Stevenage Borough Council
Authority Monitoring Report 2018/19

Preamble

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1 INTRODUCTION

1.0.1 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.

1.0.2 This report covers the period from 1 April 2018 to 31 March 2019, referred to as the 'monitoring year'. As of 31 March 2019, the Stevenage Borough Local Plan was the subject of a Holding Direction by the Secretary of State for Housing, Communities and Local Government. Due to the advanced nature of the Local Plan, this AMR was written to reflect the impacts the emerging Plan is expected to have upon the future growth in Stevenage.

1.0.3 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.

1.1 Housing Update Nov 2019

1.1.1 The Holding Direction was lifted shortly after the end of the monitoring year and the Local Plan was adopted on 12 May 2019. This AMR was written to reflect the situation in Stevenage as of 31 March 2019 however the adoption of the Local Plan has a significant impact on the Council's ability to demonstrate a 5yr Housing Supply. A **Housing Update (Nov 2019)** was produced and published alongside this AMR to give an up to date position with regards to the Council's Housing Supply. The Housing Update supersedes the information in Chapter 5 of this AMR related to housing supply and should be used in decision-making.

2 STRUCTURE OF THE REPORT

2.0.1 The report is divided into 3 sections:

2.0.2 **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.

2.0.3 **Section 2** includes **Indicators from the Regulations** including progress against the current Local Development Scheme and 'Duty to Cooperate' actions and details.

2.0.4 **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.

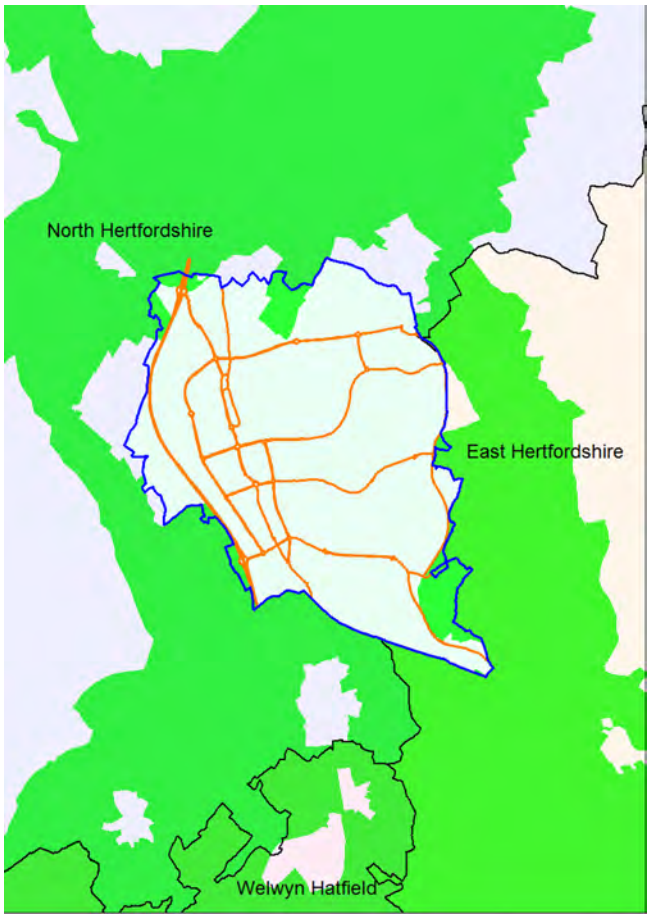
2.0.5 Where there has not been any change in the Borough with regard to the monitoring indicators, information has been drawn upon from the previous year's Authority Monitoring Report. For example, some of the contextual indicators and the local context have not changed significantly since the last report in 2017/2018, 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.

3 SECTION 1: LOCAL CONTEXT AND CONTEXTUAL INDICATORS

3.1 THE LOCAL AND REGIONAL CONTEXT

3.1.1 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, however, this amount will reduce once the Local Plan is adopted.

Figure 1 Main features of Stevenage



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

3.1.3 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.

3.1.4 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 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.

3.2 CONTEXTUAL INDICATORS

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

- Demographic Profile
  - Mid-year Population Figures
  - Broad Age-Group Population and Population Projections
  - Broad Ethnic Group Population
- Economic Activity
  - Labour Supply
  - Employment by Occupation
  - Earnings by Residence

- People Claiming Job Seeker's Allowance
- Job Density
- Business Counts in Stevenage
- Qualifications in Stevenage
- Employment Land supply

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

- Housing Profile
  - Number of Homes in Stevenage
  - Affordable Housing Completions
  - House Price Index Data

- Transport
- Environment Profile
  - Listed Buildings
  - Green Belt
  - Flood Risk
  - Green Links

- Developer Contributions

Demographic Profile

Mid-Year Population Figures

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

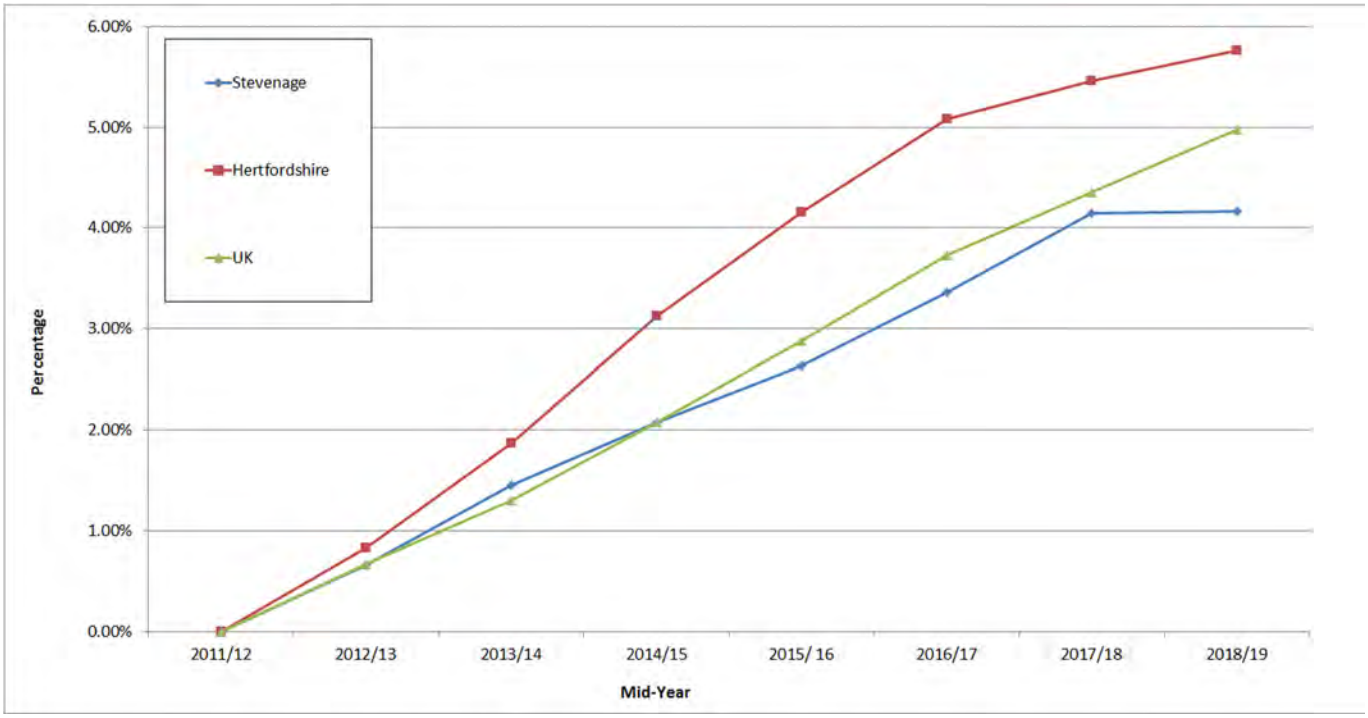
Table 1 Population estimates over the Local Plan period

Monitoring Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	% increase/decrease
Area	**Mid 2011**	**Mid 2012**	**Mid 2013**	**Mid 2014**	**Mid 2015**	**Mid 2016**	**Mid 2017**	**Mid 2018**	**2011/2019**
Stevenage	84,247	84,824	85,520	85,993	86,579	87,285	87,739	87,754	**+4.16%**
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	**5.76%**
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	**5.4%**

Source: Office for National Statistics, 2019

https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

Figure 2 Population percentage increase since 2011/2012



3.2.3 The table below shows the components of population change in the last monitoring year 2018/19. This shows how the Borough has experienced a natural growth of 425 people and has had an overall increase of 15.

Table 2 Components of Population Change, mid 2018

Area	Population mid 2017	Births minus deaths	Net Internal Migration	Net International Migration	Other	Population mid 2018
Stevenage	87,739	425	-516	109	-3	87,754
Hertfordshire	1,180,934	4,049	-3,204	2,432	154	1,184,365
England	55,619,430	124,584	-19,026	253,497	-1,307	55,977,178

Source: Office for National Statistics, 2019

https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

Broad Age-Group Population and Population Projections

3.2.4 The following table and figure show the mid-year population change in 2018/2019 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.

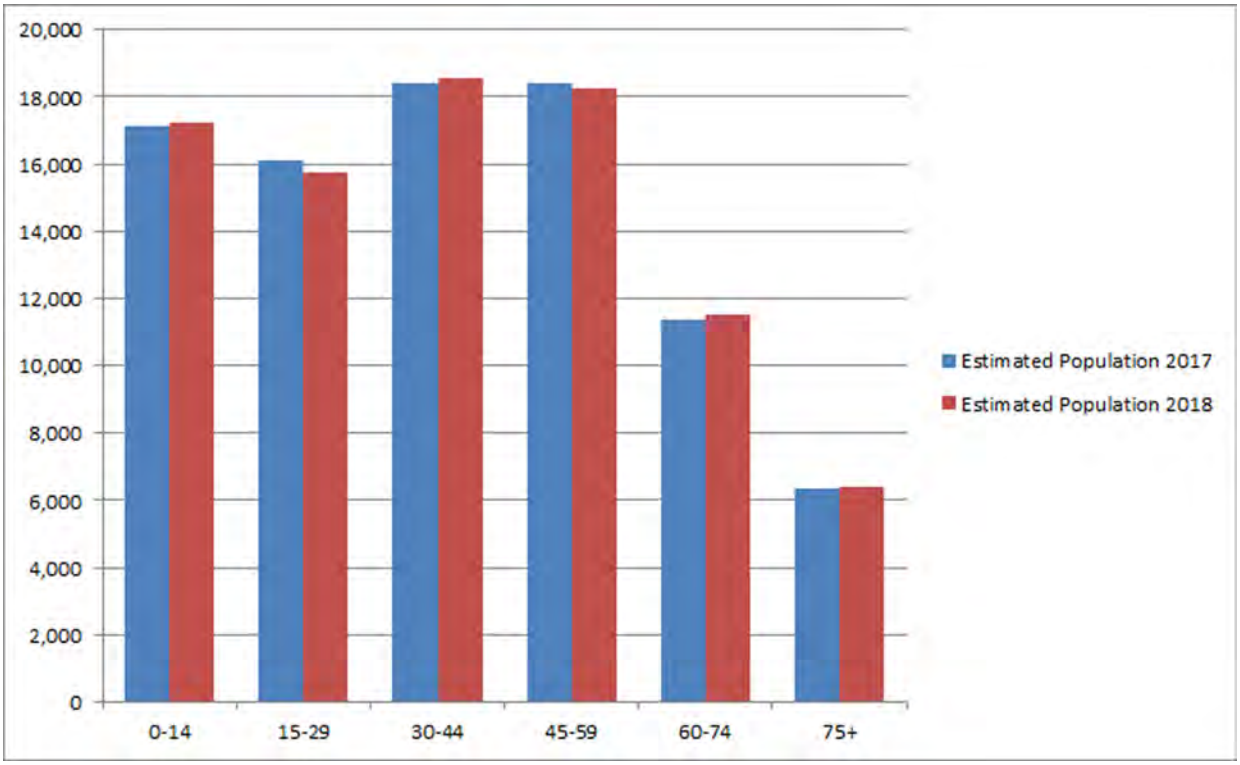
Table 3 Actual and % change of population age ranges in Stevenage, 2011/2012 - 2018/2019

Age range	2011/2012	2018/2019	% change since 2011
0 - 14	16,024	17,234	+7.55%
15 - 29	17,169	15,751	-8.26%
30 - 44	17,765	18,584	+4.61%
45 - 59	17,178	18,238	+6.17%
60 - 74	10,177	11,524	+13.24%
75+	5,934	6,423	+8.24%
Total	**84,247**	**87,754**	+4.16%

Source: Office for National Statistics, 2019

https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

Figure 3 Estimated population of Stevenage



3.2.5 Population figures predict that there will be a significant increase in the number of people aged 60 years and above while there would be a steady rise in the age groups of 0-19 and 20-59. These figures are based on the data from the Subnational Population Projections 2012 and are indicative of an ageing population in the UK.

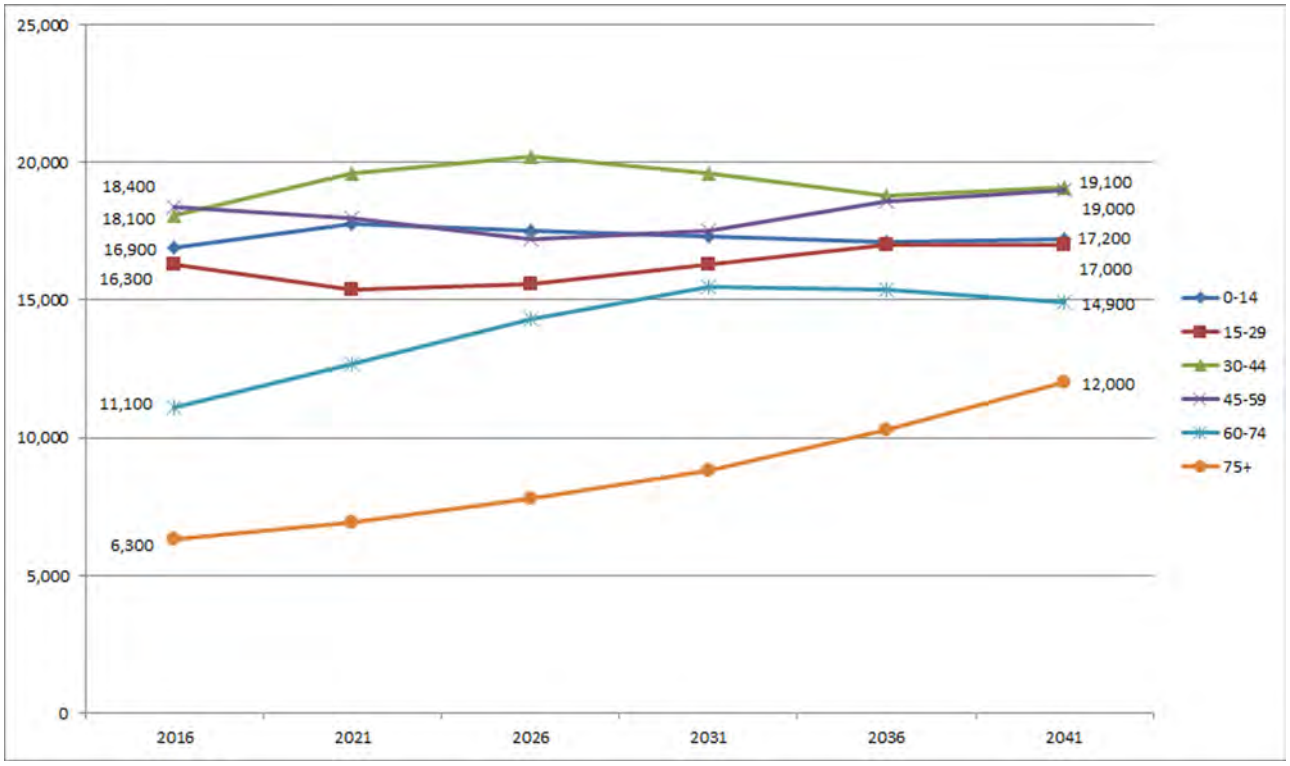
Table 4 Estimated population projection in Stevenage 2016 - 2041

Age range	2016	2021	2026	2031	2036	2041
0 - 14	16,900	17,800	17,500	17,300	17,100	17,200
15 - 29	16,300	15,400	15,600	16,300	17,000	17,000

30 - 44	18,100	19,600	20,200	19,600	18,800	19,100
45 - 59	18,400	18,000	17,200	17,500	18,600	19,000
60 - 74	11,100	12,700	14,300	15,500	15,400	14,900
75+	6,300	6,900	7,800	8,800	10,300	12,000
Total	**87,300**	**90,100**	**92,700**	**94,800**	**97,000**	**99,300**

Source: Office for National Statistics, 2019 https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

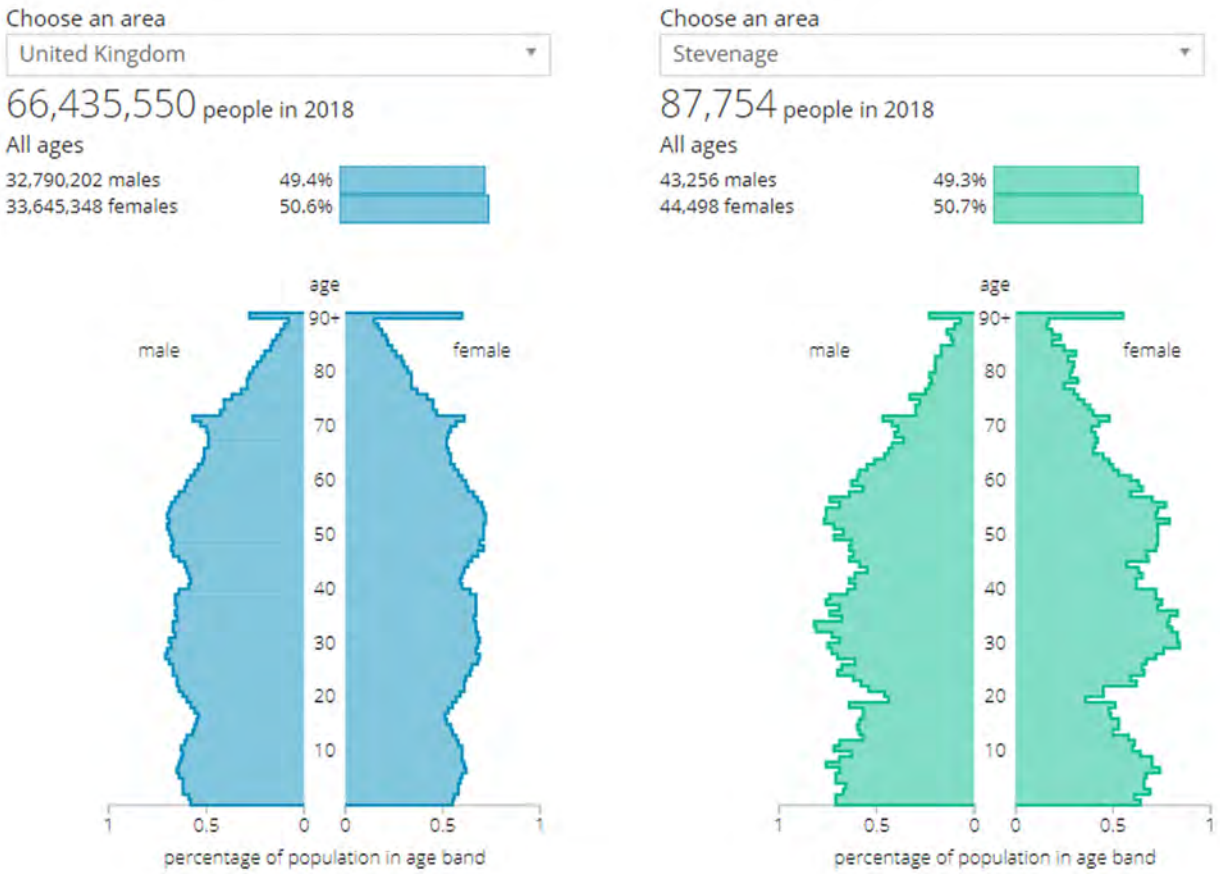
Figure 4 Projected age profiles for Stevenage to 2041



Source: Office for National Statistics, 2019 https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

3.2.6 The population pyramid below shows the division of the population of Stevenage in 2018 by age and gender. The ratio of males to females is reasonably equal in Stevenage and this is reflected in the population of the UK also.

Picture 1 Population figures, mid 2018, United Kingdom and Stevenage broken down by age and gender



*Source: Office of National Statistics, Annual Mid-Year Population Estimates for the UK 2019*https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/mid2018

Broad Ethnic Group Population

3.2.7 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 5,201 Non-White (12.4%). In Hertfordshire, the proportion of white people within the total population was 87.5% and the proportion of Asian/Asian British was 6.5%. In England, 85.3% of the population were White. In Stevenage, the greatest proportion of non-white people is Black/African/Caribbean/Black British (3.4% of the total population); this compares with 3.5% of the total population for England for this broad ethnic group.

Table 5 Population by broad ethnic group 2011

	All groups	White	Gypsy/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 Asian	Black/African/Caribbean/Black British	Other ethnic groups
Stevenage	83,957	73,531	67	2,265	1,626	489	536	635	1,562	2,836	410
Hertfordshire	1,116,062	976,346	1,149	27497	28,848	12,302	5,608	8,462	17,361	31,401	7,088
England	53,012,456	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

Source: Census 2011, Office for National
Statistics https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/annualpopulationsurvey/detailedcharacteristicsforlocalareasintheuk2011to2012#_ftn1

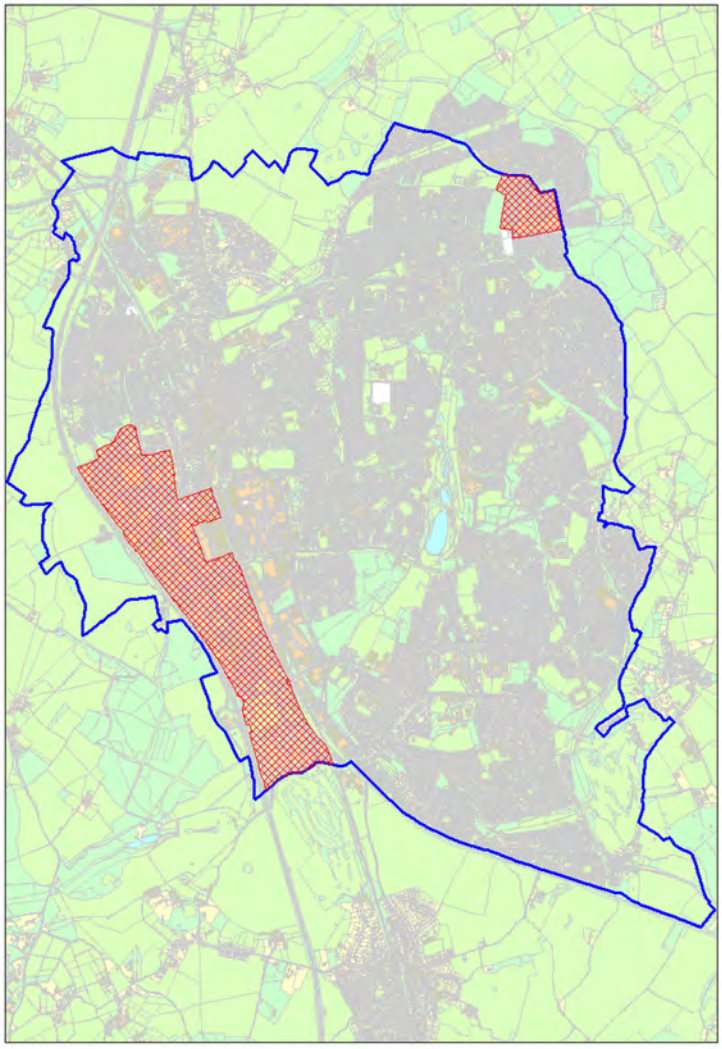
Economic Activity

3.2.8 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, earnings by residence, out-of-work benefits, jobs and business counts in the district.

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

3.2.10 As can be seen from the tables in section 3.2.2, the resident population of Stevenage in 2018 was 87,754 and the total population aged 16 - 64 was 56,388.

Picture 2 Designated employment areas



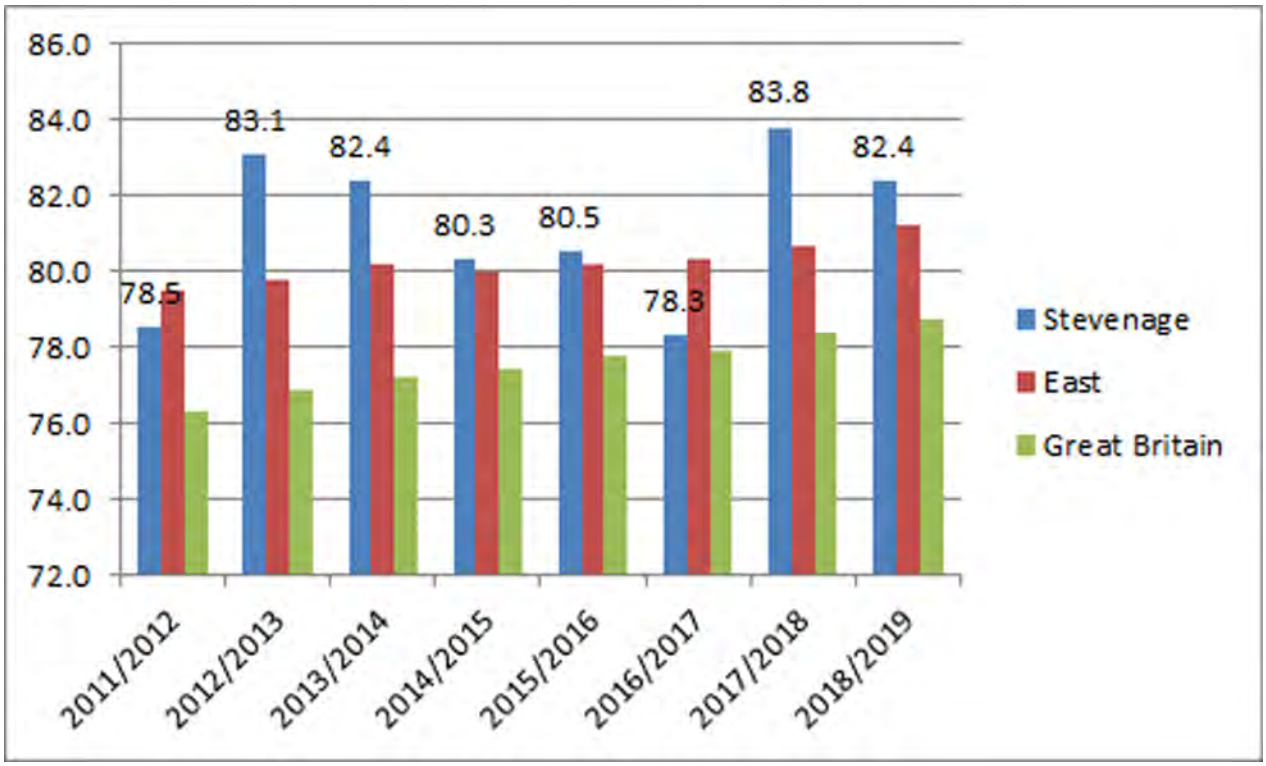
Labour supply

3.2.11 The labour supply in the Borough over the past ten years is shown below. 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.

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

3.2.13 The percentage of economically active people in Stevenage has been fluctuating since the start of the Plan period with a small decrease in the current monitoring year. However, it remains higher than the labour supply percentage in the East of England and Great Britain.

Figure 5 Labour supply since 2011 in percentage

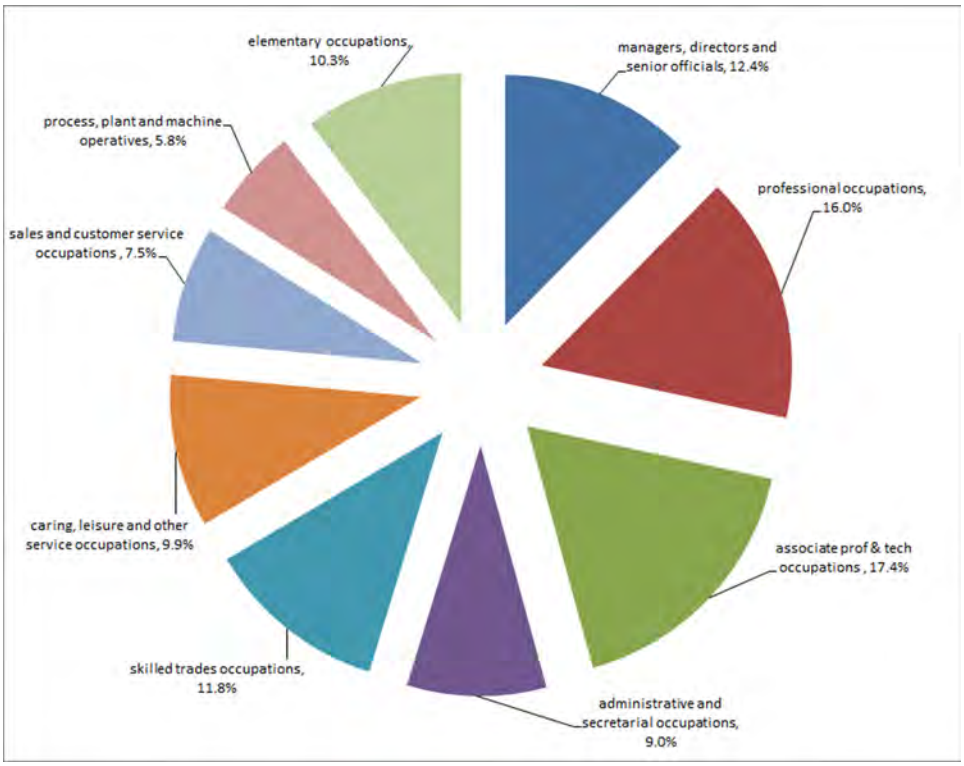


*Source: NOMIS official labour market statistics, 2019,*https://www.nomisweb.co.uk/

Employment by occupation

3.2.14 Between April 2018 and March 2019, the highest proportion of all persons in employment in Stevenage was that in associate professional and technical occupations (17.4%) followed by those in professional occupations (16%).

Figure 6 Employment by occupation in Stevenage 2018/2019

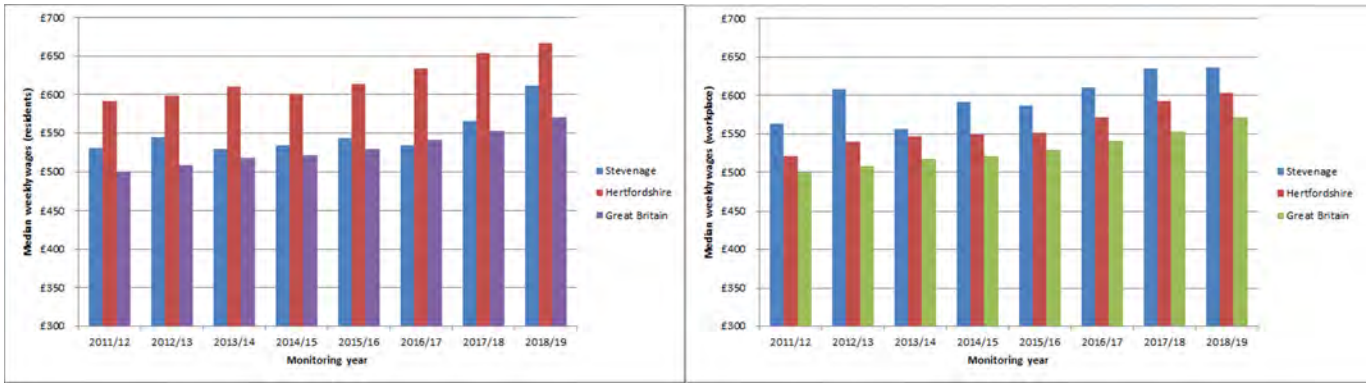


Source: NOMIS official labour market statistics, 2019, https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx?#ls

Earnings by residence

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

Figure 7 Earnings by residence and workplace - gross weekly pay for all full-time workers



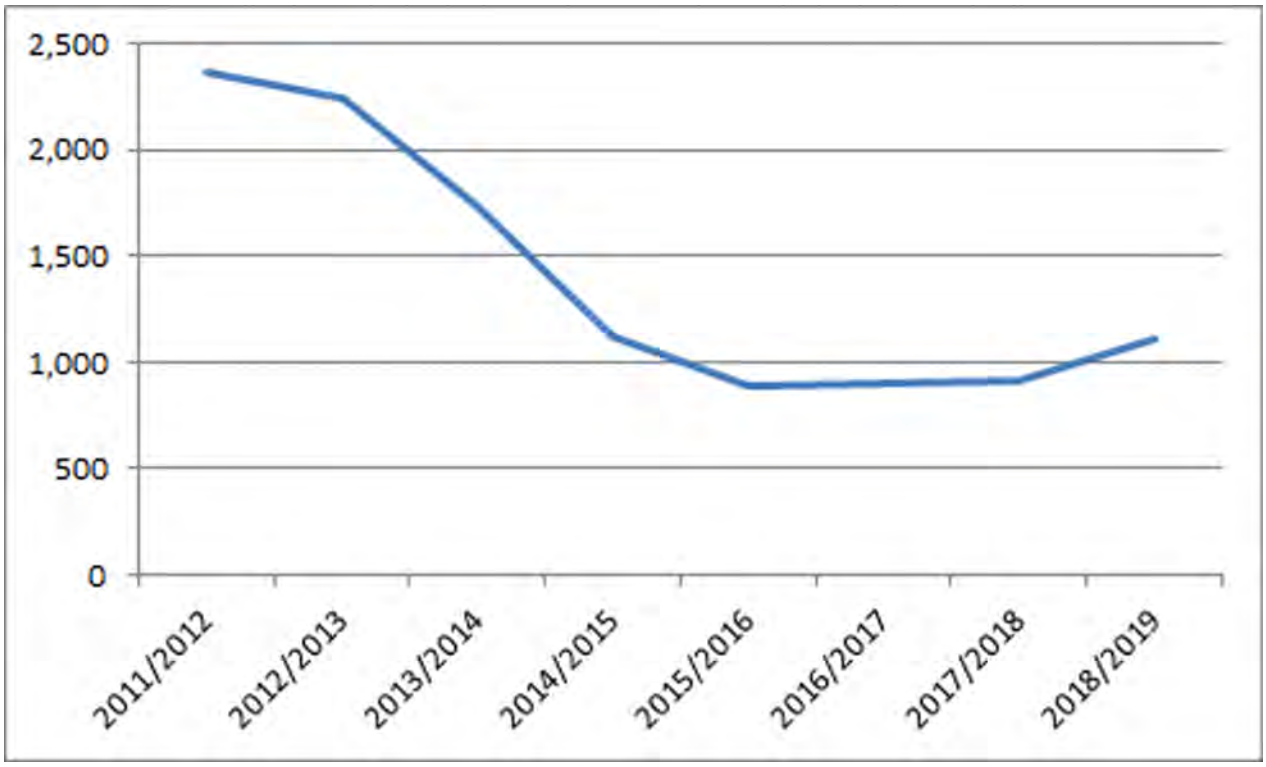
Source: NOMIS official labour market statistics, 2019, https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx#tabempunemp

3.2.16 The average weekly earnings for those who work in Stevenage is 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.

People claiming Job Seeker's Allowance ( )

3.2.17 The proportion of the resident population in Stevenage aged 16-64 claiming Job Seeker's Allowance (JSA) since March 2011 until March 2019 has decreased steadily but is now slowly increasing to just above 1,100. This figure may continue to fluctuate around this number and maybe even rise as Universal Credit Full Service is rolled out.

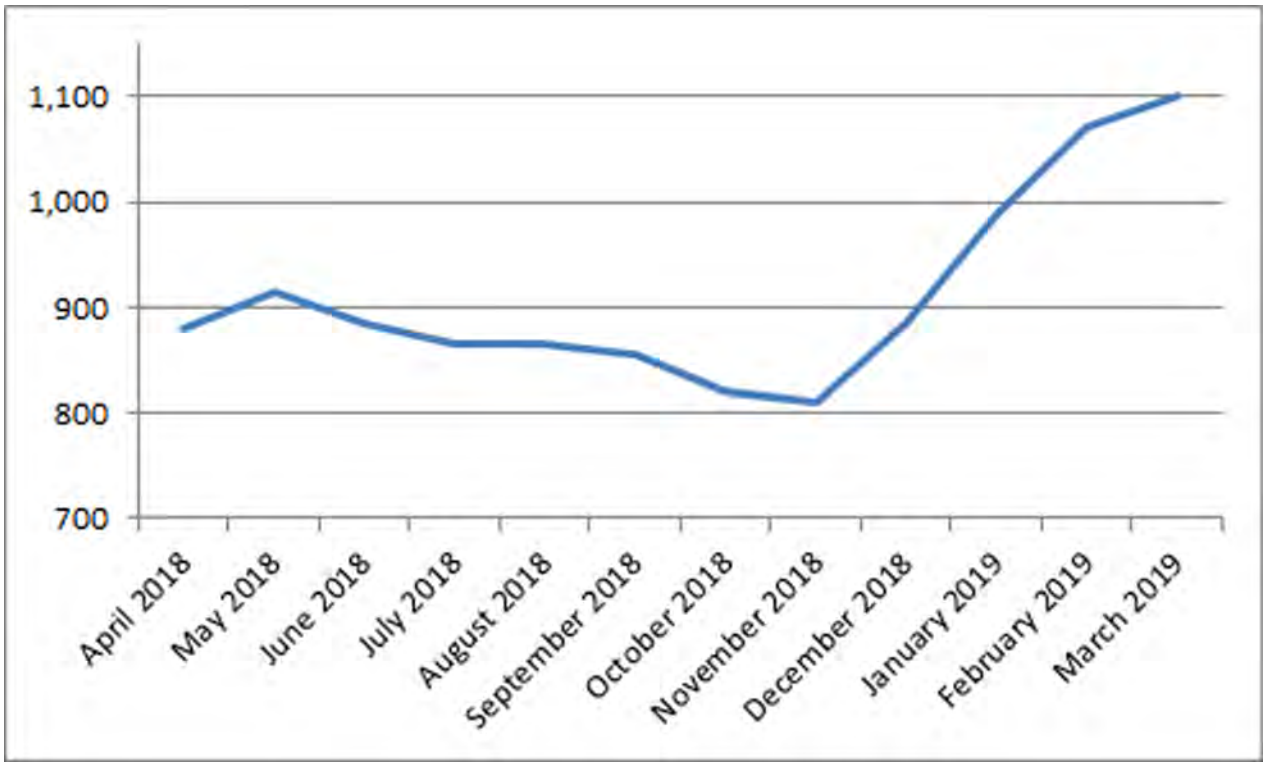
Figure 8 All persons claiming Job Seekers Allowance in Stevenage 2011-2019



Source: NOMIS official labour market statistics, 2019, https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx#tabempunemp

3.2.18 Looking more closely at the last monitoring year, claimant counts have fluctuated over the last 12 months with the last few months showing the steepest rise in claimant counts. We will continue to monitor this trend.

Figure 9 All persons claiming Job Seekers Allowance in Stevenage - Monthly

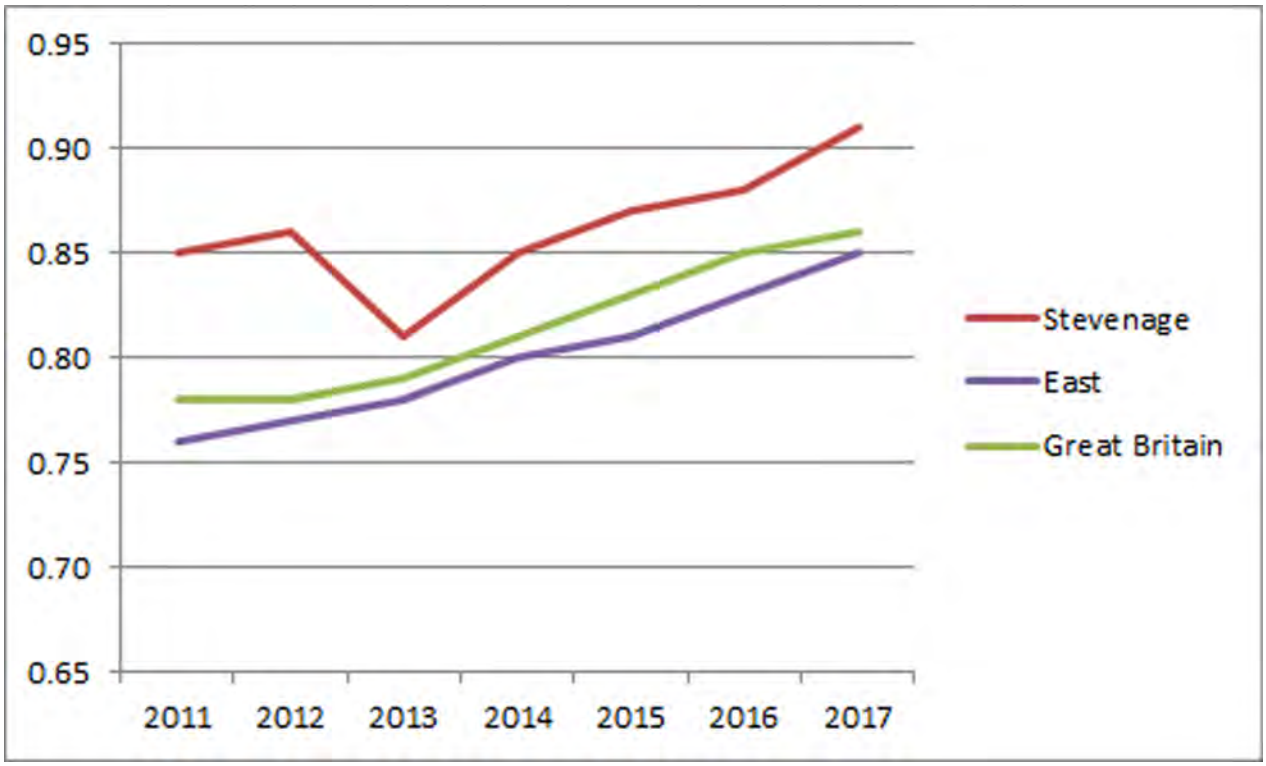


Source: NOMIS official labour market statistics, 2019, https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx#tabempunemp

Job density

3.2.19 Job density figures represent the ratio of total jobs to population aged 16-64. Total jobs includes employees, self-employed, government supported trainees and HM Forces. This data is not updated seasonally, and hence has only been included up to 2017. The job density in Stevenage has steadily increased since 2013 and this trend follows that of the region and country.

Figure 10 Job density between 2011 - 2017



Source: NOMIS official labour market statistics, 2019, https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx#tabempunemp

Business Counts in Stevenage

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

Table 6 Business counts by size in Stevenage

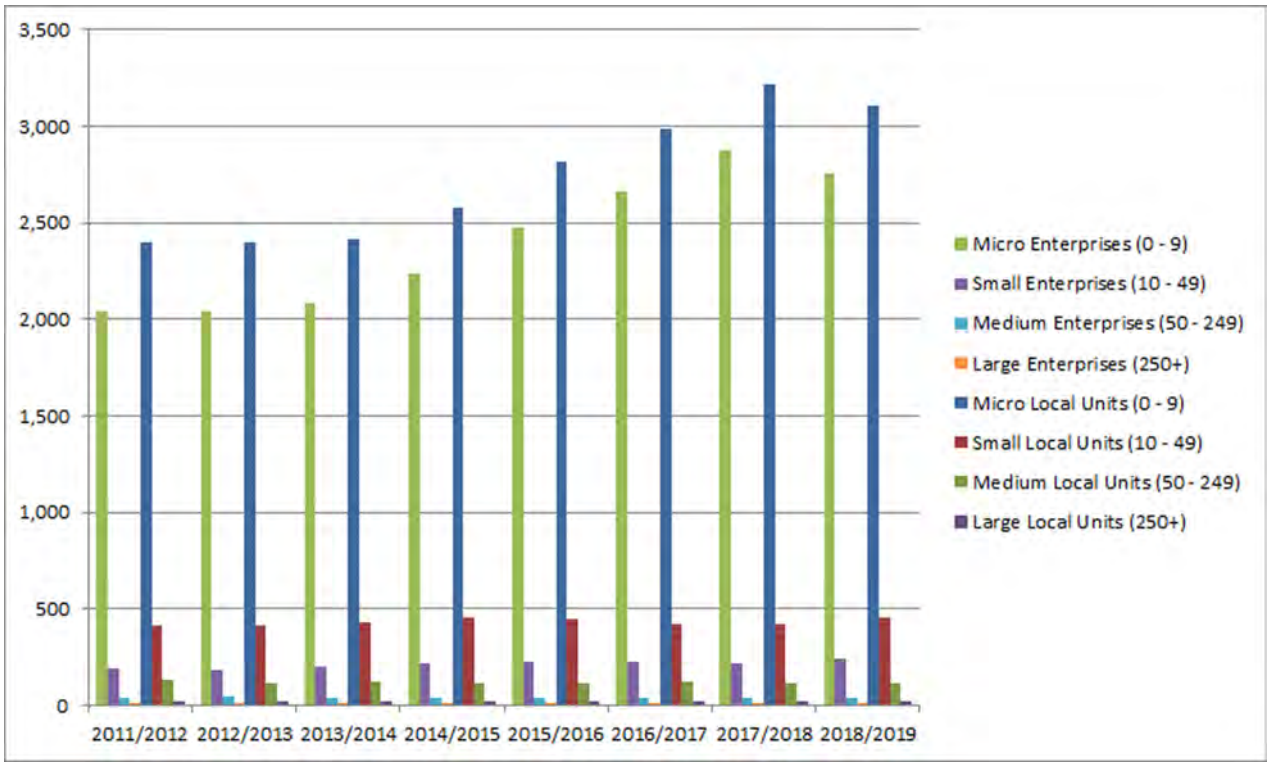
	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Enterprises								
Micro (0 - 9)	2,040	2,045	2,085	2,240	2,475	2,665	2,875	2,755
Small (10 - 49)	195	185	205	220	230	225	220	245
Medium (50 - 249)	40	45	40	40	40	35	35	40
Large (250+)	15	15	15	15	15	15	15	15

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

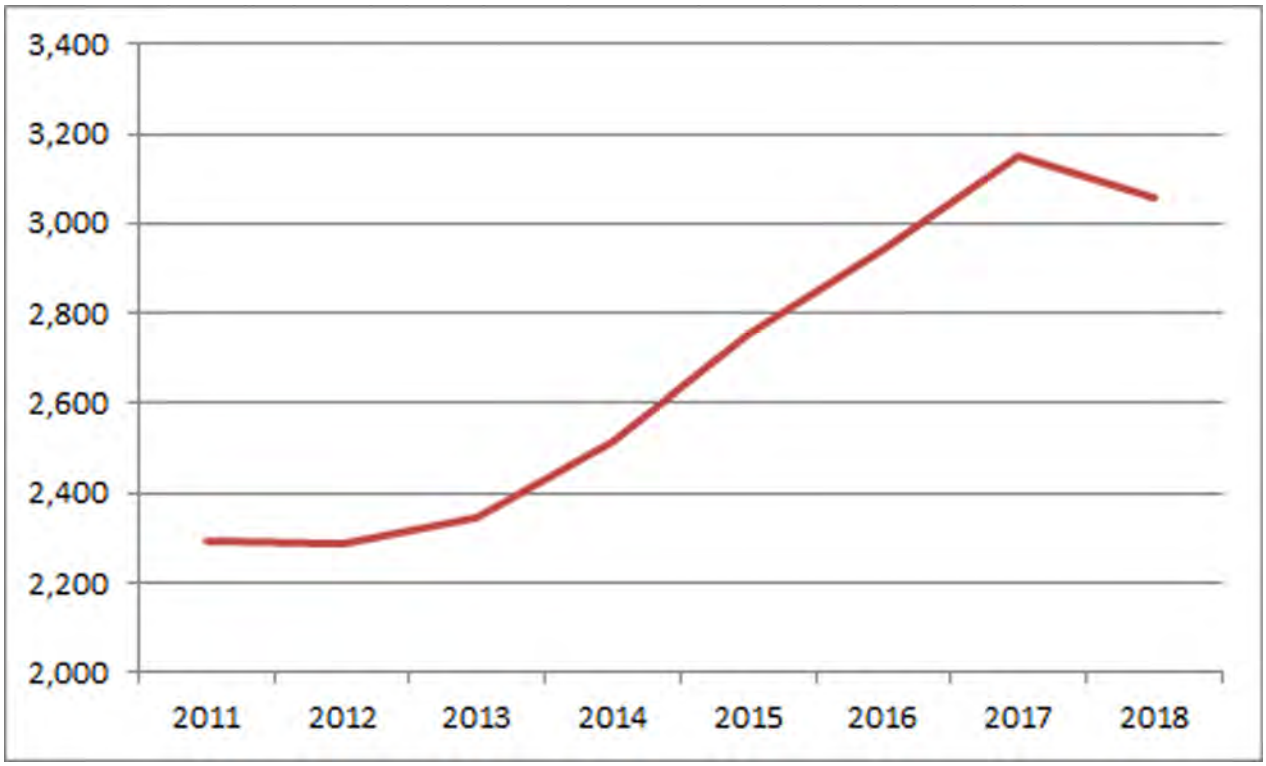
2 A local unit is an individual site (for example a factory or shop) associated with an enterprise. It can also be referred to as workplace

Enterprises Total	2,290	2,290	2,345	2,515	2,760	2,940	3,145	3,055
Local Units								
Micro (0 - 9)	2,395	2,395	2,415	2,575	2,820	2,985	3,215	3,105
Small (10 - 49)	410	415	435	455	445	425	425	460
Medium (50 - 249)	130	120	125	120	115	125	120	120
Large (250+)	20	20	20	20	20	20	20	20
Local Units Total	2,955	2,950	2,995	3,170	3,400	3,555	3,780	3,705
Grand Total	**5,245**	**5,240**	**5,340**	**5,685**	**6,160**	**6,495**	**6,925**	**6,760**
Source: NOMIS official labour market statistics, 2019, https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx#tabempunemp								

Picture 3 Business counts by size, 2011/2012 - 2018/2019



Picture 4 Business counts in Stevenage



Qualification levels in Stevenage

3.2.21 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. Stevenage also performs better than the region and the country when comparing the level of individuals with no qualifications.

Figure 11 Qualification levels 2018/2019

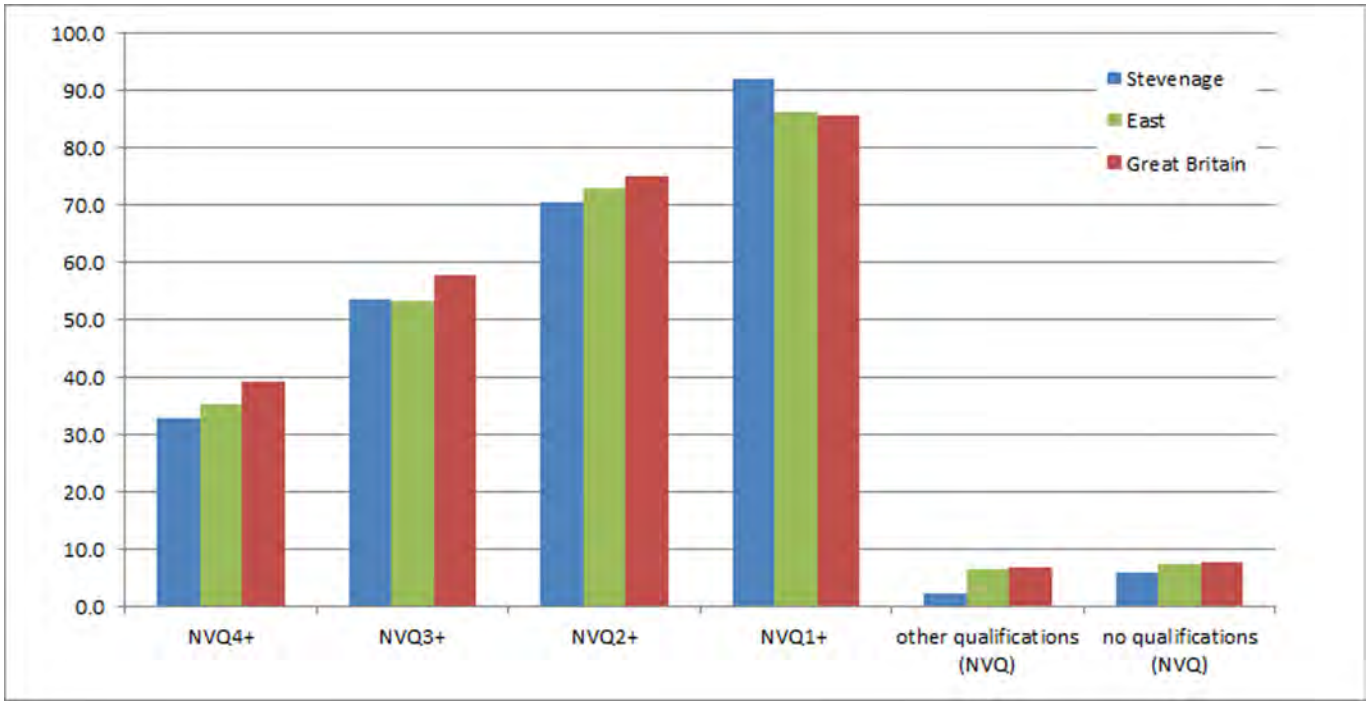
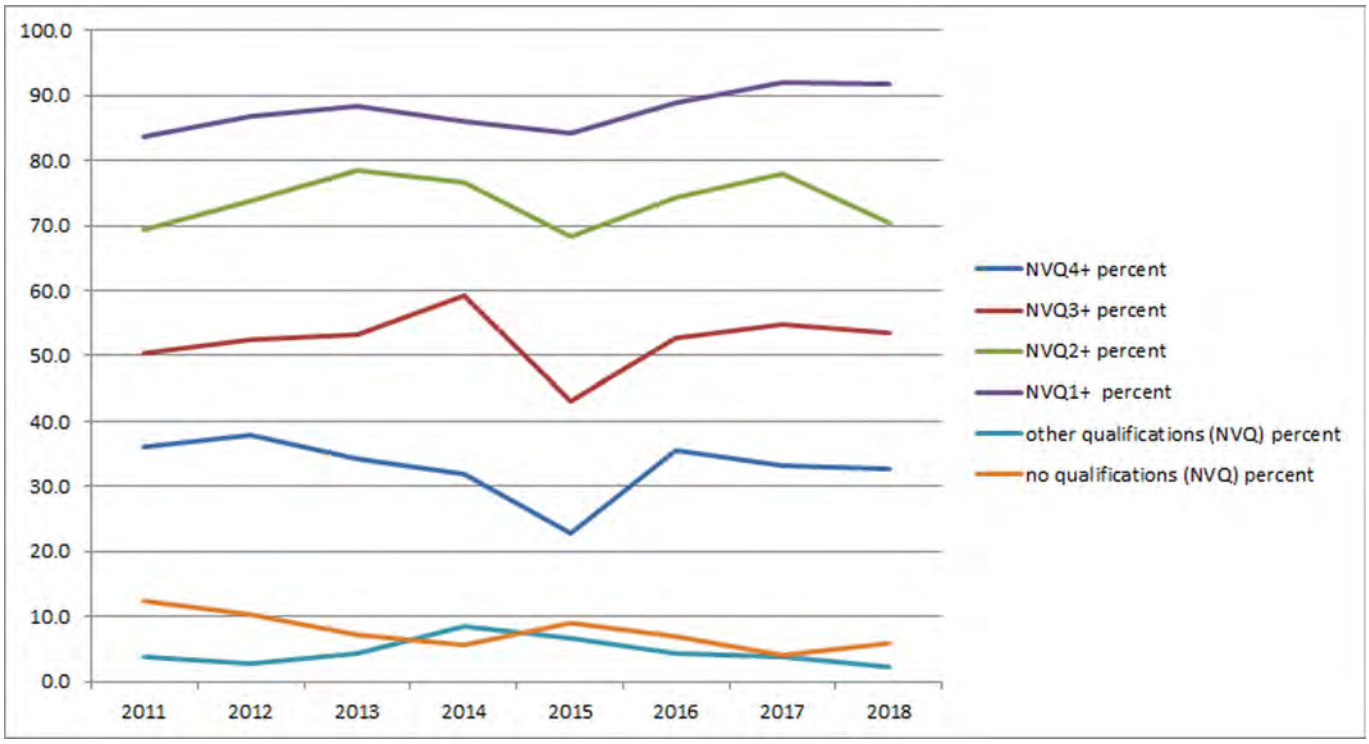


Figure 12 Qualifications levels in Stevenage 2011 - 2018



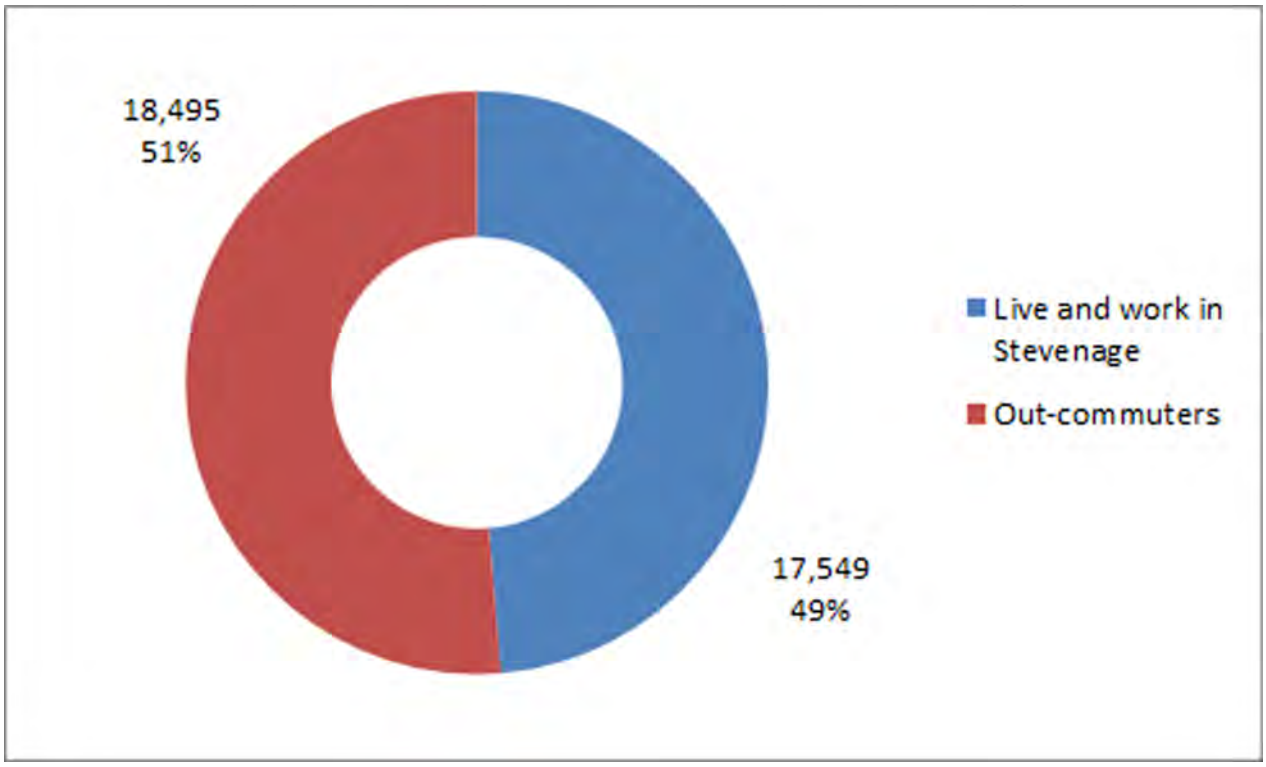
Source: NOMIS, ONS annual population study https://www.nomisweb.co.uk/reports/lmp/la/1946157228/report.aspx?town=stevenage#tabrespop

Travel Flow Data

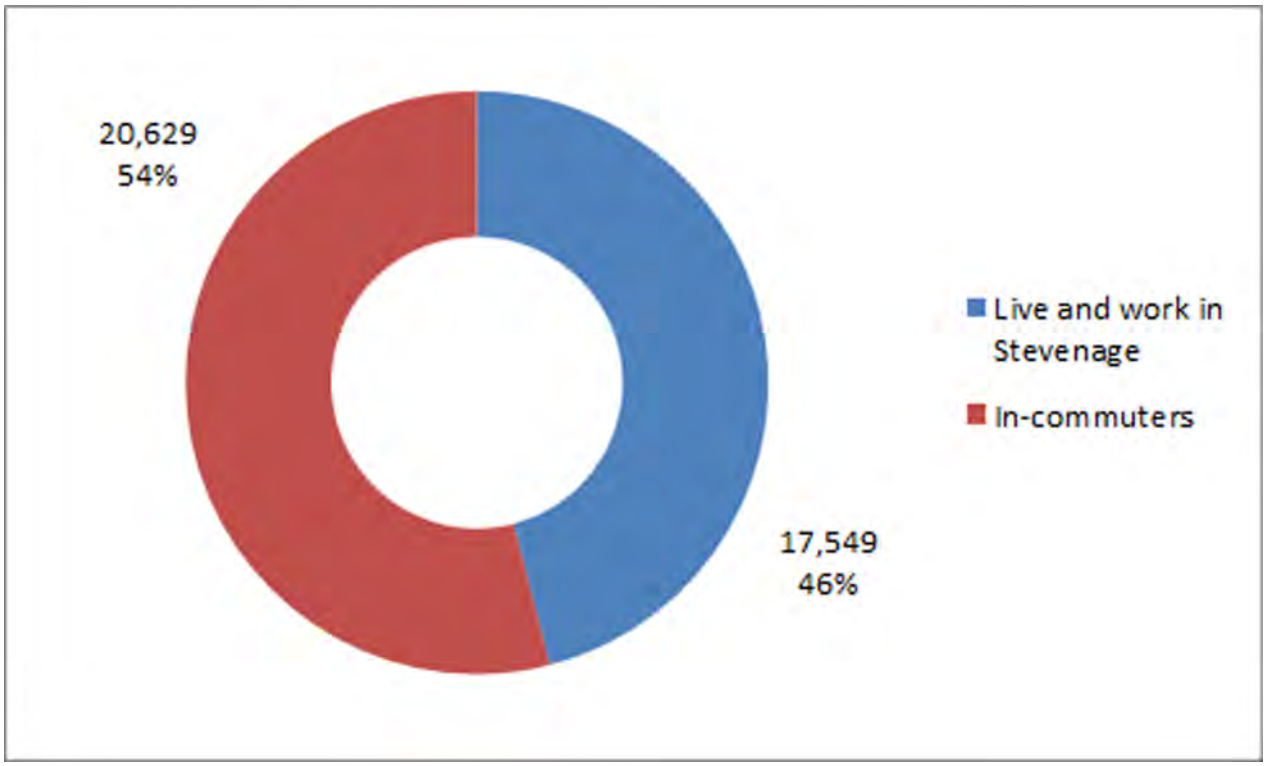
3.2.22 Based on the 2011 Census data, Stevenage has a higher number of out-commuters than in-commuters – i.e. more people leave to work outside the district than come into the district to work. In Stevenage, over 50% of the residents commute out to a different area / local authority to work, whilst over 38% of the workplace population in the district commute in from different local authorities.

3.2.23 Figure 2 below shows the commuter flow data for the number of people coming in to Stevenage to work and those going out from Stevenage to work in other local authorities. A large number of residents commute to London.

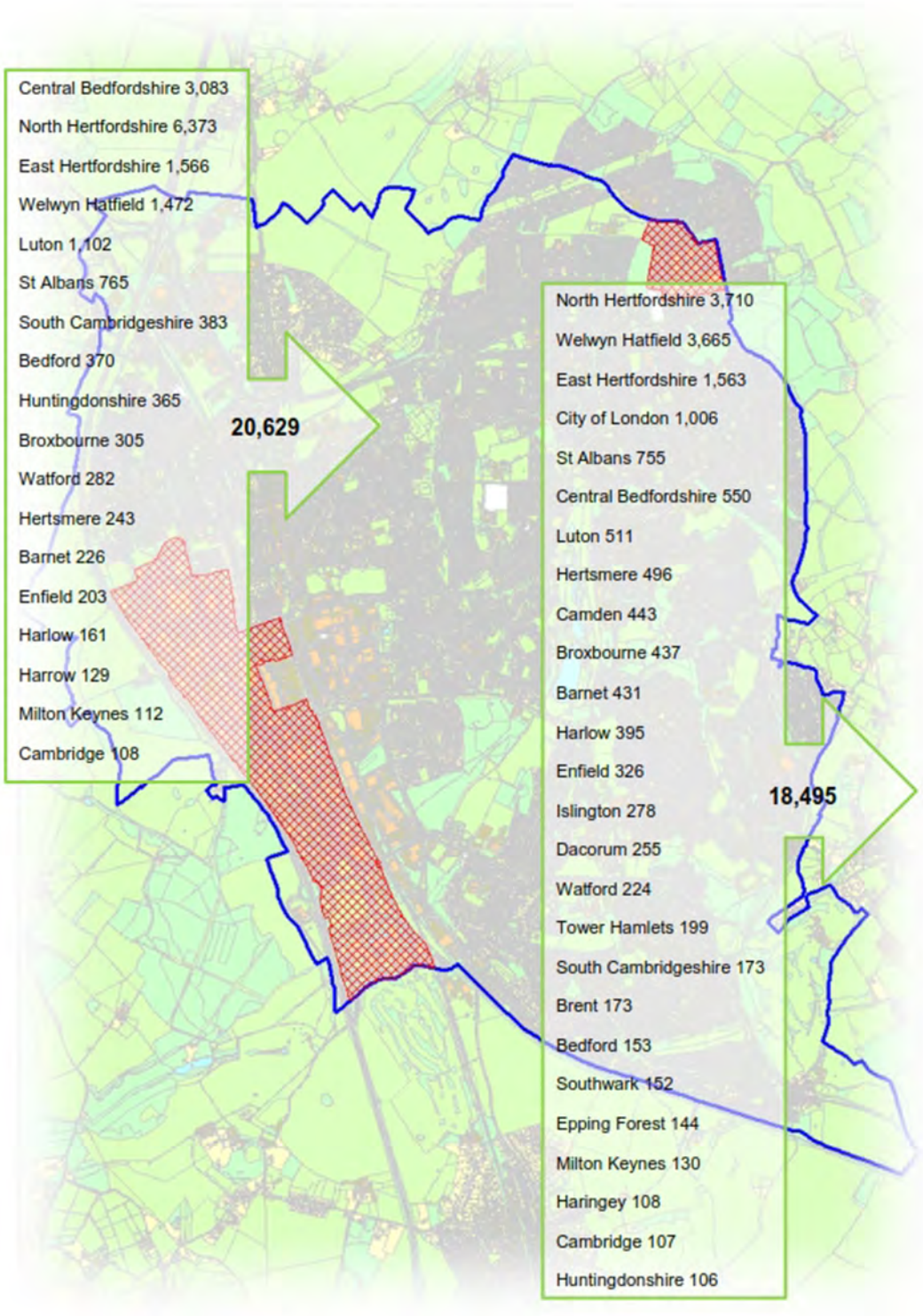
Picture 5 Living in Stevenage (workers) 2011 Census



Picture 6 Working in Stevenage 2011 Census



Picture 7 Travel flow within area (2011 Census)



Socio-cultural profile

Deprivation

3.2.24 The Department for Housing, Communities and Local Government published the 2015 Index ofMultiple Deprivation, which measures relative levels of deprivation in 32,844 small areas or neighbourhood - called Lower-layer Super Output Areas (LSOAs) - in England. According to thefigures Stevenage is ranked as the 14th least deprived (The English Indices of Deprivation 2015),although there are some areas within it that are less affluent.

Crime

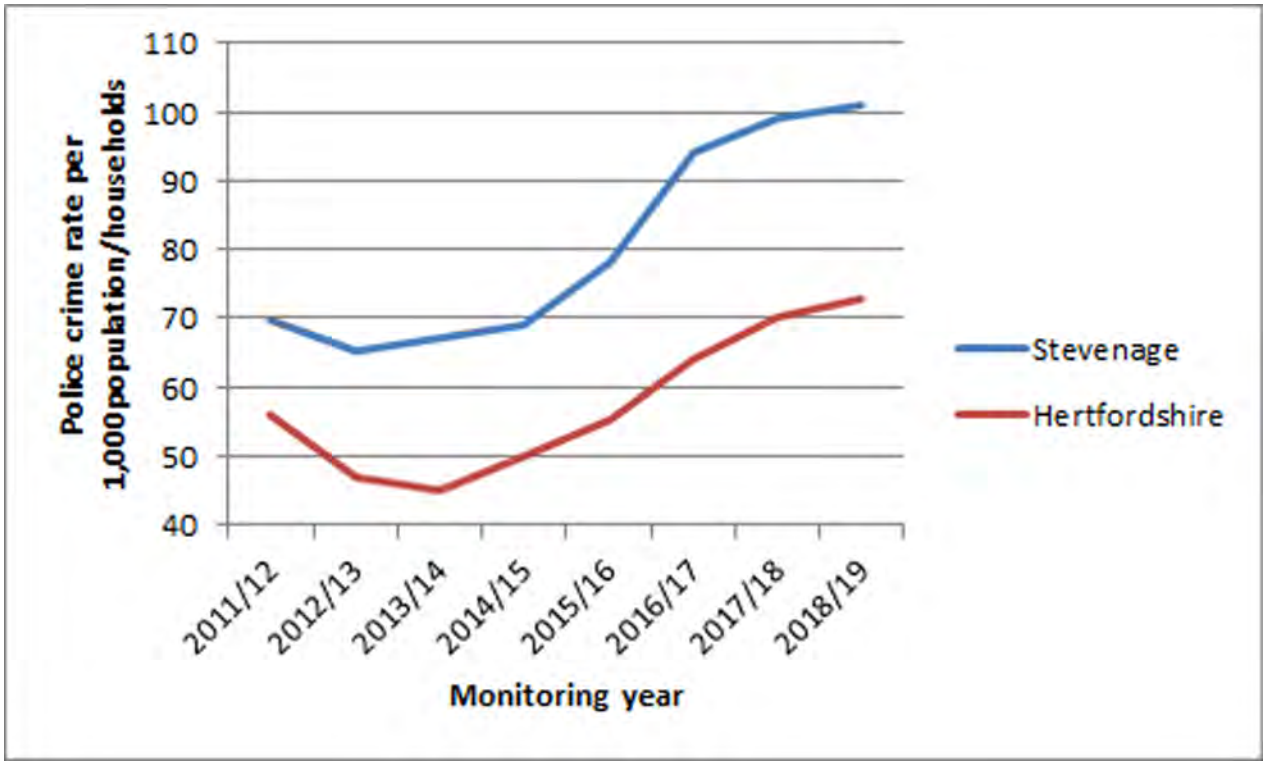
3.2.26 The 'Police recorded crime by local area 2019' is the latest information available by local authority area. In terms of the crime rate in the district, the police recorded crime rate for the five key offences are shown in the table below. The data shows that the crime rate for each of the headline offences, except for criminal damage and arson, and drug offences, increased in Stevenage during this monitoring year. However the crime rate per 1,000 population for each of the offences is still recorded as equal to, or greater than that of Hertfordshire as a whole.

Table 7

	Stevenage				Hertfordshire
	Total Offences 2017/2018	Total Offences 2018/2019	% difference	Offences per 1,000 population 2018/2019	Offences per 1,000 population 2018/2019
Violence against persons	2,479	3,041	+23%	35	22
Sexual offences	197	266	+35%	3	2
Robbery	65	71	+9%	1	1
Theft offences	2,972	3,084	+4%	35	31
Criminal damage and arson	1,145	985	-14%	11	8
Drug offences	369	335	-9%	4	3
Possession of weapons offences	74	104	+41%	1	1
Public order offences	671	792	+18%	9	5

Miscellaneous crimes against society	150	156	+4%	2	2

Picture 8 Crime rates for Stevenage and Hertfordshire 2011/2012 - 2018/2019



Health Profile

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

3.2.28 Deprivation is lower than average; however about 16% (2,880) of children live in low income families. Life expectancy for both men and women is lower in Stevenage than the England average[3].

Health Inequalities

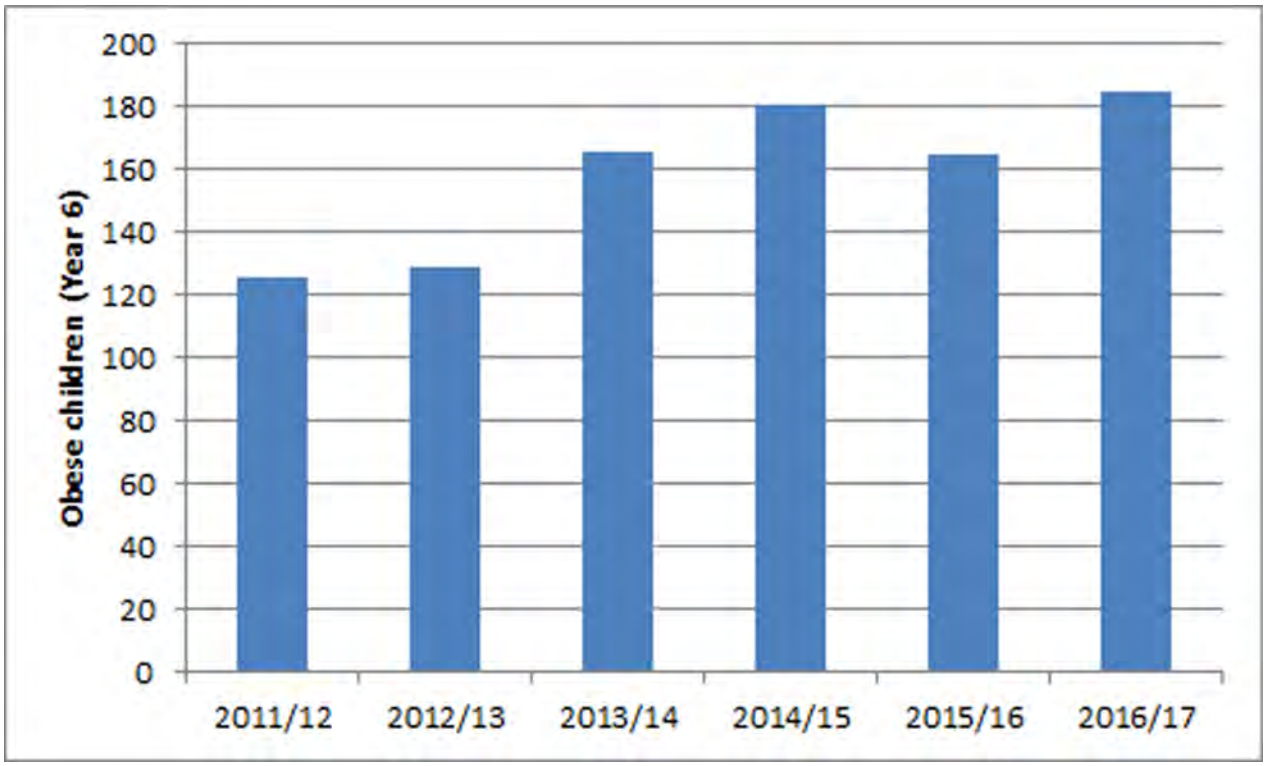
3.2.29 Those living in the most deprived areas of Stevenage have an average life expectancy that measures 7.2 years lower for men and 3.5 years lower for women than those living in the least deprived areas.

Child Health

3.2.30 2019 data shows that in Year 6, 18.5% (194) children are classified as obese which is higher than the England average. Obesity rates have been steadily increased since the beginning of the Plan period.

3 Health Profile – Stevenage 2019, Public Health England; https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/102/are/E07000243

Picture 9 Number of obese children in Year 6 in Stevenage, 2011/2012 - 2016/2017



Local Priorities

3.2.31 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; https://www.hertshealthevidence.org/documents/thematic/healthy-stevenage-dashboard-1819.pdf.

Housing profile

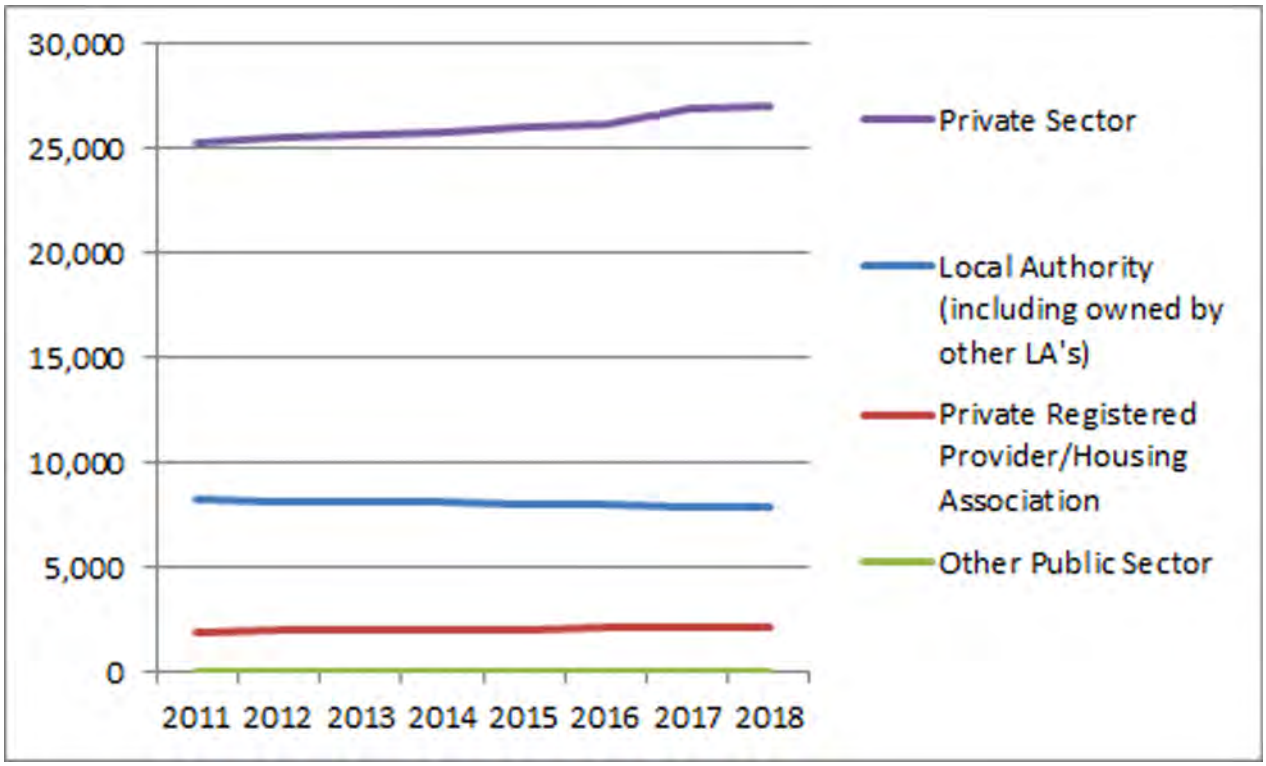
3.2.32 The table below shows the housing tenure of the existing housing stock in the town. As can be seen, the majority of the dwellings are in the private sector.

Table 8 Dwelling stock: No. of dwellings by 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	35,760
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

*Source: DCLG, Live Table Tenure, Table 100, 2019*https://www.gov.uk/government/statitstical-data-sets/live-tables-on-dwelling-stock-including-vacants

Picture 10 Number of dwellings by tenure in Stevenage



House Price Index Data

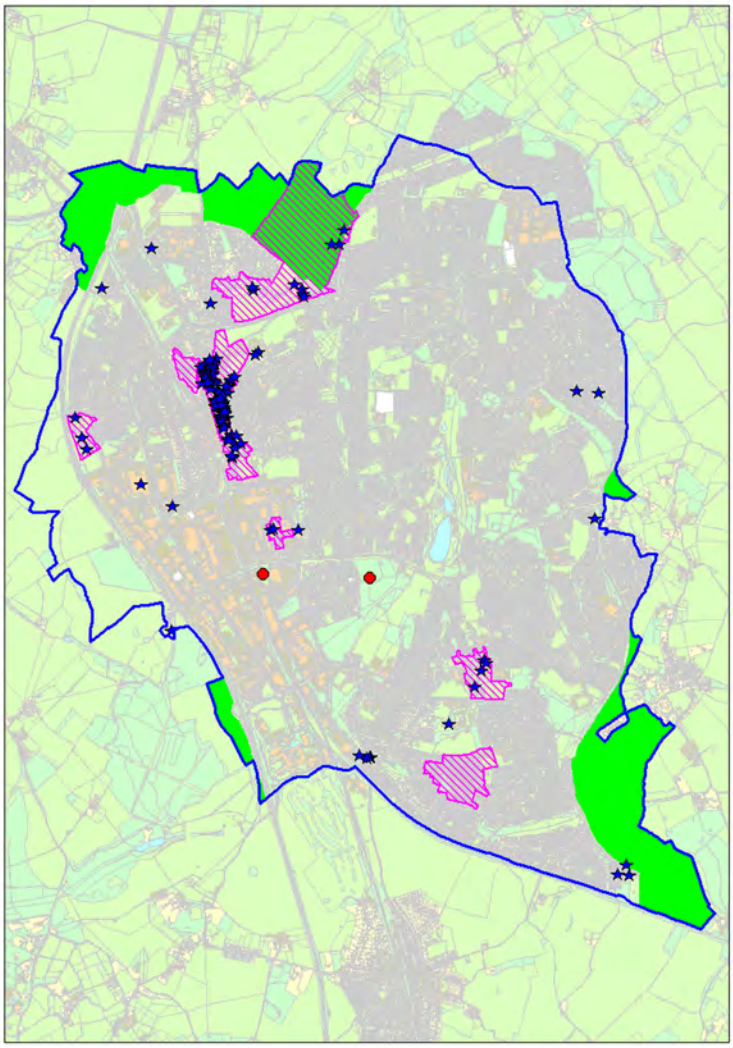
3.2.33 The table below shows that the average price of all house types has increased from the last monitoring year. It is likely that house prices in the borough will continue to fluctuate given the unpredictable economic climate. However, average house prices in the borough still remain significantly above the national average creating issues of affordability.

Table 9 House Prices in Stevenage by dwelling type

Average Prices (£)	Detached House	Semi-detached	Terraced House	Flats/Maisonettes	All House Types
Apr-Jun 2017 (Q2)	£447,700	£323,000	£280,700	£210,900	£289,500
July-Sept 2017 (Q3)	£476,700	£348,900	£271,800	£198,300	£289,900
Oct-Dec 2017 (Q4)	£471,300	£330,300	£273,400	£191,200	£292,300
Jan-Mar 2018 (Q1)	£510,800	£339,800	£276,200	£210,500	£301,400
Average	**£476,625**	**£335,500**	**£275,525**	**£202,725**	**£293,275**
Apr-Jun 2018 (Q2)	£447,500	£359,700	£278,600	£186,900	£289,000
July-Sept 2018 (Q3)	£528,900	£359,200	£278,200	£182,700	£290,500
Oct-Dec 2018 (Q4)	£477,400	£335,200	£276,100	£163,800	£291,100
Jan-Mar 2019 (Q1)	£554,500	£348,000	£272,400	£184,700	£285,600
Average	**£502,075**	**£350,525**	**£276,325**	**£179,525**	**£289,050**
% Change since 2011	***+69.9%***	***+54.23%***	***+61.56%***	***+39.25%***	***+37.09%***
Source: http://atlas.hertslis.org/IAS/dataviews/tabular?viewId=977&geoId=15&subsetId					

Environment profile

Figure 13 Environment of Stevenage



3.2.34 Stevenage is characterised by the quality, nature and extent of the historic buildings, within its boundary. There are seven designated Conservation Areas within the Borough; with 125 Listed Buildings and 3 Scheduled Ancient Monuments.

3.2.35 The Borough is largely made up of urban area. However, there are 37 locally designated Wildlife Sites across the Town.

Green Belt

3.2.36 The extent of the designated Green Belt in England as at 31st March 2019 was estimated at 260 hectares, around 0.02% of Green Belt in England.

3.2.37 In Stevenage, during the monitoring year, there has not been any amendment made to the amount of Green Belt land in the Borough. The latest statistics published on 31st March 2019 show that there is 260 hectares of Green Belt in the Borough, which is the same as that in the previous monitoring periods since 2011. This will change with the adoption of the emerging Local Plan.

Table 10 Green Belt Statistics for 2018/2019

	2018/2019
Stevenage	260 hectares
England	1,629,510 hectares
Source: https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2017-to-2018	

4 SECTION 2: INDICATORS FROM THE REGULATIONS

4.0.1 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:

- monitoring the progress of the Local Plan against the Local Development Scheme (LDS);
- monitoring the progression of the Self-Build and Custom House building Register;
- monitoring actions taken under the Duty to Co-operate; and
- monitoring the progression of the Community Infrastructure Levy (CIL).
- planning application determination

4.1 LOCAL DEVELOPMENT SCHEME (LDS)

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

4.1.2 The LDS in place as of 31 March 2019 set out the timeline for the remaining stages in the Local Plan preparation. The following table displays the timeline against the regulatory milestones contained within the Town and Country Planning (Local Planning) Regulations 2012. The Local Plan is currently subject to a Holding Direction from the Secretary of State.

Table 11

Document	Milestone set in LDS programme for 2018/19	Milestone achieved during 2018/19	Reason	Regulation
Stevenage Borough Local Plan	Adoption March - July 2017	No	SoS issued Holding Direction on the Local Plan in November 2017	26
Proposals Map	Adoption March - July 2017	No	SoS issued Holding Direction on the Local Plan in November 2017	
Stevenage CIL Charging Schedule	Consultation July 2017 Submission to Gov't September 217 Examination November 2017 Inspectors Report December 2017 Adoption January 2018	No No No No No	Delayed due to the Holding Direction issued on the Stevenage Borough Local Plan	
Statement of Community Involvement	Adoption January 2018	No	Delayed due to work on Local Plan - Adoption in November 2018	

4.2 SELF-BUILD AND CUSTOM HOUSEBUILDING PLOTS

4.2.1 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 http://www.stevenage.gov.uk/149690/planning-policy/159560/.

4.2.2 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.

4.2.3 The criteria to enter on to the Stevenage Self-Build Register was set up in 2016. As of March 31st 2019 there were 11 individuals on Part 1 of the Self-Build Register. There are currently no associations on the Self-Build Register.

Table 12 Summary of Self Build Register, Part 1

Base Period 1 **Register start to 30/10/2016**	**Base Period 2** **31/10/2016 - 30/10/2017**	**Base Period 3** **31/10/2017 - 30/10/2018**	**Base Period 4** **31/10/2018 - 30/10/2019**
Applicant 1			
	Applicant 2		
	Applicant 3		
	Applicant 4		
		Applicant 5	
		Applicant 6	
		Applicant 7	
		Applicant 8	
		Applicant 9	
		Applicant 10	
			Applicant 11

4.3 DUTY TO CO-OPERATE

4.3.1 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.

4.3.2 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

4.3.3 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

4.3.4 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; and
- 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.

4.4 COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.4.1 We have undertaken initial technical work concerning the Community Infrastructure Levy (CIL) as part of the Viability Study. The Viability Study identified the level of CIL that would be financially viable to charge for a number of different development typologies.

4.4.2 During the last monitoring year, we undertook a consultation on the Preliminary Draft Charging Schedule for CIL which proved positive. Responses to the consultation have been incorporated into the Draft Charging Schedule consultation and this will consulted upon after the adoption of the Local Plan with a view to adopting later on in the monitoring year.

4.5 PLANNING APPLICATION DETERMINATION

4.5.1 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

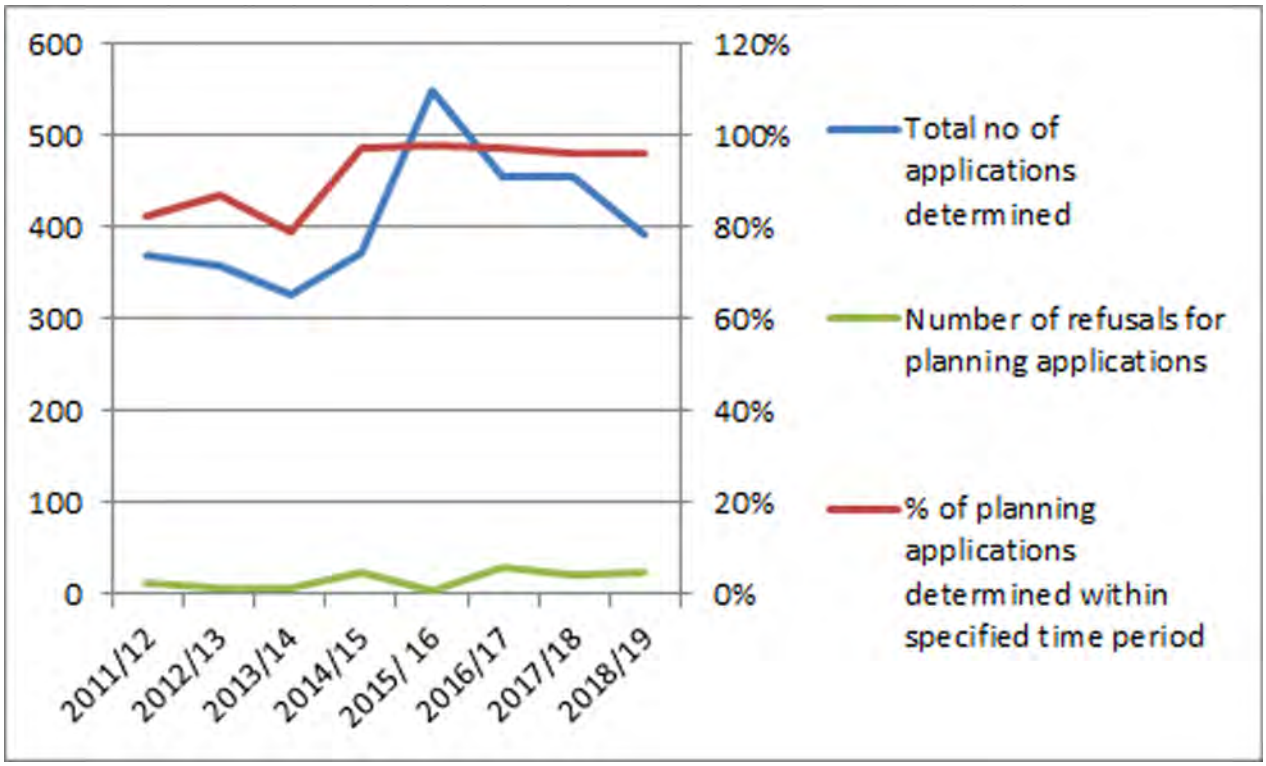
Table 13 Planning applications processed on time

Planning application category	Number of applications determined (1)	Completion target	Actual % determined in 2018/2019	On target?
Major	5	60% in 13 weeks	100%	Yes
Minor	80	65% in 8 weeks	90%	Yes
Other	308	80% in 8 weeks	98%	Yes

1. excludes withdrawn and superseded applications

4.5.2 A total of 393 planning applications were determined in 2018/2019. National performance target were exceeded in all application categories.

Figure 14 Planning application determinations, refusals and % targets



Refusals

4.5.3 In 2018/2019, there were 24 planning application refusals. This is an increase of 2 since last monitoring year.

5 SECTION 3: GROWTH CHANGES IN THE MONITORING YEAR

5.1 GROWTH/CHANGES IN THE MONITORING YEAR

5.1.1 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. This AMR reports the Council's Housing Supply as of 31 March 2019. A Housing Update has been produced and published alongside this AMR to reflect the updated circumstances that impact Housing Supply. The Housing Update should be used in decision-making. Other areas of the section provide information on growth with regards to:

- business development;
- retail and shopping frontages;
- environment; and
- renewable energy developments

Housing Growth and Changes in the Monitoring Year

5.1.2 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.

5.1.3 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

5.1.4 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.

5.1.5 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.

5.1.6 380 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

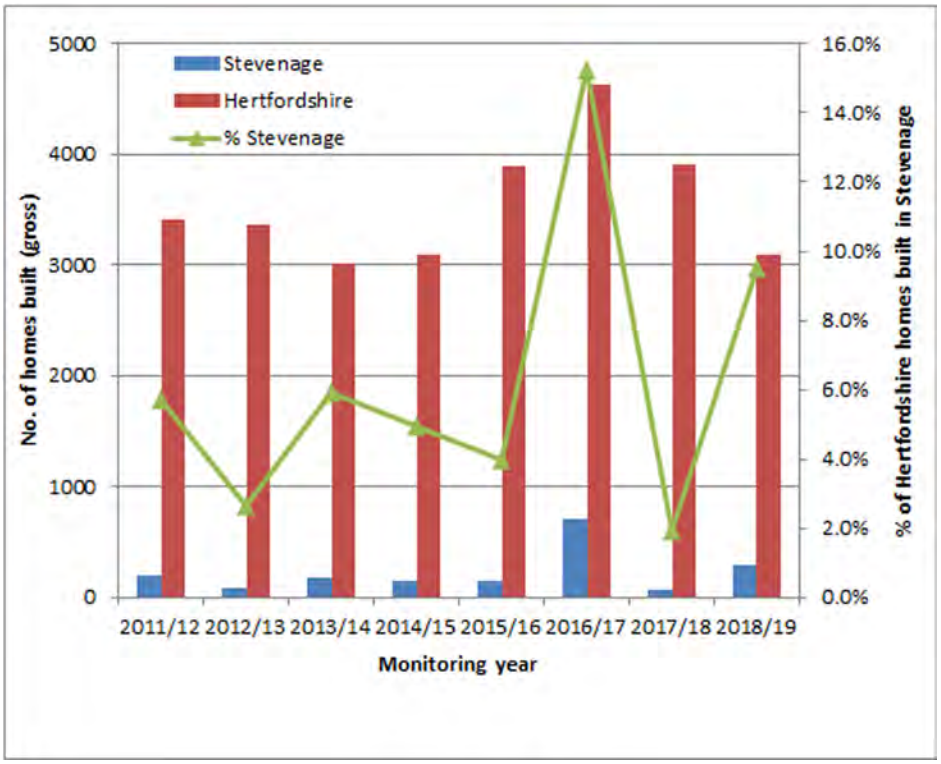
5.1.7 In this monitoring year a total of 295 dwellings (gross) were completed. However, there was a loss of 10 dwellings to facilitate the development of these additional units. This means that overall we gained 285 new dwellings (net).

5.1.8 A total number of 1,849 dwellings have been built since the start of the Plan period.

Table 14 Residential completions from 2011/12 - 2018/19

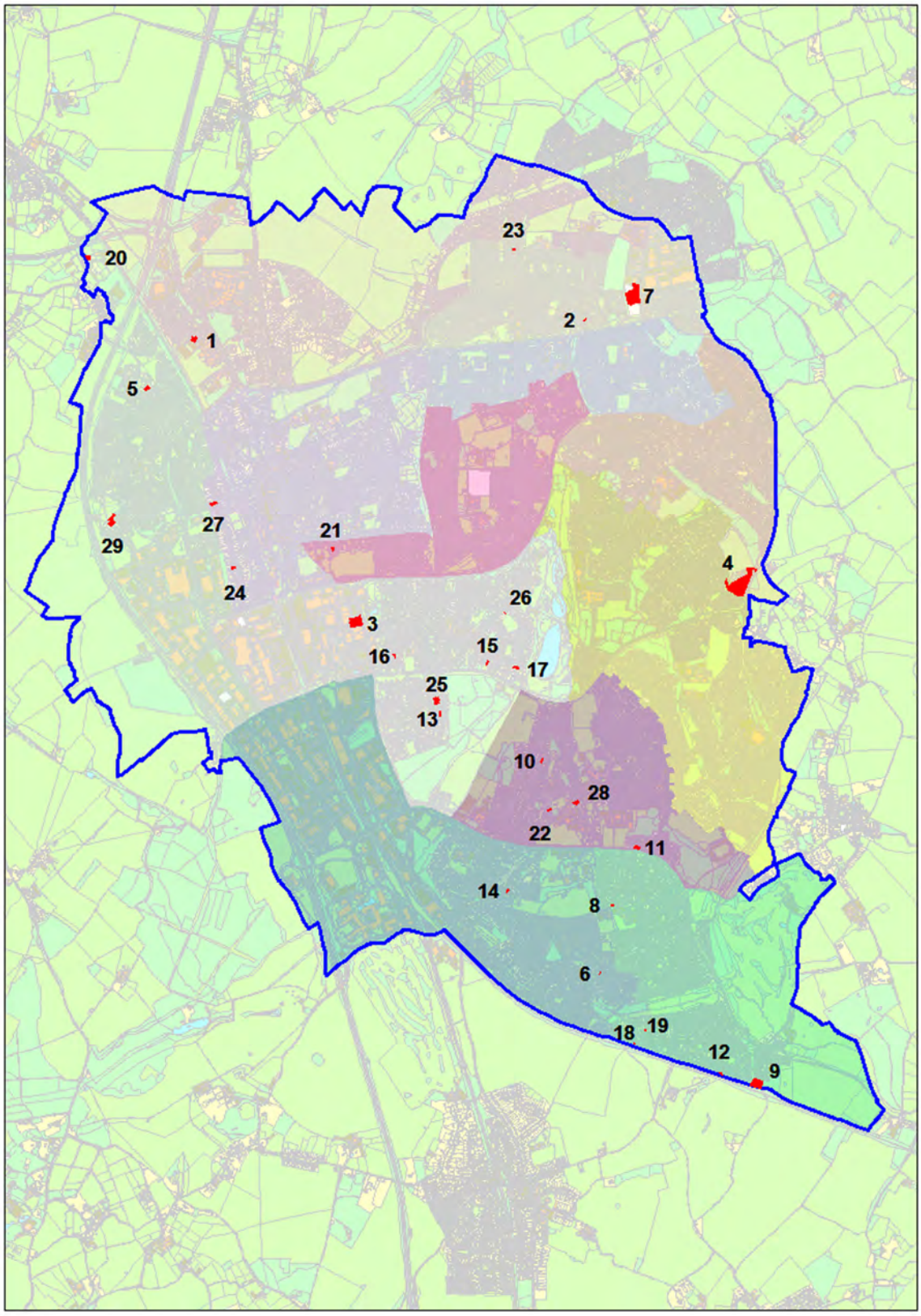
Monitoring Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total completions 2011/2012 - 2018/2019
Number of completions (gross)	196	90	179	154	155	704	76	295	**1849**

Figure 15 Housing completions in Stevenage and Hertfordshire



5.1.9 The location of the 285 dwellings (net) are shown on the following map.

Figure 16 Location of housing completions



5.1.10 It is anticipated that with the adoption of the Local Plan in 2019, which will allocate further sites for development, it may be reasonable to assume that housing completions will increase substantially in the five year housing supply period. A breakdown of the net completion figures 2018/2019 is set out in Appendix A.

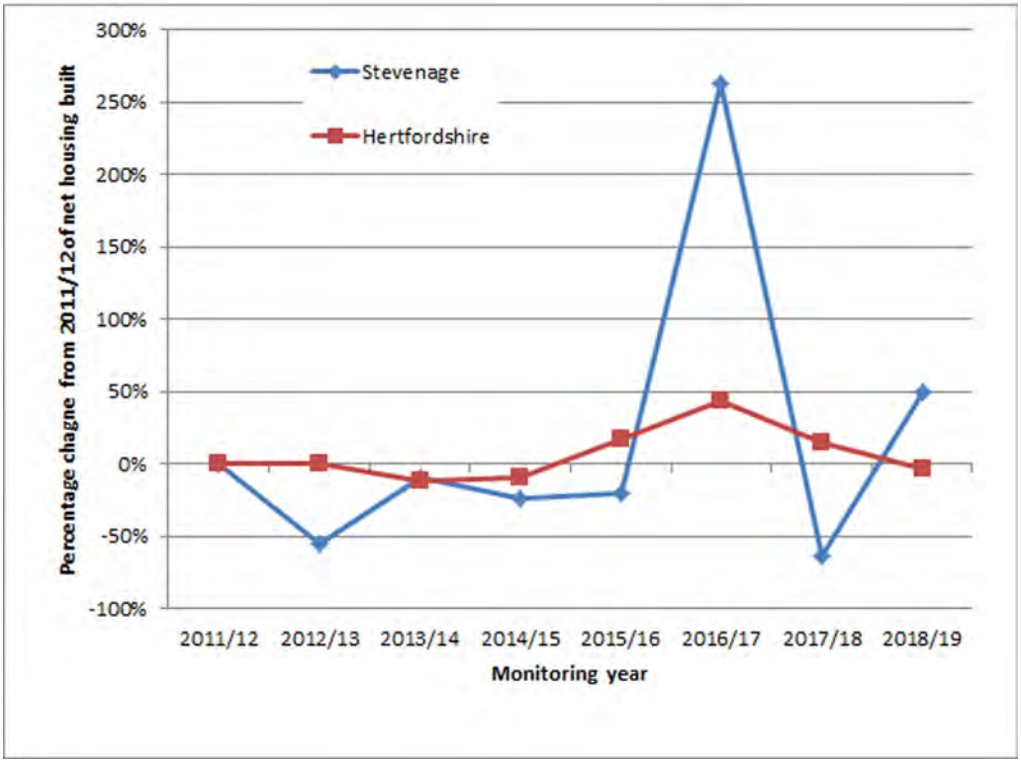
5.1.11 Since 2011, 1791 new dwellings (net) have been developed. A further 5,809 are required by 2031 in order to meet the Stevenage Borough Local Plan target of 7,600 new homes.

Table 15 Net housing completions in Stevenage since 2011/2012

Monitoring Year	Homes completed in year (net)	Cumulative completions since 2011 (net)	Annualised housing target (1)	Year-on-year total surplus/deficit against annualised Local Plan target
2011/2012	190	190	380	-190
2012/2013	85	275	760	-485
2013/2014	172	447	1,140	-693
2014/2015	146	593	1,520	-927
2015/2016	153	746	1,900	-1,154
2016/2017	690	1,436	2,280	-844
2017/2018	70	1,506	2,660	-1,154
2018/2019	285	1,791	3,040	-1,249

1. Number of dwellings that should have been built since 2011, if we are to meet the Local Plan target

Figure 17 Relative change in net home provision compared to Hertfordshire



Five Year Housing Land Supply

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

Target met? No, on 31 March 2019, we had a 2.8 year housing land supply

5.1.12 As mentioned in Chapter 1: Introduction and in paragraph 5.1.1, this AMR reports the Housing Supply as it was on 31 March 2019. See the Housing Update Nov 2019 for an update following the adoption of the Stevenage Local Plan which occurred shortly after this AMR's monitoring year. The Housing Update should be used for decision-making.

5.1.13 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; and
- 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.

5.1.14 The annual housing target used in the five year housing land supply calculation is 380 dwellings per annum.

5.1.15 As of 31 March 2019, there were outstanding planning permissions or prior approvals for 1,250 new homes homes (net).

Table 16 Outstanding planning permissions or prior approvals

Source of supply	Number of dwellings anticipated
Dwellings under construction (including prior approvals under construction)	439
Dwellings with full detailed planning permission	152
Dwellings with prior approval (work not started)	39
Dwellings with outline permission or have a resolution to permit, subject to a S106 agreement being signed	620
Total	**1,250**

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

5.1.17 The shortfall in housing completions since the start of the Plan period needs to be considered in the five-year housing land supply calculation. The current total shortfall in housing completions since the start of the Plan period is 1,248 as set out in Table 15.

5.1.18 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 froward 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.

5.1.19 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 17 Five year housing land supply

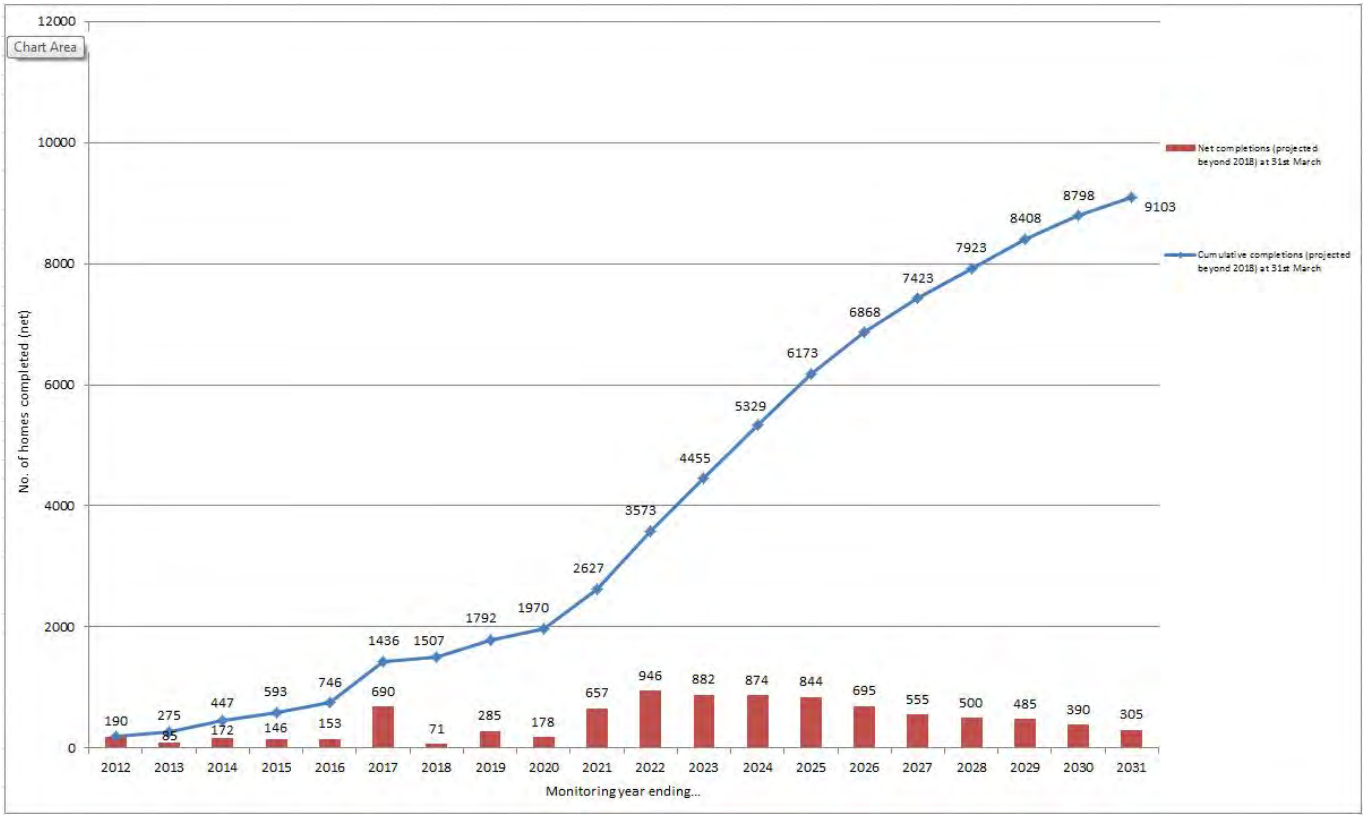
Five year housing requirement = 380 dwellings per year (for 5 years = 1,900) + deficit (1,248) + 20% buffer (630)	3,778
Annual completion rate (for these five years) (3,778/5)	756
Number of dwellings on sites under construction or with planning permission that will be delivered in the 5 year period	1,250
Number of dwellings on other 'deliverable' [(1)] sites identified in the SLAA that will be delivered in the five year period	883
Total	2,133
Years supply = (Total/Annual completion rate)	**2.8**

1. to be 'deliverable' a site must be suitable in planning terms, have no planning policy restrictions that prevent development, be available for development and have a realistic prospect of being delivered in the next five years. All of these criteria must be met at the point of assessment

5.1.20 The table above shows that, as of 31 March 2019, we had a supply of housing that could cover 2.8 years and we could not demonstrate a five year supply of land for housing.

5.1.21 An Housing Update (available here) has been published to reflect the adoption of the Local Plan to replace this section for decision-making purposes.

Figure 18 Housing trajectory 2019



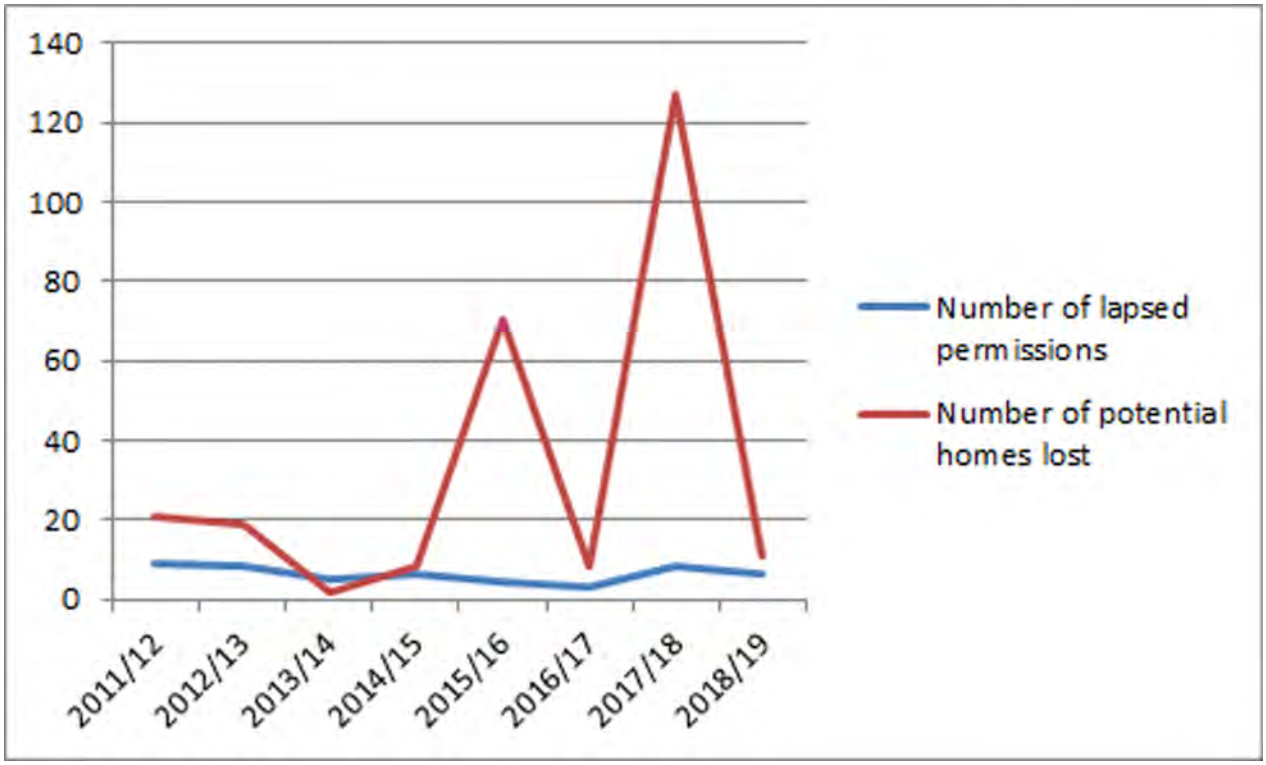
5.1.22 During the last monitoring year there were 6 sites where the planning permission lapsed, resulting in the loss of 11 (net) potential new homes. Many of these lapsed permissions were from Mindenhall Court (4) and Town Square (4).

Table 18 Lapsed planning permissions

Permission Reference	Address	Description	Lapsed Date	Residential Units (net)
15/00342/FP	Adj, 68 Colestrete	Change of use of public amenity land to private residential land and erection of 1no. three bedroom dwelling	11/11/2018	1
15/00513/FP	42 Sandown Road	Erection of 1no. dwelling and detached garage	30/11/2018	1
15/00481/FP	1 Town Square	Reinstatement of A1 use to rear ground floor and basement. Erection of two storeys to create 4no. two bedroom apartments	1/12/2018	4
15/00463/FP	Land R/O 46 to 48 Sish Lane	Erection of 2no. two bedroom bungalows	10/12/2018	2
15/00665/FP	The Taste of India, 48a Hish Street	First floor rear extension, change of use from residential	15/12/2018	-1

		(C3) to restaurant (A3) on first and second floor and external alterations		
15/00707/FP	Unit A Mindenhall Court, 17a High Street	Ground floor front extension, alterations to first floor fenestrations with addition of juliette balconies, new conservation rooflights and associated internal alterations	15/1/2019	4

Figure 19 Lapsed permissions and potential homes lost 2011/2012 - 2018/2019



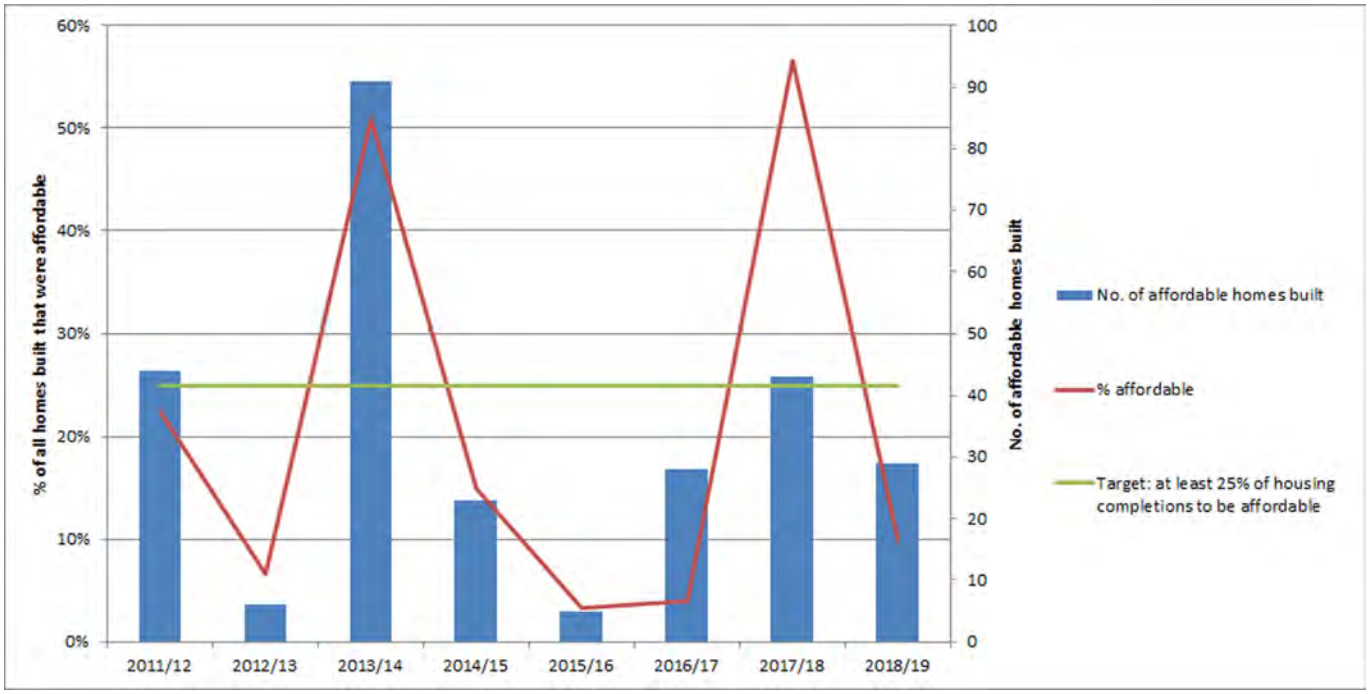
Affordable Housing Completions

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

Target met? No, 10% of new homes were affordable

5.1.23 A total number of 14 affordable homes were completed during the monitoring year. This represents 4.7% of all completed dwellings in the Borough. All of these affordable homes were provided at Twin Foxes, 54 Rockingham Way. The Council also purchased a further 15 dwellings as affordable housing acquisitions. This increases the number of affordable dwellings to 29. This increases the amount of affordable homes delivered in this monitoring year to 9.8%

Figure 20 Affordable housing completions



Net Additional Gypsy and Traveller Pitches

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

5.1.24 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

5.1.25 Stevenage's housing stock is unbalanced. When the New Town was initially developed, it was designed to attract working families. As a result, a high proportion of three bed houses were built. Over half of the three bed homes were terraced properties - more than double to regional and national average [(4)].

5.1.26 This monitoring year, 6% of gross completions were for houses whilst 78% of gross completions were for flats/apartments and 14% were for studios. This is largely due to the completion of Park Place in the Town Centre.

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

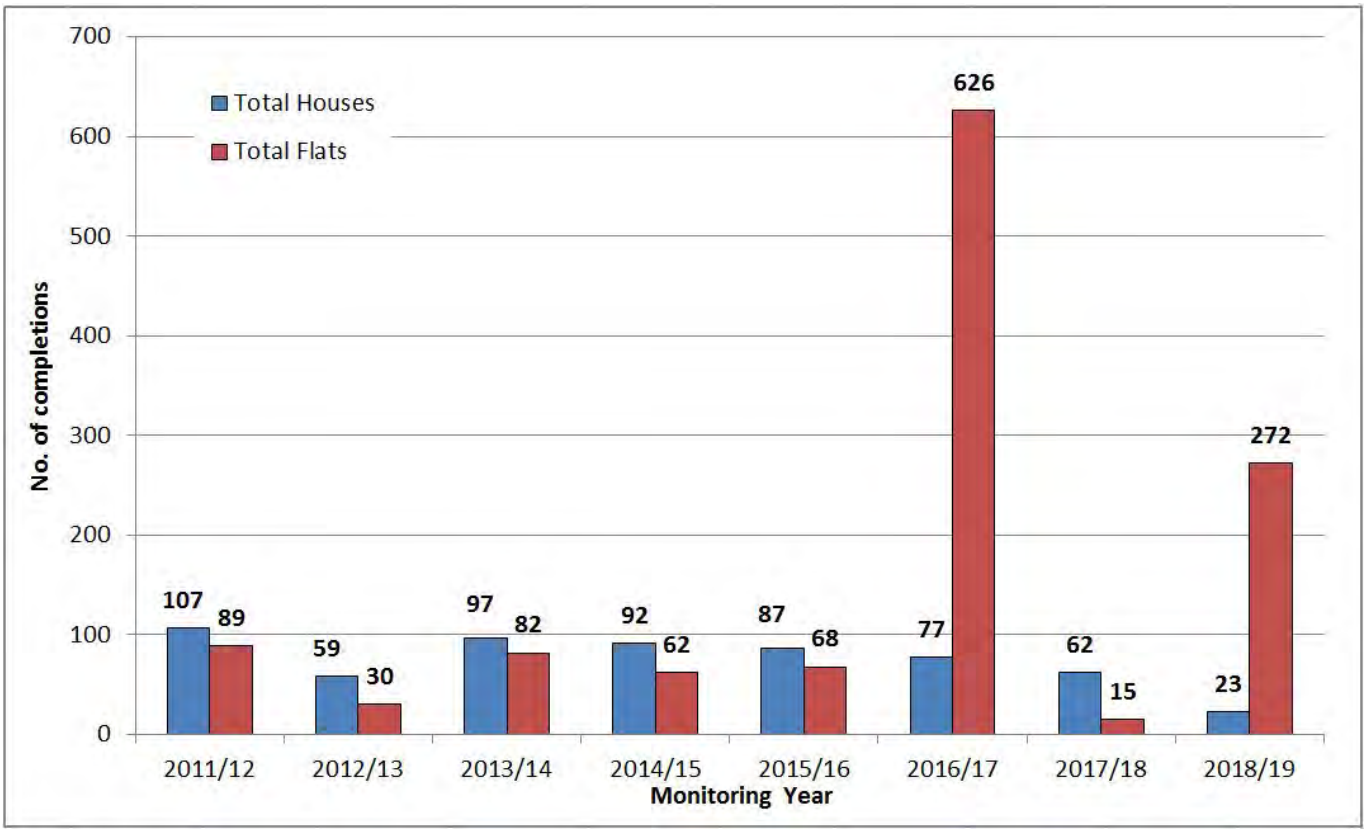
Table 19 Gross housing completions by size and type, 2018/2019

Type	1 Bed	2 Bed	3 Bed	4 Bed +	Total by type
Bungalow or House	2	2	0	0	4
House	0	9	3	6	18
Flat, Apartment or Maisonette	153	77	0	0	230
Studio	42	0	0	0	42
Mobile or Temporary Dwelling	0	1	0	0	1
Total					**295**

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

4 Aspirational housing research, 2010, Stevenage Borough Council

Figure 21 Gross housing completions by type, 2018/2019



5.1.29 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' [(5)]. 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.

5.1.30 The overall proportion of aspirational homes in Stevenage remained at 1.18% this monitoring year.

5.1.31 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.

5 Aspirational housing research, 2010, Stevenage Borough Council

Housing Completions on Previously Developed Land

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

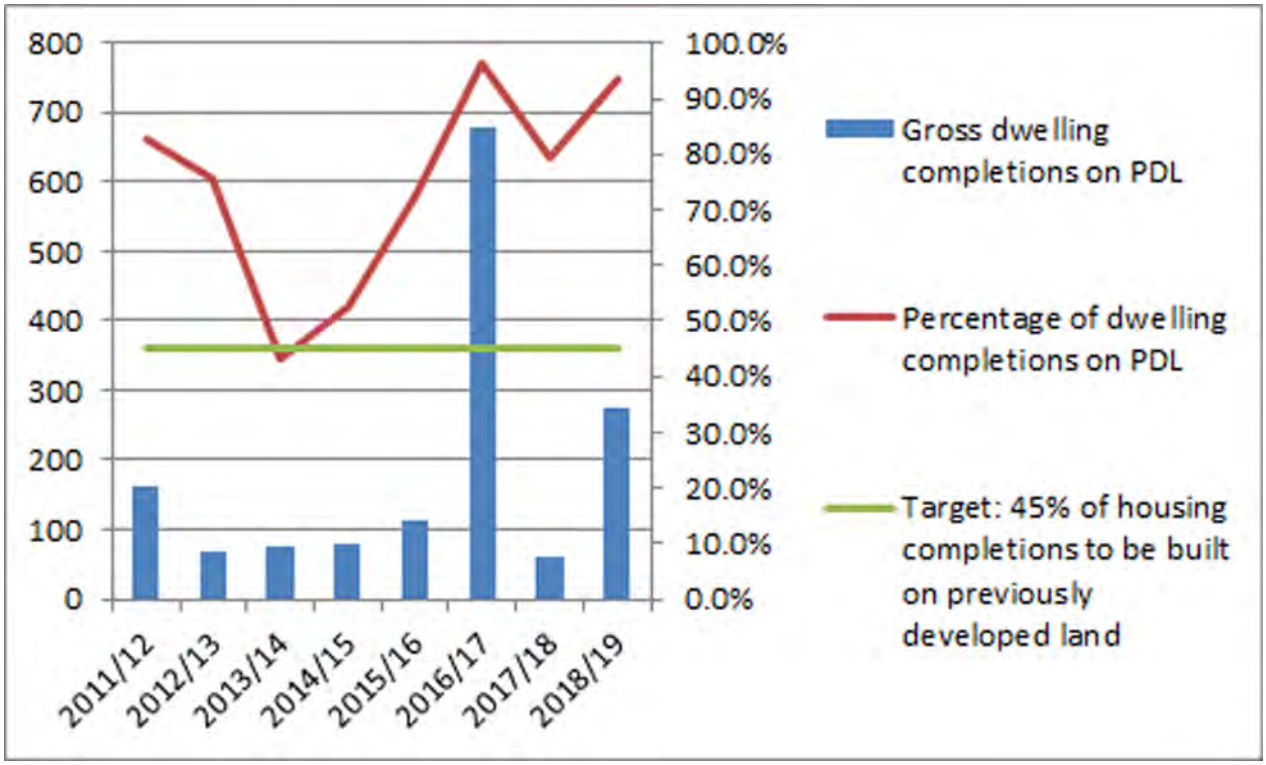
Target met? Yes, 94% of housing completions were built on previously developed land

5.1.32 Of the 295 (gross) dwelling completions in Stevenage in the last monitoring year, 276 were completed on previously developed land. This equates to 94% of all housing completions.

Table 20 Previously developed land and greenfield dwelling completions

	Number of completions	Percentage
Number of completions on previously developed land	276	94%
Number of completions on greenfield sites (inc. garden development)	19	6%
Gross dwelling completions	**295**	**100%**

Figure 22 Housing completions on PDL



5.1.33 The 19 dwellings that were completed on greenfield sites were spread across 11 sites in the Borough.

Table 21 Greenfield dwelling completions

Reference	Location	Number of units
13/00342/FP	Adj 9 Taywood Close	1
15/00118/FP	Adj 142 Leaves Spring	1
16/00584/FP	Adj 32 Park View	1
16/00677/FP	Adj 2 Brook Drive	1
17/00306/FP	R/O 4 Fishers Green	1
17/00338/S106	Land bounded by Bragbury Lane, Pembridge Gardens and Blenheim Way	5
17/00389/FPM	Land west of Gresley Way and to the south of Ferrier Road	4
17/00557/FP	109 Blenheim Way	1
17/00723/NMA	2b Lodge Way	1
17/00841/FP	31 Fox Road	1
18/00391/FP	R/O 46 and 48 Sish Lane	2
Total		**19**

5.1.34 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; North of Stevenage, Stevenage West and South East of Stevenage.

Employment Growth and Changes in the Monitoring Year

5.1.35 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.

5.1.36 This AMR reports on the following areas of employment development:

- Amount of floorspace developed for employment by type
- Employment land supply allocated in the planning process
- Employment floorspace completions

5.1.37 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 floorspace completed for employment by type

Target: For at least 70% of new employment floorspace to be on PDL

Target being met? Yes, 100% of new employment floorspace was developed on PDL

5.1.38 This monitoring year, 3,864sqm (gross) of new employment floorspace was completed in the Borough. When losses are taken into account, there was an overall net loss of employment floorspace of 33,980sqm.

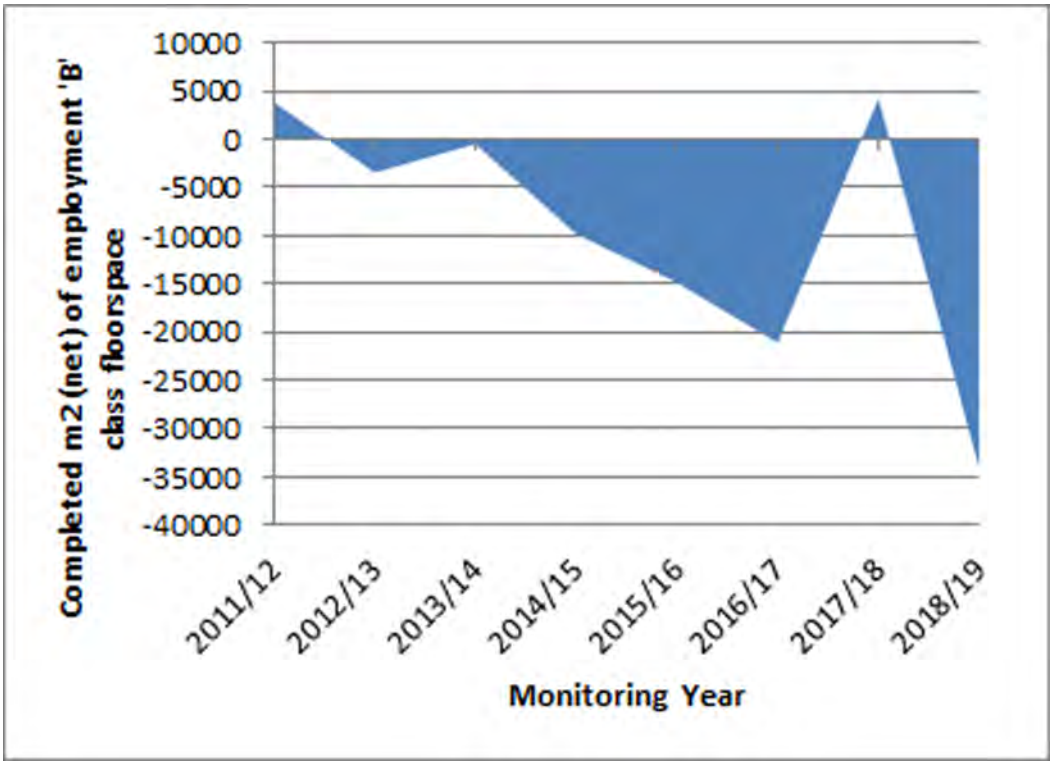
5.1.39 The majority of the new employment floorspace delivered was a result of the development of a Data Centre at Fujitsu (1,410sqm). Whilst significant losses were recorded at the old John Lewis site (30,790sqm) on Gunnels Wood Road which has been converted from B8 use to Sui Generis. Further data on employment floorspace completions can be found in Appendix C.

Table 22 Employment floorspace completions 2018/2019

Type of employment (by Use Class)	Gain (sqm)	Loss (sqm)	Net total (sqm)	PDL
B1 - Business (split unknown)	700	0	700	100%
B1(a) - Offices	0	6,506	-6,506	100%

B1(b) - Research and Development	352	0	352	100%
B1(c) - Light Industry	0	0	0	100%
B2 - General Industry	702	322	380	100%
B8 - Storage or Distribution	2,110	31,016	-28,906	100%
Total	**3,864**	**37,844**	**-33,980**	**100%**

Figure 23 Empl;oyment floorspace completions 2011 - 2019



Employment land supply allocated in the planning process (Policy EC1)

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

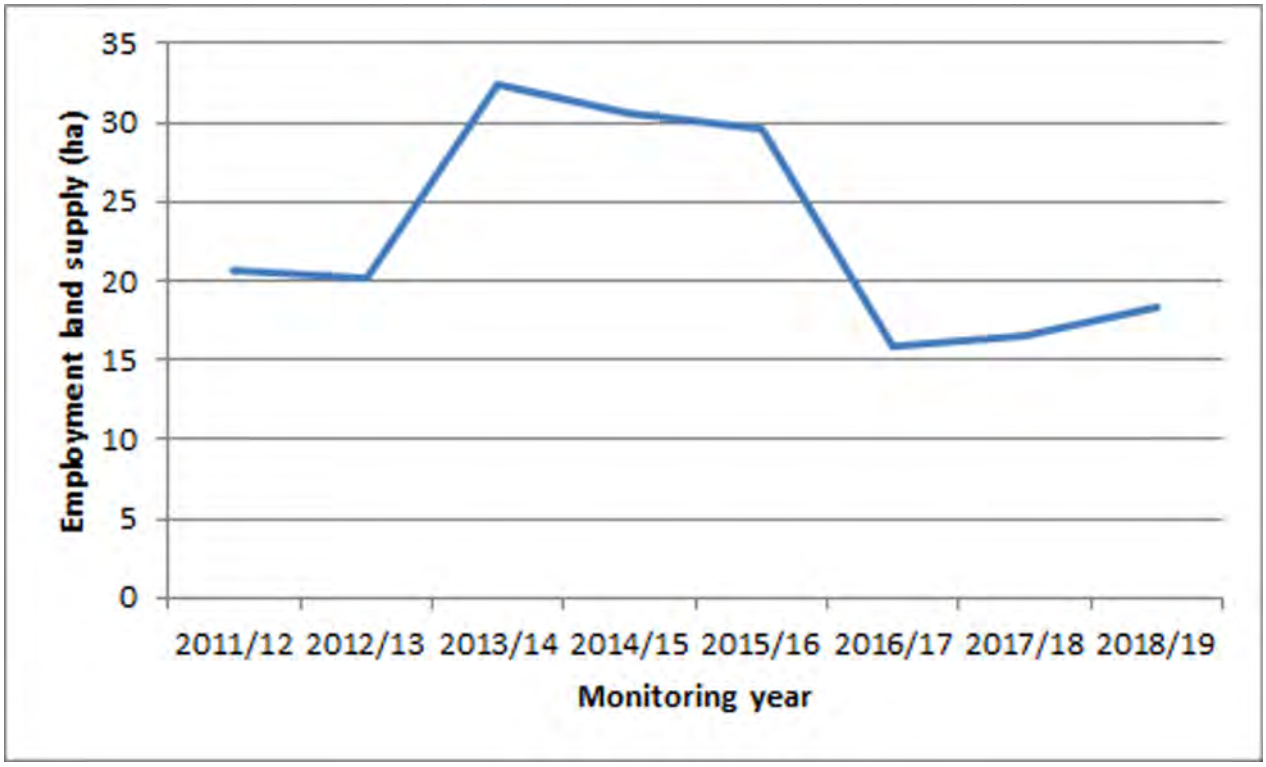
5.1.41 To do this we look at:

- extant planning permissions (i.e. planning permissions where development has not yet started);
- permissions where development is in progress; and
- allocated sites that do not yet have planning permission

Table 23 Employment land supply

Type of site	Total (ha)
Unimplemented District Plan employment allocations	13
Sites under construction for B-Class Uses	2.33
Extant planning permissions for B-Class Uses	1.29
Total	**16.6**

Picture 11 Employment land supply



5.1.42 Overall, the employment land supply was 16.6ha. 13ha were allocated in the District Plan and have not been fully implemented at MBDA and at Stevenage West. The remaining 3.6ha are primarily due to permission being granted at the Wine Society and Plot 2000, both on Gunnels Wood Road.

5.1.43 We have also assessed both employment ares (Gunnels Wood and Pin Green) in relation to Local Plan allocations and current permissions to see whether any other vacant sites exist or whether there are any wholly vacant units which may provide potential sites for new employment development.

Gunnels Wood

5.1.44 In Gunnels Wood, 18 sites were identified for potential development.

Picture 12

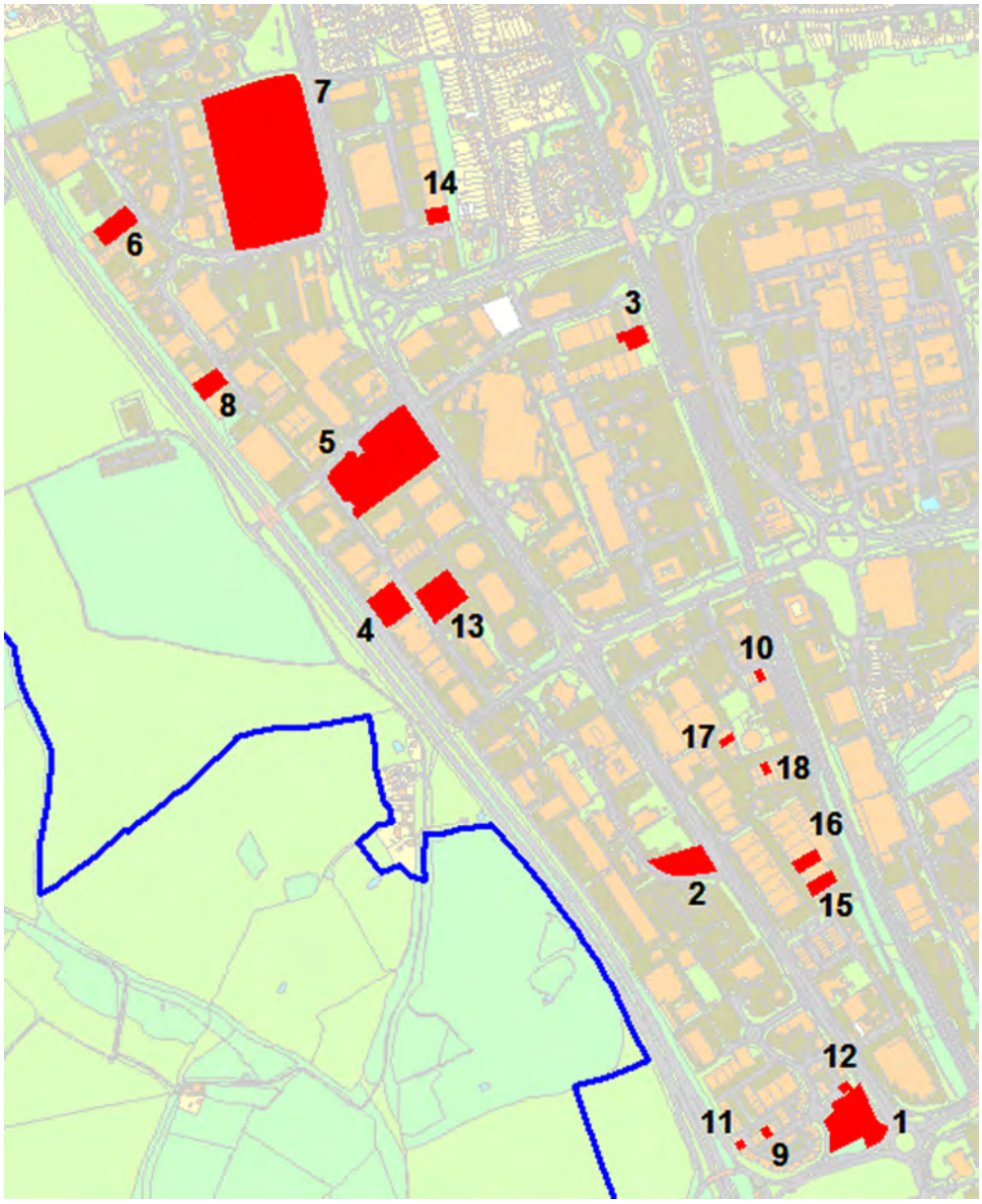


Table 24

Site	Address	Land/premises	Status	Approx site area (ha)
1	Arlington Business Park	Vacant land	Former District Plan allocation	0.83

2	Horizon Technology Park	Vacant land	Unimplemented District Plan allocation. Has not been put forwards for development	0.44
3	Haden House	Empty premises	Possible scope for redevelopment	0.15
4	Q4 Building, Caxton Way	Empty premises	Building in need of modernisation. Possible scope for redevelopment	0.37
5	Bessemer Drive	Vacant land	Permission granted for mixed employment use. Work has progressed on part of the site; the rest remains vacant	2.20
6	Former Caswell Environmental Site, Cavendish Road	Empty site and premises	Possible scope for redevelopment	0.27
7	Gunnels Wood Road	Empty premises	Site being redeveloped - Permission granted for Warehouse Club. Construction started	5.67
8	Unit 33 Babbage Road	Empty premises		0.20
9	Unit F, Gateway 1000, Whittle Way	Empty premises		0.02
10	Modular Business Park, Norton Road	Unit 6 vacant		0.02
11	Unit B, Whittle Way	Empty premises		0.02
12	Unit 6, Arlington Business Park	Empty premises		0.03
13	Caxton Gate, Caxton Park	Vacant land	Possible scope for redevelopment	0.51
14	Unit B6, Cockerell Close	Empty premises	Possible scope for redevelopment	0.11
15	Unit 14, Gunnels Wood Park	Empty premises		0.12
16	Unit 12, Gunnels Wood Park	Empty premises		0.12
17	Unit 6, Access Business Park	Empty premises		0.03
18	Unit C, Gunnels Wood Park	Empty premises		0.02

Pin Green

5.1.45 In Pin Green six sites were identified for potential redevelopment.

Picture 13

Table 25

Site	Address	Land/premises	Status	Approx site area (ha)
a	Unit 45, Wedgwood Way	Empty premises	Possible scope for redevelopment	0.02
b	Unit 12, Wedgwood Gate	Empty premises	Possible scope for redevelopment	0.01
c	Unit 1, Senate Place, Whitworth Road	Empty premises	Possible scope for redevelopment	0.04
d	1 Parsons Green Estate, Boulton Road	Empty premises	Possible scope for redevelopment	0.01
e	Unit 8, Wedgwood Gate	Empty premises	Possible scope for redevelopment	0.02
f	Unit 7, Wedgwood Court, Wedgwood Way	Empty premises	Possible scope for redevelopment	0.02

5.1.46 Retail and Changes in the Monitoring Year

5.1.47 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.

5.1.48 The Council is concerned not only to maintain but to also enhance 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.

5.1.49 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
- Retail, office and leisure floorspace 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

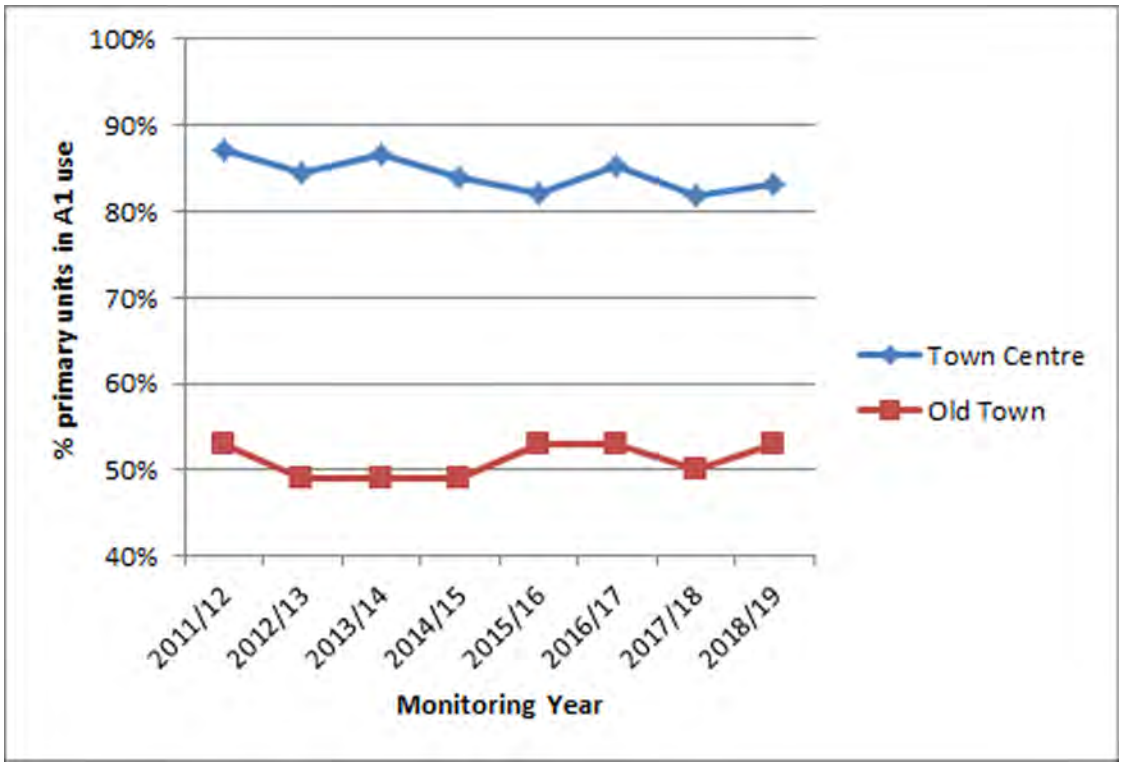
Target being met? Yes, A1 use primary frontage increased to 83% in the Town Centre, and 53% in the Old Town

5.1.50 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 primary shopping area is maintained.

Table 26

Retail units	**Town Centre**	**High Street, Old Town**
Number of retail units on primary frontage	107	51
Number of primary frontage retail units in A1 use	89	27
% of primary units in A1 use	**83%**	**53%**

Picture 14 Primary units in A1 Use in Stevenage Town Centre and Old Town



5.1.51 The percentage of primary frontage in A1 Use Class in both the Town Centre and Old Town increased this monitoring year.

Town Centre

5.1.52 The total number of retail units on the primary frontage increased by 2 from 105 to 107. This is as a result of a number of units splitting in the Westgate Centre and The Forum. The percentage of primary frontage units in A1 use increased from 82% last monitoring year to 83% this monitoring year. The Town Centre has maintained a high level of A1 units (above 80%) since the beginning og the Plan period.

High Street, Old Town

5.1.53 The total number of retail units on the primary frontage increased by 1 from 50 to 51. This is as a result of the splitting of one unit. The percentage of primary frontage units in A1 use increased from 50% last monitoring year to 53% this monitoring year. The High Street continues to be a vibrant and successful retail area.

Vacant shops in the Town Centre and Old Town

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

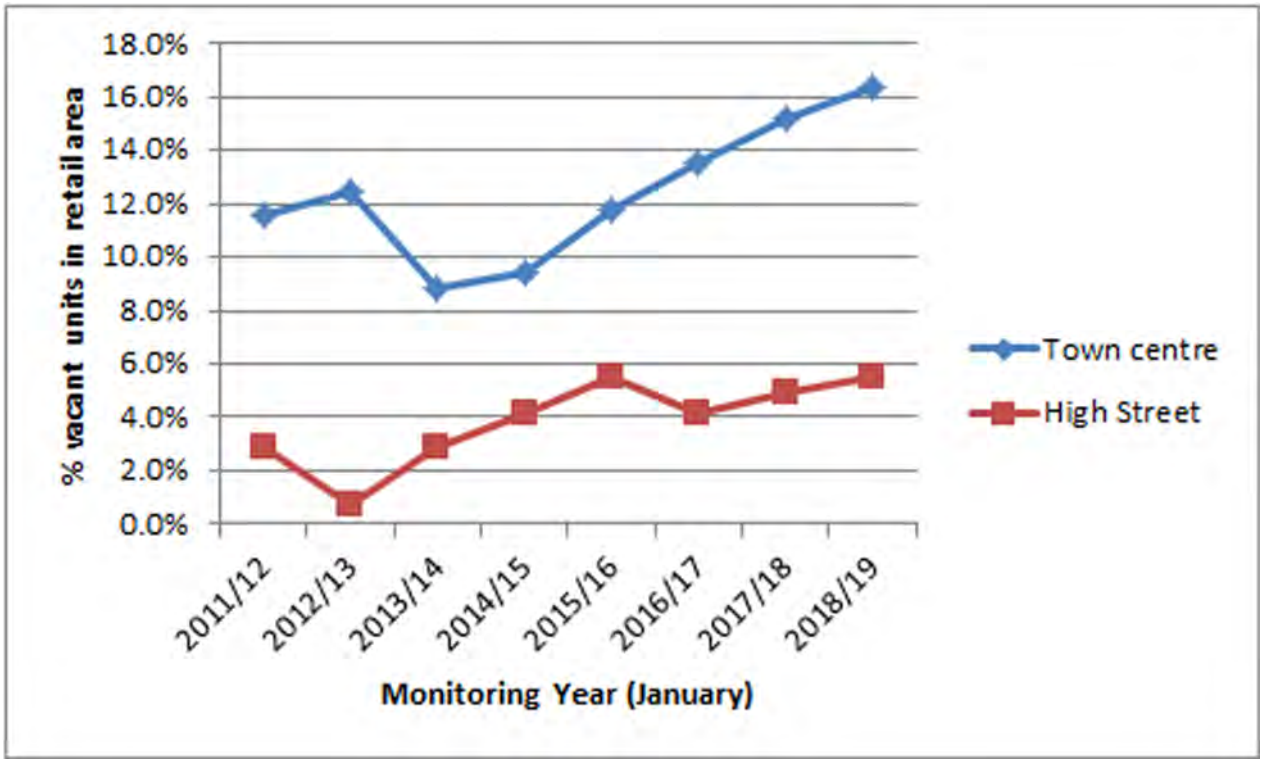
Target being met? No, the total number of vacant units on the primary shopping frontage has increased by 4

5.1.54 The number of vacant units in the retails 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.

Table 27 Number of vacant retail units since 2011/2012

	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Town Centre	25	27	19	20	25	29	33	36
Old Town	4	1	4	6	8	6	7	8
Total vacant units	**29**	**28**	**23**	**26**	**33**	**35**	**40**	**44**

Picture 15 Change in vacant unit rates since 2011/2012



Town Centre

5.1.55 Vacancies in the Town Centre were at their highest since the start of the Plan period, 16.4% vacancy rate this monitoring year. Rates have steadily increased since 2013/2014.

5.1.56 The slight increase in the Town Centre is consistent with natural turnover of the units. We will continue to monitor the vacancy rate with the expectation that it should start to reduce as the regeneration of the Town Centre continues.

High Street, Old Town

5.1.57 Vacancies in High Street, Old Town were at their joint highest, last seen in 2015/2016, 5.5% vacancy rate this monitoring year.

5.1.58 Again, however, the slight increase is consistent with natural turnover of the units. The High Street is extremely robust and performing at or near its maximum capacity in terms of unit occupancy.

Retail, office and leisure floorspace completions

Target: Increase the net Retail, Office and Leisure floorspace in the Town

Target being met? No, there was a net loss of 4,569m^2 of ROL floorspace across the Town last monitoring year

5.1.59 Monitoring the overall provision of retail, office and leisure (ROL) floorspace[6] 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.

Table 28 ROL floorspace completions, 2018/2019

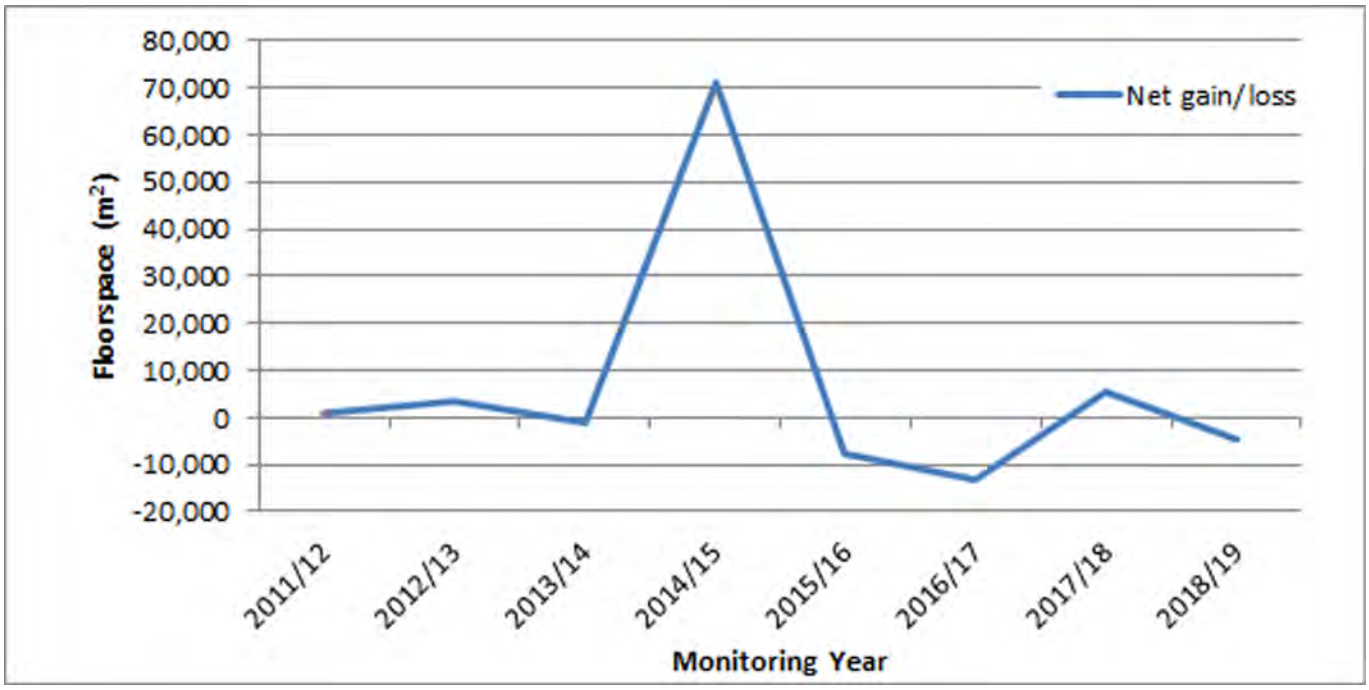
Use Class Order (UCO) floorspace[1]			
	Total Completions (sqm)		
	Gain	**Loss**	**Net**
A1 (eg shops)	3,184	1,313	1,871
A2 (eg banks)	0	180	-180
A3 (eg restaurants)	198	0	198
A4 (eg public houses)	0	0	0

6 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 floorspace, colleges and children's centres. Our SG category only includes those uses identified in the NPPF as main town centre uses.

A5 (eg hot takeaways)	123	0	123
B1a (eg off ices)	0	6,506	-6,506
C1 (eg hotels)	0	0	0
D1 (eg health centres, museums etc)	941	44	897
D2 (eg cinemas and leisure)	18	240	-222
SG (eg bar/nightclub, theatres)	597	1,347	-750
Totals	**5,061**	**9,630**	**-4,569**

1. On 31 Aug 2012, permitted development rights were introduced to allow up to two flats to be developed above the ground floor of A1 or A2 premises. This means that since this date, we can no longer report all ROL losses, because we can only report those for which we have received a planning application

Figure 24 ROL net gains and losses across the Borough since 2011



5.1.60 In this monitoring year, there was an overall net loss of 4,569sqm across the Borough.

Town Centre

5.1.61 The Town Centre experienced a ROL floorspace gain of 2,160sqm during 2018/2019, and a ROL floorspace loss of 124sqm; making a net gain of 2,036sqm.

5.1.62 The gain in the Town Centre was largely due to the redevelopment of Park Place and the provision of A1 Use Class units.

Table 29

Reference	Location	Description	Gains sqm	Loss sqm	Net

16/00511/FPM	Park Place	Change of use of an existing three storey uilding from A1 (retail), B1 (office) and D1 (dental clinic) to retail and residential use and the construction of three additional floors for residential use comprising 44no studio units, 120no one bedroom residential units and 38no two bedroom residential units	2,018	62	1,956
18/00725/FP	4 Town Square	Change of use from A1 (shops) and A2 (Professional & Financial Services) to Visitor Centre D1 (Non-residential Institutions)	142	62	80
Total			**2,160**	**124**	**2,036**

High Street, Old Town

5.1.63 The High Street is another key retail location within the town, so we also monitor ROL development there.

5.1.64 The High Street experienced a 0m^2 net gain of ROL floorspace this monitoring year.

5.1.65 The gain in the Town Centre was largely due to the redevelopment of Park Place and the provision of A1 Use Class units.

Table 30 Details of ROL floorspace completions in the High Street, 2018/19

Reference	Location	Description	Gains sqm	Loss sqm	Net
16/00611/FP	37 High Street	Change of use from A2 (Bank) to D1 (Dental Surgery)	180	180	0
17/00793/FP	R/O 87 High Street	Change of use from retail shop (Use Class A1) to fitness centre (Use Class D2)	18	18	0
Total			**198**	**198**	**0**

6 APPENDIX A: NET HOUSING COMPLETION FIGURES 2018/2019

Table 31 Dwellings completed during 2018/2019 Monitoring Year, as of March 2019

Reference	Address	Gain (gross)	Loss	Net gain
13/00194/FP	Tarrant Court, Ingleside Drive	4	0	4
13/00342/FP	Adj, 9 Taywood Close	1	0	1
15/00118/FP	Adj, 142 Leaves Spring	1	0	1
16/00511/FPM	Park Place, Town Centre	199	0	199
16/00584/FP	Adj, 32 Park View	1	0	1
16/00645/FP	Longmeadows, Symonds Green Lane	0	1	-1
16/00677/FP	Adj, 2 Brook Drive	1	0	1
16/00782/RMM	DuPont (UK) Ltd, Wedgwood Way	40	0	40
16/00792/FP	128 & 126 Shephall View	1	0	1
16/00837/FP	170 Fairview Road	4	1	3
17/00036/FP	Adj, 2a Rowland Road	1	0	1
17/00158/NMA	Twin Foxes, 54 Rockingham Way	14	0	14
17/00170/FP	Salvation Army Hall, 190 Bedwell Crescent	1	0	1
17/00209/FP	82 Fairview Road	4	1	3
17/00249/FP	Barnwell School, 56 Shephall Green	0	1	-1
17/00306/FP	Land R/O 4 Fishers Green	1	0	1
17/00338/S106	Land bounded by Bragbury Lane, Pembridge Gardens and Blenheim Way	5	0	5
17/00389/FPM	Land to west of Gresley Way and to south of Ferrier Road	4	0	4
17/00476/NMA	Park Place, Town Centre	3	0	3
17/00519/CLPD	29 The Muntings	0	1	-1
17/00557/FP	109 Blenheim Way	1	0	1
17/00615	13 Poppy Mead	2	1	1
17/00723/NMA	2b Lodge Way	1	0	1
17/00841/FP	31 Fox Road	1	0	1
17/00879/FP	43 Coventry Close	2	1	1
18/00072/FP	Courtlands, Todds Green	0	1	-1
18/00291/FP	119a Hertford Road	1	0	1
18/00391/FP	Land R/O 46 & 48 Sish Lane	2	0	2

18/00432/CLED	8 Windsor Close	0	1	-1
18/00673/FP	393 Ripon Road	0	1	-1
Total		**295**	**10**	**285**

7 APPENDIX B: HOUSING COMMITMENT FIGURES 2018/2019

Table 32 Homes Under Construction (Work started)

Reference	Address	Totals to Build	Loss Outstanding as of 31/3/2019	Net to Build
06/00301/FP	11 Walkern Road	12	0	12
0900449/FPM	Muslim Community Centre, Vardon Road	1	0	1
10/00321/EOT	40 Fishers Green	2	0	2
10/00488/FP	67 High Street	4	0	4
13/00599/FP	Land between 7a and 11 North Road	1	0	1
15/00080/FP	3 and 4 Ditchmore Lane	6	0	6
15/00101/FPM	Land at Chadwekk Road	14	0	14
15/00370/FP	R/O 2 Whitney Drive	1	0	1
16/00059/FP	32 Franklins Road	1	0	1
16/00608/FP	24 Julians Road	3	1	2
16/00645/FP	Longmeadows, Symonds Green Lane	4	1	3
16/00721/FP	Adj 18 Kennett Way	1	0	1
16/00782/RMM	DuPont (UK) Ltd, Wedgwood Way	94	0	94
16/00791/FP	Adj 8 Magellan Close	2	0	2
17/00042/FP	R/O 206 and 208 Fariview Road	3	0	3
17/00154/FP	119 Hertford Road	1	0	1
17/00185/RMM	DuPont (UK) Ltd, Wedgwood Way	70	0	70
17/00389/FPM	Land west of Gresley Way and south of Ferrier Road	43	0	43
17/00392/FP	Adj 45 Long Leaves	1	0	1
17/00566/FP	377 Jessop Road	2	1	1
17/00586/FPM	March Hare, 10 Burwell Road	15	1	14
17/00701/FP	Adj to 93 Shearwater Close	1	0	1
17/00817/FP	150 Leaves Spring	1	0	1
18/00107/FP	5 Ditchmore Lane	4	0	4
18/00268/FPM	85-103 Queensway	94	0	94
18/00404/FP	132 Shephall View	1	0	1
18/00673/FP	393 Ripon Road	3	1	2
		491	**5**	**486**

Table 33 Detailed permission (Work not started) inc Reserved Matters

Reference	Address	Totals to Build	Loss Outstanding as of 31/03/2019	Net to Build
16/00015/FP	4 Middle Row	1	0	1
16/00380/FP	20 Collenswood Road	2	1	1
16/00395/FPM	Symonds Green Neighbourhood Centre, Units 1-2 Filey Close	22	4	18
16/00482/FPM	Adj Six Hills House, London Road	64	0	64
16/00634/FP	2a Letchmore Road	5	0	5
16/00748/FP	75 Turpins Rise	2	0	2
16/00838/FP	14 Plash Drive	2	1	1
17/00023/FP	13 Valley Way	1	0	1
17/00068/FP	45 Lonsdale Road	1	1	0
17/00070/FP	115 Drakes Drive	1	1	0
17/00107/FP	Adj 14 Park View	1	0	1
17/00117/FP	R/O 1 Aspen Close	1	0	1
17/00160/FP	Adj 35 Rookwood Drive	1	0	1
17/00254/FP	Adj 39 Fishers Green Road	1	0	1
17/00289/FP	41 Linkways	2	1	1
17/00465/FP	53 Coventry Close	2	1	1
17/00533/FP	20 Rockingham Way	1	0	1
17/00619/FP	50 Warwick Road	2	1	1
17/00696/FP	22 Greydells Road	3	1	2
17/00698/FP	40 Barclay Crescent	2	1	1
17/00724/FP	88 Salisbury Road	2	1	1
17/00743/FP	11 Manor View	2	1	1
17/00746/FP	37 Queensway	2	0	2
17/00814/FP	322 York Road	2	1	1
17/00846/FP	12 Park Place	9	0	9
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane	1	0	1
18/00017/FP	3 Longfields	2	1	1
18/00072/FP	Courtlands, Todds Green	1	1	0
18/00078/FP	Adj 83 Brook Drive	1	0	1

18/00195/FP	95 Shephall View	21	1	1
18/00230/FP	53 Harvey Road	2	1	1
18/00269/FP	31 Kingfisher Rise	2	1	1
18/00274/FP	R/O 13 Hitchin Road	1	0	1
18/00276/FP	93 Shearwater Close	2	1	1
18/00390/FP	85-103 Queensway	8	0	8
18/00430/FP	18-20 High Street	1	0	1
18/00630/FP	Former Shephall Green Infants School, Shephall Green	2	0	2
18/00677/FP	4a Haycroft Road	1	0	1
18/00709/FP	4 Fishers Green	4	0	4
		159	**22**	**137**

Table 34 Sites with Outline Permission

Reference	Address	Total to Build	Loss Outstanding as of 31/03/2019	Net to Build
07/00810/OP	Town Centre	120	0	120
14/00559/OPM	Matalan Retail Park, Danestrete	526	0	526
16/00446/OP	1 Chequers Bridge Road	1	0	1
16/00531/REG3	Adj to 39 Jessop Road	2	0	2
16/00844/OP	Adj to 24 Shackledell	1	0	1
18/00704/OP	7 Chouler Gardens	1	0	1
		650	**0**	**650**

Table 35 Sites that have been granted a resolution to permit subject to a 106 agreement

Reference	Address	Total to Build	Loss Outstanding as of 31/3/19	Net to Build
12/00547	Longfield Fire and Rescue, Hitchin Road	95	0	95
		95	**0**	**95**

8 APPENDIX C: NET EMPLOYMENT COMPLETION FIGURES 2018/2019

Table 36 Employment floorspace completions

Reference	Address	Description	Gains	Losses	Total
14/00347/FPM	3 Argyle Way	Erection of 3no industrial units (Use Class B1, B2 and B8) with associated car parking	1,647	0	1,647
15/00702/FPM	Former John Lewis Plc, Cavendish Road	Change of use of the existing warehouse from Use Class B8 (with associated Use Class Bq) to Sui Generis use as a Warehouse Club, including tyre installation and sales together with external alterations, partial demolition and redevelopment, car parking, landscaping and access	0	35,011	-35,011
16/00673/FP	3 Drapers Way	Change of use from B1 (office) to Sui Generis (Driving Test Centre)	0	91	-91
17/00501/FP	MBDA UK, Six Hills Way	Erection of single storey B1/B2 (Business/General Industry) unit	305	0	305
17/00549/FPM	Fujitsu Services, Cavendish Road	Single storey extension to existing Data Centre	1,410	0	1,410
17/00654/FP	Resolution Chemicals, Wedgwood Way	Change of use of existing buildings (Building 7) from Use Class B2 (General Industry) to Car Sales (Sui Generis)	0	322	-322
17/00710/FP	Glaxo SmithKline Research and Development Ltd, Gunnels Wood Road	Erection of B1(b) building, liquid nitrogen storage tank and associated works	352	0	352
18/00124/FP	3 Crompton Road	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	0	226	-226
18/00519/FP	Airbus Defence and Space, Gunnels Wood Road	Demolition, temporary building and enabling works to include; demolition of existing club house and restaurant building at Gunnels Wood Road. The erection of a temporary restaurant and reception buildings and enabling works to include minor modifications to the access onto Gunnels Wood Road, associated ground works and infrastructure.	0	2,194	-2,194
18/00530/CLEU	Unit 0 Shangri La Farm, Todds Green	Certificate of Lawfullness for continued use of storage and distribution	150	0	150
Total			**3,864**	**37,844**	**-33,980**

Table 37 Sites under construction

Reference	Address	Description	Gains	Losses	Total
06/00290/FP	Former Kodak Site, Gunnels Wood Road	Erection of B1/B2/B8 units	12,874	0	12,874
09/00449/FPM	Muslim Community Centre, Vardon Road11 Walkern Road (Pond Close)	Extensions to muslim community centre	899	0	899
10/00488/FP	67 High Street	Conversion of first floor and part rear ground floor to form 4no. one bedroom flats	0	205	-205
12/00257/FP	Unit A, Dunelm Mill, Roebuck Retail Park, London Road	Installation of a new mezzanine floor, recladding of three sides of building, installation of 1no. new window to south elevation at first floor level, installation of new glazed entrance screen to north elevation, installation of freestanding entrance structure, reconfiguration of parking spaces and erection of new boundary fence adjacent to entrance	281	0	281
12/00511/FPM	Cygnet Hospital, Graveley Road	Erection of 42 bed independent hospital and supported housng faciliity incudng associated parking (37 spaces), landscaping, additional recreational/amenity space and associated works	3,173	0	3,173
13/00020/FP	Astrium, Gunnels Wood Road	Demolition of existing offices (Use Class B1(a)) to facilitate extension of existing research and development, laboratory and manufacturing facility (Use Class B1(b))	712	475	237
14/00053/FPM	The Wine Society, Gunnels Wood Road	Extension to existing warehouse for the storage of wine (Class B8) and office space (Class B1)	8,704	0	8,704
15/00236/FPM	Stevenage Borough Football Club, Broadhall Way	Demolition of existing north stand and construction of replacement two tier north stand including sports, spectator, confeence, meeting and leisure facilities including medical use	2,152	0	2,152
15/00237/FPM	1 Park Place, Town Centre	Change of use from A1 (hairdressers) to A3 (cafe)	62	0	62
15/00702/FPM	Former John Lewis Plc, Cavendish Road	Change of use to the existing warehouse from Use Class B8 (with associated Use Class B1) to Sui Generis Use as a Warehouse Club, including tyre installation and slaes together with external alterations, parial demolition and redevelopment, car parking, landscaping and access	14,429	0	14,429
17/00185/RMM	DuPont (UK) Ltd, Wedgwood Way	Reserved Matters application pursuant to outline planning permission 15/00253/OPM for 37no. one bedroom apartments, 67no. two bedroom apartments and commercial space; seeking the approval of the appearance, landscaping, layout and scale	868	0	868
17/00343/FP	Caswell House, Cavendish Road	The installation of gas engines with ancillary development	106	0	106
17/00561/CC	Barclay School, Walkern Road	Proposed application for the demolition of existing drama studio block and 6th form block. Erection of a new combined 6th form and drama block with a glazed link to the science block	512	0	512

17/00788/FP	Glaxo SmithKline Research and Development Ltd, Gunnels Wood Road	Variation of Condition 1 (Approved Plans) attached to planning permission reference 16/00835/FP	106	0	106
17/00826/FPM	Plot 2000, Gunnels Wood Road	Erection of four storey office building (Use Class B1a), petrol filling station with ancillary convenience store and coffee drive-thru outlet with associated access, parking and circulation arrangements, landscaping and associated works	4,490	0	4,490
18/00124/FP	3 Crompton Road	Demolition of existing office and erection of single storey office building and recladding of existing warehouse	244	0	244
18/00268/FPM	85 - 103 Queensway, Town Centre	Partial demolition of existing building to facilitate erection of new residential building comprising 39no. studio, 54no. one bed and 1no. two bed flats with under-croft parking, retention of existing office use (Use Class B1) on upper floors; change of use of existing retail units (Use Class A1) to a mixed use development of Use Class A1 (shops), A2 (Professional and Financial Sevices), A3 (Restaurants and Cafes), A4 (Drinking Establishments) and D2 (Gym) with associated enhancements to shop frontages; replacement canopies; public realm improvements and associated car parking and highway works	7,300	11,176	-3,876
18/00283/FP	Caswell House, Cavendish Road	Installation of 2no 4.5mv Gas engines and assocaited works	37	0	37
18/00507/FP	MBDA, Six Hills Way	Installation of a new HPC Mobile Data Centre	50	0	50
Total			**56,999**	**11,856**	**45,143**

Table 38 Sites with planning permission (work not started)

Reference	Address	Description	Gains	Losses	Total
07/00810/OP	Town Centre	Redevelopment of Town Centre	72,200	11,863	60,337
14/00559/OPM	Matalan Retail Park, Danestrete	Application for outline permission for residential development of up to 526 residential apartments and commercial units Class A1 (retail) A2 (professional and financial), A3 (restaurants) A4 (drinking establishments) and A5 (hot food take away) with associated access, parking and landscaping following demolition of existing building	1,670	3,069	-1,399
16/00015/FP	4 Middle Row	Erection of two/three storey building with Use Class A1 (shop) at basement, ground and first floor level with ancillary flat/office at second floor level	198	0	198
16/00060/FP	Fix Auto, Gunnels Wood Road	Change of use from Sui Generis to Use Class A3	220	0	220
16/00225/FP	Bunyan Baptist Church, Basils Road	Single storey in-fill extension, insertion of mezzanine floor in rear hall, single storey front and part single part two storey rear extensions to meeting room with insertion of 8no velux windows to rear hall and 3no velux windows to meeting room	200	0	200
16/00393	Royal Mail Post Office, 22 - 23 Westgate, Town Centre	Internal alterations to retail unit and first floor extension with associated alterations to the service road	72	0	72
16/00395/FPM	Symonds Green Neighbourhood Centre, Units 1-2 Filey Close	Demolition of 4no residential units and refurbishment and external alterations of neighbourhood centre, change of use of existing A1 (shop), B1/B8 (former Council Estate Office, Business and storage), D1 (Community Centre) and ancillary Community Cafe to create 3no units comprising 2no Class A1 (shop) and 1no Class B1 (business) at ground floor level, construction of one additional floor to create 12no one bedroom apartments and 10no two bedroom flats	283	0	283
16/00441/FP	Belvue House, Bell Lane	Variation of Condition 1 (approved plans) attached to plannng permission 14/00467/FP to remove the proposed extension at first floor level and reconfiguration of internal layout to create two additional bedrooms	520	520	0
16/00502/FP	Wisden Court, Wisden Road	Single storey infill extension consisting of 8no additional bedrooms with ensuites, 2no additional bathrooms, 1no storage room, associated access and a replacement porch	248	0	248
16/00504/FP	16 Willows Link	Change of use from A1 (baby shop) to B1(c) (assembly of sandwichs, rolls and other snacks) and associated internal alterations	47	47	0
16/00634/FP	2a letchmore Road	1no one bedroom and 4no two bedroom apartments, and associated landscaping, access and car parking	0	180	-180
16/00758/FP	4 - 8 Norton Road	Replacement doors and windows and reconfiguration of internal floorspace for mixed ancillary Use Class B1(a) (Office) and B2 (geneal industry) floorspace	600	600	0

16/00785/FP	Wisden Court, Wisden Road	Erection of a single storey side extension to facilitate a day room	38	0	38
16/00841/CLPD	MBDA UK, Six Hills Way	Certificate of lawfullness for the installation of a new storage unit outside 5200 Building, increase to existing mezzanine floor and installation of small external plant to the rear of 5600 Building	450	0	450
17/00008/CPA	Unit C Mindenall Court, High Street	Prior approval for the change of use from office building (B1) to 2no two bedroom flats (C3)	0	125	-125
17/00056/FP	38 Sparrow Drive	Change of use from four bedroom residential dwelling (Use Class C3) to a five bedroom care home (Use Class C2)	167	0	167
17/00073/FP	Greenside Special School, Shephall Green	Single storey extension for 1no class room with an entrance lobby	51	0	51
17/00103/CPA	Heartlands House, Primmett Road	Prior approval for change of use from office (B1) to 21no flats (C3)	0	745	-745
17/00632/CLPD	MBDA UK, Six Hills Way	Certificate of lawfullness for construction of a mezzanine floor extension to an existing industriall unit on the MBDA Stevenage campus	86	0	86
17/00746/FP	37 Queensway	Conversion of the first and second floor storage areas into 2no studio flats and a first floor rear extension	0	91	-91
17/00762/CPA	The Barn Warren Court, High Street	Prior approval for the change of use of office building (Use Class B1(a)) to 3no Residential Dwellings (Use Class C3)	0	187	-187
17/00799/FP	Chequers House, 162 High Street	Erection of 2no two storey side extension, raising of the existing roof and 1no dormer window on front elevation 1 no dormer window on the rear elevation, 1no roof light and associated car parking	119	0	119
17/00846	12 Park Place, Town Centre	Replacement of one ground floor retail unit, refurbishment of retail frontages and erection of 9no residential dwellings	34	0	34
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane	Construction of two storey storage building inluding staff office, welfare and residential accommodation and ancillary works	130	0	130
18/00020/FP	7 - 9 The Hyde	Change of use from A1 to A3 and A4	175	177	-2
18/00145/FP	Spice Rouge, 99 High Street	Single storey rear extension	40	0	40
18/00153/FPM	MBDA UK, Six Hills Way	Erection of a two storey modular office building with associated boundary treatments, hardstanding and services	2,142	0	2,142
18/00198/FP	38b Queensway, Town Centre	Change of use from A1 to A3 and new shop front and change of use of public highway to outdoor seating area	211	211	0
18/00828/FP	Greenside School, Shephall Green	Single storey annexe to Greenside School	34	0	34
18/00317/FP	Unit 7b Roaring Meg Retail Park, London Road	Alteration to Unit 7b	29	0	29

18/00382/FP	ASDA Stores Ltd, Monkswood Way	Erection of retail pod	17	0	17
18/00386/CPA	85 - 103 Queensway, Town Cenre	Prior approval for Change of Use of the second floor from Use Class B1(a) (offices) to Use Class C3 (residential) to provide 11 flats	0	597	-597
18/00390/FP	85 - 103 Queensway, Town Centre	Change of use of part of the second floor from retail (Use Class A1) to form 8 residential flats (7x studio flats and 1x 1 bed) including upgrade and refurbishment to stair and access to residential flats, a new lift and formation of bin and cycle store area at ground floor	0	404	-404
18/00393/CPA	85 - 103 Queensway	Prior approval for the change of use of part of second floor from Use Class A1 (shop) and Class A2 (Financial and Professional) to 2no dwelling units (Use Class C3)	0	127	-127
18/00400/FP	Land located between Blenheim Way and the A602, adjacent to Hertford Road	Proposed development of a new Community Centre, cycle path running through the site, associated parking and landscaping	335	0	335
18/00430/FP	18 - 20 High Street	Change of use of ground floor office Class B1(a) to 1no two bedroom residential dwelling Class C3	0	90	-90
18/00508/FP	85-103 Queensway, Town Centre	Change of use of part of the first floor from retail (Use Class A1) to Offices (Use Class B1(a)) and externa improvement works	290	290	0
18/00519/FP	Airbus Defence and Space, Gunnels Wood Road	Demolition, Temporary Buildings and Enabling works to include; demolition of existing club house and restaurant building at Gunnels Wood Road. The erection of a temporary restaurant and reception buildings and enabling works to include minor modifications to the access onto Gunnels Wood Road, associated ground wotks and infrastructure	655	0	655
18/00528/FP	Dental Surgery, 62 Bedwell Crescent	Two storey side extension and first floor rear extension and change of use of public amenity land to land associated with dental surgery (Use Class D1)	52	0	52
18/00580/FP	East of England Ambulance Service NHS Trust, 4 - 5 Hyatt Trading Estate, Babbage Road	Single storey side extension	45	0	45
18/00660/FP	96 - 103 Queensway, Town Centre	Change of use of part of the first floor from retail (Use Class A1) and Financial and Professional Services (Use Class A2) to Offices (Use Class B1(a)) and external improvement works	944	944	0
18/00664/CPAR	38 Queensway	Prior approval for the change of use from shop (Use Class A1) to restaurant/ cafe (Use Class A3)	72	72	0
18/00735/FP	85 - 103 Queensway	Change of use of part of the second floor from Retail (Use Class A1) and Financial and Professional Services (Use Class A2) to offices (Use Class B1(a)) and external improvement works	0	855	-855
18/00754/FP	Stevenage Cricket Club, Ditchmore Lane	Single storey rear extension	30	0	30

18/00767/FP	17 The Glebe, Chells Way	Change of use from Class A3 (restaurant/cafe) to Sui Generis (Tattoo Studio)	48	48	0
19/00019/FP	Former John Lewis Plc, Cavendish Road	Construction of unit for the provision of opthalmic services (Class D1) within Warehouse Club permitted by planning permission 15/00702/FPM	54	0	54
Total			**82506**	**21,242**	**61,264**

Authority Monitoring Report 2018/19