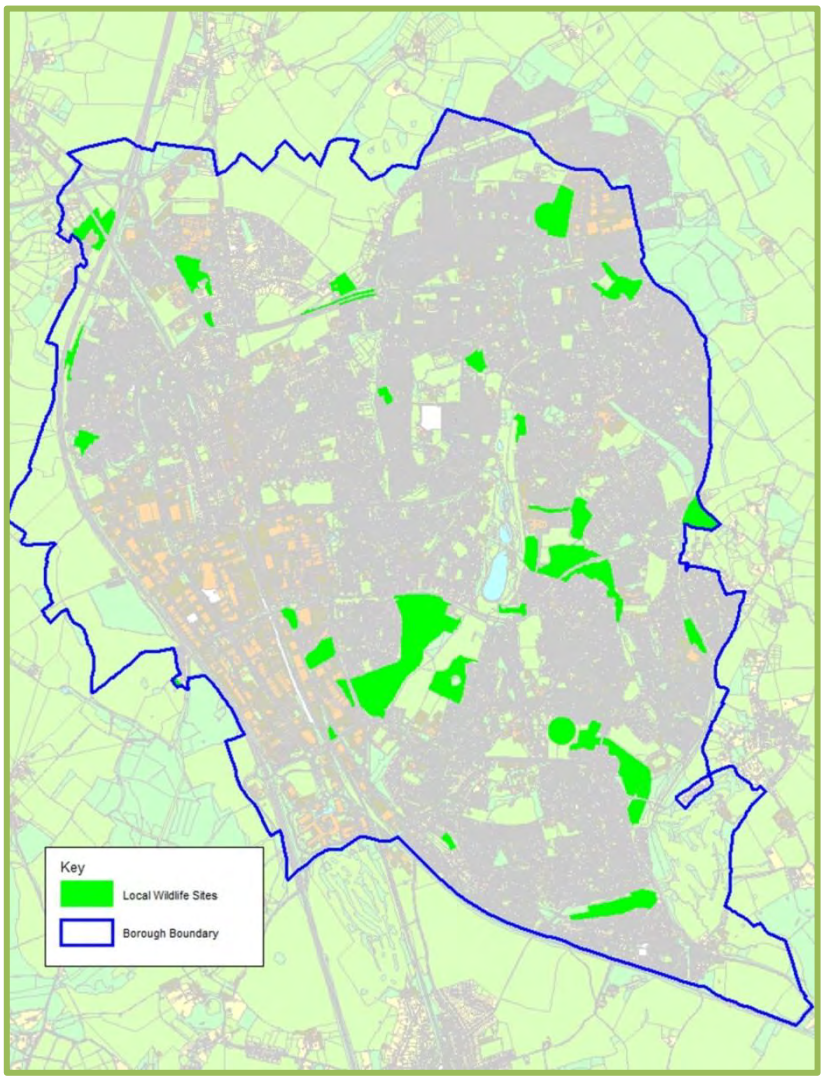
	Number of LWS	Area (Ha) of LWS	Number of RIGS[5]	Area (Ha) of RIGS	Total area of local sites (Ha)
Stevenage	37	100.11	1	0.23	100.34

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.

[5] 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
- 3 Scheduled Ancient Monuments.

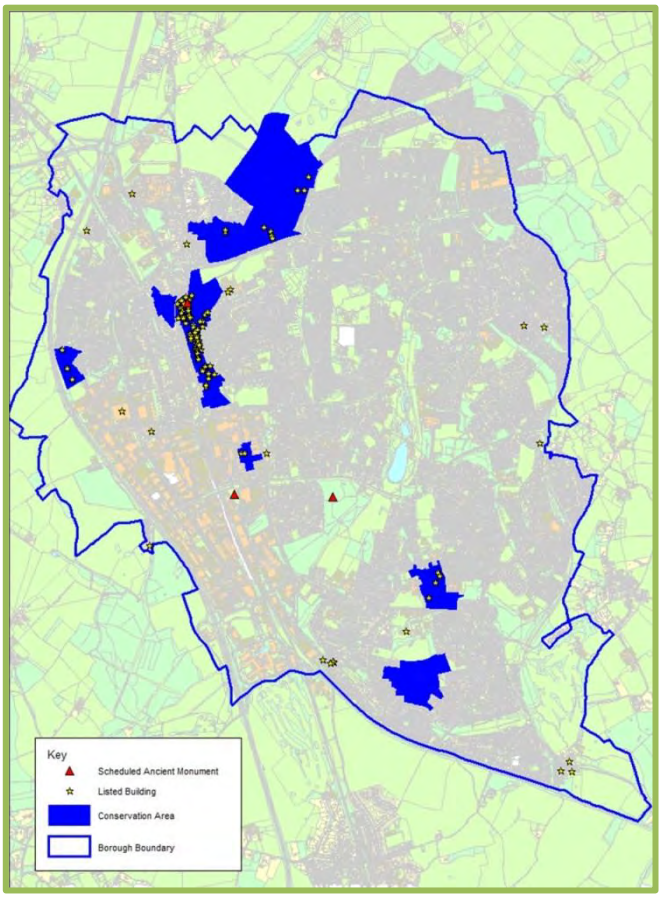
1.45 The Council is committed to monitoring the condition of heritage assets through the national 'at risk' register published annually by Historic England. The Heritage At Risk Register is operated by Historic England, and, as the name suggests identifies historic buildings, structure and areas at risk 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, 2022.

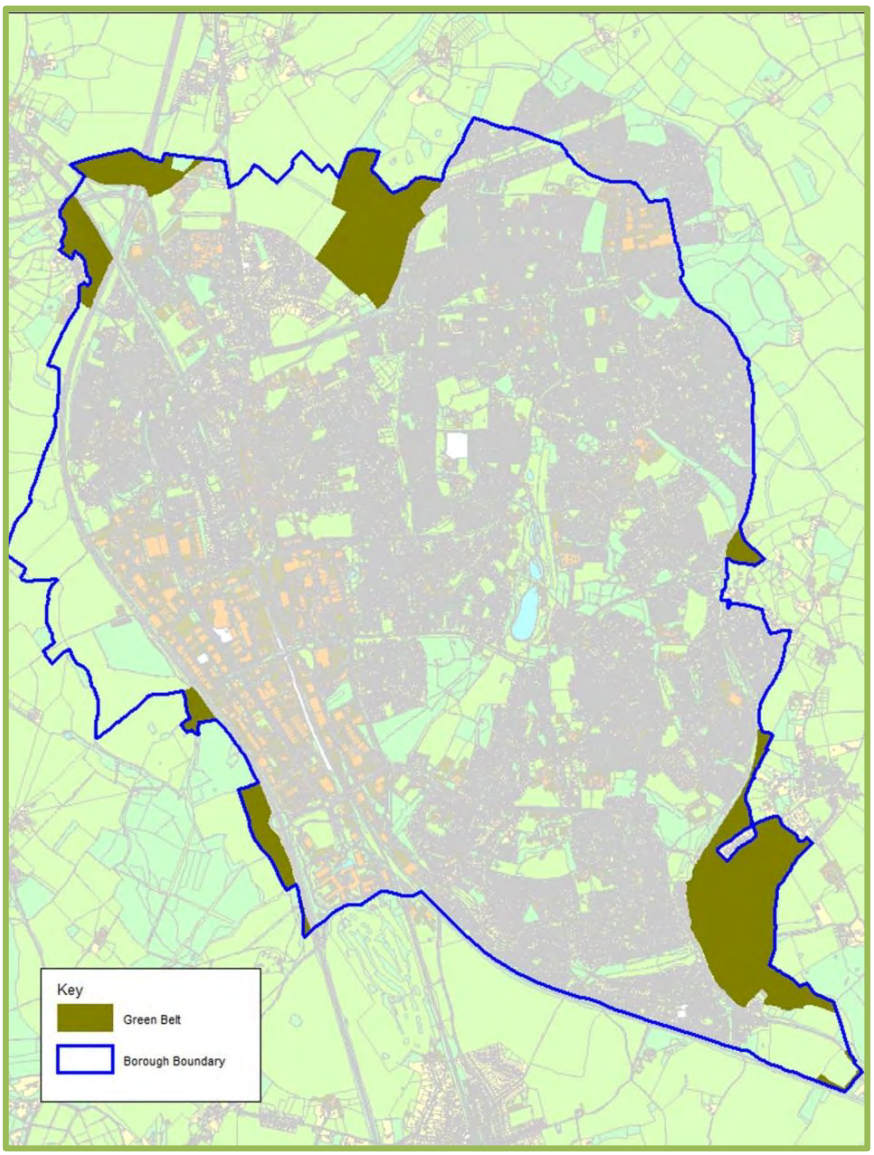
Green Belt

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)[6].

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.

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

Fig 24 Green Belt in Stevenage



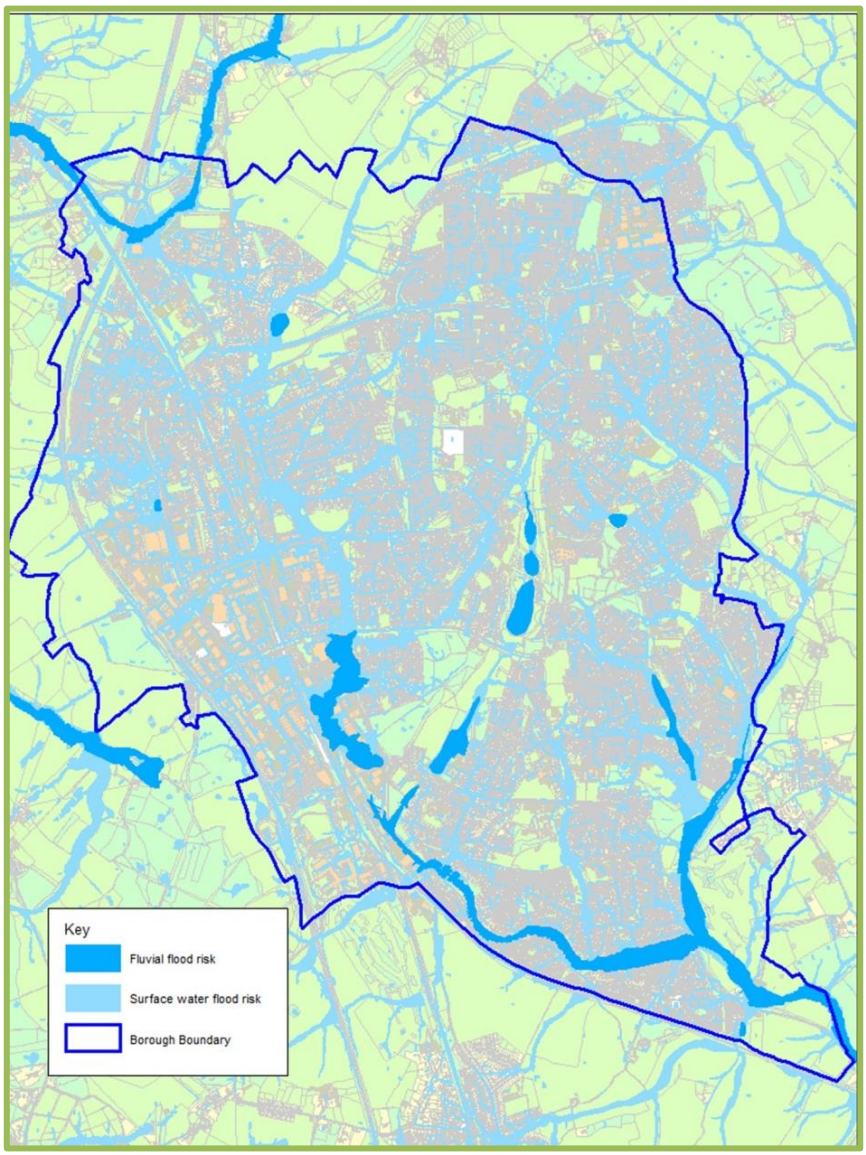
Source: Ministry of Housing, Communities & Local Government, 2022

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 2022

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	Childcare Service & Nursery Education	55,418.31
		Primary School - Expansion (Sum)	140,275.86
		Secondary School - Expansion (Sum)	130,734.34
		Libraries (Sum)	21,843.57
		Youth Provision (Sum)	5,027.43
		Children's Play Space (Sum)	3,340.76
		Outdoor Sports Facilities (Sum)	3,710.07
		Biodiversity	45,867.00
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, Herts, SG2 8TB	NHS - GP Surgery (Sum)	23,185.40
		Sustainable Transport - Bus Stops (Sum)	37,302.21
		Travel Plan Monitoring (Sum)	8,608.20
19/00167/FPM	Airbus Defence And Space, Gunnels Wood Road, Stevenage, Herts, SG1 2DB	Travel Plan Monitoring (Sum)	31.09
		Sustainable Transport - Bus Stops (Sum)	124.35
18/00740/FPM	12 North Road, Stevenage, Herts, SG1 4AL	Open Space - Maintenance	825.21
		Libraries (Sum)	3,157.56
		Children's Play Space (Sum)	914.08
		Secondary School - Expansion (Sum)	6,904.96
		Primary School - Expansion (Sum)	12,810.83
		Sustainable Transport - Bus Stops (Sum)	22,955.20
		Youth Provision (Sum)	231.88
19/00136/FPM	145 Scarborough Avenue, Stevenage, Herts, SG1 2HQ	Children's Play Space (Sum)	1,262.30
		Open Space - Maintenance	1,139.58
		Primary School - Expansion (Sum)	26,802.86
		Secondary School - Expansion (Sum)	8,467.89
		Sustainable Transport - Bus Stops (Sum)	22,955.20
18/00268/FPM	85 - 103 Queensway, Town Centre, Stevenage, Herts, SG1 1EB	Children's Play Space (Sum)	4,184.91
		Open Space - Maintenance	4,358.90
		Sustainable Transport - Bus Station (Sum)	36,221.41
		Car Park Study (Sum)	5,119.63
		Pay and Display (Sum)	3,071.78
		Traffic Regulation Order	8,191.41
17/00376/FPM	DuPont (UK) Ltd, Wedgwood Way, Stevenage, Herts, SG1 4QN	Primary School - Expansion (Sum)	50,879.35
		Sustainable Transport - Bus Stops (Sum)	17,116.68
		Outdoor Sports Facilities (Sum)	6,862.51
		Youth Provision (Sum)	753.13

Application number	Site address	Covenant type	Amount
17/00586/FPM	March Hare , 10 Burwell Road, Stevenage, Herts, SG2 9RF	Primary School - Expansion (Sum)	7,828.95
		Youth Provision (Sum)	47.62
		Children's Play Space (Sum)	690.19
		Outdoor Sports Facilities (Sum)	764.48
Totals		-	**729,987.09**

Source: Stevenage Borough Council, 2022.

Table 14 Applications with Community Infrastructure Levy income.

Application number	Site address	Amount
20/00142/FP	Courtlands, Chantry Lane, Todds Green, Stevenage, Herts, SG1 2JE	3,905
20/00133/FP	Former Shephall Green Infant School , Shephall Green, Stevenage, Herts, SG1 9XR	2,280
Totals	-	**6,185**

Source: Stevenage Borough Council, 2022.

1.53 The Community Infrastructure Levy came into effect on April 1st 2020; this is the first year for it to be reported in the AMR.

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	

Source: Stevenage Borough Council ,2022,

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 2021 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
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	31/10/20-30/10/21
	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

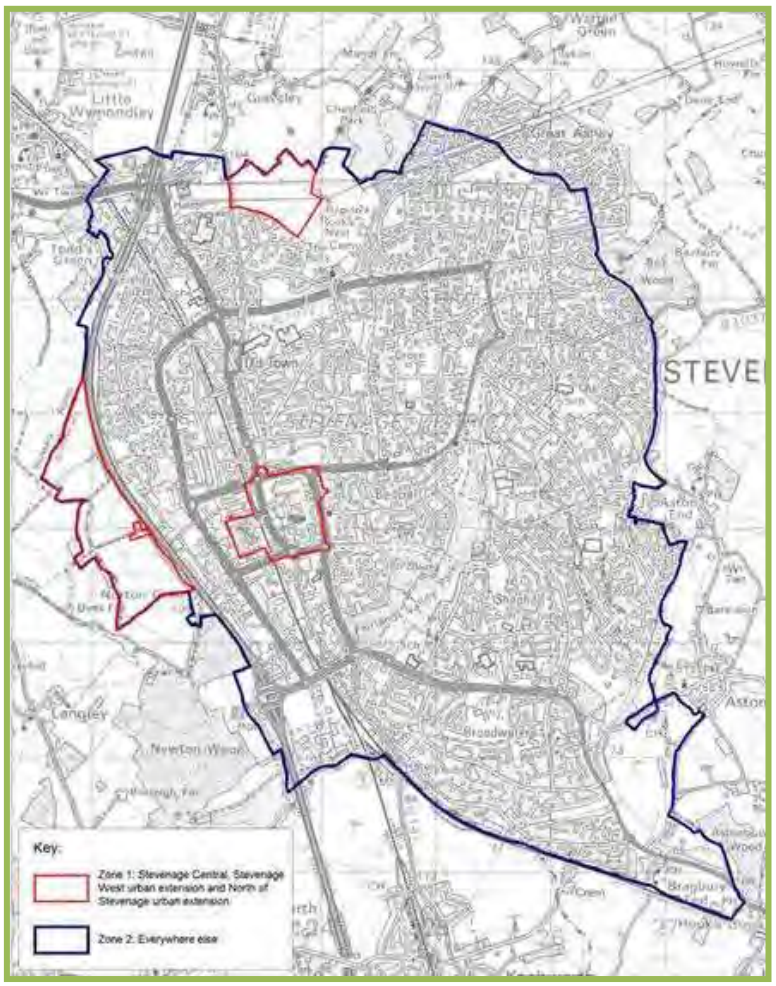
2.11 We adopted a Community Infrastructure Levy (CIL) Charging Schedule with associated policies at Full Council on 29 January 2020. This charging schedule came into effect on 1st April 2020.

Table 17 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: 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

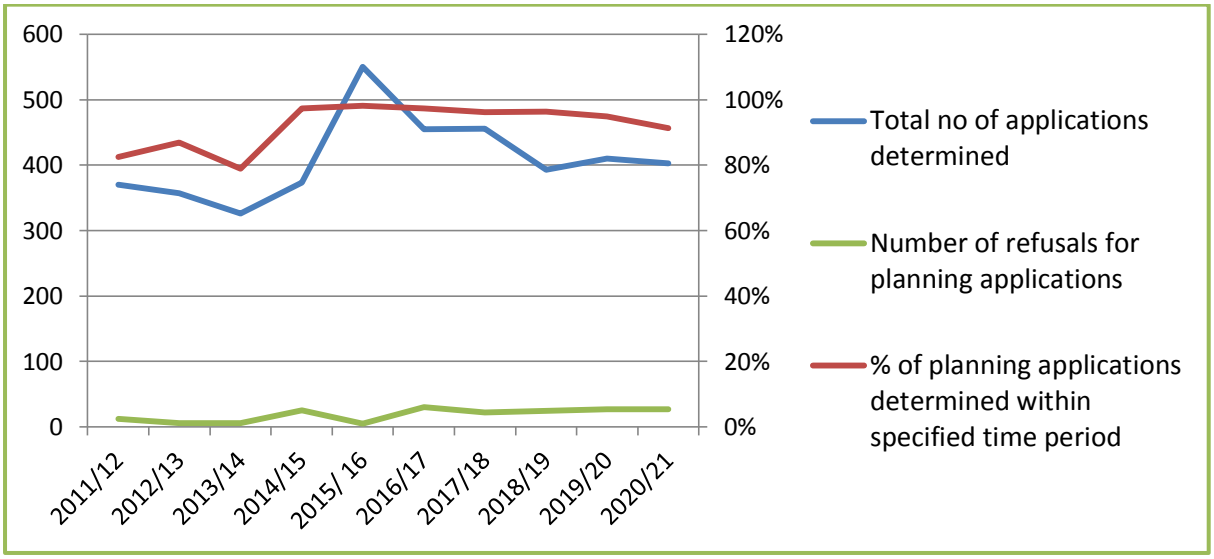
Table 18 Planning Applications processed in Stevenage 2020/21

Planning Application Category	Number of applications determined	Completion target	% determined in 2019/20	On target?
Major	9	60 % in 13 weeks	100%	Yes
Minor	93	65% in 8 weeks	88%	Yes
Other	301	80% in 8 weeks	92%	Yes

Source: Stevenage Borough Council, 2022,

2.13 A total of 403 planning applications were determined in 2020/21. National performance targets were exceeded in all application categories.

Fig 27 Planning Applications processed in Stevenage 2019/20



Source: Stevenage Borough Council, 2022,

2.14 In 2020/21, there were 27 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 154 dwellings (gross) were completed. However, there was a loss of 13 dwellings to facilitate the development of these additional units. This means that overall we gained 141 new dwellings (net).

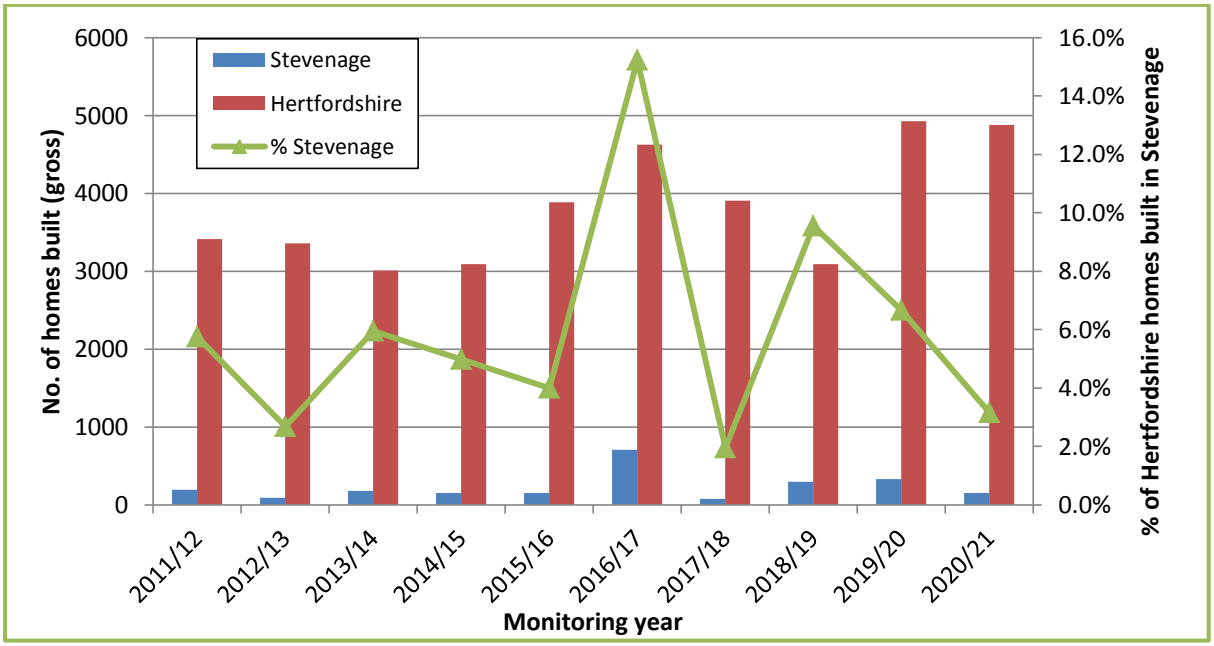
3.8 A total number of 2,326 dwellings have been built since the start of the Plan period.

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

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

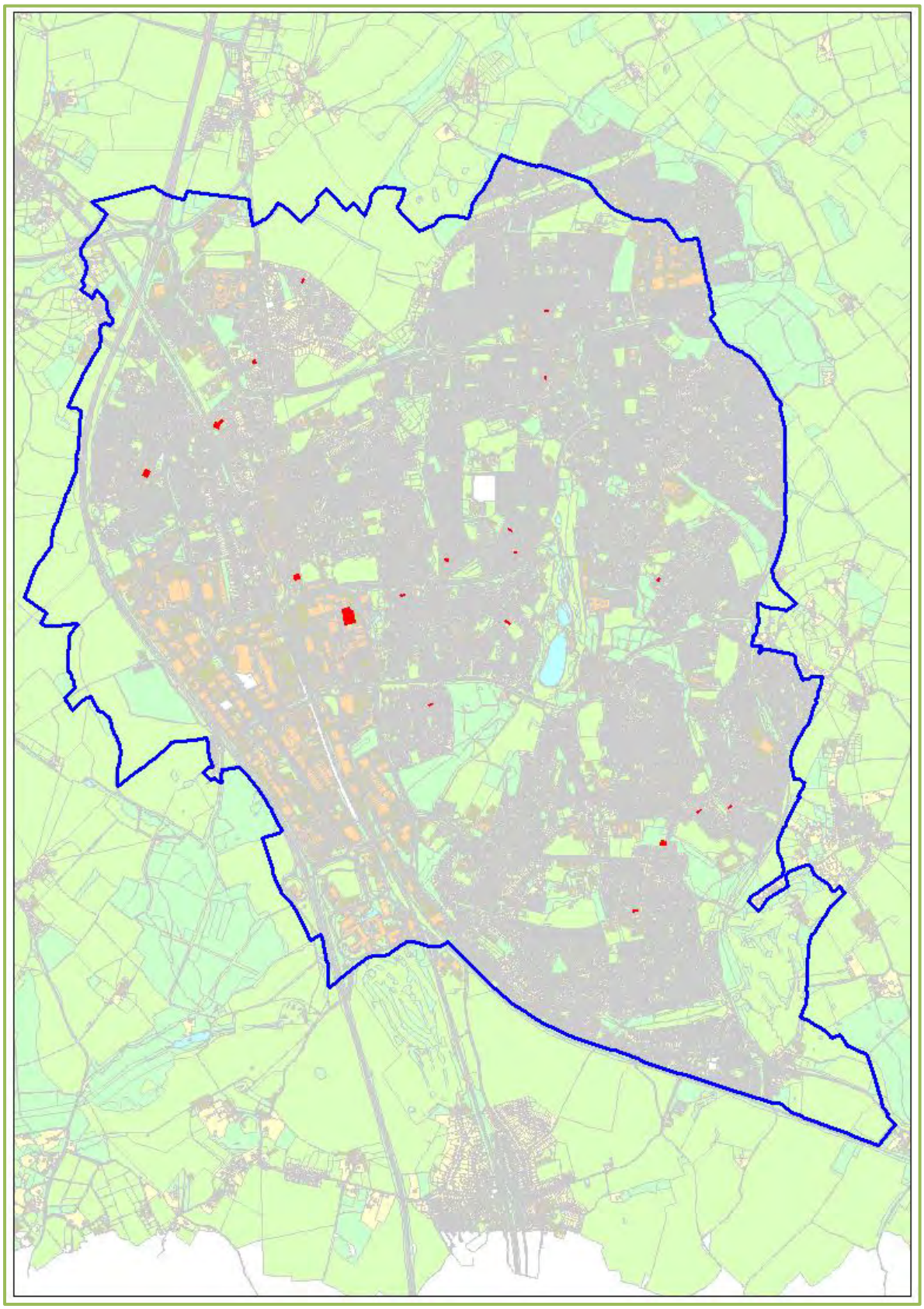
Fig 28 Number and Percentage of homes Built in Stevenage and Hertfordshire since the start of the Plan period



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

3.9 The location of the 141 dwellings (net) are shown on the following map

Fig 29 New Housing in Stevenage 2019/20



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

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 2020/21 is set out in Appendix A.

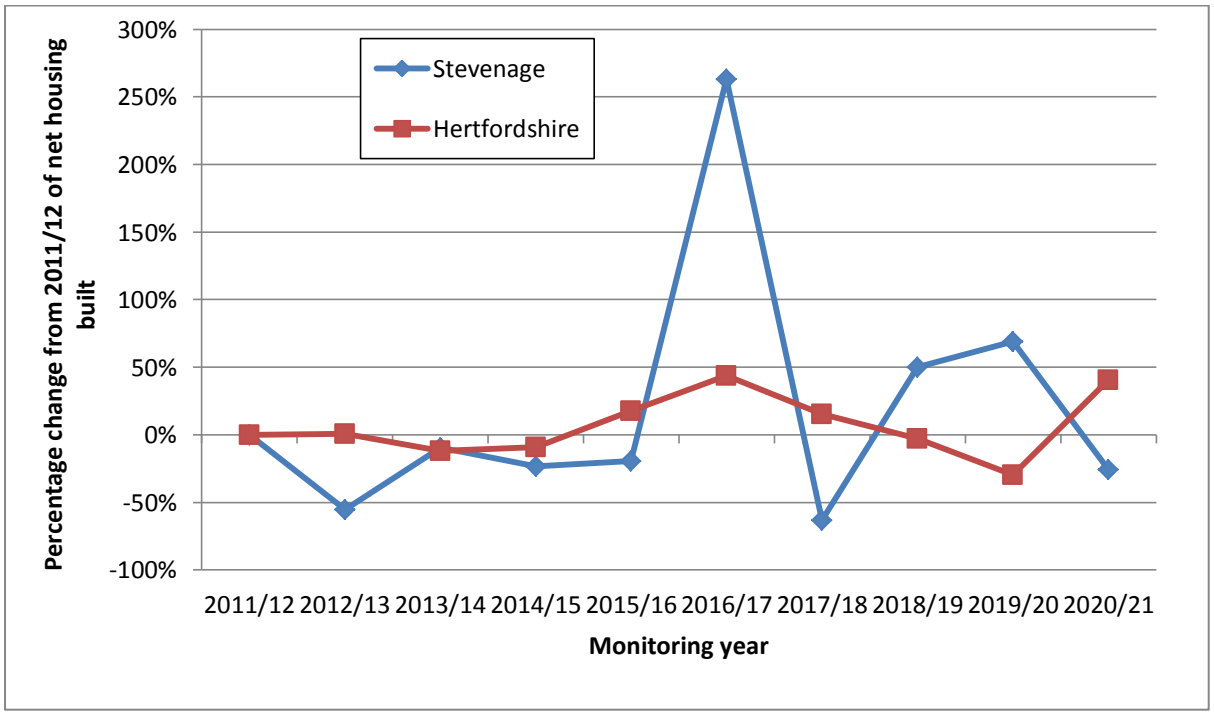
3.11 Since 2011, 2,253 new dwellings (net) have been developed. A further 5,206 are required by 2031 in order to meet the Stevenage Borough Local Plan target of 7,459 new homes.

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	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
2020/21	141	2,253	3,800	-1,539

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

Fig 30 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 5.001 years

3.12 As mentioned in Chapter 1: Introduction, this AMR reports the Housing Supply as it was on 31 March 2021.

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 2021, there were outstanding planning permissions or prior approvals for 1,021 new homes (net).

Table 21 Total number of potential homes in Stevenage 2020/21.

Source of supply	Number of dwellings anticipated
Dwellings under construction (including prior approvals under construction)	310
Dwellings with full detailed planning permission	397
Total Number of Dwellings for Sites with Prior Notification	21
Dwellings with outline permission or have resolution to permit subject to a S106 agreement being signed	526
Total Number of Dwellings for other 'Deliverable' Sites	1660
Total Number of Dwellings for Windfall Sites	80
Total	**2,994**

Source: SBC Five Year Housing Land Supply Position Statement, January 2021.

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 1,307.

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 (1307/11*5=595) + 20% buffer (1900+595*1.05)	2,994
Annual completion rate (for these 5 years) (2,994 /5)	598.8
Number of dwellings on sites under construction or with planning permission (or subject to S106) that will be delivered in the 5 year period	1,254
Number of dwellings on other 'deliverable'[7] 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	**2,994**
Years supply = Total/Annual completion rate	**5.001**

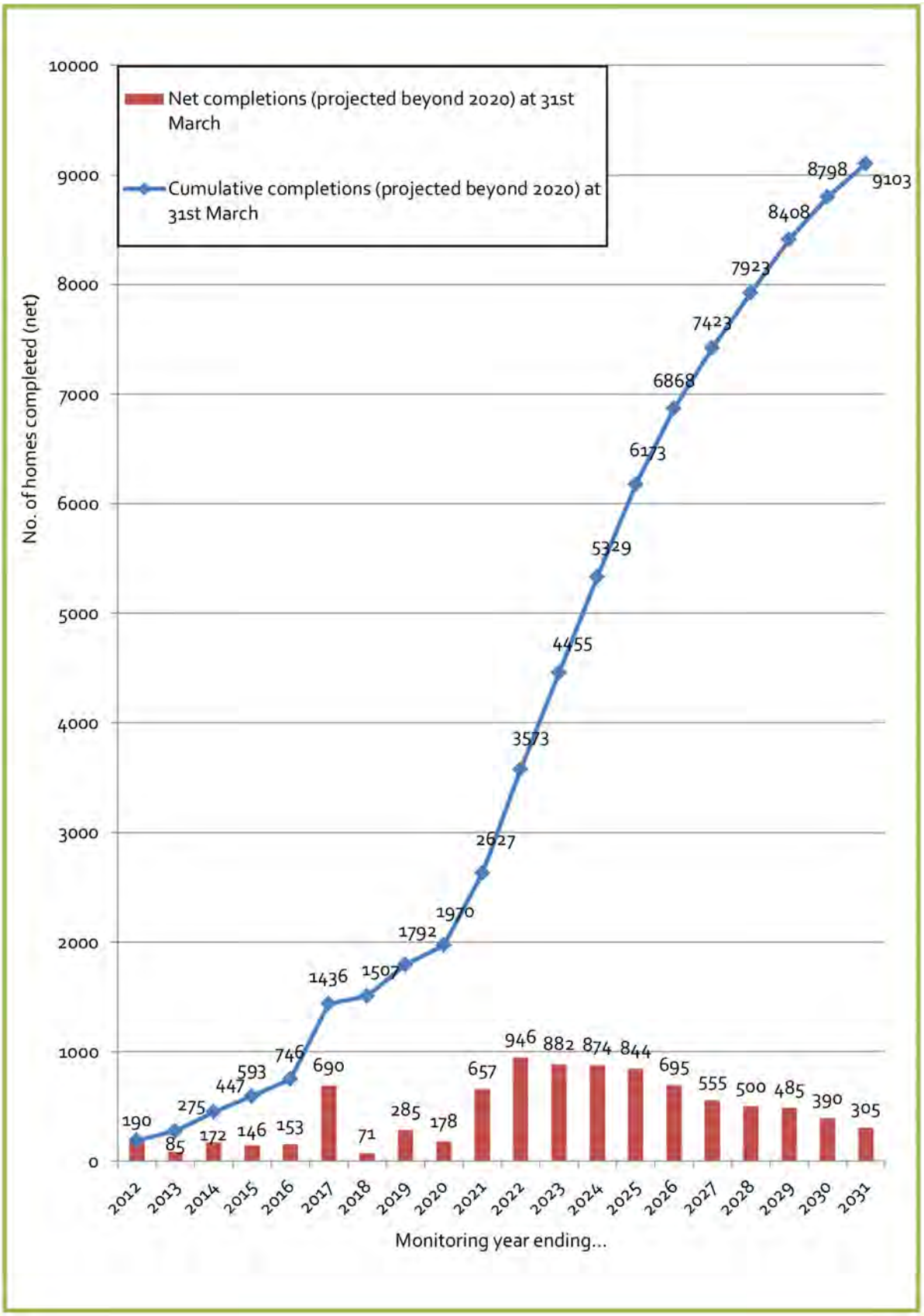
Source: SBC Five Year Housing Land Supply Position Statement, January 2021

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 2,619 to 2,994.

3.21 The table above shows that, as of 31 March 2021, we had a supply of housing that could cover 5.001 years and we could demonstrate a five year supply of land for housing.

[7] 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: Stevenage Borough Council, 2022.

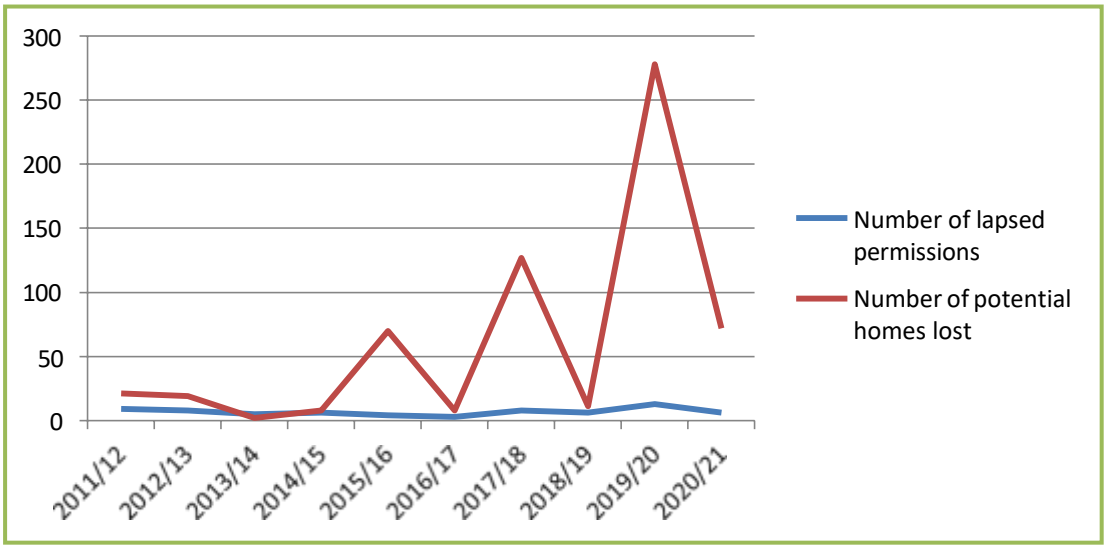
3.22 During the last monitoring year, there were 6 sites where the planning permission lapsed, resulting in the loss of 72 potential new homes.

Table 23 Lapsed Planning Permissions in Stevenage 2020/21

Permission reference	Address	Description	Lapsed date	Residential units (net)
17/00160/FP	Land adj, 35 Rookwood Drive, Stevenage, SG2 8PH	Erection of 1 no. two bedroom dwelling	08/6/2020	1
17/00254/FP	Land adj, 39 Fishers Green, Road, Stevenage, SG1 2PD	Demolition of existing garage to facilitate erection of 1no. three bed detached dwelling	15/6/2020	1
17/00056/FP	38 Sparrow Drive, Stevenage, SG2 9FD	Change of use from four bed residential dwelling (Use Class C3) to a five bed care home (Use Class C2).	16/6/2020	3
16/00844/OP	Land Adjacent To, 24 Shackledell, Stevenage, SG2 9AE	Outline planning permission for the erection 1 no. three bedroom dwelling and 5 no. car parking spaces	13/07/2020	1
16/00482/FPM	Land adj, Six Hills House, London Road, Stevenage, SG1 1AE	Erection of an 8 storey residential building comprising of No. 17 one bedroom residential units, No. 35 two bedroom units, No. 12 three bedroom units, and associated access	06/12/2020	64
17/00814/FP	322, York Road, Stevenage, SG1 4HW	Erection of two-storey rear extension, demolition of existing garage and conversion of existing four bed dwelling into 2no. two bed flats	28/02/2021	2
Total	-	-	-	72

Source: CDP SMART Stevenage Lapsed Permissions, 2022.

Fig 32 Lapsed Permissions and Potential homes lost in Stevenage 2020/21



Source: CDP SMART Stevenage Lapsed Permissions, 2022,

Affordable housing completions

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

Target met? No, 20% of all new homes were affordable

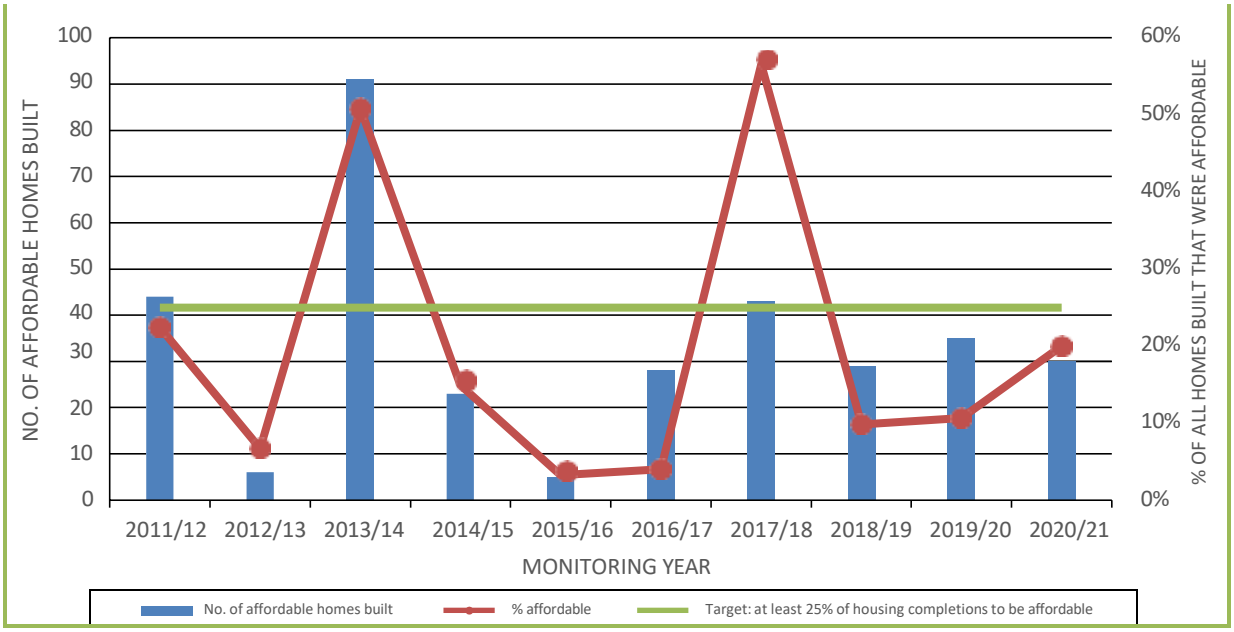
3.23 A total of 30 affordable homes were completed during this monitoring year. This represents 20.1% of all completed dwellings in the Borough.

Table 24 Affordable homes in Stevenage 2020/21

Permission reference	Address	Provider	Units
18/00268/FPM	85-103 Queensway, Town Centre, Stevenage, SG1 1EB	Private	24
19/00195/FP	3 & 4 Ditchmore Lane, Stevenage, SG1 3LJ	Housing Association	6
Total	-	-	30

Source: CDP SMART Affordable Completions, 2022.

Fig 33 Affordable homes built in Stevenage during the Plan period



Source: CDP SMART Affordable Completions, 2022,

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[8].

3.26 This monitoring year, 10% of gross completions were for houses whilst 90% of gross completions were for flats/apartments.

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 2020/21

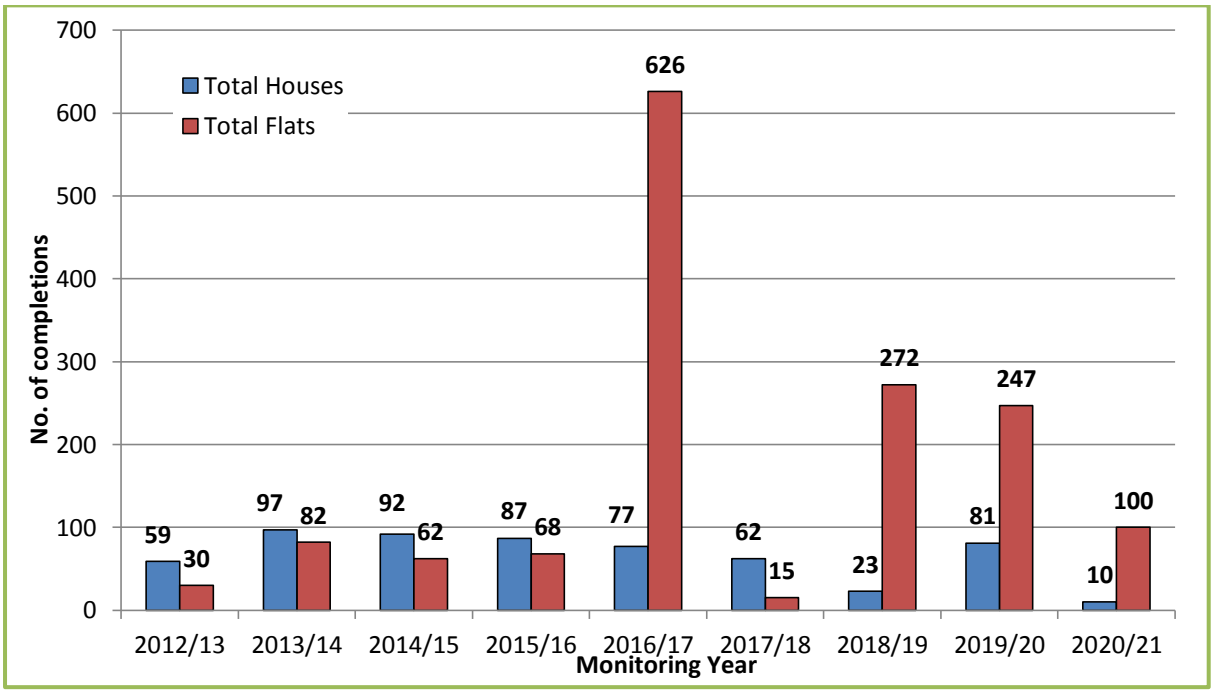
Type	1 bed	2 bed	3 bed	4 bed +	Total by type
House or bungalow	3	3	1	3	10
Flat, apartment or maisonette	78	22	0	0	100
Dwelling Equivalent	0	0	0	3	3
Studio	39	0	0	0	39
Total	120	25	27	6	152

Source: Stevenage Borough Council, 2022

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

[8] Aspirational housing research 2010, SBC

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



Source: Stevenage Borough Council, 2022

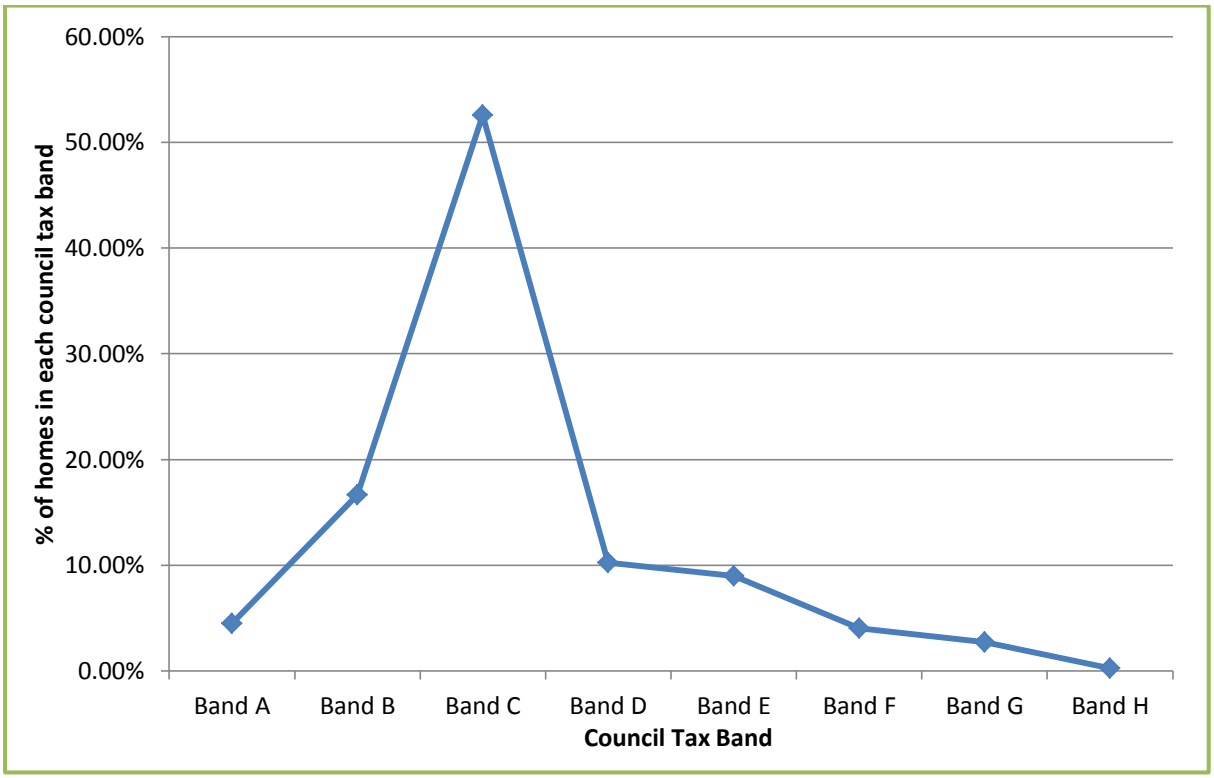
3.29 As well as the need for smaller homes, Stevenage also needs larger higher quality homes, known as aspirational homes. We have developed a set of criteria (for homes and flats) with which dwellings must comply if they are to be considered 'aspirational'[9]. However, these are difficult to monitor 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 1.17% 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.

[9] Aspirational housing research 2010, SBC

Fig 35 Percentage of homes in Council Tax Bands in Stevenage 2020/21



Source: Council Tax: stock of properties, Office of National Statistics, 2021

Housing completions on previously developed land (PDL)

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

Target met? Yes, 92% of housing completions were built on previously developed land

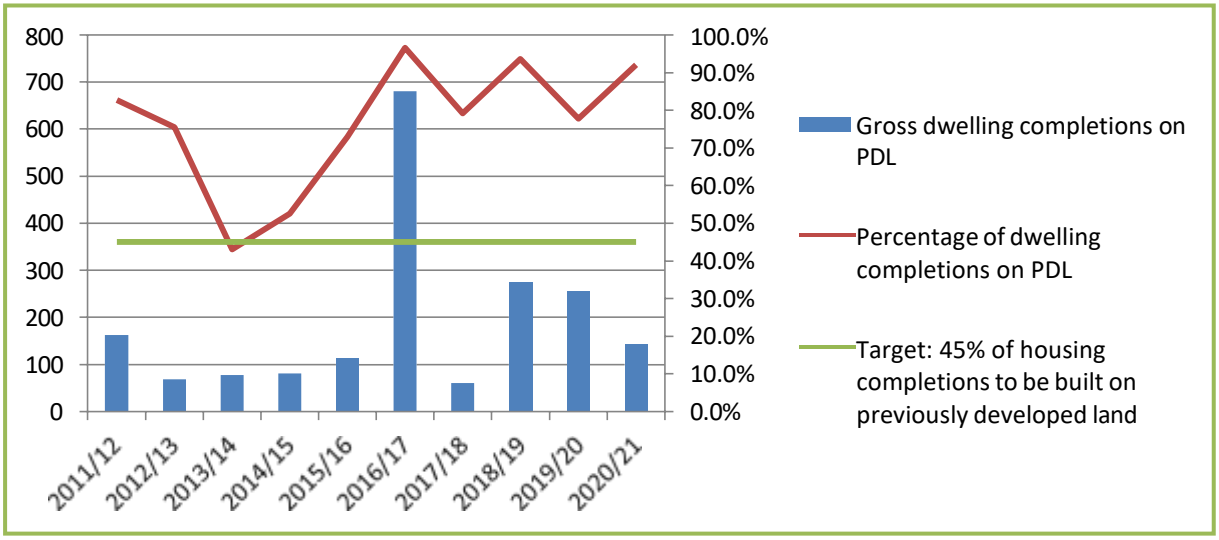
3.32 Of the 154 (gross) dwelling completions in Stevenage in the last monitoring year, 142 were completed on PDL. This equates to 92% of all housing completions.

Table 26 Housing Completions on PDL

	Number of completions	Percentage
Number of completions on previously developed land	142	92%
Number of completions on 'Unknown' land	12	8%
Gross dwelling completions	154	100%

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

Fig 36 Housing Completions on PDL during the Plan period



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

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

Reference	Location	Number of units (Gross)
08/00028/FP	86 Grace Way, SG1 5AD.	3
16/00395/FPM	Symonds Green Neighbourhood Centre, Units 1-2 Filey Close, SG1 2JW.	22
16/00608/FP	24 Julians Road, SG1 3EU.	1
16/00838/FP	14 Plash Drive, SG1 1LW.	2
18/00268/FPM	85 - 103 Queensway, SG1 1EB.	94
19/00194/FP	Chris Foster House, 5 Ditchmore Lane, SG1 3LJ.	4
19/00195/FP	3 & 4 Ditchmore Lane, SG1 3LJ.	6
19/00316/FP	50 Warwick Road, SG2 0QS.	0
19/00325/FP	Land adj, 14 Park View, SG2 8PU.	1
19/00514/FP	136 Archer Road, SG1 5HH.	2
19/00604/FP	69 Archer Road, SG1 5HB.	1
20/00191/CLEU	164 Durham Road, SG1 4HZ.	1
20/00278/FP	15 Jessop Road, SG1 5LG.	1
20/00353/FP	17 Gonville Crescent, SG2 9LT.	1
20/00395/FP	188 Bedwell Crescent, SG1 1NE.	1
20/00471/FP	79 Rockingham Way, SG1 1SJ.	2
Total dwellings (Gross)	-	**142**

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

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 3,054 sqm of employment floor space

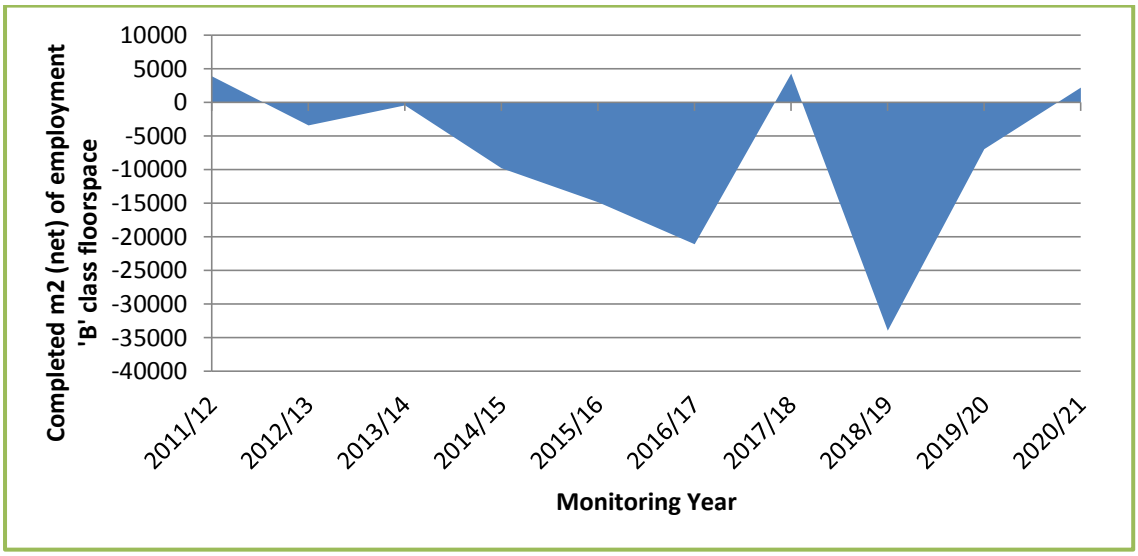
3.37 This monitoring year, 3,054 sqm (gross) of new employment floor space was completed in the Borough. When losses are taken into account, there was an overall net gain of employment floor space of 3,054 sqm.

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)	2,354	0	**2,354**
B2 – General industry	212	0	**212**
B8 – Storage and distribution	488	0	**488**
Total	**3,054**	**0**	**3,054**

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

Fig 37 Completed floor space of B Class Use



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

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:

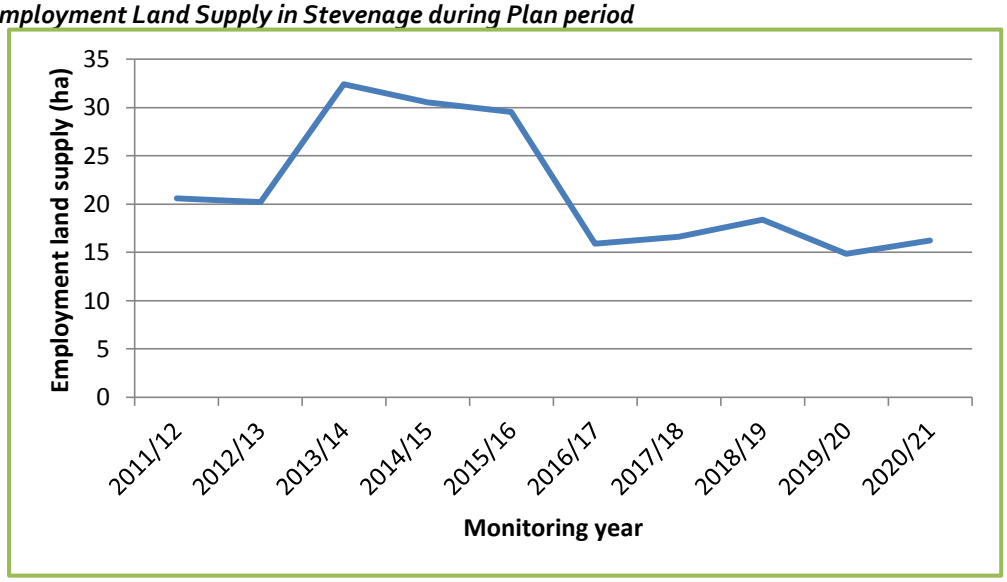
- Allocated sites that do not yet have planning permission;
- Sites under construction for B-Class Uses;
- Extant planning permissions (planning permissions where development has not yet started).

Table 29 Employment Land Supply in Stevenage 2020/2021

Type of site	Total (ha)
Local Plan employment allocations	14.35
Sites under construction for B-Class Uses	3.25
Extant planning permissions for B-Class Uses	-1.37
Total	16.23

Source: Stevenage Borough Council – Non Residential Completions (2020-2021)

Fig 38 Employment Land Supply in Stevenage during Plan period



Source: Stevenage Borough Council – Non Residential Completions (2020-2021)

3.40 Overall, the employment land supply was 16.2ha.

3.41 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

3.42 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

3.43 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. 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

3.47 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 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

3.48 Monitoring the overall provision of retail, office and leisure (ROL) floor space[10] 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.

[10] 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 2020/21

PP Ref	Address	Description	Gross completions	Net completions
08/00028/FP	86 Grace Way, Stevenage	Conversion of 1 dwelling into 2 dwellings & erection of dwelling	3	2
15/00370/FP	R/O 2, Whitney Drive, Stevenage, SG1 4BG	Erection of 1no 3-bedroom dwelling.	1	1
16/00395/FPM	Symonds Green Neighbourhood Centre, Units 1-2 Filey Close, Stevenage, SG1 2JW	Demolition of 4 no. residential units and refurbishment and external alterations of neighbourhood centre, change of use of existing A1 (shop), B1/B8 (Former Council Estate Office, Business and Storage), D1 (Community Centre) and ancillary Community Cafe to create 3 no. units comprising 2no. Class A1 (shop) and 1no. Class B1 (business) at ground floor level, construction of one additional floor to create 12 no. one bedroom apartments and 10 no. two bedroom flats.	22	18
16/00608/FP	24 Julians Road, Stevenage, SG1 3EU	Demolition of the existing dwelling to facilitate the erection of 3 no. four bedroom detached dwellings.	1	1
16/00838/FP	14 Plash Drive, Stevenage, SG1 1LW	Part single storey and part two storey rear extension to facilitate the conversion of 1 no. dwelling to 2 no. two bedroom flats	2	1
18/00268/FPM	85 - 103 Queensway, Town Centre, Stevenage, SG1 1EB	Partial demolition of existing buildings to facilitate erection of new residential building comprising 39no. studio, 54no. one bed and 1no. two bed flats with under-croft car parking; retention of existing office use (Use Class B1) on upper floors; change of use of existing retail units (Use Class A1) to a mixed use development of Use Classes A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurants & Cafes), A4 (Drinking Establishments) and D2 (Gym) with associated enhancements to shop frontages; replacement canopies; public realm improvements and associated car parking and highway works.	94	94
19/00194/FP	Chris Foster House, 5 Ditchmore Lane, Stevenage, SG1 3LJ	Variation of condition 1 (Site Plan) attached to planning permission 18/00107/FP to amend access, parking and amenity area.	4	4
19/00195/FP	3 & 4 Ditchmore Lane, Stevenage, SG1 3LJ	Variation to condition 1 (site plan) attached to planning permission reference number 15/00080/FP to amend access and parking layout	6	6
19/00196/FP	Land adj, 25 Harefield, Stevenage Herts, SG2 9NG	Erection of 2 bed dwelling with new access and associated car parking.	1	1
19/00197/FP	Land At 29 Shephall Way, Stevenage, SG2 9QN	Erection of a three storey building comprising 6 no. two bed and 3no. one bed flats with associated parking and landscaping	9	9
19/00201/RM	7 Chouler Gardens, Stevenage, SG1 4TB	Reserved matters application for access, appearance, landscaping & scale pursuant to O/L 18/00704/OP	1	1

PP Ref	Address	Description	Gross completions	Net completions
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.	0	-1
19/00325/FP	Land adj, 14 Park View, Stevenage, SG2 8PU	Demolition of garage, conservatory and utility room and erection of 1no 1 bedroom detached dwelling and garage.	1	1
19/00514/FP	136 Archer Road, Stevenage, SG1 5HH	Conversion of 1no. 4-bedroom house into 2no. 1-bedroom houses.	2	1
19/00604/FP	69 Archer Road Stevenage Herts SG1 5HB	Conversion of existing garage and demolition of existing front extension to facilitate a Change of Use from a 4-bed dwelling to a 5-bed House of Multiple Occupancy (HMO).	1	0
20/00191/CLEU	164 Durham Road, Stevenage, SG1 4HZ	Certificate of Existing Lawful Use for the continued use of the premises as a HMO (use Class C4)	1	0
20/00278/FP	15 Jessop Road, Stevenage, SG1 5LG	Change of use from 5 bedroom dwellinghouse (Class C3) to HMO (House of Multiple Occupancy) Class C4.	1	0
20/00353/FP	17 Gonville Crescent, Stevenage, SG2 9LT	Continued use of property as a 5 bedroom HMO (House of Multiple Occupancy) Use Class C4.	1	0
20/00395/FP	188 Bedwell Crescent, Stevenage, SG1 1NE	Variation of Condition Number 1 (Approved Plans) attached to application number 19/00722/FP to enlarge the detached 1no. 4 bedroom dwellinghouse.	1	1
20/00471/FP	79 Rockingham Way, Stevenage, SG1 1SJ	Conversion of 1no. 3 bed terraced house into 2no. 1 bed flats and erection of rear external staircase.	2	1
Total	-	-	**154**	**141**

Appendix B: Housing commitment figures 2020/21

Homes under construction (work started)

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
13/00599/FP	Land Between, 7A And 11 North Road, Stevenage, SG1 4BD	1	1	1
16/00608/FP	24 Julians Road, Stevenage, SG1 3EU	3	2	1
17/00154/FP	119 Hertford Road, Stevenage, SG2 8SH	1	1	1
17/00289/FP	41 Linkways, Stevenage, SG1 1PR	2	2	1
17/00533/FP	20 Rockingham Way, Stevenage, SG1 1SQ	1	1	1
17/00846/FP	12 Park Place, Town Centre, Stevenage, SG1 1DP	9	9	9
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane, Aston	1	1	1
18/00390/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	8	8	8
18/00393/CPA	Town Centre, 85 -103 Queensway, Stevenage, SG1 1EB	2	2	2
18/00401/FP	Land Bordered By Ashdown Road, Malvern Close And, Hertford Road, Stevenage, SG2 8BG	7	7	7
18/00406/FP	83 Penn Road, Stevenage, SG1 1HT	4	4	3
18/00473/FP	Silkin Court, Campkin Mead, Stevenage, SG2 9PU	4	4	4
18/00740/FPM	12, North Road, Stevenage Herts, SG1 4AL	21	21	21
19/00136/FPM	145 Scarborough Avenue, Stevenage, SG1 2HQ	29	29	29
19/00297/FP	11, Valley Way, Stevenage, SG2 9AB	1	1	1
19/00316/FP	50 Warwick Road, Stevenage, SG2 0QS	2	2	1
19/00485/FPM	Land At Webb Rise, Stevenage, SG1 5QU	85	58	27
20/00053/FPM	Former Chells Play Area, Eliot Road, Stevenage, SG2 0LJ	13	13	13
20/00133/FP	Former Shephall Green Infant School, Shephall Green, Stevenage, SG1 9XR	2	2	2

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
20/00142/FP	Courtlands, Chantry Lane, Todds Green, Stevenage, SG1 2JE	1	1	1
20/00290/FP	Former DuPont, Wedgwood Way, Stevenage	9	9	9
20/00440/FP	83 Brook Drive, Stevenage, SG2 8TP	1	1	1
20/00529/FP	Chells Manor, Chells Lane, Stevenage, SG2 7AA	1	1	1
Total	**-**	**208**	**180**	**172**

Detailed permission (work not started) inc Reserved Matters

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
16/00482/FPM	Land adj, Six Hills House, London Road, Stevenage, SG1 1AE	64	0	0
17/00056/FP	38 Sparrow Drive, Stevenage, SG2 9FD	3	0	0
17/00160/FP	Land adj, 35 Rookwood Drive, Stevenage, SG2 8PH	1	0	0
17/00254/FP	Land adj, 39 Fishers Green Road, Stevenage, SG1 2PD	1	0	0
17/00465/FP	53 Coventry Close, Stevenage, SG1 4PD	2	1	1
17/00621/FP	33 Peartree Way, Stevenage Herts, SG2 9DZ	1	0	0
17/00696/FP	22 Greydells Road, Stevenage, SG1 3NJ	3	2	1
17/00698/FP	40, Barclay Crescent, Stevenage, SG1 3NB	2	0	0
17/00724/FP	88 Salisbury Road, Stevenage, SG1 4PE	2	1	1
17/00746/FP	First And Second Floor, 37 Queensway Town Centre, Stevenage, SG1 1DN	2	2	0
17/00814/FP	322, York Road, Stevenage, SG1 4HW	2	0	0
18/00164/FP	8 Windsor Close, Stevenage, SG2 8UD	2	2	0
18/00195/FP	95 Shephall View, Stevenage, SG1 1RP	2	1	1
18/00230/FP	53 Harvey Road, Stevenage, SG2 0BD	2	1	1
18/00234/FP	Boots UK Ltd REAR OF 54, High Street, Stevenage Herts, SG1 3EF	6	6	0
18/00399/FPM	Walpole Court, Blenheim Way, Stevenage, SG2 8TZ	60	22	38
18/00430/FP	18-20 High Street, Stevenage, SG1 3EJ	1	1	0
18/00630/FP	Former Shephall Green Infants School, Shephall Green, Stevenage, SG1 9XS	2	0	2
19/00096/FP	Land adj, 24 Ellis Avenue, Stevenage, SG1 3SA	1	1	0
19/00113/FP	Land To Rear Of, 1 Aspen Close, Stevenage, SG2 8SJ	1	1	0
19/00223/FP	Garage Compound to the south of, 148 - 150 Hydean Way, Stevenage, SG2 9YA	3	3	0
19/00240/FP	59 Long Leaves, Stevenage, SG2 9BB	2	1	1

PP Ref	Address	Totals to build	oss outstanding as of 31/3/2020	Net to build
19/00287/FP	22 Basils Road, Stevenage, SG1 3PX	2	2	0
19/00420/FP	1 Cavell Walk, Stevenage, SG2 0QD	1	1	0
19/00461/FP	Units A & B, Mindenhall Court, Stevenage, SG1 3BG	9	9	0
19/00463/FP	Land Adjacent To, 21 Whomerley Road, Stevenage, SG1 1SP	1	1	0
19/00475/FP	Land To The Rear Of 4 Middle Row, Middle Row, Stevenage Herts, SG1 3AN	1	1	0
19/00508/FP	55 Whomerley Road Stevenage Herts SG1 1SR	2	2	0
19/00582/FP	43 Fishers Green Road, Stevenage, SG1 2PD	1	1	0
19/00628/FP	48 Made Feld, Stevenage, SG1 1PQ	2	2	0
19/00706/FP	2A Letchmore Road, Stevenage, SG1 3HU	5	5	0
19/00721/FP	19 Made Feld, Stevenage, SG1 1PQ	3	2	1
19/00722/FP	188, Bedwell Crescent, Stevenage Herts, SG1 1NE	1	0	1
19/00742/FP	Land to the Rear of 45, Eliot Road, Stevenage, SG2 0LL	1	1	0
20/00064/FP	9, Four Acres, Stevenage Herts, SG1 3PL	1	0	1
20/00226/FP	112 High Street, Stevenage, SG1 3DW	1	0	1
20/00227/FP	Land To The Rear Of, 36 Fellowes Way And 57 Woodland Way, Stevenage, SG2 8BW	1	1	0
20/00256/FP	188 Bedwell Crescent, StevenageHerts, SG1 1NE	1	0	1
20/00293/FP	45 Lonsdale Road, Stevenage, SG1 5DB	2	1	1
20/00346/FP	Abbington Hotel, 23 Hitchin Road and 28 Essex Road, Stevenage, SG1 3BJ	2	2	0
20/00418/FP	Sala Thong, 112 High Street, Stevenage, SG1 3DW	1	1	0
20/00553/FP	20 Broom Walk, Stevenage, SG1 1UR	2	1	1
20/00555/FP	45 Vardon Road, Stevenage, SG1 5PT	2	1	1
20/00593/FP	49 Fellowes Way, Stevenage, SG2 8BS	1	1	0
20/00599/FP	14, Brick Kiln Road, Stevenage, SG1 2NH	1	0	1
20/00627/NMA	Six Hills House, London Road, Stevenage	64	64	0
21/00020/FP	18, Julians Road, Stevenage, SG1 3ET	1	1	0
21/00041/FP	25, North Road, Stevenage	0	-1	1
Total	-	**274**	**146**	**128**

Sites with Outline permission

PP Ref	Address	Totals to build	Loss outstanding as of 31/3/2020	Net to build
07/00810/OP	Town Centre, Stevenage	120	0	120
14/00559/OPM	Matalan Retail Park, Danestrete, Stevenage, SG1 1XB	526	0	526
16/00446/OP	1, Chequers Bridge Road, Stevenage, SG1 2LY	1	0	1
16/00844/OP	Land Adjacent To, 24 Shackledell, Stevenage, SG2 9AE	1	0	1
20/00558/OP	Chells Way Service Station, Chells Way, Stevenage, SG2 0LZ	9	0	9
Total	-	**657**	**0**	**657**

Appendix C: Employment Completion figures 2020/21

Employment floorspace completions

PP Ref	Address	Description	Gains	Loses	Total
17/00343/FP	Caswell House, Cavendish Road, tevenage	The installation of gas engines with ancillary development	106	0	106
17/00788/FP	Glaxo SmithKline Research And Development Ltd, Gunnels Wood Road, Stevenage, SG1 2FX	Variation of Condition 1 (Approved Plans) attached to planning permission reference number 16/00835/FP	106	0	106
17/00826/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erection of four storey office building (Use Class B1a), petrol filling station with ancillary convenience store and coffee drive-thru outlet with associated access, parking and circulation arrangements, landscaping and associated works.	639	0	639
18/00020/FP	7 - 9 The Hyde, Stevenage, SG2 9SD	Change of use from A1 to A3 and A4	87	-177	-90
18/00124/FP	3 Crompton Road, Stevenage, SG1 2EE	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	244	0	244
18/00382/FP	ASDA Stores Ltd, Monkswood Way, Stevenage, SG1 1LA	Erection of retail pod	17	0	17
18/00398/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	Demolition of the existing Bragbury End community centre, Asquith Court and various residential dwellings and the construction of a mixed-use development with 169 no. dwellings (Including independent living) and 4no. retail units across various blocks.	0	-608	-608
18/00664/CPAR	38 Queensway Town Centre, Stevenage, SG1 1EE	Prior approval for the change of use from shop (Use Class A1) to restaurant/cafe (Use Class A3)	72	0	72
19/00253/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of a two-storey modular office building with associated boundary treatments and landscaping.	1071	0	1071
19/00548/FP	ASDA Stores Ltd, Monkswood Way, Stevenage, SG1 1LA	Erection of 1no. single storey modular retail unit (Use Class A1) in car park	54	0	54
19/00604/FP	69 Archer Road Stevenage Herts SG1 5HB	Conversion of existing garage and demolition of existing front extension to facilitate a Change of Use from a 4-bed dwelling to a 5-bed House of Multiple Occupancy (HMO).	0	0	0

PP Ref	Address	Description	Gains	Loses	Total
20/00008/FP	Unit B2, Roebuck Retail Park London Road, Stevenage, SG1 1XZ	Change of Use from class A1 (Retail) to class D2 (Gym)	734	-524	210
20/00153/FP	12-14 Willows Link, Stevenage, SG2 8AR	Change of use from A3 (cafe) to Sui Generis (dog grooming salon)	70	-65	5
20/00191/CLEU	164 Durham Road, Stevenage, SG1 4HZ	Certificate of Existing Lawful Use for the continued use of the premises as a HMO (use Class C4)	0	0	0
20/00278/FP	15 Jessop Road, Stevenage, SG1 5LG	Change of use from 5 bedroom dwellinghouse (Class C3) to HMO (House of Multiple Occupancy) Class C4.	0	0	0
20/00288/CC	Greenside School, Shephall Green, Stevenage, SG2 9XS	Construction of single storey extension	53	0	53
20/00353/FP	17 Gonville Crescent, Stevenage, SG2 9LT	Continued use of property as a 5-bedroom HMO (House of Multiple Occupancy) Use Class C4.	0	0	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	0	0	0
Total	-	-	**3,253**	**-1,374**	**1,879**

Sites under construction

PP Ref	Address	Description	Gains	Loses	Total
09/00449/FPM	Muslim Community Centre, Vardon Road, Stevenage, SG1 5JE	Extensions to Muslim community centre	899	0	899
13/00020/FP	Astrium, Gunnels Wood Road, Stevenage, SG1 2DB	Demolition of existing offices (Use Class B1 (a)) to facilitate extension of existing research and development, laboratory and manufacturing facility (Use Class B1(b))	712	475	237
16/00395/FPM	Symonds Green Neighbourhood Centre, Units 1-2 Filey Close, Stevenage, SG1 2JW	Demolition of 4 no. residential units and refurbishment and external alterations of neighbourhood centre, change of use of existing A1 (shop), B1/B8 (Former Council Estate Office, Business and Storage), D1 (Community Centre) and ancillary Community Cafe to create 3 no. units comprising 2no. Class A1 (shop) and 1no. Class B1 (business) at ground floor level, construction of one additional floor to create 12 no. one bedroom apartments and 10 no. two bedroom flats.	283	283	0

PP Ref	Address	Description	Gains	Loses	Total
17/00799/FP	Chequers House, 162 High Street, Stevenage, SG1 3LL	Erection of 2 no. two storey side extension, raising of the existing roof and 1 no. dormer window on front elevation and 1 no. dormer window on the rear elevation, 1 no. roof light and associated car parking.	119	0	119
17/00846/FP	12 Park Place, Town Centre, Stevenage, SG1 1DP	Replacement of one ground floor retail unit, refurbishment of retail frontages and erection of 9no. residential dwellings.	34	39	-5
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.	130	0	130
18/00020/FP	7 - 9 The Hyde, Stevenage, SG2 9SD	Change of use from A1 to A3 and A4	175	177	-2
19/00563/FP	33 Queensway Town Centre Stevenage Herts SG1 1DN	Sub-division of existing Use Class A1 (shop) unit into four units with use of proposed units 3 and 4 as either Use Class A1 (food retail shop) or Use Class A3 (restaurant or cafe).External alterations to create new shop frontage and installation of a mezzanine floor above unit 2.	465	279	186
19/00673/FPM	Plot 2000, Gunnels Wood Road, Stevenage, SG1 2BE	Erect business and household storage facility (Use Class B8), associated car parking, delivery areas and associated ancillary works	8208	0	8208
19/00736/FP	Airbus Defence and Space, Gunnels Wood Road, Stevenage SG1 2DB	Construction of a single storey pressure test facility	468	100	368
20/00235/FP	Unit 3, Motorway Ind Est, Babbage Road, Stevenage	Change of use from B8 (storage or distribution) and B1 (office) to Sui Generis.	1189	1189	0
20/00360/CC	Greenside Special School, Shephall Green, Stevenage, SG2 9XS	Construction of new classroom building	133	0	133
20/00548/FPM	Unit B3, Cockerell Close, Stevenage, SG1 2NB	Installation of a mezzanine floor and enclosed external compound	975	0	975
Total	-	-	**13790**	**-2542**	**11,248**