

Authority
Monitoring
Report

2023/24

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 2023 to 31 March 2024**, 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 2022/2023 and so have been included from the previous report. However, where changes have been observed, new and updated information has been included in this AMR.

SECTION 1: LOCAL CONTEXT AND CONTEXTUAL INDICATORS

THE LOCAL AND REGIONAL CONTEXT

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

Figure 1 Main features of Stevenage



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

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

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

CONTEXTUAL INDICATORS

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

- | | |
|---|--|
| <ul style="list-style-type: none"> • Demographic Profile <ul style="list-style-type: none"> ○ Mid-year Population Figures ○ Broad Age-Group Population and Population Projections ○ Broad Ethnic Group Population • Economic Activity <ul style="list-style-type: none"> ○ 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 <ul style="list-style-type: none"> ○ Deprivation ○ Crime ○ Health Profile ○ Health Inequalities | <ul style="list-style-type: none"> ○ Child Health ○ Local Priorities ○ Travel Flow Data <ul style="list-style-type: none"> • Transport
<ul style="list-style-type: none"> • Housing Profile <ul style="list-style-type: none"> ○ Number of Homes in Stevenage ○ Affordable Housing Completions ○ House Price Index Data • Environment Profile <ul style="list-style-type: none"> ○ Listed Buildings ○ Green Belt ○ Flood Risk ○ Green Links • Developer Contributions |
|---|--|

Demographic Profile

Mid-Year Population Figures

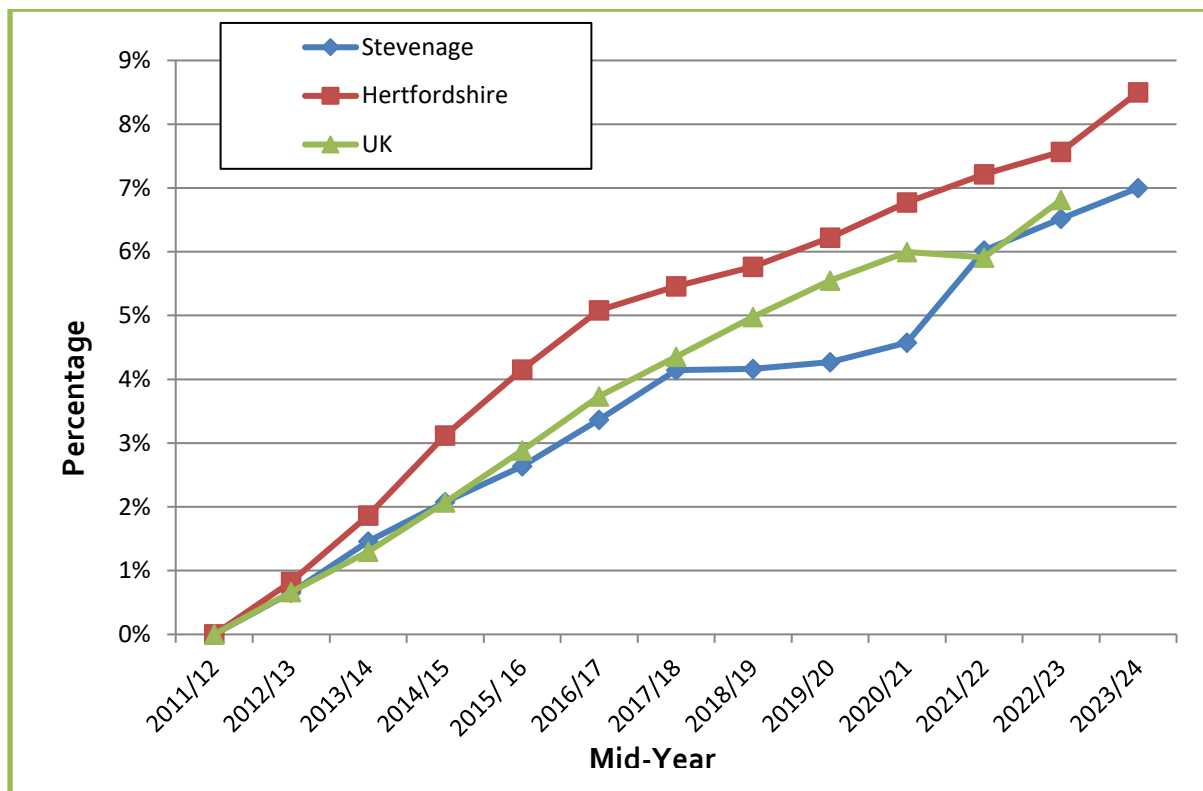
1.6 Stevenage has seen a significant increase in its population over the last few years. There has been an increase of 7% in the Borough's population since 2011. This is marginally less than the 8.5% increase in Hertfordshire and the 8.6% increase in England.

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	2021/22	2022/23	2023/24	% change
Area	Mid 2011	Mid 2012	Mid 2013	Mid 2014	Mid 2015	Mid 2016	Mid 2017	Mid 2018	Mid 2019	Mid 2020	Mid 2021	Mid 2022	Mid 2023	2011/2024
Stevenage	84,247	84,824	85,520	85,993	86,579	87,285	87,739	87,754	87,845	88,104	89,320	89,737	90,146	7.00%
Hertfordshire	1,119,824	1,129,291	1,140,618	1,154,195	1,165,332	1,176,386	1,180,934	1,184,365	1,189,519	1,195,672	1,200,620	1,204,588	1,215,387	8.53%
England	53,107,169	53,493,729	53,865,817	54,316,618	54,786,327	55,268,067	55,619,430	55,977,178	56,286,961	56,550,138	56,536,419	57,106,398	57,690,323	8.63%

Source: Office for National Statistics, 2024.

Figure 2 Population percentage increase since 2011/2012



Broad Age-Group Population and Population Projections

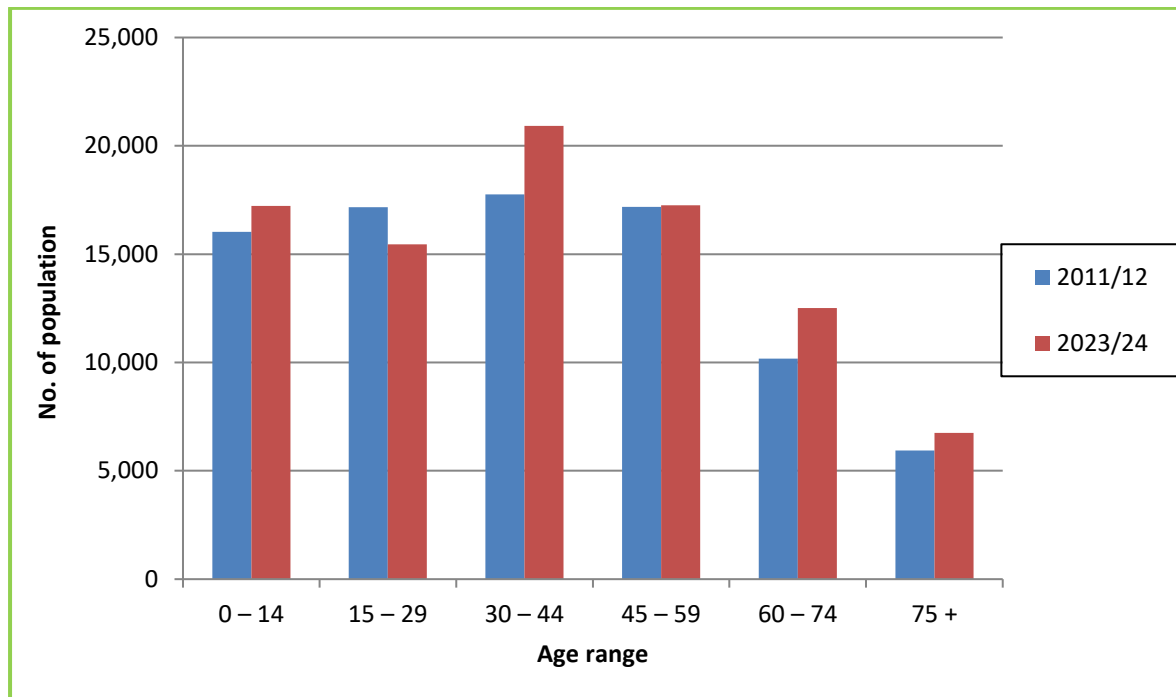
- 1.7 The following table and figure show the mid-year population change in 2023/24 by broad age groups. It can be seen that there has been a consistent rise in all population age groups other than the 15 - 29 age group.

Table 2 Actual and % change of population age ranges in Stevenage, 2011/12 - 2023/24

Age range	2011/12	2023/24	% change since 2011
0 – 14	16,024	17,233	7.54%
15 – 29	17,169	15,459	-10%
30 – 44	17,765	20,920	17.76%
45 – 59	17,178	17,261	0.48%
60 – 74	10,177	12,520	23.00%
75 +	5,934	6,753	13.80%
Total	84,247	90,146	7.00%

Source: Office for National Statistics, 2023.

Figure 3 Actual population of Stevenage



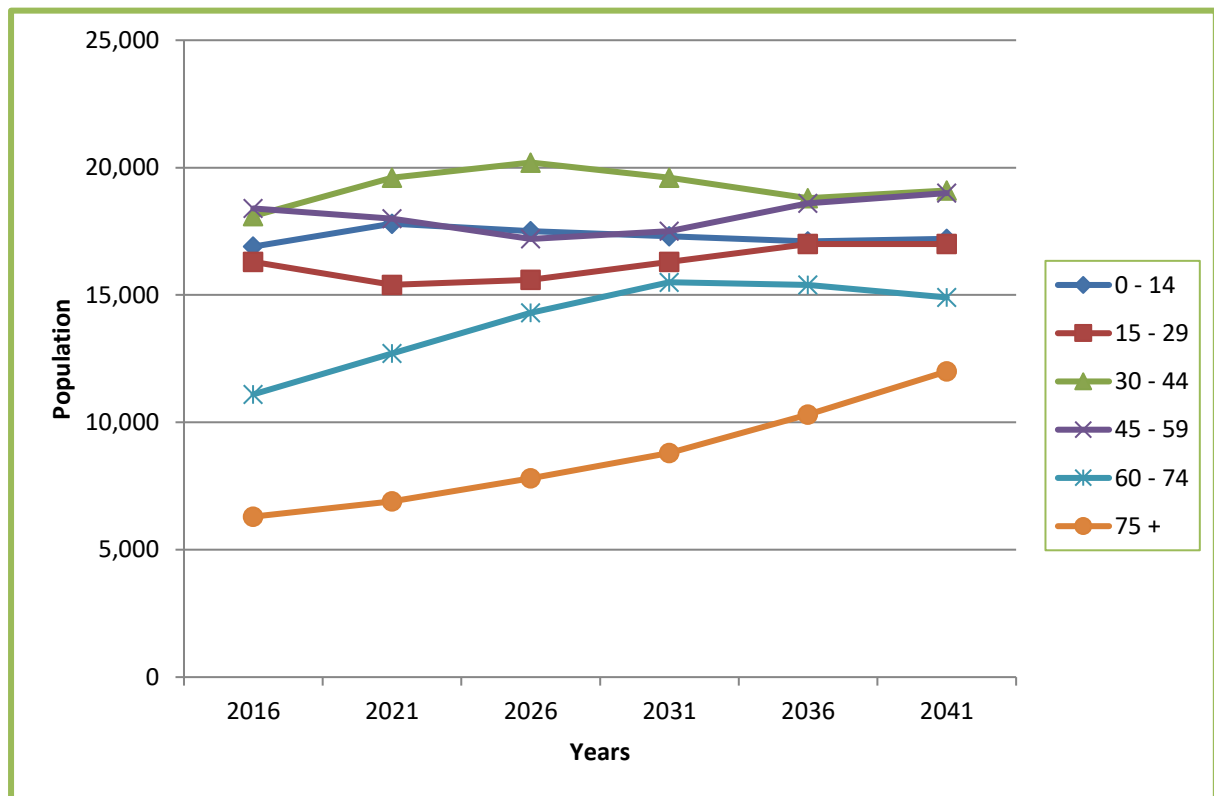
- 1.8 Population figures predict that there will be a significant increase in the number of people aged 30-44 years there would be a steady rise in all other age groups. These figures are based on the data from the Subnational Population Projections 2012 and are indicative of an ageing population in 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%

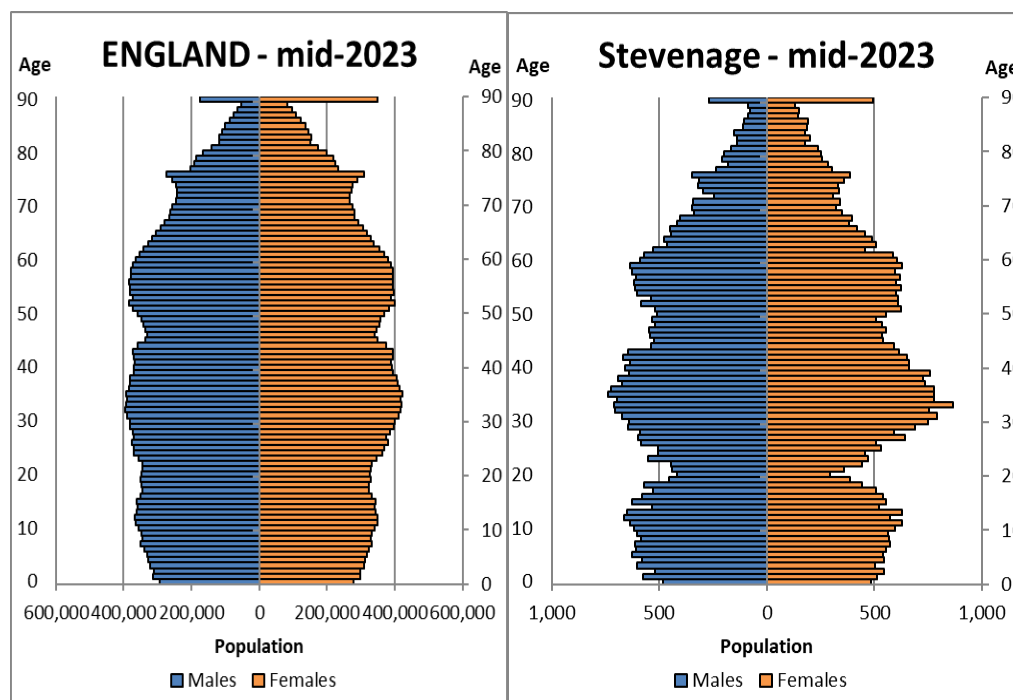
Source: Office for National Statistics, 2023

Figure 4 Projected age profiles for Stevenage to 2041



1.9 The population pyramid below shows the division of the population of Stevenage in 2023 by age and gender. The ratio of males to females is reasonably equal in Stevenage and this is reflected in the population of England also.

Figure 5 Population by Gender for Stevenage and England 2023



Source: Office for National Statistics, 2023

Broad Ethnic Group Population

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

Table 4 Broad ethnic group populations in Stevenage and Hertfordshire

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

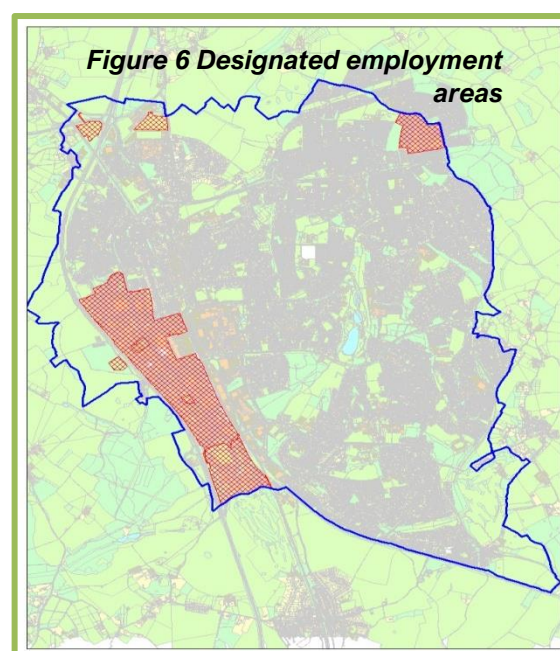
Source: Office for National Statistics, Census 2011

Economic Activity

- 1.12 This section presents information about economic activity in Stevenage. As well as employment and unemployment numbers, the section also includes information on employment by occupation, qualifications, and earnings by residence, out-of-work benefits, jobs and business counts in the district.

- 1.13 Stevenage has two designated employment areas in the Borough: Gunnels Wood and Pin Green. Between them they encompass approximately 231 hectares of employment land.

- 1.14 The resident population of Stevenage in the year 2023 to 2024 was 90,146 and the total population aged 16 - 64 was 57,444.



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 2023/24 period, the rate remained

broadly stable compared to the previous year of 2022/23 and continued to be above the labour supply of Hertfordshire and the UK.

Figure 7 Percentage of labour supply since 2011



Source: NOMIS official labour market statistics, 2023.

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 2023 and March 2024, some estimate and confidence interval are not available due to the group sample size being zero or disclosive (0-2). Therefore data from last year is included which showed that the highest proportion of all persons in employment in Stevenage was in professional occupations (28.1%), followed by those in Administrative & Secretarial occupations (17.1%). Next was Associate Professional and Technical occupations with 14.6% of the total persons in employment.

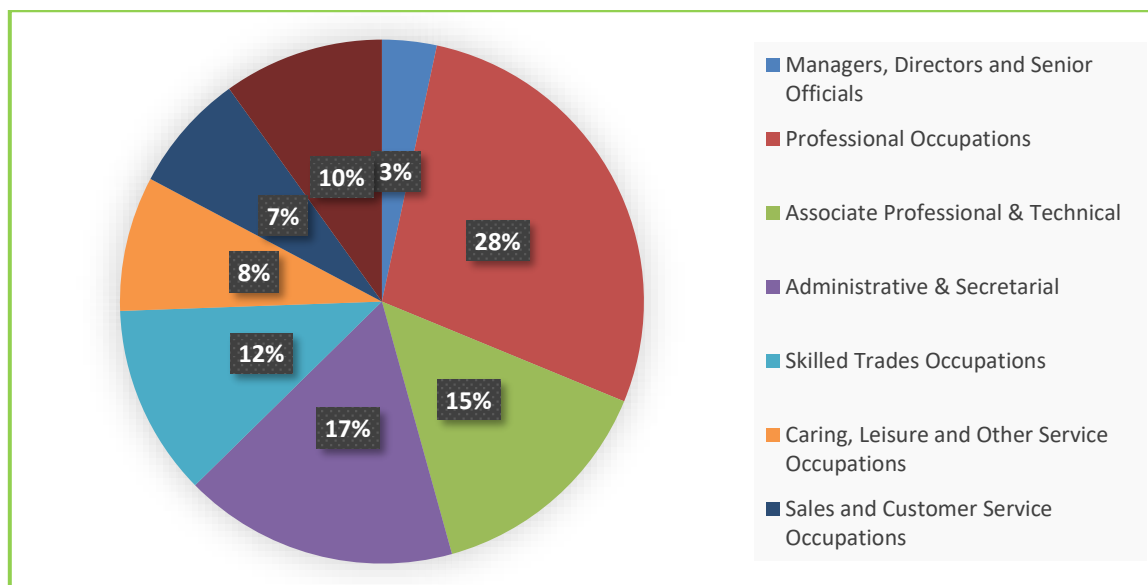
Table 5 Employment by Occupation in Stevenage and Great Britain 2023/2024

Occupation Group	Occupation	Stevenage (%)	Great Britain (%)
Soc 2010 Major Group 1-3	Managers, Directors and Senior Officials	Not available	10.8
	Professional Occupations	Not available	26.6
	Associate Professional & Technical	36.9	15.3
Soc 2010 Major Group 4-5	Administrative & Secretarial	10.9	9.6
	Skilled Trades Occupations	12.0	8.7
Soc 2010 Major Group 6-7	Caring, Leisure and Other Service Occupations	Not available	8.2
	Sales and Customer Service Occupations	Not available	6.2
	Process Plant & Machine Operatives	Not available	5.4

Soc 2010 Major Group 8-9	Elementary Occupations		9.0
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Source: NOMIS official labour market statistics, 2023.

Figure 8 Employment by occupation in Stevenage 2023/24

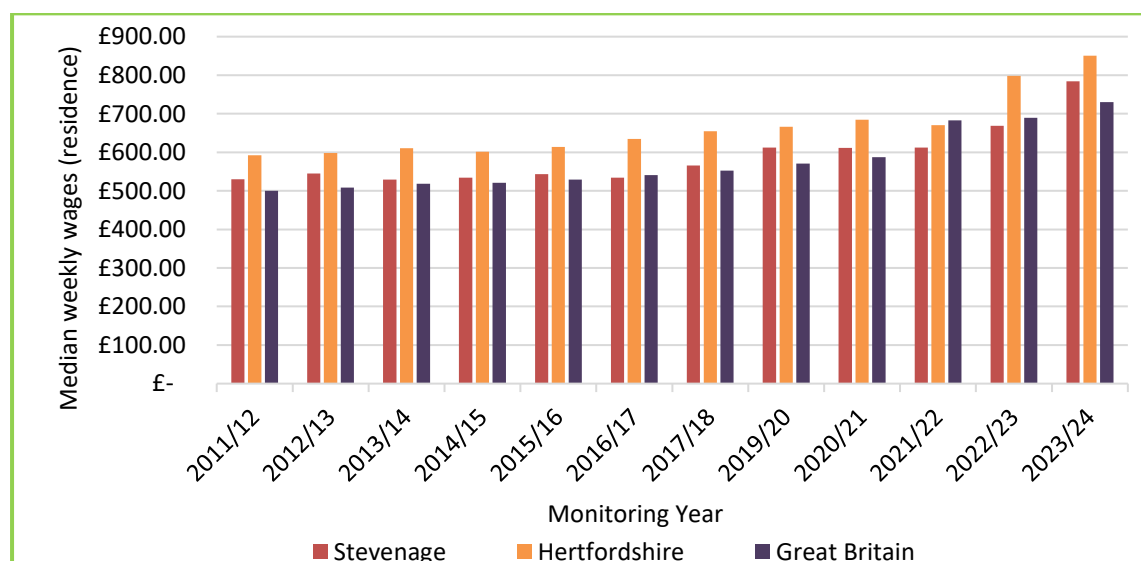


Source: NOMIS official labour market statistics, 2023,

Earnings by residence

1.19 The average weekly earnings for those who live in Stevenage have generally been increasing since 2016. However, in 2023/2024, Stevenage's weekly earnings remained below county averages, continuing the trend observed in the previous year.

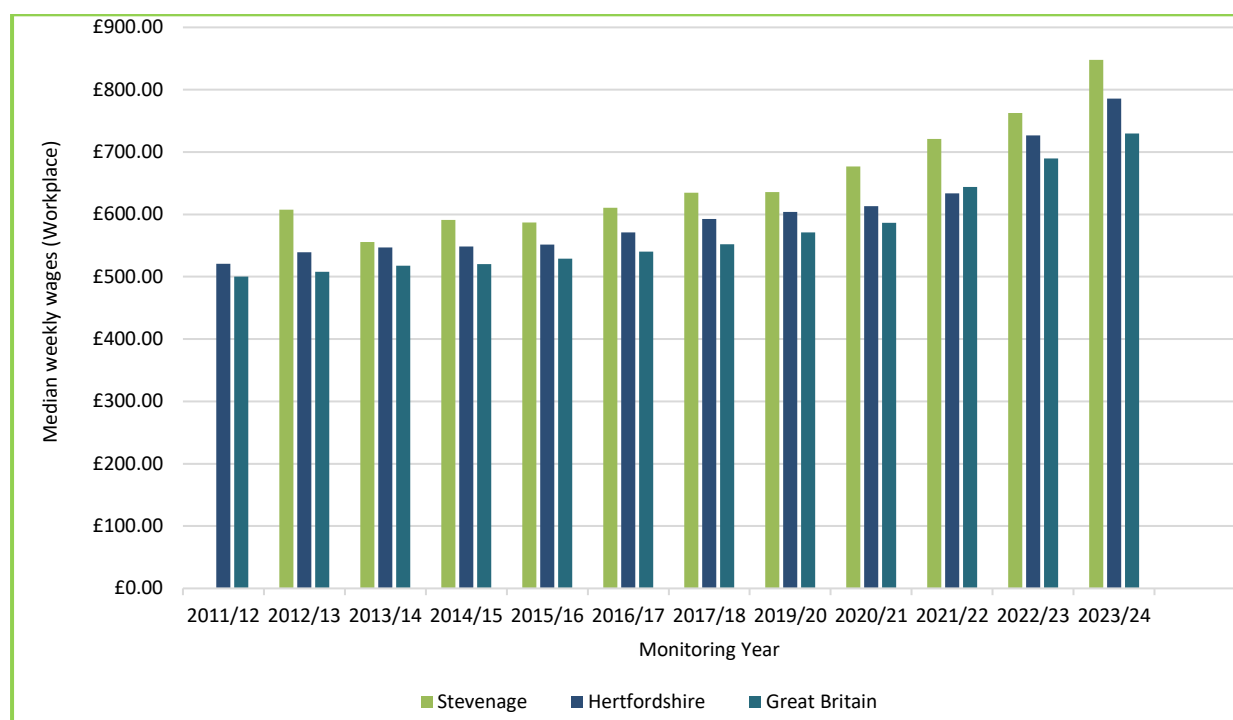
Figure 9 Earnings by residence – gross weekly pay for all full-time workers



Source: NOMIS official labour market statistics, 2023.

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

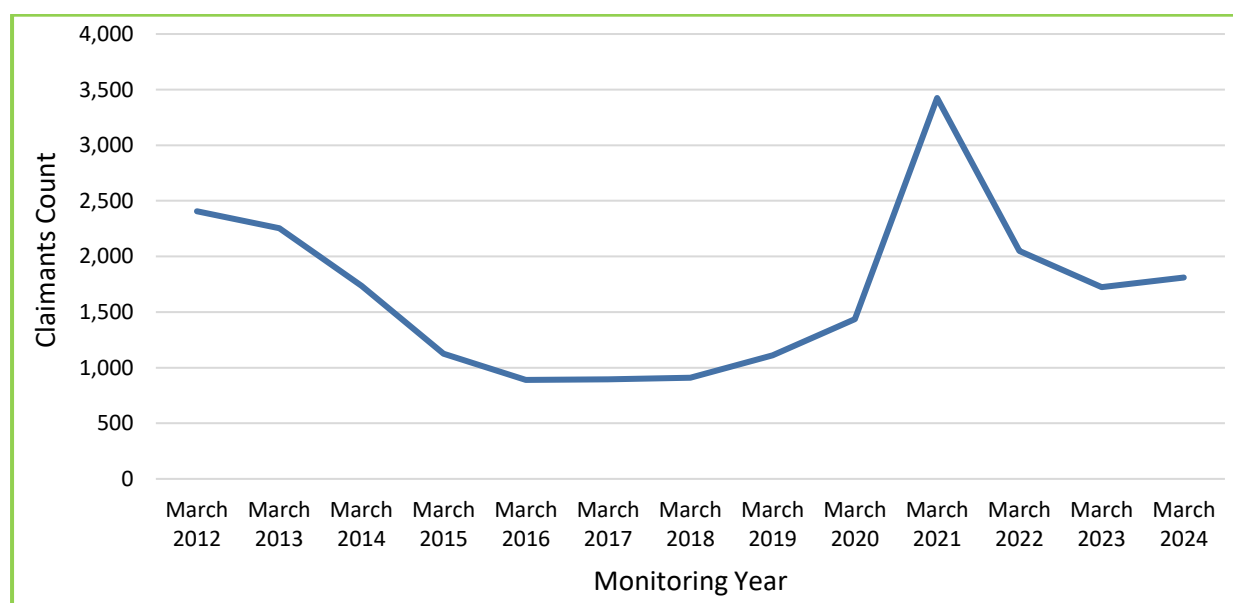


Source: NOMIS official labour market statistics, 2023.

People claiming Job Seekers Allowance

1.21 The proportion of the resident population in Stevenage aged 16-65+ claiming Job Seeker's Allowance (JSA) steadily decline from March 2012 to March 2018, remained stable until 2020, then sharply rose in 2021 due to the pandemic. Since then, the figures have fallen, with March 2023 and 2024 showing a continued downward trend though still above pre-pandemic levels.

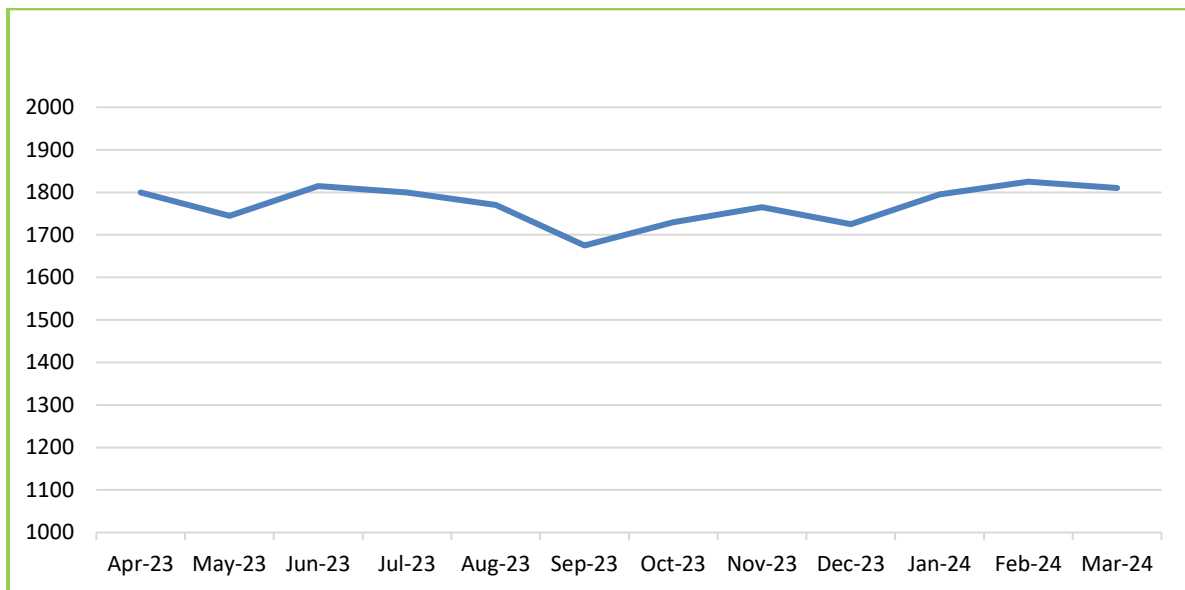
Figure 11 All persons claiming Job Seekers Allowance in Stevenage 2011 – 2024



Source: NOMIS official labour market statistics, 2023.

1.22 Looking more closely at the last monitoring year, claimant counts have shown an overall gradual downward trend with some minor fluctuations, ending the year broadly stable.

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

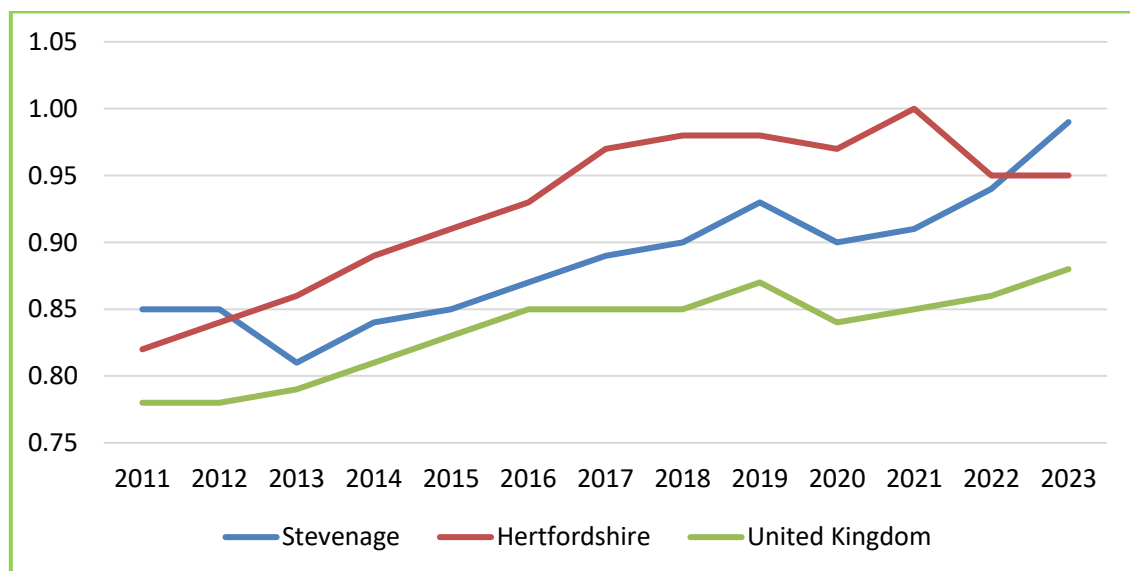


Source: NOMIS official labour market statistics, 2023.

Job density

- 1.23 Job density figures represent the ratio of total jobs to population aged 16-64. Total jobs include employees, self-employed, government supported trainees and HM Forces. The job density in Stevenage has steadily increased since 2013. In the latest monitoring year, job density increased across Stevenage while Hertfordshire saw a slight decline from the previous year and United Kingdom experienced a small rise.

Fig 13 Job density



Source: NOMIS official labour market statistics, 2023

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 enterprises¹ and local units². The Business Register data shows there is a higher number of micro enterprises (the smallest unit of business) (over 90% of the total number of enterprises) and local units (over 80% of the total number of local units) than small, medium and large ones.

Table 6 Enterprises and Local Units in Stevenage

Enterprises

Enterprises	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Micro (0 - 9)	2,040	2,045	2,085	2,240	2,475	2,665	2,875	2,755	2,820	2,910	2,900	2,875	2,895
Small (10 - 49)	195	185	205	220	230	225	220	245	255	260	250	250	260
Medium (50 - 249)	40	45	40	40	40	35	35	40	40	40	45	45	50
Large (250+)	15	15	15	15	15	15	15	15	15	15	10	10	10
Total	2,290	2,290	2,345	2,515	2,760	2,940	3,145	3,055	3,130	3,225	3,205	3,180	3,215

Local Units

Local Units	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Micro (0 - 9)	2,395	2,395	2,415	2,575	2,820	2,985	3,215	3,105	3,180	3,265	3,250	3,225	3,235
Small (10 - 49)	410	415	435	455	445	425	425	460	485	480	480	470	470
Medium (50 - 249)	130	120	125	120	115	125	120	120	120	125	120	125	125
Large (250+)	20	20	20	20	20	20	20	20	20	20	20	20	20
Total	2,955	2,950	2,995	3,170	3,400	3,555	3,780	3,705	3,805	3,890	3,870	3,840	3,850

Total Enterprise and Local Units

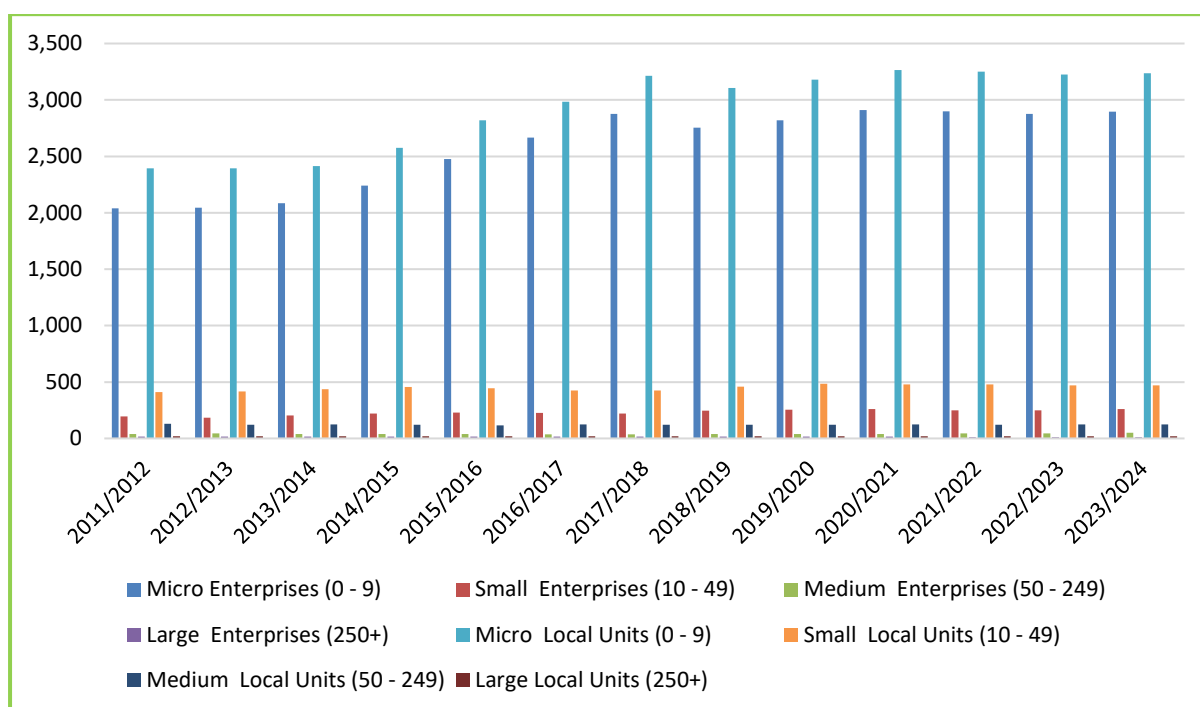
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Total of Enterprises and Local Units	5,245	5,240	5,340	5,685	6,160	6,495	6,925	6,760	6,930	7,115	7,075	7,020	7,065

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

Source: NOMIS official labour market statistics, 2023.

Fig 14 Business counts by size, 2011 – 2024

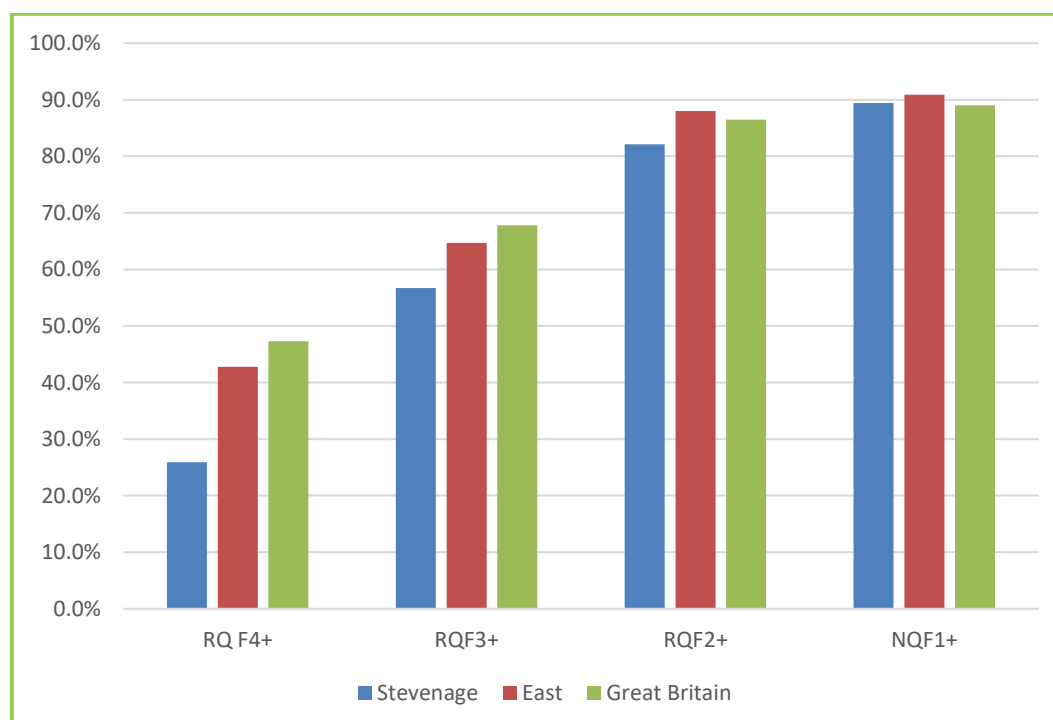


Source: NOMIS official labour market statistics, 2023.

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 2023/24, Stevenage has a lower qualification level compared to Great Britain and the East region, reversing the higher levels seen in the previous year of 2022/23.

Fig 15 Qualification levels in Stevenage and Great Britain



Socio-cultural Profile

Deprivation

- 1.26 The Department for Levelling Up, Housing and Communities (DLUHC) published the latest Index of Multiple Deprivation (IMD) in 2019, which measures relative deprivation across 32,844 Lower-layer Super Output Areas (LSOAs) in England. According to the data, Stevenage is ranked as the 14th least deprived The English Indices of Deprivation, although there are some areas within it that are less affluent. While the borough overall is relatively less deprived, inequality exists at a local level, and targeted policy responses continue to be relevant.

Crime

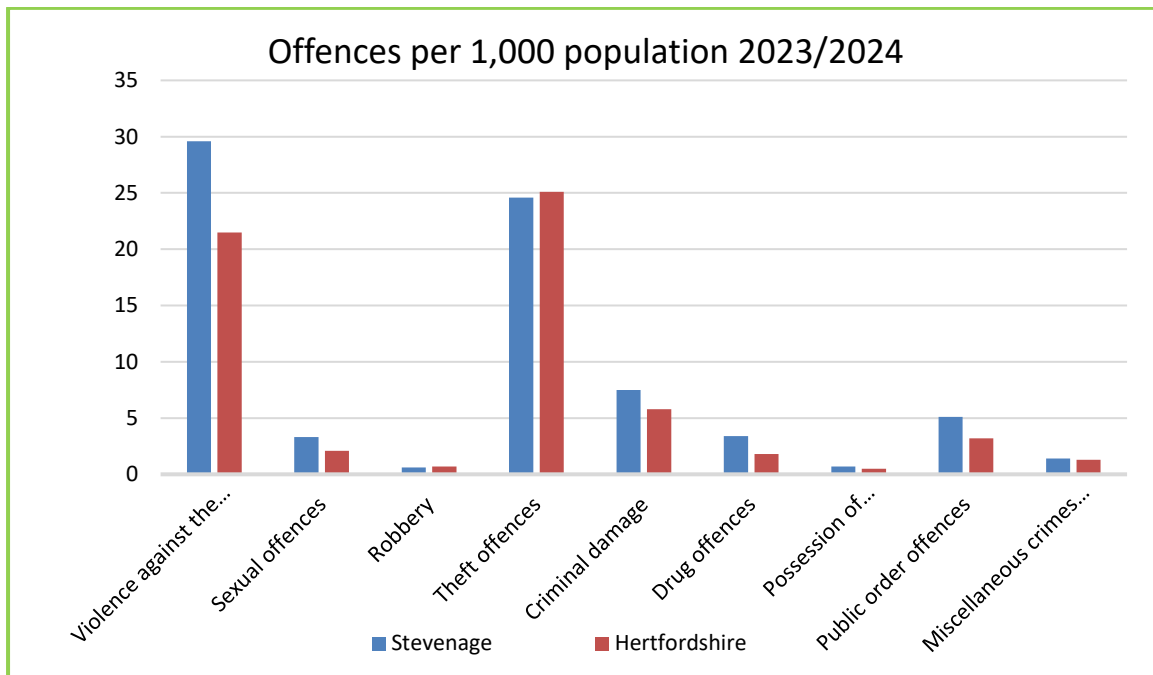
- 1.27 The 'Police recorded crime by local area 2020' is the latest information available by local authority area. In terms of the crime rate in the district, the police recorded crime rate for the key offences are shown in the graph below. The data shows a comparison of the crime rates in Stevenage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

Table 7 Police recorded crime in Stevenage

Stevenage			Hertfordshire		
	Total Offences 2022/23	Total Offences 2023/24	% difference	Offences per 1,000 population 2023/24	Offences per 1,000 population 2023/24
Violence against persons	3,233	2,937	-9.2%	29.6	21.5
Sexual offences	302	304	1%	3.3	2.1
Robbery	58	47	-19%	0.6	0.7
Theft offences	2,573	2,646	3%	24.6	25.1
Criminal damage and arson	820	723	-11.80%	7.5	5.8
Drug offences	299	277	-7%	3.4	1.8
Possession of weapons offences	67	67	0%	0.7	0.5
Public order offences	706	593	-416.00%	5.1	3.2
Miscellaneous crimes against society	151	159	-5.30%	1.4	1.3

Source: Office for National Statistics, 2023.

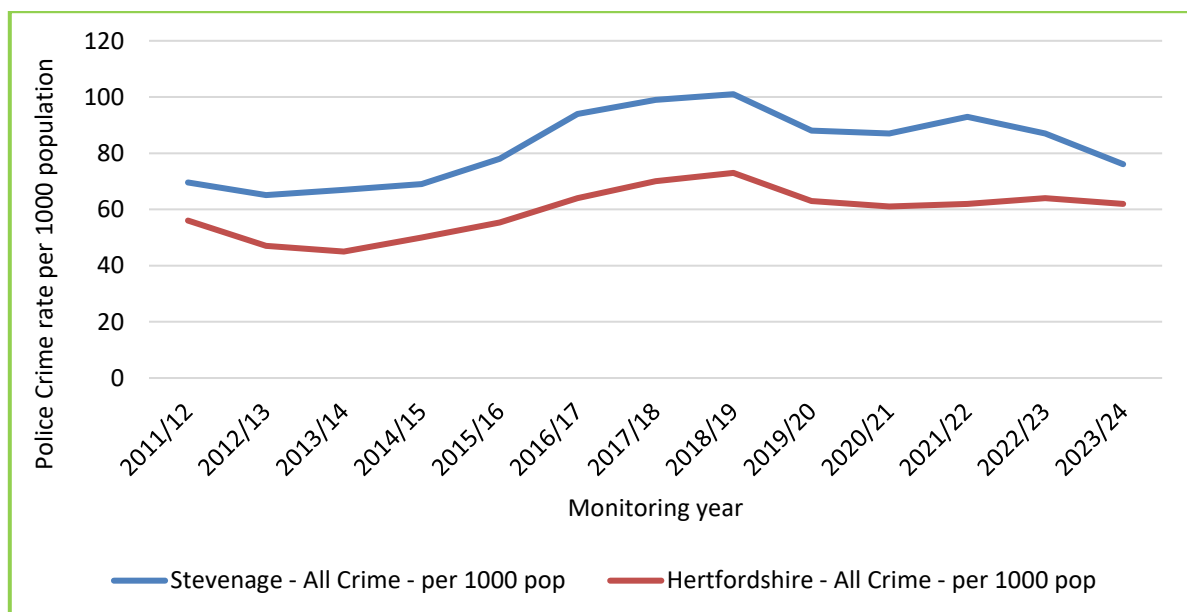
Fig 16 Police recorded crime in Stevenage and Hertfordshire



Source: Office for National Statistics, 2023.

1.28 The following graph highlights that the crime rate had gradually been increasing between 2014 – 2019. There had been a decrease during the next two monitoring years and since then, crime rates have slight fluctuations, with a modest rise in 2021/2022 and a small decline again in 2023/24. The crime rate was lower slightly less than the previous year. A similar pattern can be observed across Hertfordshire, though crime levels there remain consistently lower than in Stevenage.

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



Source: Office for National Statistics, 2023.

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 families³. 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 areas⁴.

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. Childhood obesity remains a concern. For the academic year 2023/2, data from the National Child Measurement Programme indicate that 21.9% of Year 6 children in Stevenage are classified as obese. Rates have fluctuated in recent years but remain higher than historic pre-pandemic levels and continues to be a concern.

Local Priorities

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

Travel Flow Data

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

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/g0366/age/1/sex/2/cat1/ctp/-1/yrr/3/cid/4/tbm/1/page-options/ine-ao-o_ine-vo-o_ine-ct-71_ine-pt-o_ine-yo-3:2018:-1:-1

Fig 18 Workers living in Stevenage (2011 Census)

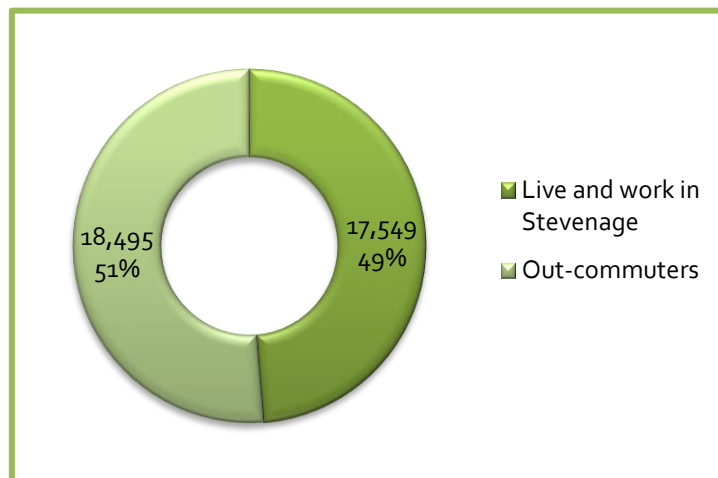
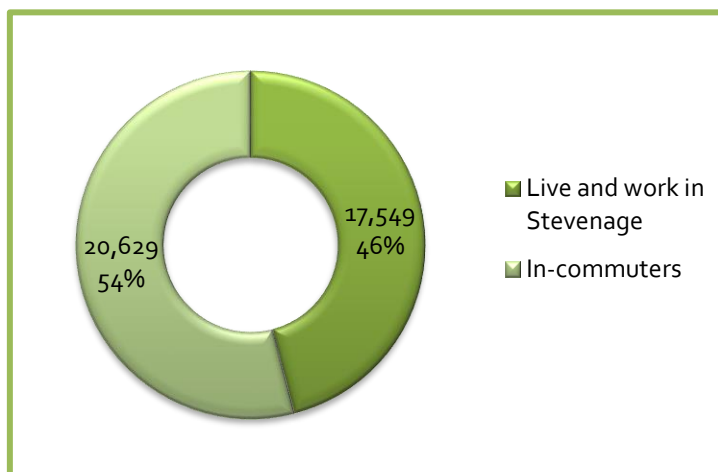
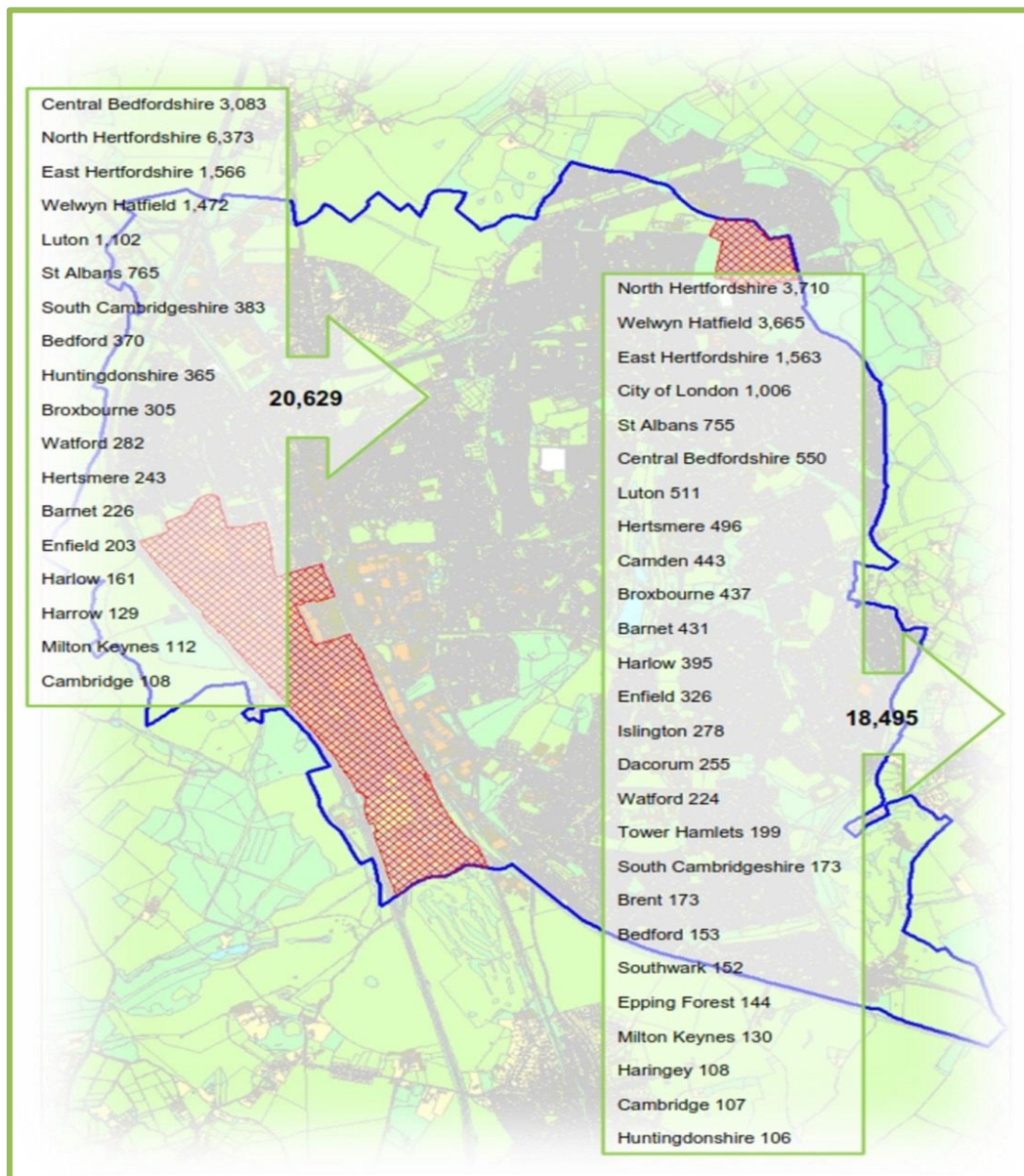


Fig 19 Working in Stevenage (2011 Census)



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

Fig 20 Commuter flow into and out of Stevenage



Source: NOMIS official labour market statistics, 2019.

Housing Profile

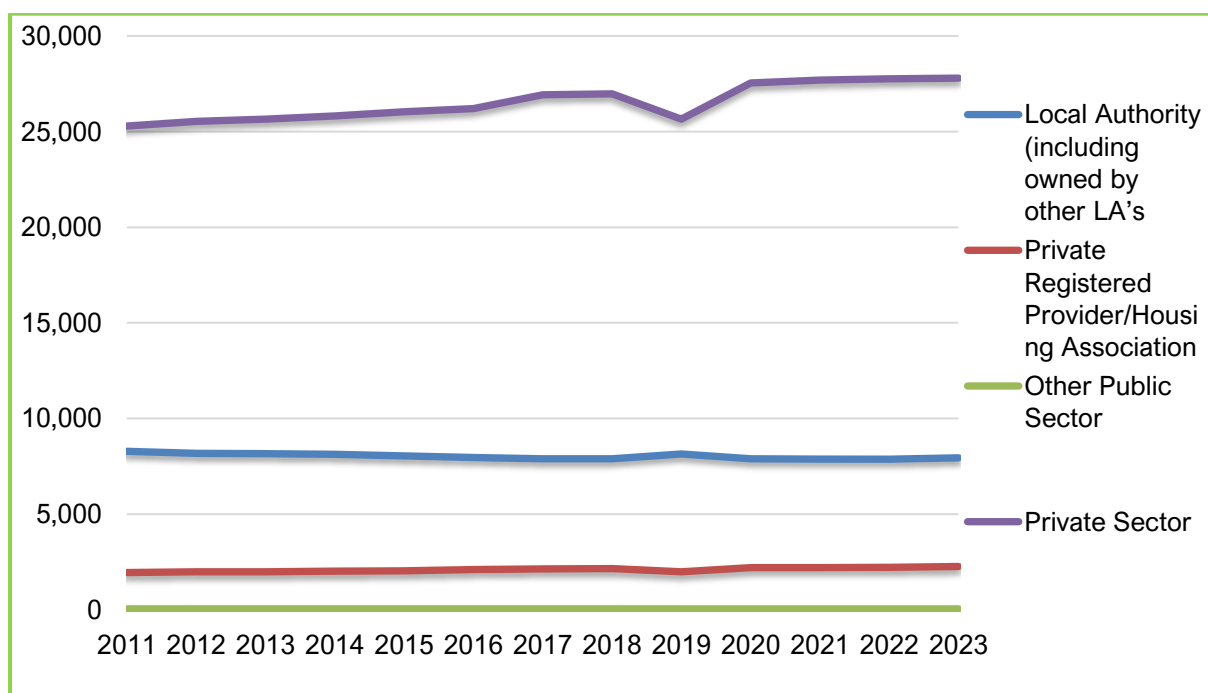
1.36 The table below shows the housing tenure of the existing housing stock in the town. As can be seen, the majority of dwellings are in the private sector.

Table 8 Housing tenure in Stevenage.

	Local Authority (including owned by other LA's)	Private Registered Provider/Housing Association	Other Public Sector	Private Sector	Total
2011	8,286	1,948	48	25,290	35,570
2012	8,180	1,990	50	25,540	25,760
2013	8,160	1,990	50	25,650	35,840
2014	8,130	2,020	50	25,820	36,020
2015	8,050	2,030	50	26,030	36,160
2016	7,960	2,110	50	26,200	36,320
2017	7,900	2,130	50	26,930	37,010
2018	7,900	2,150	50	26,980	37,080
2019	8,152	1,985	48	25,649	35,844
2020	7,896	2,205	48	27,538	37,687
2021	7,880	2,210	48	27,685	37,823
2022	7,874	2,218	48	27,752	37,844
2023	7,939	2,264	48	27,795	37,998

Source: Department for Levelling Up, Housing and Communities, 2023.

Fig 21 Housing tenure in Stevenage



Source: Department for Levelling Up, Housing and Communities, 2023.

House Price Index

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

Table 9 Average house prices in Stevenage

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flat / Maisonette	All House Types
	£627,122	£405,275	£319,448	£190,138	£325,253
Apr 2023 – March 2024					
	£311,300	£232,900	£172,200	£131,200	£211,900
Apr 2011 – March 2012					
% Change since 2011	101.40%	74.00%	85.50%	44.90%	53.50%

Source: Herts Insight & HM Land Registry's UK House Price Index, 2023.

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. The latest data remains from 2022, and it should be noted that these figures aren't updated annually.

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, 2023.

- 1.39 Up to 30 March 2024; 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:

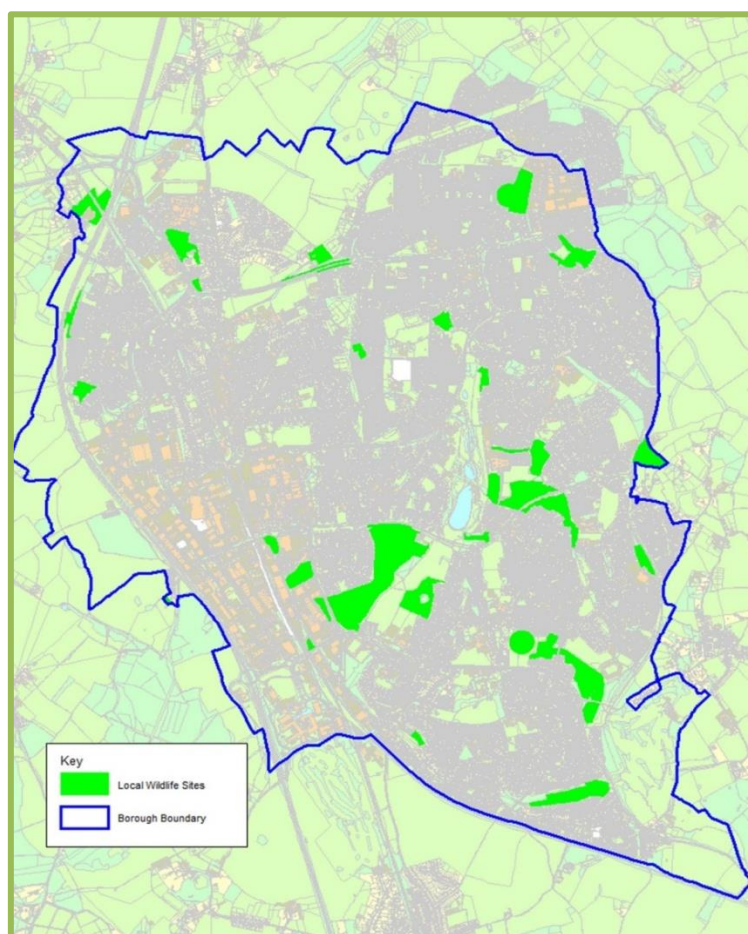
Table 11 Number of Wildlife Sites in Stevenage

	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, 2023.

- 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: Herts and Middlesex Wildlife Trust – Local Sites Ratification Report, 2023.

⁵ Regionally Important Geological Site

Heritage Assets

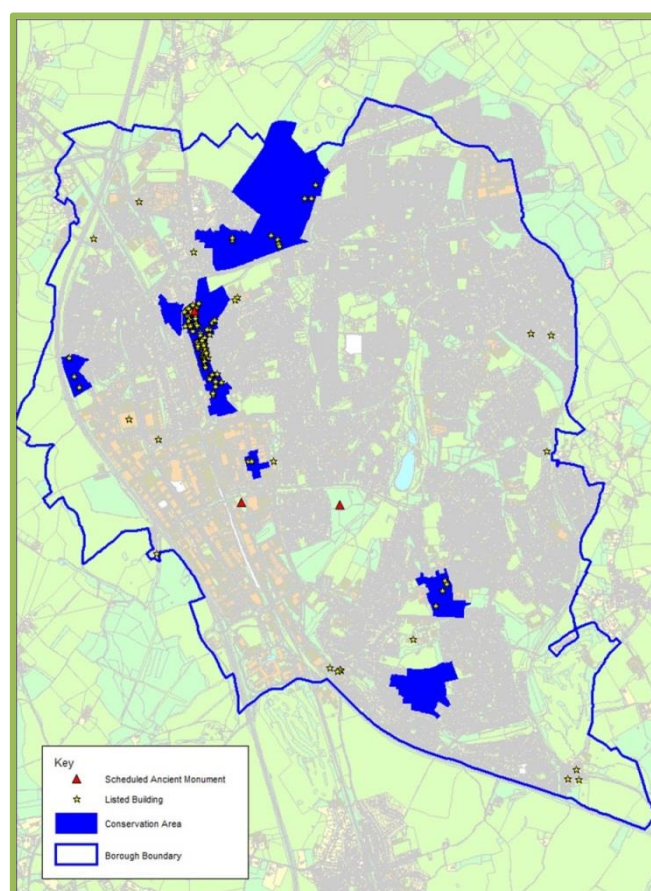
- 1.44 Stevenage is characterised by the quality, nature and extent of the historic buildings, within its boundary. Heritage assets in Stevenage include:
- 7 Conservation Areas
 - 125 Listed Buildings / Structures
 - 3 Scheduled Ancient Monuments.
- 1.45 The Council is committed to monitoring the condition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

Table 12 Heritage at Risk in Stevenage

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

Source: Historic England, 2023.

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

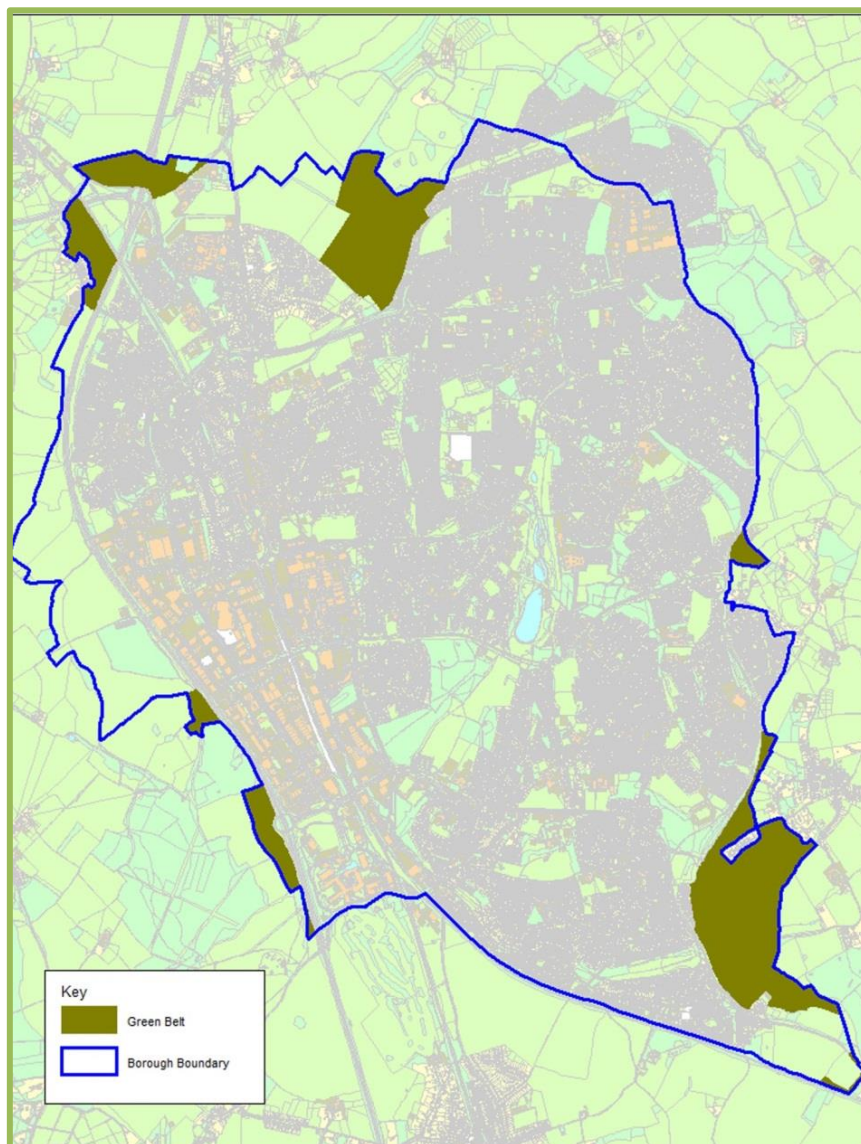


Source: Historic England, 2023.

Green Belt

- 1.46 The extent of the designated Green Belt in Stevenage as of 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.

Fig 24 Green Belt in Stevenage



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

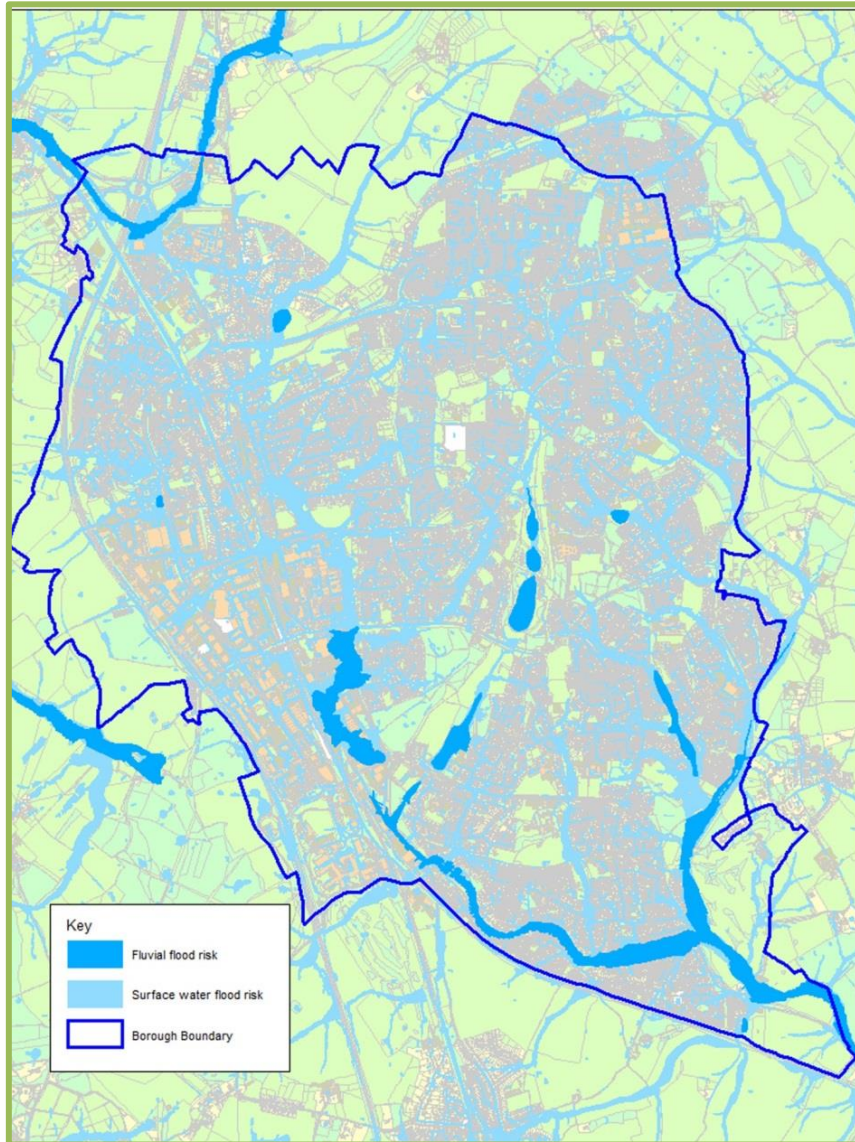
Flood Risk

- 1.48 Flood risk, water quality, human consumption, wastewater and the environment are all linked through the natural process of water circulation through the air, on the surface of the earth, and in the ground, known as the water cycle. Development and the built environment have significant impacts on the operation of the water cycle, and the availability and quality of water for use. It is therefore important to monitor the effects of development on the water cycle.

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

- 1.49 Few of the flood risk policies can be monitored meaningfully at present, largely because the water cycle is not limited to the Borough boundary and this makes it difficult to measure at the local level, however, the Council will continue to work to find solutions to this where possible.

Fig 25 Flood Risk Areas in Stevenage



Source: Stevenage Borough Council 2023

Developer Contributions

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

Table 13 Applications with Developer Contributions

Application number	Site address	Covenant type	Amount
19/00474/FPM	Land To the West of Lytton Way, Stevenage	Primary Education	£967,528.38
		NHS – GP Surgery	£50,105.82
		Monitoring Fees SBC	£25,000.00
		Car Club Contribution	£27,744.25
22/00468/FPM	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Monitoring Fees SBC	£750.00
22/00923/FPM	The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Monitoring Fees SBC	£3,065.00
19/00123/FPM	Land To West of A1(M) And South of Stevenage Road, Todds Green, Stevenage,	Sustainable Transport – Bus Services	£266,583.66
22/00098/FPM	Land At East of A602 And South of Graveley Road, Stevenage, SG1 4YS	Monitoring Fees SBC	£750.00
23/00477/OP	Land Between 146 & 225 Hopton Road	Biodiversity	£156.00
21/01204/FPM	Unit 11 The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Biodiversity	£987.13
		Compliance Payment	£4,000.00
23/00637/FP	Land Opposite 25 And 26 St. Albans Drive	Biodiversity	£19,384.29
21/00944/FPM	Garages At Dunn Close, Stevenage, Herts	Monitoring Fees SBC	£750.00
Total			£1,366,804.53

Source: Stevenage Borough Council, 2024.

Table 14 Applications with Community Infrastructure Levy income.

Application number	Site address	Amount
19/00123/FPM	Land To West of A1(M) And South of Stevenage Road, Todds Green, Stevenage, Herts	£203,578.02
21/00536/FPM	Land To the Northwest Of, Junction 7 Of the A1(M), Knebworth Park, Old Knebworth, Knebworth, Herts, SG1 2AX	£9,536.55
20/00593/FP	49 Fellowes Way, Stevenage, Herts, SG2 8BS	£5,805.00
22/00019/FP	39 Fishers Green Road, Stevenage, Herts, SG1 2PD	£578.52
22/00810/RMM	Land To the North of Stevenage, Weston Road, Stevenage, Herts, SG1 4DE	£21,207.53
22/00810/RMM	Land To the North of Stevenage, Weston Road, Stevenage, Herts, SG1 4DE	£35,581.42
21/00704/RM	MKG Motor Group Limited, Chells Way, Stevenage, Herts, SG2 0LZ	£15,523.38
21/00898/FP	Land Adjacent To, 39 Jessop Road, Stevenage, Herts, SG1 5LG	£21,535.33
19/00123/FPM	Land To West of A1(M) And South of Stevenage Road, Todds Green, Stevenage, Herts	£203,578.02
23/00239/FPM	Land To the West of Lytton Way, Stevenage, Herts	£446,900.53
22/00806/RMM	Land To the North of Stevenage, Weston Road, Stevenage, Herts, SG1 4DE	£28,837.37
Total		£992,661.67

Source: Stevenage Borough Council, 2024.

1.53 The Community Infrastructure Levy came into effect on April 1st 2020. This is the third 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).

2.3 The current LDS sets 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. The Stevenage Borough Council Cabinet agreed in July 2023 that officers could progress with undertaking a review and partial update of the Local Plan, which will incorporate the evidence gathered from the two rounds of consultation on the Area Action Plan. This will allow the evidence base already gathered through the two rounds of consultation to form an updated and much clearer policy direction for Policy TC4 of the Local Plan as well as potential other policies of the plan, in accordance with wider strategic updates and objectives, including the continued requirement to tackle the Climate Change agenda and promoting sustainable and active travel across the Borough.

This approach to review the Stevenage Local Plan would be beneficial in meeting Government requirements to undertake a review by 2025, updating strategic elements.

Table 15 Local Development Scheme Milestones

Document	Milestone set in LDS programme for 2023	Milestone achieved during 2023/24	Reason	Regulation
Stevenage Borough Local Plan	Adoption March – July 2017	Yes	Delay due to SoS Holding Direction withdrawn March 2019	26
	Local Plan Review: work to start early 2023	Yes		
Area Action Plan – Railway Station	First Consultation: January 2021			
	Second Consultation: January 2023	Yes		
	AAP work to feed in to Local Plan Review	Yes		
Stevenage CIL Charging Schedule	Preliminary Consultation: September '18			
	Implementation: April '20	Yes		

Parking Provision and Sustainable Transport SPD	Start of Work: April 2024	Yes		
	Adoption: Winter 2024			
Biodiversity SPD	Start of Work: April 2024	Yes		
	Adoption: Winter 2024			
Developer Contributions SPD	Start of Work: April 2024	Yes		
	Adoption: Winter 2024			
Design Guidance SPD	Start of Work: April 2024	Yes		
	Adoption: Winter 2024			

Source: Stevenage Borough Council 2024.

Self-Build and Custom Housebuilding Plots

- 2.4 We are required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the Borough on which to build their own homes. The Planning Practice Guidance encourages authorities to publish headline information related to their Self-Build and Custom Housebuilding Registers in their AMRs. Information regarding the Stevenage Self-Build Register is updated on our website <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/self-build-register>
- 2.5 In order for an individual to join the register they must meet the eligibility criteria. Those who meet the criteria then go on to either Part 1, or Part 2 of the Self-Build Register. Part 1 is for individuals who meet the criteria and have a connection to the local area. Part 2 is for those individuals who do not have a connection to Stevenage but do meet the basic eligibility criteria.
- 2.6 The criteria to enter on to the Stevenage Self-Build Register was set up in 2016. As of 31 March 2024, there were 14 individuals on Part 1 of the Self-Build Register. There are currently no associations on the Self-Build Register.

Table 16 Self Build Register in Stevenage

Base Period 1	Base Period 2	Base Period 3	Base Period 4	Base Period 5	Base Period 6	Base Period 7	Base Period 8	Base Period 9
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	31/10/21- 30/10/22	31/10/22- 30/10/23	31/10/23- 30/10/24
	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, 2024.

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.

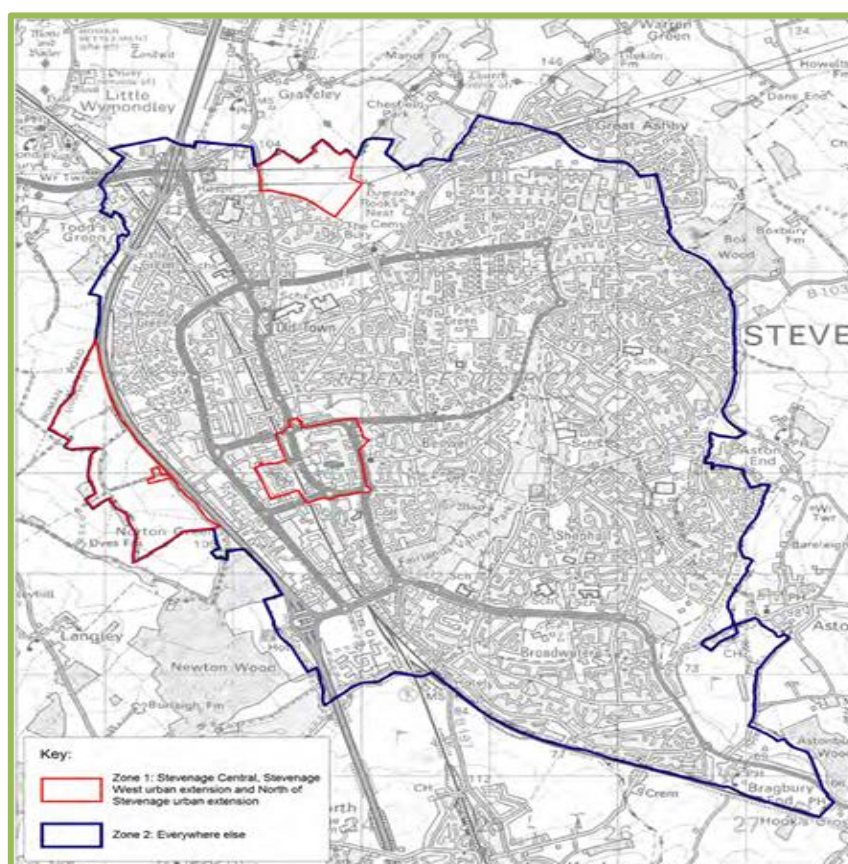
Table 17 CIL Charging Schedule in Stevenage

Source: Stevenage Borough Council, 2022.

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	£40/sqm	£100/sqm
Sheltered Housing	£100/sqm	
Extracare Housing	£40/sqm	
Retail development	£60/sqm	
All other development	£0/sqm	

Source: Stevenage Borough Council, 2023 – 24.

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

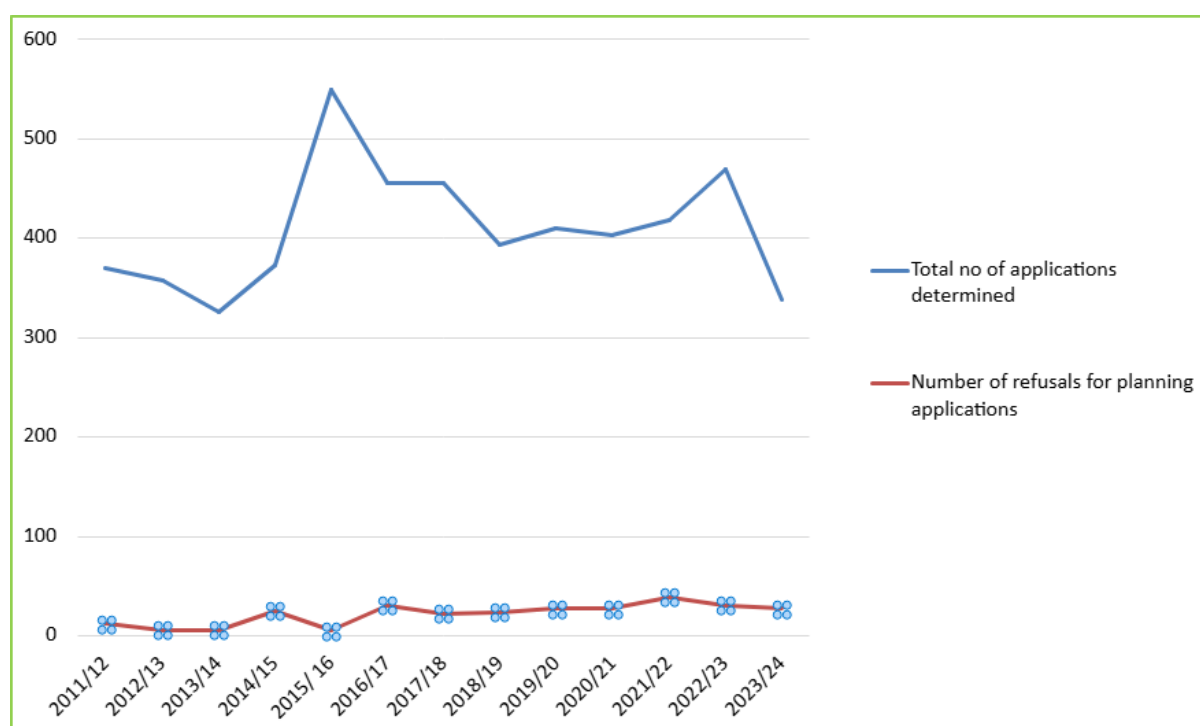
Table 18 Planning Applications processed in Stevenage 2023/24

Planning Application Category	Number of applications determined	Completion target	% determined in 2022/23	On target?
Major	17	60 % in 13 weeks	94%	Yes
Minor	91	65% in 8 weeks	97%	Yes
Other	159	80% in 8 weeks	97%	Yes

Source: Stevenage Borough Council, 2024.

2.13 A total of 338 planning applications were processed in 2023/24. National performance targets were exceeded in all application categories.

Fig 27 Planning Applications processed in Stevenage 2022/23



Source: Stevenage Borough Council, 2024.

2.14 In 2023/24, 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 179 dwellings (gross) were completed. However, there was a loss of 16 dwellings to facilitate the development of these additional units. This means that overall we gained 164 new dwellings (net).

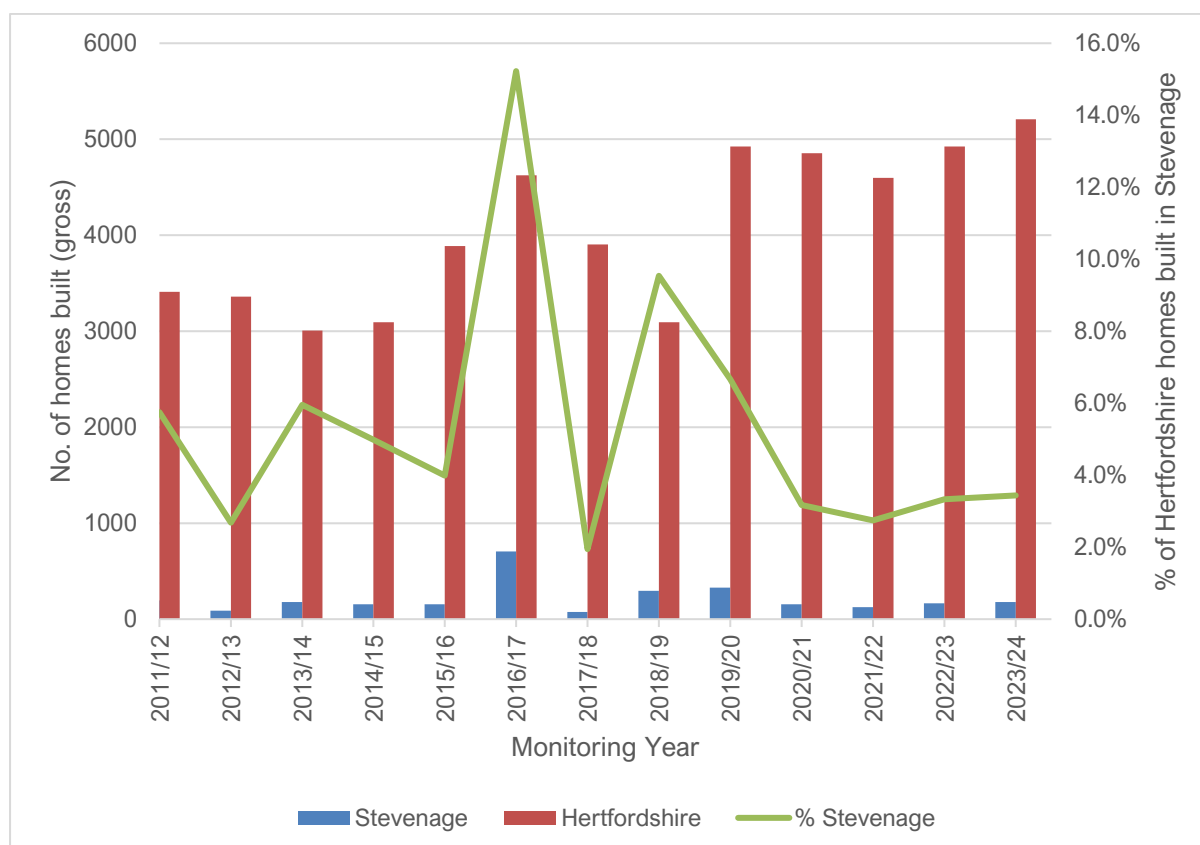
3.8 A total number of 2,800 dwellings have been built since the start of the Plan period.

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

Monitoring year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Number of completions (gross)	196	90	179	154	155	704	76	295	328	154	126	164	179	2800

Source: CDP SMART Stevenage Residential Completions in Period, 2023 - 24.

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



Source: CDP SMART Stevenage Residential Completions in Period, 2023 - 24.

3.9 The 179 dwellings (gross) are distributed within the borough.

3.10 Now many more sites are being built out, housing completions will increase substantially in the five year housing supply period. A breakdown of the net completion figures for 2023/24 is set out in Appendix A.

3.11 Since 2011, 163 new dwellings (net) have been developed. A further 4,956 are required by 2031 in order to meet the Stevenage Borough Local Plan target of 7,600 new homes.

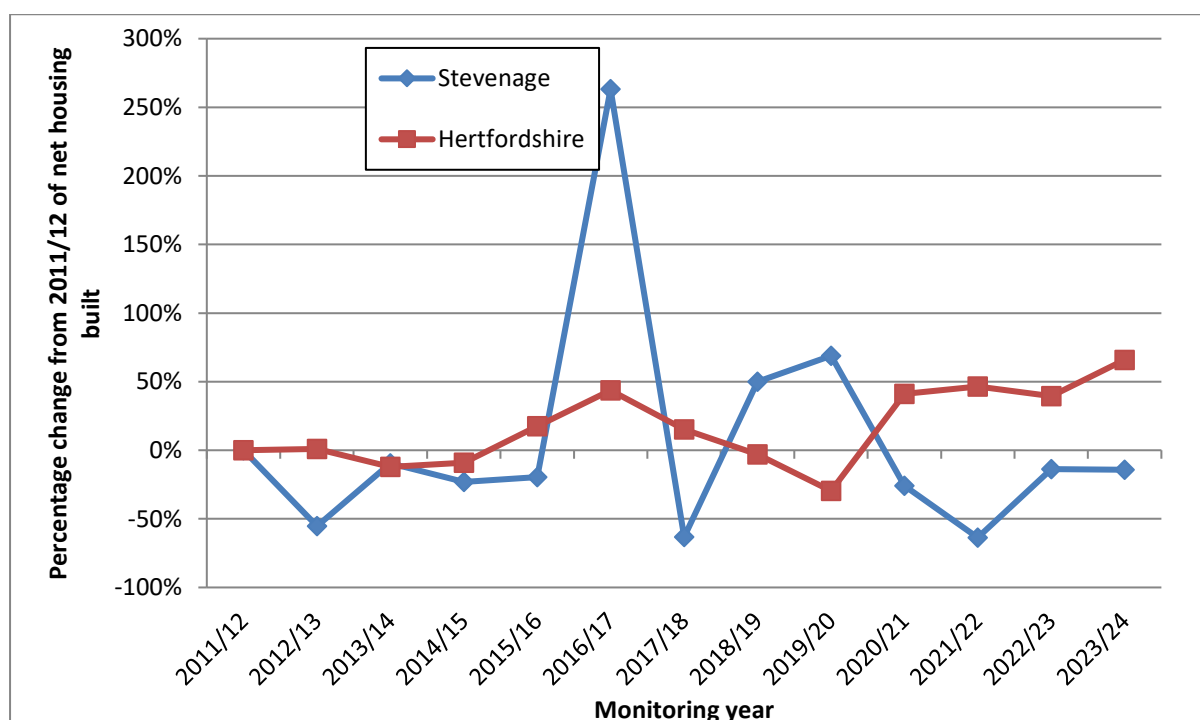
Table 20 Housing Completions in Stevenage

Monitoring year	Homes completed in year (net)	Cumulative completions (net)	Annualised housing target	Year-on-year total surplus/deficit against annualised Local Plan
2011/12	190	190	380	-190
2012/2013	85	275	380	-295
2013/14	172	447	380	-208
2014/15	146	593	380	-234

2015/16	153	746	380	-227
2016/17	690	1,436	380	310
2017/18	70	1,506	380	-310
2018/19	285	1,791	380	-95
2019/20	321	2,112	380	-59
2020/21	141	2,253	380	-239
2021/22	69	2,322	380	-311
2022/23	156	2,486	380	-216
2023/24	163	2,644	380	-217

Source: CDP SMART Stevenage Residential Completions in Period, 2023 - 24.

Fig 29 Housing Completions in Stevenage and Hertfordshire since 2011



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

Five year housing land supply

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

Target met? Yes, we have a housing supply of 5.59 years

- 3.12 As mentioned in Chapter 1: Introduction, this AMR reports the Housing Supply as it was on 31 March 2024. The latest Five-Year Housing Supply position statement was published in May 2024, but is still relevant to this AMR's reporting period. Please check our monitoring webpages if you require our full suite of housing monitoring documents:
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-policy-monitoring/monitoring>
- 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 2024, there were outstanding planning permissions or prior approvals for 3,159 new homes (gross).

Table 21 Total number of potential homes in Stevenage 2023 - 24.

Source of supply	Number of dwellings anticipated
Dwellings under construction (including prior approvals under construction)	1,596
Dwellings with full detailed planning permission	1,816
Total Number of Dwellings for Sites with Prior Notification	81
Dwellings with outline permission or have resolution to permit subject to a S106 agreement being signed	1,110
Total Number of Dwellings for other 'Deliverable' Sites	72
Total Number of Dwellings for Windfall Sites	80
Total	4,755

Source: SBC Five Year Housing Land Supply Position Statement, May 2024.

3.16 A full list of outstanding permissions is set out in Appendix B.

3.17 Taking into account the Objectively Assessed Need for 380 dwellings per year, the need to deliver an additional 328 dwellings per year to account for historic under delivery, and the additional 20% buffer in line with NPPF paragraph 77, Table 22 shows that the overall housing requirement to be delivered in the five year period 1 April 2024 to 31 March 2029 is 4,248.

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.

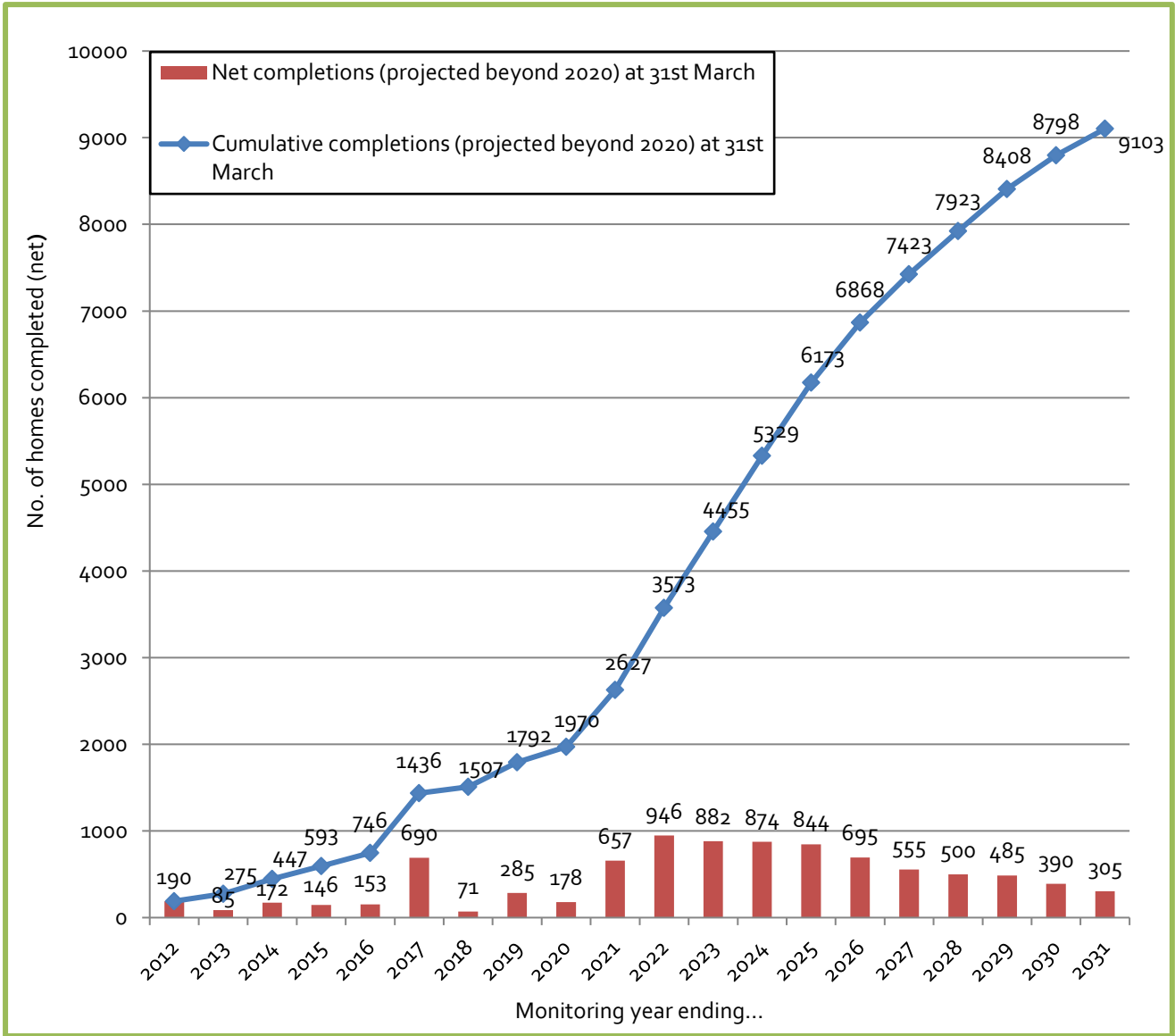
Table 22 Stevenage Five Year Housing Requirement for Stevenage, 2023/24 – 2028/29

<i>Annual Requirement</i>	<i>Annual Shortfall</i>	<i>Annual 20% buffer</i>	<i>Total Annual Requirement</i>	<i>Total 5 year Requirement</i>
380	328	141.6	849.6	4,248

Source: SBC Five Year Housing Land Supply Position Statement, May 2024

3.20 The table above shows that, as of 31 March 2024, Stevenage Borough Council is able to demonstrate a five-year land position of 5.59 years against its adopted housing requirement. This figure satisfies the required 5-year housing requirement.

Fig 30 Stevenage Housing Trajectory



Source: Stevenage Borough Council, 2022.

3.22 During the last monitoring year, there were eight sites where the planning permission lapsed, resulting in the net loss of 4 potential new homes.

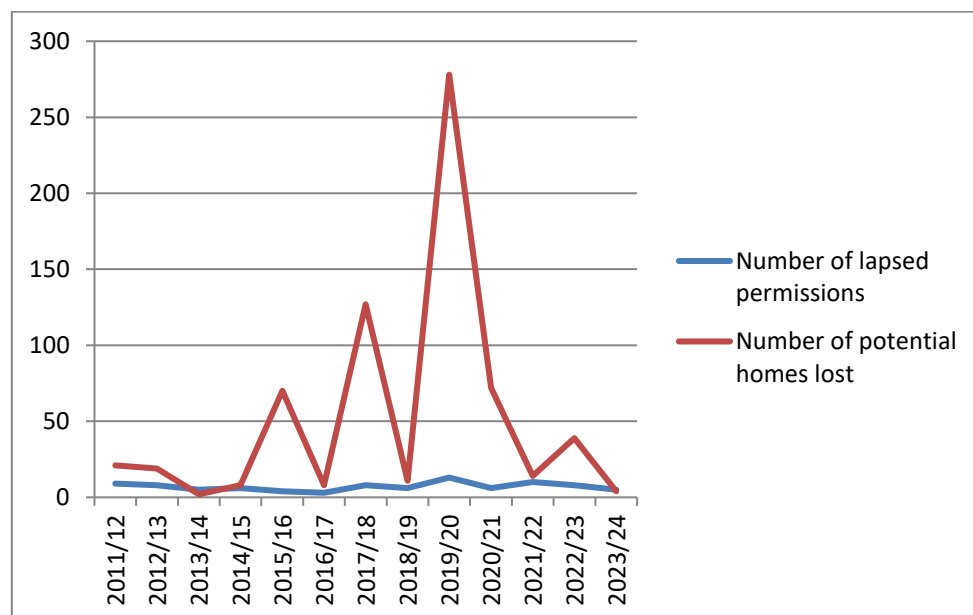
Table 23 Lapsed Planning Permissions in Stevenage 2023/24

Borough/District Name	Permission Reference	Address	Description	Lapses Date	Res Units	Res Units Lost	Current Status
Stevenage	20/00293/FP	45 Lonsdale Road, Stevenage, SG1 5DB	Conversion of existing 3 bedroom dwelling to 2 no. 1 bedroom flats	22/07/2023	2	1	LAPSED

Stevenage	19/00461/FP	Units A & B, Mindenhall Court, Stevenage, SG1 3BG	Conversion of office use to residential use comprising of 8no 1 bed flats and 1 no 2 bed flat, proposed bin store, bike racks, 7no. parking spaces & amenity area	12/10/2023	9	0	LAPSED
Stevenage	19/00721/FP	19 Made Feld, Stevenage, SG1 1PQ	Change of use of amenity land to private residential land, erection of part single-storey, part two-storey side extension, single-storey rear extension and conversion of existing dwellinghouse into 3 no. one bedroom apartments.	16/10/2023	3	1	LAPSED
Stevenage	20/00553/FP	20 Broom Walk, Stevenage, SG1 1UR	Conversion of existing 3 bed dwelling into 2no. 1 bed flats, single storey front extension to existing porch and single storey rear extension to existing outbuilding	19/11/2023	2	1	LAPSED
Stevenage	20/00555/FP	45 Vardon Road, Stevenage, SG1 5PT	Conversion of existing 3 bed dwelling into 2no. 1 bed flats and single storey rear extension	23/11/2023	2	1	LAPSED
Report Total:					18	4	

Source: CDP SMART Stevenage Lapsed Permissions, 2023 - 2024.

Fig 31 Lapsed Permissions and Potential homes lost in Stevenage



Source: CDP SMART Stevenage Lapsed Permissions, 2023 – 24.

Affordable housing completions

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

Target met? Yes, 58% of all new homes were affordable

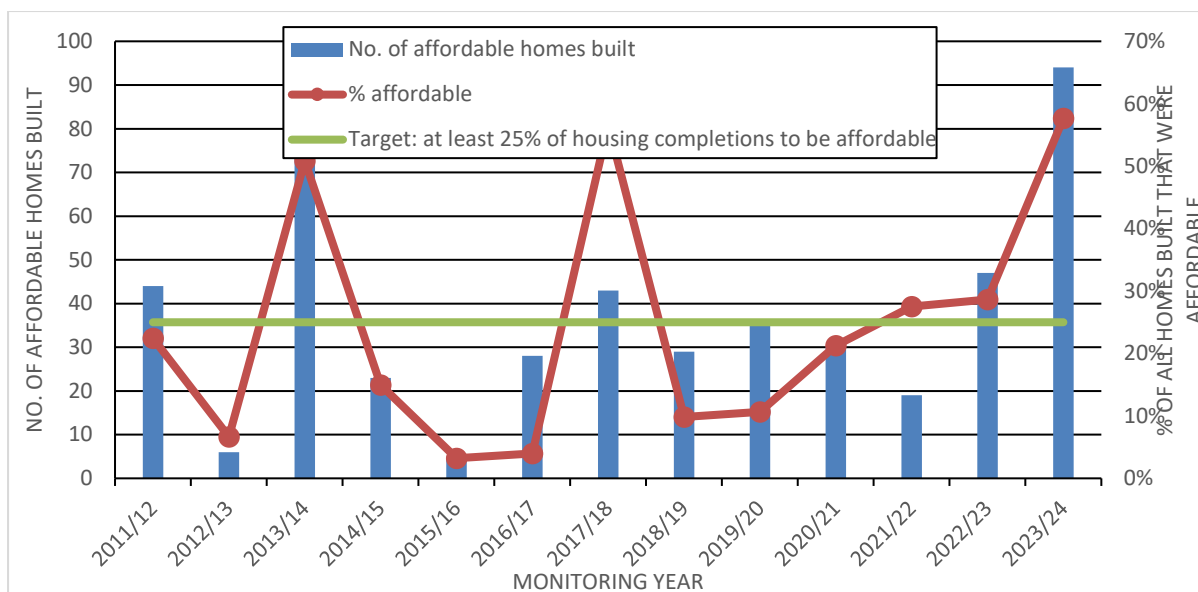
3.23 A total of 94 affordable homes were completed during this monitoring year. This represents 58% of all completed dwellings in the Borough.

Table 24 Affordable homes in Stevenage 2022/23

Planning Permission	Address	PDL	Res Unit Type	Res Units	Res Affordable Y/N	Res Provider
19/00136/FPM Totals:	145 Scarborough Avenue, Stevenage, SG1 2HQ	Y	Flat, Apartment or Maisonette	29	Y	Housing Association
20/00682/FPM Totals:	Land to W of A1 (M) and, South Of Stevenage Road, Todds Green	N	House	12	Y	Housing Association
20/00736/FPM Totals:	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	Y	Flat, Apartment, Maisonette or house	53	Y	Housing Association
Stevenage Totals:				94		

Source: CDP SMART Affordable Completions, 2023 / 2024.

Fig 32 Affordable homes built in Stevenage during the Plan period



Source: CDP SMART Affordable Completions, 2023 – 2024.

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 average⁷.
- 3.26 This monitoring year, over 40% of gross completions were for houses whilst 54% 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.

⁷ Aspirational housing research 2010, SBC

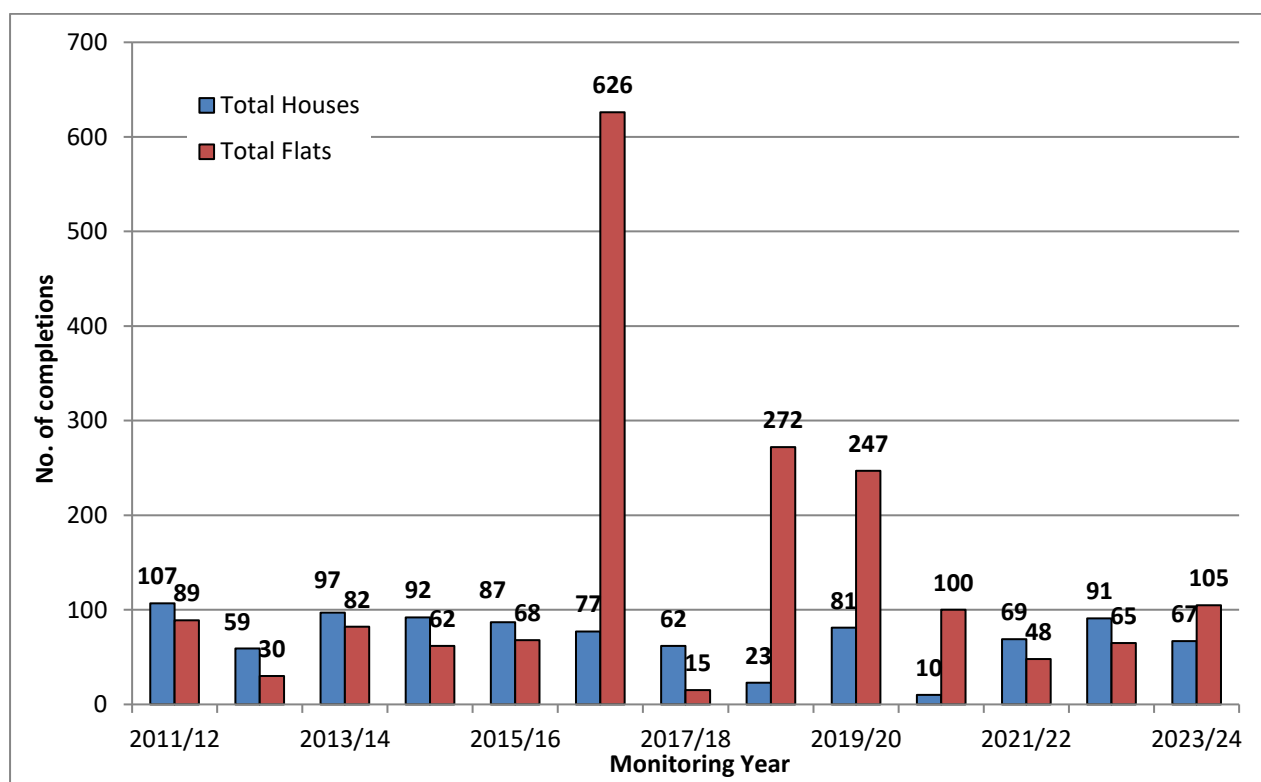
Table 25 Housing Completions (Gross) by size and type in Stevenage 2022/23

Residential Unit Type	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Dwelling equivalent	Total
Dwelling equivalent	0	0	0	0	6	6
Flat, Apartment or Maisonette	61	33	3	0	1	98
House	0	16	27	24	1	68
Live / Work	1	0	0	0	0	1
Studio	6	0	0	0	0	6
Total	68	49	30	24	8	179

Source: Stevenage Borough Council, 2023 - 2024

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

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



Source: Stevenage Borough Council, 2022

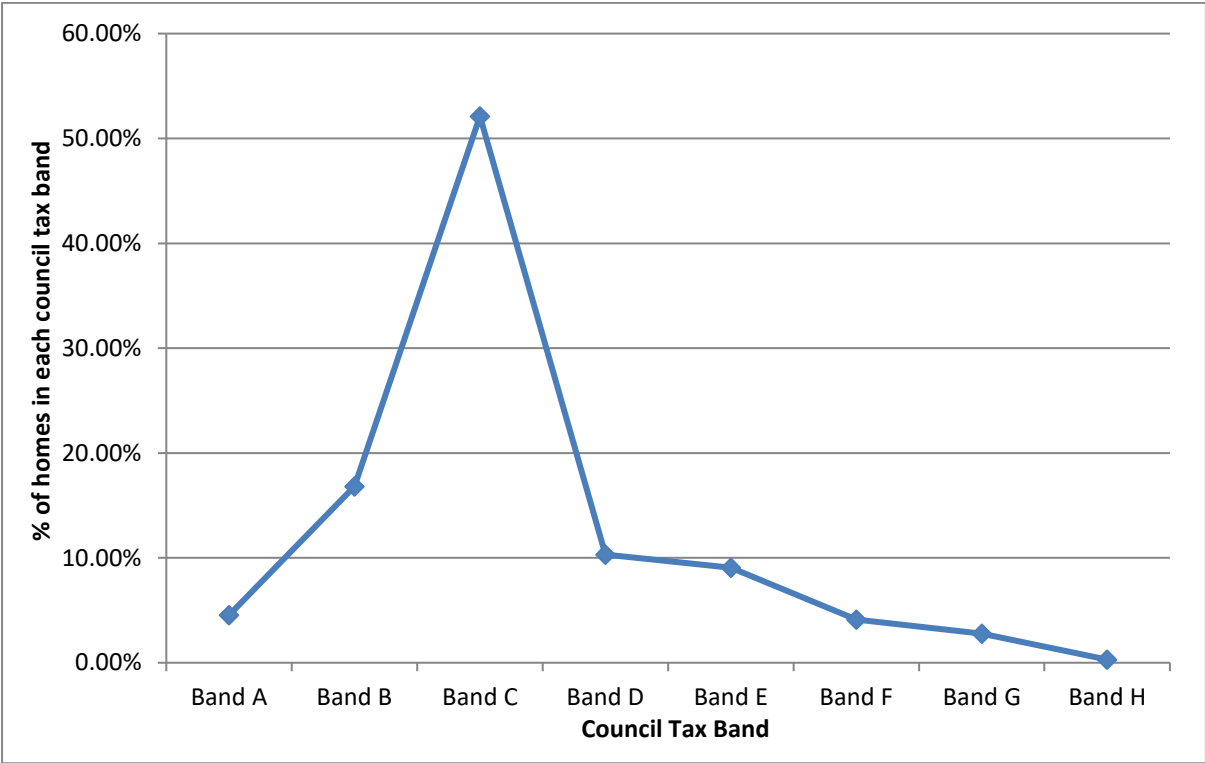
3.29 As well as the need for smaller homes, Stevenage also needs larger higher quality homes, known as aspirational homes. We have developed a set of criteria (for homes and flats) with which dwellings must comply if they are to be considered 'aspirational'⁸. However, these are difficult to monitor in practice. Therefore, we will continue to use council tax bands G and H to monitor levels of aspirational housing.

3.30 The overall proportion of aspirational homes in Stevenage is now 3.06% this monitoring year.

⁸ Aspirational housing research 2010, SBC

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 from the total number of council tax properties.

Fig 34 Percentage of homes in Council Tax Bands in Stevenage 2024



Source: Council Tax: stock of properties, Office of National Statistics, 2024

Housing completions on previously developed land (PDL)

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

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

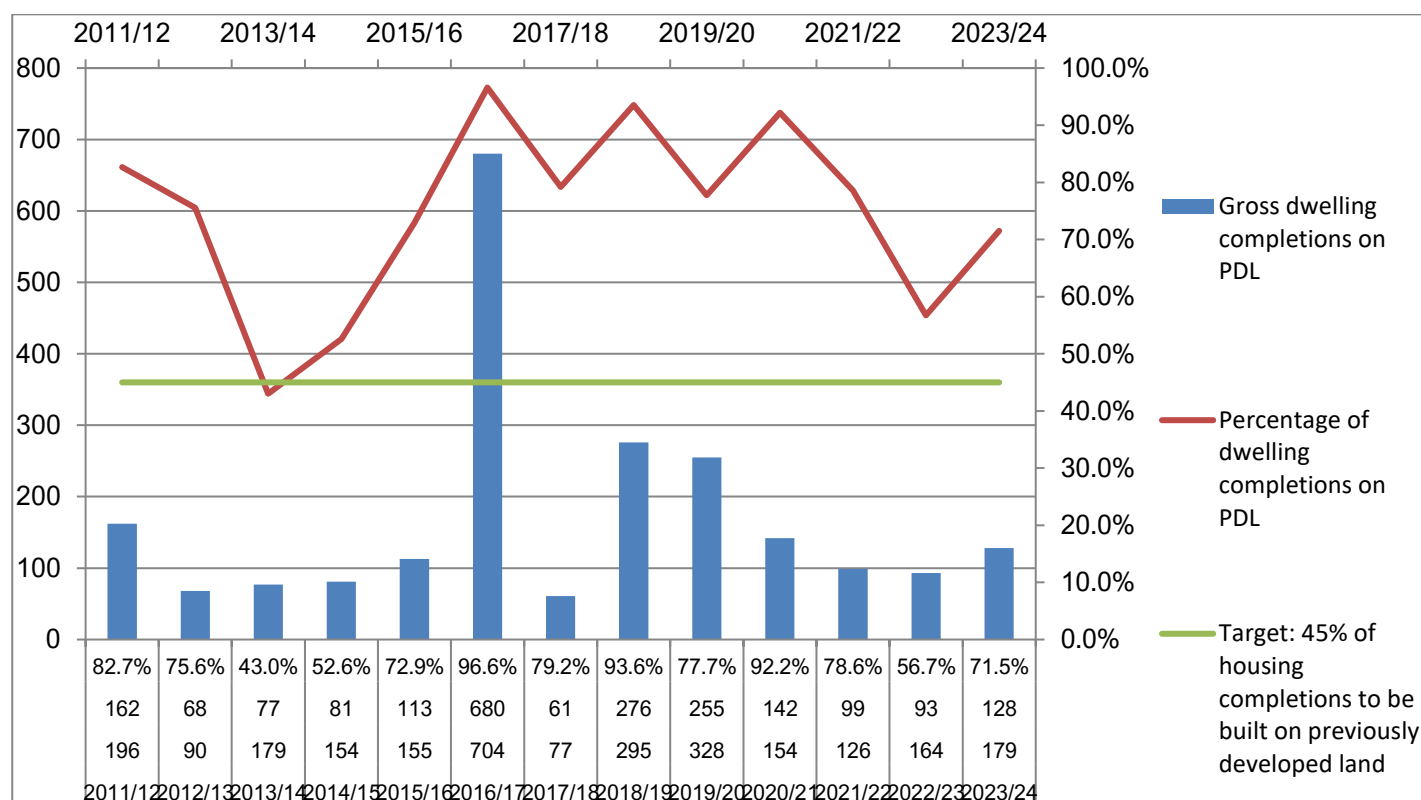
3.32 Of the 179 (gross) dwelling completions in Stevenage in the last monitoring year, 128 were completed on PDL. This equates to 72% of all housing completions in this monitoring period.

Table 26 Housing Completions on PDL

	Number of completions	Percentage
Number of completions on previously PDL	128	72%
Number of completions on 'Unknown' land	0	0%
Number of completions not on PDL	51	28%
Gross dwelling completions	179	100%

Source: CDP SMART Stevenage Residential Completions in Period, 2023 / 24.

Fig 35 Housing Completions on PDL during the Plan period



Source: CDP SMART Stevenage Residential Completions in Period, 2023 – 24.

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

Table 27 Location of PDL Housing Completions

Planning Permission	Address	PDL	Gross Comp in Period
17/00621/FP	33 Peartree Way, Stevenage Herts, SG2 9DZ	Y	1
19/00136/FPM	145 Scarborough Avenue, Stevenage, SG1 2HQ	Y	29
19/00287/FP	22 Basils Road, Stevenage, SG1 3PX	Y	2
20/00418/FP	Sala Thong, 112 High Street, Stevenage, SG1 3DW	Y	1
20/00736/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	Y	77
21/00120/FP	28 Essex Road, Stevenage, SG1 3EX	Y	1
21/00709/FP	69 Whitney Drive, Stevenage, SG1 4BH	Y	0
21/01101/FP	303 Ripon Road, Stevenage, SG1 4LS	Y	0
21/01150/CC	The Valley School, Broadhall Way, Stevenage, SG2 9BN	Y	0
21/01359/FP	201, Chertsey Rise, Stevenage, SG2 9JF	Y	1
22/00019/FP	39 rear, Fishers Green Road, Stevenage, SG1 2PD	Y	1
22/00154/FP	185 Jessop Road, Stevenage, SG1 5LR	Y	1
22/00695/FP	12, High Street, Stevenage, SG1 3EJ	Y	1
22/00732/FP	36 Dovedale, Stevenage, SG2 9EP	Y	1
22/00982/FP	14 North Road, Stevenage, SG1 4AL	Y	0
23/00142/FP	22 Linkways, Stevenage, SG1 1PR	Y	2

23/00186/FP	23 Essex Road, Stevenage, SG1 3EX	Y	0
23/00285/CLEU	Annadales, London Road, Stevenage, SG1 1XW	Y	1
23/00367/CLEU	47, Conifer Walk, Stevenage, SG2 7QR	Y	1
23/00407/CLED	4 Wisden Road, Stevenage, SG1 5HZ	Y	6
23/00507/PADEMO	10A & 10B Burwell Road, Stevenage, SG2 9RF	Y	0
23/00618/CLEU	45 York Road, Stevenage, SG1 4ET	Y	1
23/00631/CLEU	1227, Ripon Road, Stevenage, SG1 4LP	Y	1
Totals:			128

Source: CDP SMART Stevenage Residential Completions in Period, 2023 – 24.

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 42,191 (net) sqm of employment floor space

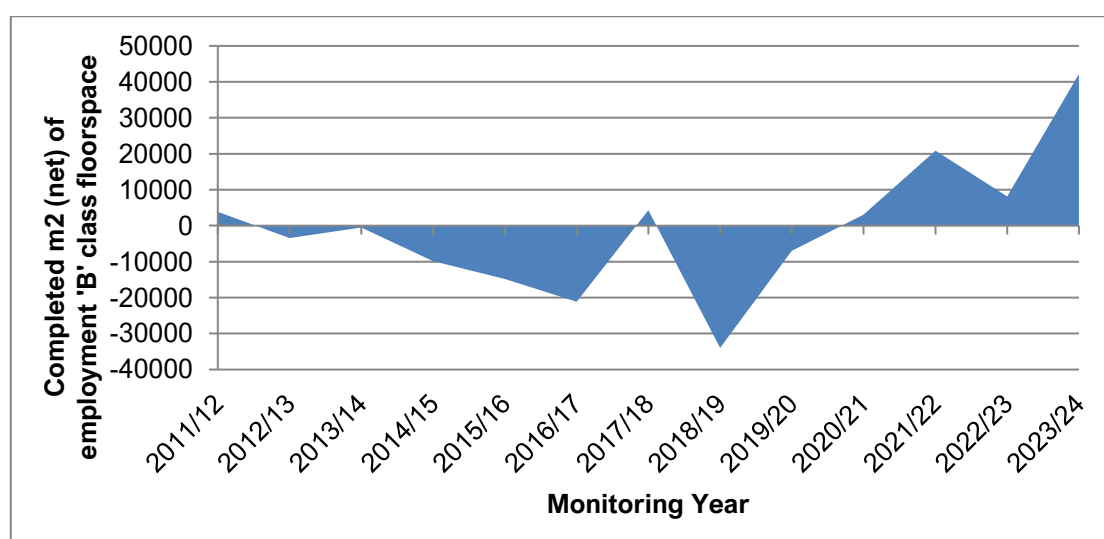
- 3.37 This monitoring year, 42,191 sqm (net) of new employment floor space was completed in the Borough. This is an increase since the last few years which had previously seen a small increase. This is due to the market recovery and large sites allocated in the Local Plan for employment, now being built out.

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)	10,938	475	10,463
B2 – General industry	6,102	923	5,179
B8 – Storage and distribution	26,801	252	26,549
Total	43,841	1,650	42,191

Source: HCC SMART Stevenage Employment Gains (new) and Losses (new), 2023 - 24

Fig 36 Completed floor space of B Class Use



Source: HCC SMART Stevenage Employment Gains (new) and Losses (new), 2023 - 24

Employment land supply allocated in the planning process

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

3.39 To do this, we look at:

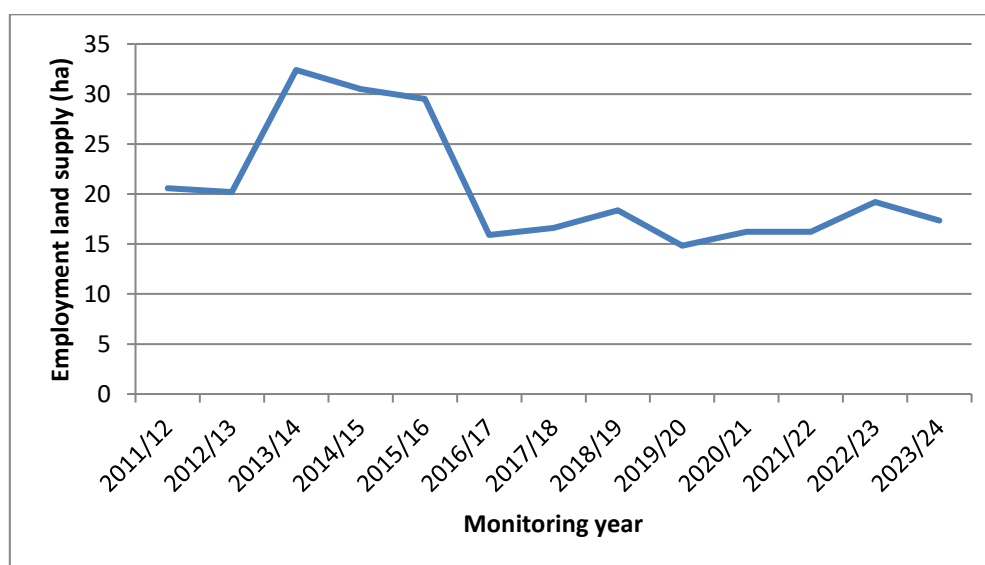
- Allocated sites that do not yet have planning permission;
- Sites under construction for B-Class Uses;
- Extant planning permissions (planning permissions where development has not yet started).

Table 29 Employment Land Supply in Stevenage 2022/2023

Type of site	Total (ha)
Local Plan employment allocations	10.21
Sites under construction for B-Class Uses	1.29
Extant planning permissions for B-Class Uses	5.83
Total	17.33

Source: HCC SMART Stevenage Employment Gains (new) and Losses (new) 2023 - 24

Fig 37 Employment Land Supply in Stevenage during Plan period



Source: HCC SMART Stevenage Employment Gains (new) and Losses (new), 2023 - 24

3.40 Overall, the employment land supply was 17.33 ha.

3.41 This reflects how the allocated sites are being built out as we continue to the end of the Plan period. There is still a steady number of non- allocated sites coming through the planning system which shows the continued use of employment land needed in the borough.

Employment floor space completions

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

Table 30: B Class completions in Stevenage since 2011

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
1. Completed m ² (gross) of employment 'B' class floorspace	10,581	2,148	145	30,136	17,448	3,466	13,174	3,864	3,268	3,054	20,834	10,079	43,841
3. Loss m ² (gross) of employment 'B' class floorspace	6,708	5,578	595	39,944	32,311	24,581	8,902	37,844	10,232	0	0	1,974	1650
4. Completed m ² (net) of employment 'B' class floorspace	3,873	-3,430	-450	-9,808	-14863	-21115	4272	-33980	-6964	3054	20834	8105	42,191

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

Reasons: Changes to the Use Class Order has meant changes to monitoring. The methods to record land use has now changed and this can no longer be compared with old version of the AMR. Therefore, statistics on E use class has been monitored for this financial year as seen in table 31..

- 3.46 This indicator monitors the primary and secondary frontages in the Town Centre and Old Town. This is to ensure that the frontages remain primarily in retail use and that the vitality and viability of the primary shopping area is maintained. Due to changes in collection methods for retail, table 31 shows the net gain of employment use (E and SG as opposed to B Class) applications in the Borough. The aim is to assess this area in more detail through our scheduled new Local Plan to commence in 2026.

Table 31 Non residential floorspace in Stevenage 2023/2024

Non Residential floorspace in Stevenage 2023/24 – Use classes E and SG		Floorspace in m ²
Completed E, SG use		17,472
Under construction (U/C) for E, SG use		1579
Unimplemented (U/P) E and SG use		21,759

Vacant shops in the Town Centre and Old Town

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

Target met? Unknown

- 3.47 The number of vacant units in the retail frontages tends to vary from year to year. It is often seen as a key indicator of how a primary shopping area is performing economically. However, due to a change in the collection of this data, the aim is to assess this area in more detail through our scheduled new Local Plan to commence in 2026.

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 space⁹ will help to ensure that we have the right mix of these types of businesses and that we are continuing to attract these uses in the right areas. However, due to a change in the collection of this data, the aim is to assess this area in more detail through our scheduled new Local Plan to commence in 2026.

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 2022/23

Planning Permission Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period
17/00621/FP	33 Peartree Way, Stevenage Herts, SG2 9DZ	Single storey rear extension to create 1 bedroom flat with associated access and car parking facilities (amended application).	Y	1	0	1
19/00136/FPM	145 Scarborough Avenue, Stevenage, SG1 2HQ	Demolition of existing community centre and erection of 29no one, two and three bedroom flats over a semi-basement car park with associated landscape works	Y	29	0	29
19/00287/FP	22 Basils Road, Stevenage, SG1 3PX	Part demolition of existing building and erection of 2no two bedroom dwellings	Y	2	0	2
20/00418/FP	Sala Thong, 112 High Street, Stevenage, SG1 3DW	Two storey rear extension to provide larger kitchen to facilitate ancillary take away service and 1no. single residential unit above.	Y	1	0	1
20/00682/FPM	Land to W of A1 (M) and, South Of Stevenage Road, Todds Green	Variation of conditions 1 (Approved Plans), 9 (Flood Risk Assessment), 10 (Drainage) and 27 (Vehicle Access) attached to planning permission 19/00123/FPM	N	49	0	49
20/00736/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	Removal of conditions 12 (Bat boxes), 22 (Drainage Scheme), 23 (Management and Maintenance), 25 (Site Investigation) and variation of conditions 1 (Approved Plans), 3 (Materials), 11 (Bird Boxes), 14 (Construction Management Plan), 16 (Site Waste Management Plan), 21 (Surface Water Drainage) and 27 (Remediation Scheme) attached to planning permission 18/00398/FPM	Y	77	0	77
21/00120/FP	28 Essex Road, Stevenage, SG1 3EX	Change of use from hotel (Use Class C1) to residential accommodation (Use Class C3)	Y	1	0	1
21/00709/FP	69 Whitney Drive, Stevenage, SG1 4BH	Demolition of existing three bedroom dwelling and erection of 1 no. 5 bedroom dwelling	Y	0	-1	-1
21/01101/FP	303 Ripon Road, Stevenage, SG1 4LS	Conversion of 1 no. 4 bedroom dwelling to 3 no. studios, single storey front and rear extensions and conversion of garage including the change of use from public amenity land to residential use and associated parking	Y	0	-1	-1

21/01150/CC	The Valley School, Broadhall Way, Stevenage, SG2 9BN	Application for the proposed erection of a one-storey building for a replacement special needs school together with ancillary external play and teaching areas, landscaping, parking and other associated works, including demolition of existing caretaker's bungalow and provision of temporary construction access from Broadhall Way	Y	0	-1	-1
21/01244/FP	Land adj, 42 Sandown Road, Stevenage, SG1 5SF	Erection of 1 no. 4 bed detached house	N	1	0	1
21/01359/FP	201, Chertsey Rise, Stevenage, SG2 9JF	Single storey front and rear extensions to facilitate a change of use from a single family dwelling (Use Class C3) to a four bedroom House of Multiple Occupation (Use Class C4)	Y	1	-1	0
22/00019/FP	39 rear, Fishers Green Road, Stevenage, SG1 2PD	Demolition of existing garage to facilitate the erection of 1no. two bedroom detached dwelling	Y	1	0	1
22/00154/FP	185 Jessop Road, Stevenage, SG1 5LR	Change of use from Use Class C3 (dwelling house) to Use Class C4 (house in multiple occupation)	Y	1	-1	0
22/00695/FP	12, High Street, Stevenage, SG1 3EJ	Change of use from Class E (offices) to Class C3 (residential) to form a single dwellinghouse, erection of a rear dormer window and alterations to existing single storey rear extension.	Y	1	0	1
22/00732/FP	36 Dovedale, Stevenage, SG2 9EP	Change of use from residential dwelling house (Use Class C3) to a 6 bedroom HMO (Use Class C4).	Y	1	-1	0
22/00982/FP	14 North Road, Stevenage, SG1 4AL	Demolition of the existing residential property followed by the construction of 7no. new dwellings (5 houses and 2 apartments), alterations to existing access, soft landscaping, amenity areas, car parking, cycle and refuse storage.	Y	0	-1	-1
23/00142/FP	22 Linkways, Stevenage, SG1 1PR	Conversion of the dwellinghouse into 2no. one bedroom flats.	Y	2	-1	1

23/00186/FP	23 Essex Road, Stevenage, SG1 3EX	Demolition of existing entrance and detached garage, erection of two-storey side and part single-storey, part two-storey rear extension and to convert existing dwellinghouse into 5no. flats with associated parking and ancillary works.	Y	0	-1	-1
23/00285/CLEU	Annadales, London Road, Stevenage, SG1 1XW	Certificate of Lawfulness for an Existing Use as a children's care home within Use Class C2	Y	1	-1	0
23/00367/CLEU	47, Conifer Walk, Stevenage, SG2 7QR	Lawful Development Certificate (Existing) for use of property as a HMO (Use Class C4)	Y	1	-1	0
23/00407/CLED	4 Wisden Road, Stevenage, SG1 5HZ	Certificate of lawfulness (Existing Development) for six no. self-contained studio flats (Use Class C3).	Y	6	0	6
23/00507/PADEMO	10A & 10B Burwell Road, Stevenage, SG2 9RF	Prior approval for the demolition of two domestic dwellings.	Y	0	-2	-2
23/00526/RMM	Land N of Stevenage, Off North Road And Weston Road, Stevenage, SG1 4DE	Application for approval of reserved matters (layout, landscaping, scale, and appearance) for residential development of 243 units comprising Phase 1 Parcels A-C and commercial unit (Use Class E) amendments to Phase 1C Local Centre pursuant to Outline permission 17/00862/OPM	N	1	0	1
23/00612/PADEMO	CartRef, Redcar House, Redcar Drive, Stevenage, SG1 2RD	Prior approval for the demolition of one single domestic dwelling	Unknown	0	-1	-1
23/00618/CLEU	45 York Road, Stevenage, SG1 4ET	Certificate of lawfulness for use as a 7 bedroom HMO (Use Class Sui-Generis)	Y	1	-1	0
23/00631/CLEU	1227, Ripon Road, Stevenage, SG1 4LP	Lawful Development Certificate (Existing) for the use of the property as 6 bed HMO (Use Class C4)	Y	1	-1	0
Totals				179	-16	163

Appendix B: Housing commitment figures 2023/24

Homes under construction (work started) inc Reserved Matters applications

Planning Permission Reference	Address	Description	PDL	Gross Area	Permission Dates				Total Proposed		
					Granted	Lapses	Started	Completed	Gain	Loss	Net Gain
06/00301/FP	11 Walkern Road (Pond Close), Stevenage	redevelopment to provide 12 flats	Y	0.05	29/11/2006	29/11/2011	31/03/2009		12	0	12
13/00599/FP	Land Between, 7A And 11 North Road, Stevenage, SG1 4BD	Erection of 1no. one bedroom single storey dwelling	N	0.02	18/02/2014	18/02/2017	18/02/2017		1	0	1
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.	Y	0.08	09/05/2018	09/05/2021	31/03/2020		9	0	9
19/00474/FPM	Land To The West Of, Lytton Way, Stevenage, SG1 1AG	Demolition of existing office building (Use Class B1) and structures, and the construction of seven apartment buildings comprising 576 dwellings (Use Class C3) together with internal roads, parking, public open space, landscaping, drainage and associated infrastructure works	Y	2.36	20/08/2021	06/08/2024	15/01/2023		576	0	576
20/00624/FPM	North Park Corner of, Six Hills Way And London Road, Stevenage, SG1 1ST	Variation of condition 1 (Approved Drawings) and condition 6 (Car Parking) attached to planning permission 16/00482/FPM	Y	0.10	12/10/2021	12/10/2024	01/03/2022		64	0	64
20/00753/FP	Land R/O, 1 Aspen Close, Stevenage, SG2 8SJ	Variation of conditions 1 (Approved plans) attached to planning permission reference number 19/00113/FP	N	0.06	19/04/2021	19/04/2024	31/03/2025		1	0	1
21/00057/FP	Coopers Close And Walnut Tree Close, Stevenage, SG2 9TN	Erection of two detached dwelling houses including new site access from Watercress Close and 560sqm of publicly	Y	0.13	09/12/2022	09/12/2025	08/02/2024		2	0	2

		accessible open space to the south of the site.									
21/00328/FP	4, Shackleton Spring, Stevenage, SG2 9DF	Single storey rear extension and erection of 1 no. one bedroom dwelling on land to the side of 4 Shackleton Spring.	Y	0.01	03/06/2021	03/06/2024	08/02/2024		1	0	1
21/00944/FPM	Garages, Dunn Close, Stevenage, SG1 1SB	Demolition of existing garage blocks and their replacement with a development comprising a two storey supported housing building containing a mix of 21no 1, 2 and 3 person units and associated facilities and a separate two storey terrace comprising 6 x one bedroom class C3 dwellings together with associated amenity areas, car and cycle parking bin store	Y	0.19	09/05/2022	09/05/2025	31/03/2023		6	0	6
22/00437/FPM	10A And 10B, Burwell Road, Stevenage, SG2 9RF	Demolition of existing 2no. semi-detached houses and erection of 20 no. flats comprising 12 no. 1 bed and 8 no. 2 bed, associated parking and ancillary works.	Y	0.11	06/03/2024	06/03/2027	31/03/2025		20	2	18
22/00465/FP	37 Colestrete, Stevenage, SG1 1RB	Erection of 1 no. detached three bedroom dwelling.	N	0.02	26/10/2022	26/10/2025	31/03/2025		1	0	1
23/00226/FP	203 Valley Way, Stevenage, SG2 9BU	Erection of 1no. three bedroom dwelling	N	0.03	18/09/2023	18/09/2026	31/03/2025		1	0	1
23/00637/FP	Land Opposite 25 And 26, St. Albans Drive, Stevenage	Erection of 3 no. 3 bedroom dwellinghouses with associated parking, landscaping, access and ancillary works.	Y	0.08	05/03/2024	05/03/2027	31/03/2025		3	0	3

23/00889/FP	33, Julians Road, Stevenage, SG1 3ES	Demolition of the existing yard buildings (office and storage) and their replacement with 6 no. dwellings with associated gardens, landscaping, car and cycle parking. Retention of existing residential (2 no. flats) and office building (Class E) to the front of the site (33 Julians Road).	Y	0.17	18/01/2024	18/01/2027	31/03/2025		6	0	6
23/00908/FP	Garages G001 - G026, Hydean Way, Stevenage, SG2 2YA	Demolition of garages and erection of four detached dwellings with access onto Shephall Green.	Y	0.70	29/02/2024	01/03/2027	26/07/2024		4	0	4
21/00971/FPM	Courtlands Riding Stables, Old Chantry Lane, Stevenage, SG1 2JE	Redevelopment of existing riding stables to provide 11no. three bedroom and 6no. four bedroom dwellings with associated access road, parking, landscaping, footpath connections, infiltration basin and pump station	Y	1.60	10/01/2023	10/01/2026	08/03/2024		17	0	17
22/00806/RMM	Land To The North Of Stevenage, North Road And Weston Road, Stevenage, SG1 4DE	Application for approval of reserved matters (layout, landscaping, scale, and appearance) for residential development of 115 units comprising Phase 1 Parcels D pursuant to Outline permission 17/00862/OPM	N	5.75	30/01/2024	30/01/2027	18/07/2024		115	0	115
23/00526/RMM	Land N of Stevenage, Off North Road And Weston Road, Stevenage, SG1 4DE	Application for approval of reserved matters (layout, landscaping, scale, and appearance) for residential development of 243 units comprising Phase 1 Parcels A-C and commercial unit (Use Class E) amendments to Phase 1C Local Centre pursuant to Outline	N	7.17	06/11/2023	06/11/2026	07/11/2023		243	0	243

		permission 17/00862/OPM									
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Detailed permission (work not started) inc Reserved Matters and outline permissions

Planning Permission Reference	Address	Description	PD L	Gros s Area	Permission Dates				Total Proposed		
					Granted	Lapses	Start ed	Comple ted	Gai n	Los s	Net Gai n
19/00461/F P	Units A & B, Mindenhall Court, Stevenage , SG1 3BG	Conversion of office use to residential use comprising of 8no 1 bed flats and 1 no 2 bed flat, proposed bin store, bike racks, 7no. parking spaces & amenity area	Y	0.02	12/10/20 20	12/10/20 23			9	0	9
19/00647/F PM	Former BHS Store, 7 The Forum, Stevenage , SG1 1ES	Partial demolition and redevelopment of existing former BHS store to create 11 storey building comprising of 1no ground floor commercial unit, 129no. 1 bed, 120no. 2 bed and 1no. studio apartments with associated infrastructure including amenity space, car parking, bicycle storage, refuse storage and plant rooms.	Y	0.44	11/08/20 21	11/08/20 24			250	0	250
19/00721/F P	19 Made Feld, Stevenage , SG1 1PQ	Change of use of amenity land to private residential land, erection of part single-storey, part two- storey side extension, single-storey rear extension and conversion of existing dwellinghouse into 3 no. one bedroom apartments.	Y	0.04	16/10/20 20	16/10/20 23			3	1	2

19/00743/F PM	SG1 Developm ent, Town Centre, Stevenage	Outline planning permission for the demolition of existing buildings on the site and the mixed use redevelopment of Plots A-K including new retail and food and beverage uses (A1-A5), leisure (D2), office (B1), community (D1) and residential (C3). New buildings to comprise residential accommodation (Class C3), retail floorspace Class (A1/A2/A3/A4/A5 floorspace), leisure floorspace (D2), office floorspace (Class B1), Public Services Hub (Class D1/B1/A1/A3), primary school (D1), plant and storage, servicing, new vehicle and pedestrian accesses and circulation, new public amenity space, new and amended car parking, new landscaping and public realm and associated works. Full details (access, appearance, landscaping, layout and scale) are submitted for Plots A and K and all matters reserved for Plots B to J.	Y	6.04	30/05/2023	30/05/2034			1864	0	1864
20/00226/F P	112 High Street, Stevenage , SG1 3DW	Change of use from a three bedroom single family dwelling (Use Class C3) to a three bedroom HMO (House of Multiple Occupancy) (Use Class C4)	Y	0.02	25/06/2020	25/06/2023			1	1	0
20/00293/F P	45 Lonsdale Road, Stevenage , SG1 5DB	Conversion of existing 3 bedroom dwelling to 2 no. 1 bedroom flats	Y	0.01	22/07/2020	22/07/2023			2	1	1
20/00300/C PA	Hertland House Primett Road, Stevenage Herts, SG1 3EE	Change of use from Class B1 (Office) to C3 (Residential) to ground floor	Y	0.04	11/08/2020	11/08/2023			7	0	7
20/00301/C PA	Hertland House, Primett Road, Stevenage Herts, SG1 3EE	Change of use from Class B1 (Office) to C3 (Residential) to first floor	Y	0.04	11/08/2020	11/08/2023			7	0	7
20/00302/C PA	Hertland House Primett Road, Stevenage Herts, SG1 3EE	Change of use from Class B1 (Office) to C3 (Residential) to second floor	Y	0.04	11/08/2020	11/08/2023			7	0	7
20/00512/C PA	Forum Chambers , The Forum, Town Centre, Stevenage , SG1 1EL	Change of use from B1(a) Offices to C3 Residential to include 12 flats	Y	0.08	17/11/2021	17/11/2024			12	0	12

20/00553/F P	20 Broom Walk, Stevenage, SG1 1UR	Conversion of existing 3 bed dwelling into 2no. 1 bed flats, single storey front extension to existing porch and single storey rear extension to existing outbuilding	Y	0.02	19/11/2020	19/11/2023			2	1	1
20/00555/F P	45 Vardon Road, Stevenage, SG1 5PT	Conversion of existing 3 bed dwelling into 2no. 1 bed flats and single storey rear extension	Y	0.01	23/11/2020	23/11/2023			2	1	1
20/00599/F P	14, Brick Kiln Road, Stevenage, SG1 2NH	Change of use from single family dwelling (class C3) to 8 bed HMO (sui generis)	Y	0.05	03/03/2021	03/03/2024			1	1	0
21/00041/F P	25, North Road, Stevenage	Change of use from Class C3 (Dwellinghouse) to Class C2 Use (Residential Institution) for care of 3 children aged between 8-18.	Y	0.03	11/03/2021	11/03/2024			0	1	-1
21/00819/F P	29 - 31 Orchard Road, Stevenage, SG1 3HE	Full planning permission for the demolition of existing builders yard and car sales business (Sui Generis) and erection of 7 no dwellings (Use Class C3) at Orchard Road, Stevenage	Y	0.18	19/08/2022	19/08/2025			7	0	7
21/00820/C PA	Bank House, Primett Road, Stevenage, SG1 3EE	Conversion of existing office building into 21no. one bedroom flats and 3no. two bedroom residential flats	Y	0.22	13/09/2021	13/09/2024			24	0	24
21/00843/C PA	50, High Street, Stevenage, SG1 3EF	Prior approval for change of use from offices (Use Class B1(a)) to 2no. residential flats (Use Class C3).	Y	0.02	21/01/2022	21/01/2025			2	0	2
21/01002/F PM	Unit 11, The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES	Demolition of existing outlet store (Use Class E) and construction of a part 9 storey, part 13 storey building comprising 224 no. build to rent dwellings consisting of 162 no. 1 bedroom, 50 no. 2 bedroom and 12 no. 3 bedroom units; 161 sq.m of Use Class E and Use Class F floorspace; ground floor parking area, cycle storage facilities, associated plant and equipment, landscaping and ancillary works, comprising both residential and commercial / ancillary residential floorspace along with associated landscaping and public realm enhancements refuse storage, and cycle and car parking.	Y	0.33	25/10/2022	25/10/2025			224	0	224
21/01366/F PM	Stamford House, Primett Road, Stevenage, SG1 3EE	Extension to roof, with alterations to openings and materials, to facilitate conversion of existing office building to 11 residential apartments	Y	0.20	09/11/2022	09/11/2025			11	0	11

22/00287/F P	14 Penn Road, Stevenage, SG1 1HY	Part single-storey, part two-storey rear extension, installation of front and rear dormer windows, conversion of dwellinghouse into 4 no. flats comprising of 3 no. 1 bed and 1 no. 2 bed flats and associated works	Y	0.03	17/06/2022	17/06/2025			4	1	3
22/00343/F P	11 Manor View, Stevenage, SG2 8PD	Two storey rear extension and single storey front extension to facilitate conversion of existing 4 bedroom house into 4 No. 1 bedroom flats	Y	0.03	30/01/2023	30/01/2026			4	1	3
22/00344/F P	22 Greydells Road, Stevenage, SG1 3NJ	Single storey rear extension, single storey side extension, and loft conversion to create 3 No. 1 bedroom maisonettes	Y	0.02	29/11/2022	29/11/2025			3	1	2
22/00463/F P	Land Adjacent, 68 Stirling Close, Stevenage, SG2 8TQ	Erection of 1 no. four bedroom dwelling	Y	0.02	08/03/2023	08/03/2026			1	0	1
22/00487/O P	Garage Block, 31-49 Spring Drive, Stevenage	Outline planning permission (all matters reserved) for the demolition of garage compound and erection of 2no. three bed dwellings and 1no. two bed dwelling	Y	0.05	06/04/2023	06/04/2026			3	0	3
22/00610/F P	10, Rudd Close, Stevenage, SG2 9SP	Change of use of three bedroom dwelling (Use Class C3) into a four bedroom HMO (Use Class C4) and associated refuse storage facilities	Y	0.01	15/12/2022	15/12/2025			0	1	-1
22/00664/F P	244 Canterbury Way, Stevenage, SG1 4DW	Change of use from dwellinghouse (Use Class C3) to a HMO (Use Class C4)	Y	0.02	05/10/2022	05/10/2025			1	1	0
22/00674/F P	Land Between 40 and 7, Conifer Walk & Conifer Close, Stevenage	Proposed 3 bedroom detached dwelling and alterations to existing parking area	N	0.02	26/05/2023	26/05/2026			1	0	1
22/00688/F P	35, Rookwood Drive, Stevenage, SG2 8PH	Erection of 1 no. 2 bedroom dwelling.	N	0.05	17/10/2022	18/10/2025			1	0	1
22/00699/C PA	Stewart House, Primett Road, Stevenage, SG1 3EE	Prior approval for the change of use of office building (Use Class E(g)(i)) to no. 16 residential dwellings.	Y	0.19	12/09/2022	12/09/2025			16	0	16
22/00826/F P	2-8 Queensway, Stevenage, SG1 1BS	Two storey rear extension to provide 2no. two bed residential units	Y	0.01	10/11/2022	10/11/2025			2	0	2
22/00864/F P	17 Fox Road, Stevenage, SG1 1JD	Erection of a two-storey side extension to create 1 no. two bedroomed dwellinghouse.	N	0.01	09/11/2022	10/11/2025			1	0	1
22/00984/F P	8 Windsor Close, Stevenage, SG2 8UD	Proposed single storey rear and side extension.	Y	250.00	05/04/2023	05/04/2026			1	0	1

23/00038/CPA	166A High Street, Stevenage , SG1 3LL	Prior approval for the change of use of office building (Use Class E) to 1no: residential dwelling (Use Class C3)	Y	0.00	06/03/2023	06/03/2026			1	0	1
23/00141/FP	97 Oaks Cross, Stevenage , SG2 8LT	Change of use from C3 (Dwellinghouse) to C2 (Residential institutions) Use for care of 3 children aged between 8-18.	Y	0.04	30/03/2023	30/03/2026			1	1	0
23/00266/FP	2 Benstede, Stevenage , SG2 8JL	Part single-storey, part two-storey side extension to create 1 no. one bedroom dwelling, erection of detached garage and associated parking.	N	0.01	06/06/2023	06/06/2026			1	0	1
23/00578/CPA	62 - 80 Queensway And Forum Chambers , Town Centre, Stevenage , SG1 1EE	Prior approval of proposed change of use of first and second floor from Class E (Commercial/Business/Services) to Class C3 Residential for 23 units.	Y	0.13	20/09/2023	20/09/2026			23	0	23
23/00719/FP	80 Whitesmead Road, Stevenage , SG1 3JZ	Erection of 1no. proposed three bedroom dwelling on land to the side of 80 Whitesmead Road and single storey rear extension to 80 Whitesmead Road	N	0.05	23/11/2023	23/11/2026			1	0	1
23/00762/FP	Oak Lodge, Rectory Lane, Stevenage , SG1 4BY	Change of use from dwellinghouse (Use Class C3) to residential institution for the care of up to 4 children (Use Class C2)	Y	0.10	10/01/2024	10/01/2027			0	1	-1
17/00862/OPM	Land to The North Of Stevenage , Weston Road, Stevenage , SG1 4DE	Erection of 800 residential dwellings, creation of a new local centre, provision of a primary school, provision of landscaped communal amenity space including children's play space; creation of new public open space together with associated highways, landscaping, drainage and utilities works. This application is accompanied by an Environmental Statement.	N	78.00	01/09/2022	01/09/2027			800	0	800
21/00847/FP	Car Park Bragbury End Sports Ground, Aston Lane, Stevenage	Erection of five residential dwellings (Class C3), together with associated development including access, parking and landscaping	Y	0.10	11/02/2022	11/02/2025			5	0	5
22/00098/OPM	Land At East Of A602 And South Of Graveley Road, Stevenage , SG1 2JY	Erection of a 54 bed building for C2A planning use with access, car parking, Landscaping and associated works	Y	3.48	04/09/2023	04/09/2026			30	0	30

22/00810/R MM	Land to N of Stevenage , Weston Road, Stevenage , SG1 4DE	Application for approval of reserved matters (layout, landscaping, scale, and appearance) for residential development of 243 units comprising Phase 1 Parcels A-C and commercial unit (Use Class E) pursuant to Outline permission 17/00862/OPM	N	7.17	15/03/20 23	15/03/20 26			243	0	243
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Appendix C: Employment floorspace figures 2022/23

Employment Application completions, under construction and unimplemented

Completed Employment permissions					
Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
19/00660/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Erection of data centre building with associated plant enclosures and hard landscaping	B8 Storage and Distribution	909	COMPLETED
21/00529/FPM	Land West Of North Road, North Road, Stevenage, SG1 4AH	Development for use classes E (g) (iii), B2, B8 and associated works to include servicing, access, landscaping, means of enclosure and associated works	B8 Storage and Distribution	15367	COMPLETED
21/00754/FPM	Roebuck Retail Park, London Road, Stevenage, SG1 1XZ	Conversion of existing units at Roebuck Park to provide a self-storage facility (within Use Class B8) at Unit 3 and employment units for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8) at Units B1, C2 and C3, together with the provision of three new build employment units either side of the existing terrace (Units A1, D1 and D2) for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8), and associated works.	B8 Storage and Distribution	6765	COMPLETED
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, SG1 2AN	Demolition of existing buildings and structures and erection of 4no. buildings totalling 6967 sq m (GEA), (6623 sq m GIA) , for uses within Use Class E(g) (Business), B2 (General Industrial) and B8 (Warehouse or Distribution) of the Use Classes Order, together with car and HGV parking, landscaping and hard surfacing as well as associated engineering works, facilities and services.	B8 Storage and Distribution	2883	COMPLETED

21/00754/FPM	Roebuck Retail Park, London Road, Stevenage, SG1 1XZ	Conversion of existing units at Roebuck Park to provide a self-storage facility (within Use Class B8) at Unit 3 and employment units for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8) at Units B1, C2 and C3, together with the provision of three new build employment units either side of the existing terrace (Units A1, D1 and D2) for a flexible range of employment uses (within Use Classes E(g)(iii), B2 and/or B8), and associated works	E Commercial Business and Service	877	COMPLETED
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))	B1b Research and Development	712	COMPLETED
21/00529/FPM	Land West Of North Road, North Road, Stevenage, SG1 4AH	Development for use classes E (g) (iii), B2, B8 and associated works to include servicing, access, landscaping, means of enclosure and associated works	B1a	1296	COMPLETED
24/00034/FP	Cell & Gene Therapy Catapult, Gunnels Wood Road, Stevenage, SG1 2FX	Proposed entrance lobby extension	B1b Research and Development	230	COMPLETED
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, SG1 2AN	Demolition of existing buildings and structures and erection of 4no. buildings totalling 6967 sq m (GEA), (6623 sq m GIA) , for uses within Use Class E(g) (Business), B2 (General Industrial) and B8 (Warehouse or Distribution) of the Use Classes Order, together with car and HGV parking, landscaping and hard surfacing as well as associated engineering works, facilities and services.	B1a	857	COMPLETED

23/00573/FP	5 Gunnels Wood Park, Gunnels Wood, Stevenage, SG1 2BH	Change of use from Use Class B2 (General Industry) to Use class E(g)(ii) & (iii) to provide biotechnology R&D and manufacturing space, installation of external louvers, plant and equipment with associated enclosure, enclosed substation, enclosure to service yard and extraction flue.	E Commercial Business and Service	923	COMPLETED
21/00627/FPM	Marshgate Car Park, St. Georges Way, Stevenage	Construction of new part 4 storey, part 5 storey Biopharma laboratory and workspace facility (Use Class E), public car park and wider public realm improvement works	E Commercial Business and Service	6920	COMPLETED
21/00071/FPM	Land S of, Norton Road, Stevenage	Erection of industrial unit comprising a workshop and offices with external parking area	B2 General industrial	1348	COMPLETED
21/00529/FPM	Land West Of North Road, North Road, Stevenage, SG1 4AH	Development for use classes E (g) (iii), B2, B8 and associated works to include servicing, access, landscaping, means of enclosure and associated works	B2 General industrial	1871	COMPLETED
21/01362/FPM	Sanders Building & Gunnels Wood Building, Gunnels Wood Road, Stevenage, SG1 2AN	Demolition of existing buildings and structures and erection of 4no. buildings totalling 6967 sq m (GEA), (6623 sq m GIA) , for uses within Use Class E(g) (Business), B2 (General Industrial) and B8 (Warehouse or Distribution) of the Use Classes Order, together with car and HGV parking, landscaping and hard surfacing as well as associated engineering works, facilities and services.	B2 General industrial	2883	COMPLETED

Under Construction U/C					
Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
19/00736/FP	Airbus Defence And Space, Gunnels Wood Road, Stevenage Herts, SG1 2DB	Construction of a single storey pressure test facility	B1b Research and Development	468	STARTED
06/00290/FP	Former Kodak Site, Gunnels Wood Road, Stevenage	Erection of B1/B2/B8 units Site Id 1B & 1B1	B1/B2/B8	12874	STARTED
Employment Use unimplemented (U/P)					
Permission Reference	Address	Description	NonResLine Use Class	Proposed Non Res Floorspace Total	Current Status
22/00923/FPM	The Forum Centre, Stevenage, SG1 1ES	Demolition of existing retail units (use Class E) and erection of proposed mixed-use development comprising biopharma manufacturing laboratories and workspace facilities (use class E(g)) together with flexible active ground floor uses including cafes, retail, collaboration spaces (use class E), Cinema (Sui Generis) and drinking establishments (Sui Generis), new multi-storey public car park, service road, public realm improvement works and ancillary works.	B1b Research and Development	47779	U / P
22/00961/FP	Unit 11, Gunnels Wood Road, Stevenage, SG1 2BH	Enclosure of a service yard and extension of first floor office accommodation	B2 General industrial	92	U / P

19/00743/FPM	SG1 Development, Town Centre, Stevenage	Outline planning permission for the demolition of existing buildings on the site and the mixed use redevelopment of Plots A-K including new retail and food and beverage uses (A1-A5), leisure (D2), office (B1), community (D1) and residential (C3). New buildings to comprise residential accommodation (Class C3), retail floorspace Class (A1/A2/A3/A4/A5 floorspace), leisure floorspace (D2), office floorspace (Class B1), Public Services Hub (Class D1/B1/A1/A3), primary school (D1), plant and storage, servicing, new vehicle and pedestrian accesses and circulation, new public amenity space, new and amended car parking, new landscaping and public realm and associated works. Full details (access, appearance, landscaping, layout and scale) are submitted for Plots A and K and all matters reserved for Plots B to J.	B1a	9524	U /P
22/00883/FP	Specialist Cars BMW, Arlington Business Park, Gunnels Wood Road, Stevenage, SG1 2BE	Proposed change of use of car storage area at second floor level (Use Class B8) to a Cosmetic Repair facility (Use Class B2).	B2 General industrial	824	U /P
20/00511/FP	MBDA UK, Six Hills Way, Stevenage, SG1 2DA	Proposed lobby extension to existing multi purpose building	B1b Research and Development	70	U /P