Stevenage Borough Council

Five Year Housing Land Supply Update

August 2021

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1.0 Introduction

1.1 This Five Year Housing Land Supply Update (August 2021) has been produced to provide an updated position with regard to Stevenage Borough Council's five year housing supply following Appeal Decision for ref. APP/K1935/W/20/3255692 being issued by the Planning Inspectorate.

1.2 Stevenage Borough Council can demonstrate a Housing Supply of **5.85 years** for the period 1 April 2021 to 31 March 2026, using the *Liverpool* methodology and guidance from the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

1.3 This Update explains how the Council has calculated this figure. It breaks down the Council's approach to the calculation step-by-step in separate chapters and gives a commentary to explain all aspects of the Council's calculations. The structure of this document will firstly review the approach to calculating the five-year housing supply, the past and present housing requirements, the current shortfall in delivery, and then establishes the overall five-year requirement. The statement will then move on to identify the sites which are considered 'deliverable', explain why these should be included in the housing land supply for Stevenage, and finally demonstrate that these sites are sufficient to provide a minimum of five years' worth of housing against their housing requirement as required by the NPPF.

1.4 Appendix A contains the latest Housing Trajectory which gives a detailed breakdown of the housing expected to be delivered in the rest of the Plan period up to 2031. The rest of the appendices contain the evidence required, in line with the NPPF and PPG, to support the Council's approach to the calculation.

1.5 The Appeal Decision for ref. APP/K1935/W/20/3255692 ruled that the Council's use of the *Liverpool* methodology was appropriate and that the Council could demonstrate sufficient evidence to prove the deliverability of sites in this Update. The Appeal Decision granted permission to a large site not previously included within the Council's Housing Land Supply and also determined that one site that had previously been included by the Council, could no longer be as it didn't meet the test of deliverability. This Update incorporates these changes and also incorporates the change in status of developments at the Former Matalan site and the Former BHS site which were both previously included in the Council's Housing Supply, but have since progressed further than in the previous Updates (June 2021).

2.0 Planning Policy Context

2.1 The Stevenage Borough Local Plan[1] was adopted on 22 May 2019 and forms a key part of the Development Plan for the borough. The Local Plan sets out an ambitious plan for development, identifying and allocating sites and locations for new housing totalling 7,600 units over the Plan period from 1 April 2011 – 31 March 2031. This equates to 380 units per annum.

2.2 The National Planning Policy Framework[2] (NPPF) sets out several requirements for Local Planning Authorities (LPAs), including the requirement to maintain a five-year housing land supply against adopted strategic policies.

2.3 Paragraph 73 of the NPPF states that LPAs should identify and update a supply of deliverable sites each year:

> *Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*
>
> *a) 5% to ensure choice and competition in the market for land; or*
> *b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
> *c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.*

2.4 The NPPF defines what should be considered a 'deliverable' site within Annex 2: Glossary as follows:

> ***Deliverable***
> *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a*

[1] https://democracy.stevenage.gov.uk/documents/s19698/Item13-AppendixC-SBLPAdoptionVersion.pdf
[2] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

2.5 Planning Practice Guidance[3] gives additional detail to explain what 'clear evidence' should be used to demonstrate that sites can be considered deliverable under part b of the definition:

As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*

[3] https://www.gov.uk/guidance/housing-supply-and-delivery Paragraph: 007 Reference ID: 68-007-20190722, Revision date: 22 July 2019

- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*
- *Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.*

2.6 Appeal Decision APP/K1935/W/20/3255692[4] (August 2021) discusses Stevenage's Housing Land Supply in paragraphs 76 to 84. With regards to Stevenage's use of the *Liverpool* methodology, the Inspector concluded that the Inspector's Report for the Stevenage Borough Local Plan remains the correct determination with which to confirm whether the Liverpool approach is, and continues to be, the correct methodology to incorporate historic undersupply of houses into the Housing Requirement for the next five year period. The Inspector states at paragraph 78:

> "*it should not be for me, on a case-by-case basis in this appeal to depart from anything that may have been established as part of the plan-making and examination process.*"

2.7 He also reviews the evidence provided by the Council to demonstrate the deliverability of sites in its Housing Supply and other than advising that the site at HO1/11: Rugby Club should not be categorised as deliverable, the Inspector confirmed that all the Council's evidence was sufficient. In paragraph 82, he states:

> *"I therefore conclude that there is no shortage of identified land capable of delivering a five years' supply of housing."*

2.8 The rest of this Update will explain how Stevenage Borough Council meets the requirements of NPPF paragraph 73 to provide a minimum of five years' worth of housing against their housing requirement adopted policies, using the NPPF Annex 2: Glossary's definition of 'deliverable' housing units, using the PPG's examples of evidence to demonstrate deliverability, where necessary, and citing Appeal Decision APP/K1935/W/20/3255692 in support of its approach.

2.9 The information in this Housing Supply Update should be used for decision-making purposes when determining planning applications or appeal inquiries for residential development.

2.10 It should be noted that this Update is not an Annual Position Statement (APS) as referred to in Paragraph 74 of the NPPF and therefore does not follow a notification of intention to submit an APS to the Planning Inspectorate (PINS).

[4] https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3255692

3.0 Approach to Calculating Five-Year Supply

3.1 At the Examination Hearings for the Local Plan, the Council demonstrated why it should address historic shortfall of housing delivery using the 'Liverpool' approach rather than the more standard 'Sedgefield' approach. The Liverpool approach spreads the delivery of historic undersupply of housing equally across the remainder of the Local Plan period, whereas the Sedgefield approach seeks to deliver the shortfall in the next five-year period.

3.2 Following the Examination period for the Local Plan, the Inspector agreed that the Sedgefield approach was unrealistic for Stevenage and that the five-year housing supply should be calculated using the Liverpool approach. See extract from the Inspector's Report[5] below:

> *The Council's reliance on a small number of large strategic sites makes early delivery of a large quantum of housing very challenging. This is because of the lead in time for housing to be built on these sites, following the adoption of the Plan and the rate at which the developers can build. Using the Sedgefield approach to dealing with previous shortfall would require the delivery of around 700 homes per year for the first 5 years. This is wholly unrealistic when considering previous delivery rates. Spreading the delivery of the previous shortfall over the Plan period is not ideal as it delays providing the shortfall over an even longer period. However, in this case there are a particular set of circumstances that mean it is the only sensible option.*

3.3 The Council's Authority Monitoring Reports (AMRs) up to the 2019 version used the Sedgefield approach when demonstrating the Council's ability to demonstrate a 5-yr housing supply, but from the point of adopting the Local Plan, in line with the Inspector's judgement when examining the Local Plan, the Council will use the Liverpool approach.

[5] http://www.stevenage.gov.uk/content/15953/26379/26389/Inspectors-Report-Local-Plan-18102017.pdf

4.0 Five-Year Housing Requirement

4.1 The Stevenage Borough Local Plan states in para 5.67 that evidence identifies a requirement for Stevenage of 7,300 homes over the period of the Plan. This considers migration trends over a 10-year period and includes adjustments in response to market signals in line with Government guidance. This is translated into a requirement for 7,600 homes as specified in Policy SP7: High Quality Homes, which is an **annual requirement for 380 dwellings per year**.

Annual Housing Requirement Figure	380

Table 1 - Annual Housing Requirement Figure from Stevenage Local Plan (2019)

4.2 Table 2 shows the cumulative total of net housing completions in Stevenage since the start of the Plan period.

Monitoring Year	Actual Net Housing Completions	Cumulative Net Housing Completions
2011/12	190	190
2012/13	85	275
2013/14	172	447
2014/15	146	593
2015/16	153	746
2016/17	690	1,436
2017/18	71	1,507
2018/19	285	1,792
2019/20	321	2,113
2020/21	143	2,256

Table 2 – Cumulative Net Housing Completions 2011/12 to 2020/21

4.3 The PPG states that any shortfall in housing completions needs to be calculated from the base date of the adopted Plan[6]; in this case, the base date of the adopted Stevenage Borough Local Plan is 1 April 2011. Table 3 shows the shortfall in housing completions since the start of the Plan period.

[6] Paragraph: 031 Reference ID: 68-031-20190722, Revision date: 22 July 2019

Monitoring Year	Annual Net Housing Surplus/Shortfall	Cumulative Net Housing Surplus/Shortfall
2011/12	-190	-190
2012/13	-295	-485
2013/14	-208	-693
2014/15	-234	-927
2015/16	-227	-1,154
2016/17	310	-844
2017/18	-309	-1,153
2018/19	-95	-1,248
2019/20	-59	-1,307
2020/21	-237	-1,544

Table 3 - Cumulative Shortfall in Housing Provision 2011/12 -2020/21

4.4 As Table 3 shows, completions have not exceeded the annual requirement since the start of the Plan period and the undersupply has grown each year. This is partially due to the Plan not being adopted by Stevenage Borough Council until May 2019, having been under a Holding Direction since November 2017 which significantly hindered the Plan's adoption and progress to be made with strategic sites which required either Policy-support or removal from the Green Belt before progressing through the planning system.

4.5 **The Council is left with an undersupply of 1,544 dwellings as of 31 March 2021**. In line with the aforementioned Liverpool approach, as supported by the Planning Inspector of Appeal Decision APP/K1935/W/20/3255692, historic undersupply should be delivered evenly by the end of the Plan period.

Annualised requirement to provide for historic undersupply of housing using Liverpool approach (1,544 / 10)	**154.4**

Table 4 - Annualised requirement for historic undersupply of housing

4.6 Paragraph 73 of the NPPF states that LPAs should include a buffer when identifying a supply of specific deliverable sites cumulating a five-year housing supply. Paragraph 73 outlines how to determine what buffer to apply: 5% as a minimum, 10% if demonstrating a five year supply through an Annual Position Statement submitted and approved by PINS, or 20% where there has been significant under delivery of housing in the past three years.

4.7 The Council is not seeking to demonstrate a five year housing supply through an Annual Position Statement so the size of the buffer should either be 5% or 20% depending on housing delivery over the past three years.

4.8 The Housing Delivery Test (HDT) is the established assessment of housing delivery[7] over the previous three years. Results of the HDT for every LPA are published annually on the Government's website. Each LPA faces consequences based on the results of the HDT. The potential consequences are:

- None, if HDT = > 95%
- Action Plan, if HDT < 95%
- Increased buffer, if HDT < 85%
- Presumption in Favour of Sustainable Development, if HDT < 75%

4.9 Table 5 shows that for the relevant period, Stevenage achieved a HDT score of 64% delivery. Therefore, the Council must: prepare an Action Plan showing how it intends to increase future housing delivery; include a 20% buffer in its housing supply calculations; and apply the presumption in favour of sustainable development during decision making for housing proposals.

ONS code	Area name	Number of homes required			Total number of homes required
		2016-17	2017-18	2018-19	
E07000243	Stevenage	366	381	348	1,094

Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
2017-18	2018-19	2019-20			
78	297	327	702	64%	Presumption

Table 5 - 2020 Housing Delivery Test results for Stevenage

4.10 Taking into account the Objectively Assessed Need for 380 dwellings per year, the need to deliver an additional 154.4 dwellings per year to account for historic under delivery, and the additional 20% buffer in line with NPPF paragraph 73, Table 6 shows that **the overall housing requirement to be delivered in the five year period 1 April 2021 to 31 March 2026 is 3,206**.

Annual Requirement	Annual Shortfall	Annual 20% buffer	Total Annual Requirement	Total 5 Year Requirement
380	154.4	106.88	641.28	**3,206**

Table 6 - Five Year Housing Requirement for Stevenage, 2021/22 - 2025/26

[7] https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement

5.0 Deliverable Housing Supply

5.1 Now that the total housing requirement has been established for the next five years, the Council, in line with NPPF paragraph 73, must identify a supply of specific deliverable sites sufficient to meet the identified housing requirement. This section identifies the Council's supply of specific deliverable sites.

5.2 The Council has tested sites against the NPPF's definition of deliverable as stated in Section 2. The Council has set out which sites it considers deliverable under part A of the definition, and those sites where further evidence is needed in order to be considered deliverable under part B of the definition.

5.3 The rest of this chapter describes all of the sites considered deliverable.

5.4 Sites that meet part A of the definition include:

- Sites under construction
- Sites with detailed planning permission
- Sites with prior notification

5.5 Sites that meet part B of the definition include:

- Sites with outline permission/subject to s106
- Deliverable housing sites (as per the definitions listed earlier in this paper)

5.6 The Council has actively sought to establish written agreements with developers of sites that come under part B of the definition of deliverable to confirm the developers' delivery intentions and anticipated start and build-out rates, as specified by PPG guidance of what constitutes evidence to confirm deliverability. Where schemes are being led by private housing developers or Hertfordshire County Council, agreements are in the form of Statements of Common Ground (SoCGs). Where schemes are to be led by the Council, as landowner, written agreement was not considered appropriate. Signed SoCGs are contained with Appendix D.

5.7 The full list of deliverable sites is provided in Appendix A which splits the developments into the same categories as the remainder of this section.

5.8 In addition to the deliverable sites, the Council has a range of sites considered "developable" in line with NPPF and PPG definitions. These do not count towards the five year housing supply, but show that the Council can demonstrate long-term delivery to meet the requirements for the rest of the Plan period.

5.9 The majority of details for specific schemes are correct as of 1 April 2021 which is when the annual housing survey is undertaken to ascertain which schemes have commenced or not. However, where relevant and to give additional certainty of delivery, more up to date information has been included.

Sites Under Construction

Total Number of Dwellings for Sites Currently Under Construction	944

Table 7 - Total no. of dwellings under construction

85 – 103 Queensway

5.10 85 – 103 Queensway is located in the Town Centre and will deliver 115 dwellings in total. The scheme comprises one full planning permission and three separate Prior Approvals. The site is located within the Town Centre policies in the adopted Local Plan although the permissions were granted before the Local Plan was adopted.

5.11 **Current planning status**: The site has been under construction for over a year and is approaching completion. As part of full planning ref. 18/00268/FPM for a large-scale, mixed-use scheme, 94 dwellings were completed during 2020/21. The three separate Prior Approvals are all under construction, totalling 21 units. Prior Approval was granted for 18/00386/CPA for the change of use from Class B1(a) to Class C3 on 30 August 2018 and will deliver 11 additional flats. The other two prior approvals will deliver less than 10 dwellings each so are counted amongst other minor developments later in this section.

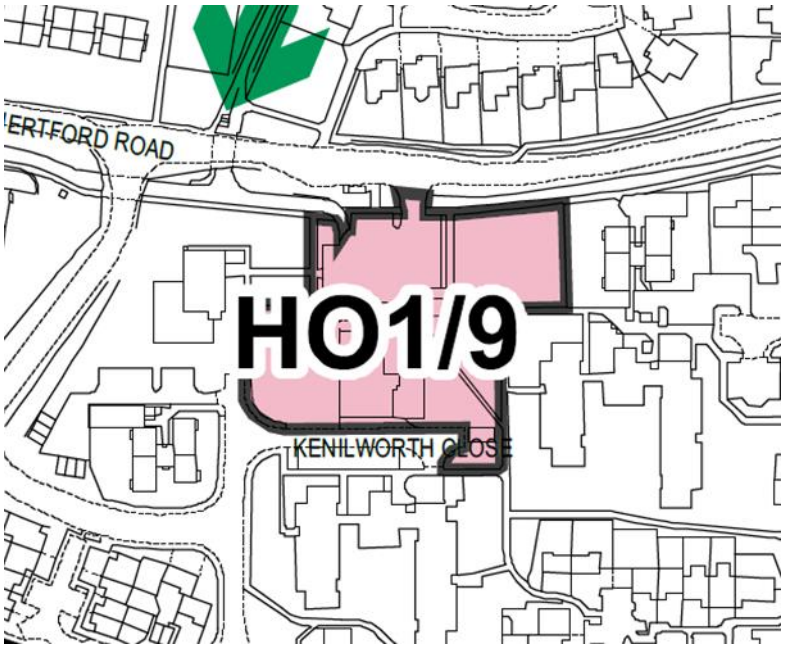
5.12 **Expected build out rates**: As the site is currently under construction and has been for some time, it is anticipated that the remaining dwellings will be delivered within the first year of the five-year period.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings (18/00386/CPA)	11	0	0	0	0

5.13 **Conclusion:** As construction has started onsite, the build out rates are considered achievable. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

HO1/9: Kenilworth Close Neighbourhood Centre, The Bragbury Centre

5.14 The Kenilworth Close Neighbourhood Centre site is located in the south of Stevenage and will deliver a net total of 121 dwellings (169 new dwellings, demolition of 48 existing dwellings). The site is allocated in the Local Plan for residential development under Policy H01/9 and was granted planning permission following the adoption of the Local Plan. The land has been previously developed.



5.15 **Current planning status**: The site is currently under construction after being granted planning permission on 28th October 2019 under planning ref. 18/00398/FPM which comprised of a mixed-use development including 169 dwellings of mixed size. This included the demolition of 48 existing dwellings meaning the site will deliver 121 net dwellings. Permission has also been granted for further residential development on this site (application number 18/00399/FPM), however construction related to that permission has not yet started and is therefore not included in this section.

5.16 **Expected build out rates**: As the site is currently under construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Dwelling completions are first expected to be completed in 2021/22 for an initial 61 dwellings and 60 dwellings in 2022/23. These figures include the net loss of 48 dwellings following their demolition at the beginning of construction.

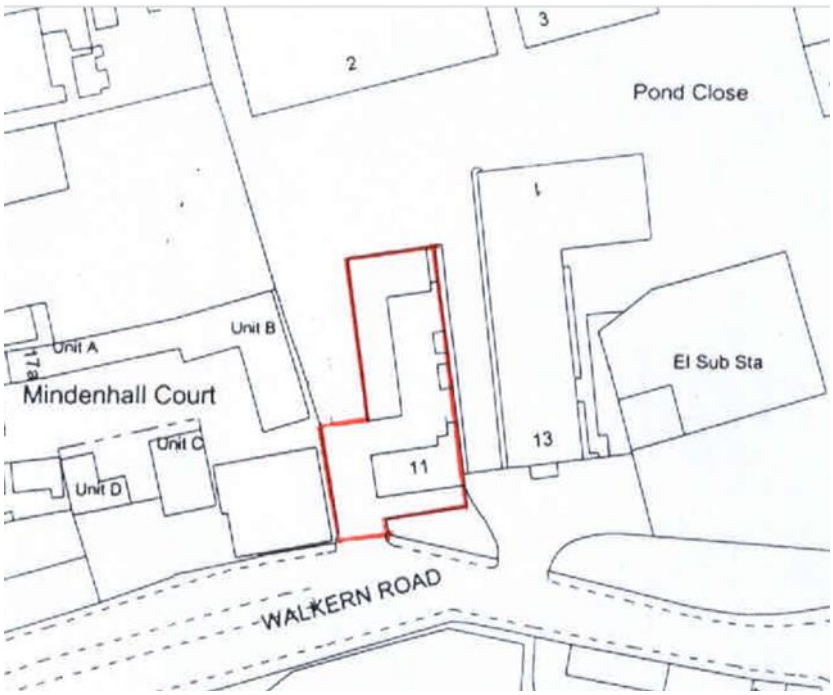
	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	60	61	0	0	0

5.17 **Conclusion**: As an application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of

dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

11 Walkern Road (Pond Close)

5.18 11 Walkern Road is located in the centre of Stevenage (north of Stevenage Old Town) and will deliver a total of 12 dwellings. The site is not allocated in the Local Plan and was granted planning permission before the adoption of the Local Plan. The land has been previously developed.



5.19 **Current planning status**: The site is currently under construction after being granted planning permission on 31st August 2006 under planning ref. 06/00301/FP which comprised of a residential development with 12no one-bedroom flats. Construction has since started following approval.

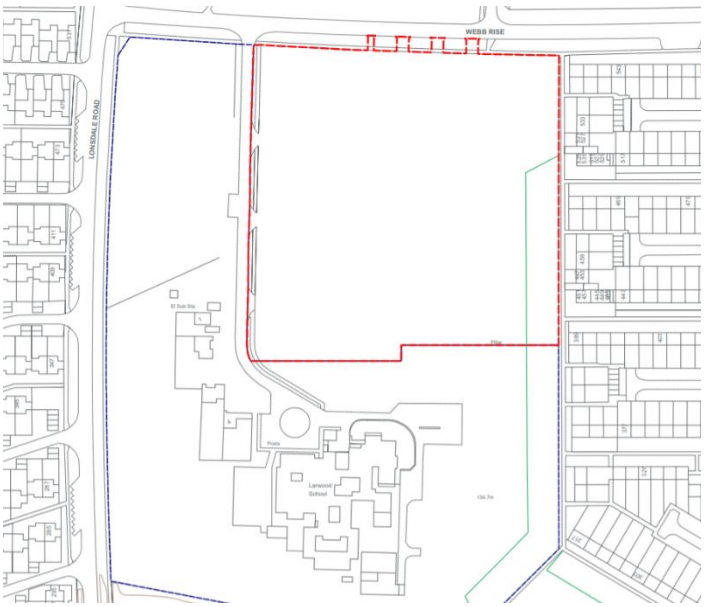
5.20 **Expected build out rates**: As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 for the full total of 12 dwellings.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	12	0	0	0	0

5.21 **Conclusion**: As an application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

Webb Rise

5.22 Webb Rise is located to the south of Stevenage Central and will deliver 85 dwellings. The site is not allocated in the Local Plan for residential development but was included in the housing trajectory assessed as part of the Local Plan Examination hearings due to a previous extant planning permission that has since expired. This more recent permission was granted after the Local Plan was adopted. The land is previously developed land due to the prior existence of a secondary school on-site.



5.23 **Current planning status**: The site was granted planning permission on 27th March 2020 under planning ref. 19/00485/FPM and construction has started on site. The scheme will deliver a residential development featuring 85 dwellings of mixed size.

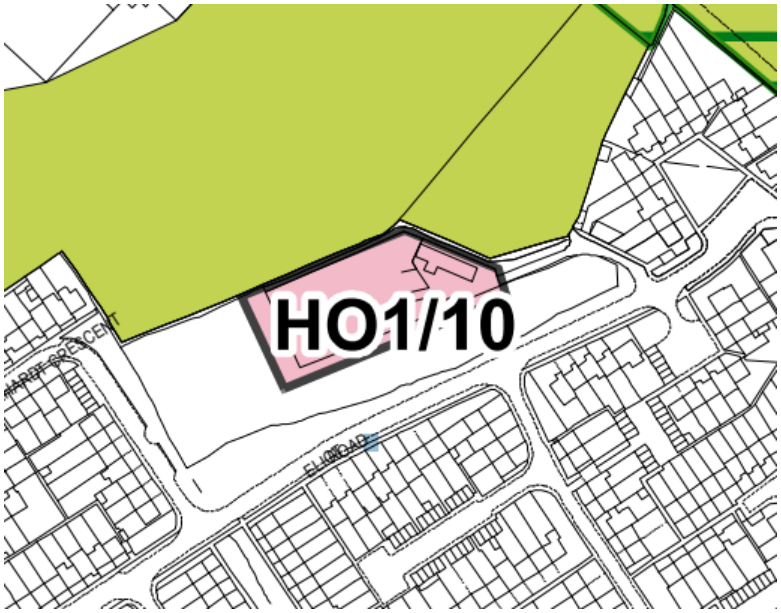
5.24 **Expected build out rates**: As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to be completed in 2021/22 for an initial 45 dwellings and 40 dwellings in 2022/23.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	45	40	0	0	0

5.25 **Conclusion**: As the application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

HO1/10: Former Chells Play Area, Eliot Road

5.26 Former Chells Play Area is located to the east of Stevenage and will deliver 13 dwellings, all of which will be affordable housing. The site is allocated in the Local Plan for residential development under Policy H01/10 and was granted planning permission following the adoption of the Local Plan. The land has been previously developed.



5.27 **Current planning status**: The site is currently under construction after being granted planning permission on 19st March 2021 under planning ref. 20/00053/FPM which comprised of a residential development with 13no affordable semi-detached and terraced dwellings on a site previously used as a play area.

5.28 **Expected build out rates**: As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 for the full total of 13 dwellings.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	13	0	0	0	0

5.29 **Conclusion**: As the application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

12 North Road

5.30 12 North Road is located to the north of Stevenage on the main route linking the town with the nearby village of Gravely. The site is not allocated in the Local Plan. It was granted permission for residential development after the Local Plan had been adopted. The land has been previously developed.

5.31 **Current Planning Status**: The site is currently under construction after being granted planning permission on 24th January 2020 under planning ref. 18/00740/FPM which comprised of a residential development of three and four storey buildings to deliver 21no. one and two bed flats.

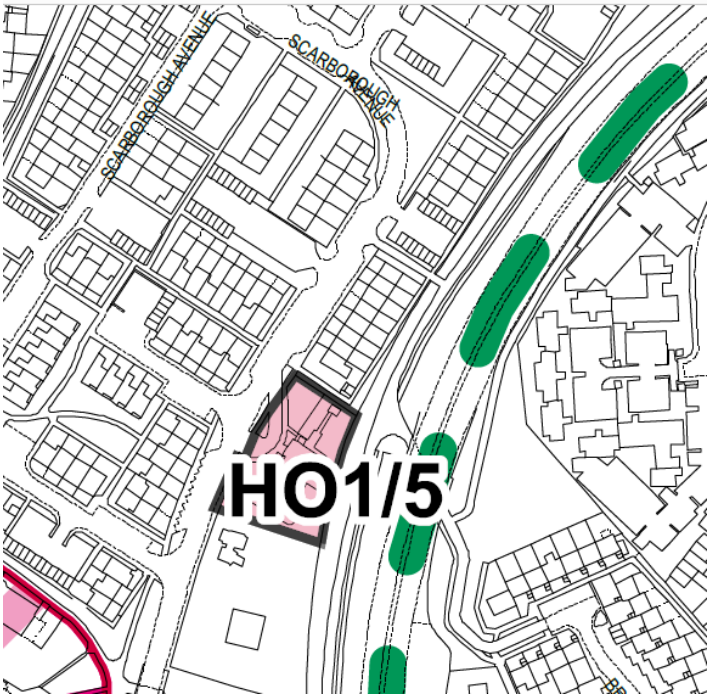
5.32 **Expected build out rates**: As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are expected to be completed in 2021/22.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	21	0	0	0	0

5.33 **Conclusion**: As the application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

HO1/5: Ex-play Centre, Scarborough Avenue

5.34 HO1/5: The ex-play centre at 145 Scarborough Avenue is located in the north-west of Stevenage and will deliver a total of 29 dwellings. The site is allocated in the Local Plan for residential development under Policy H01/5 and was granted planning permission after the adoption of the Local Plan. The land has been previously developed.



5.35 **Current planning status**: The site was granted planning permission on 24th January 2020 under planning ref. 19/00136/FPM and construction has started on site. The scheme comprises of the demolition of an existing community centre and its replacement with a residential development including 29 dwellings of mixed size.

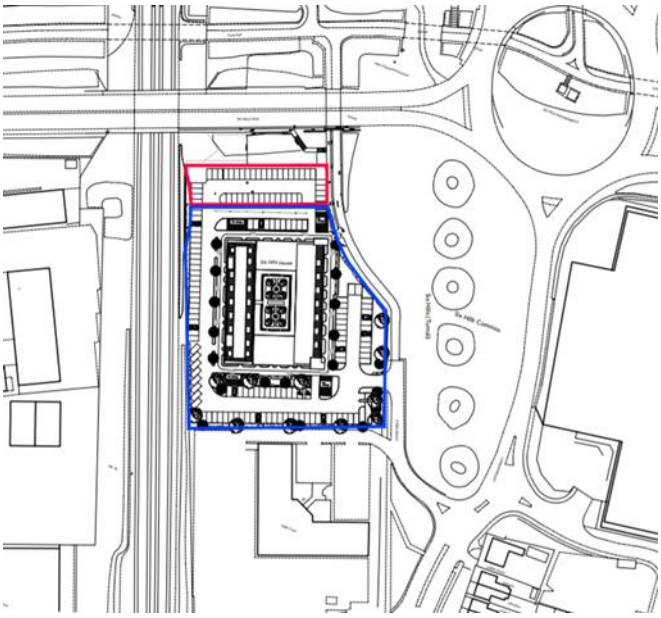
5.36 **Expected build out rates**: As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are expected to be completed in 2021/22.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	29	0	0	0	0

5.37 **Conclusion**: As the application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

Six Hills House

5.38 Six Hills House is located to the south of Stevenage Central and will deliver 64 dwellings. The site is not allocated in the Local Plan for residential development and was granted planning permission before the Local Plan was adopted. The land has been previously developed.



5.39 **Current planning status**: The site was granted planning permission on 6 December 2017 under planning ref. 16/00482/FPM and construction has started on site. The scheme will deliver an 8-storey residential development including 64 dwellings of mixed size.

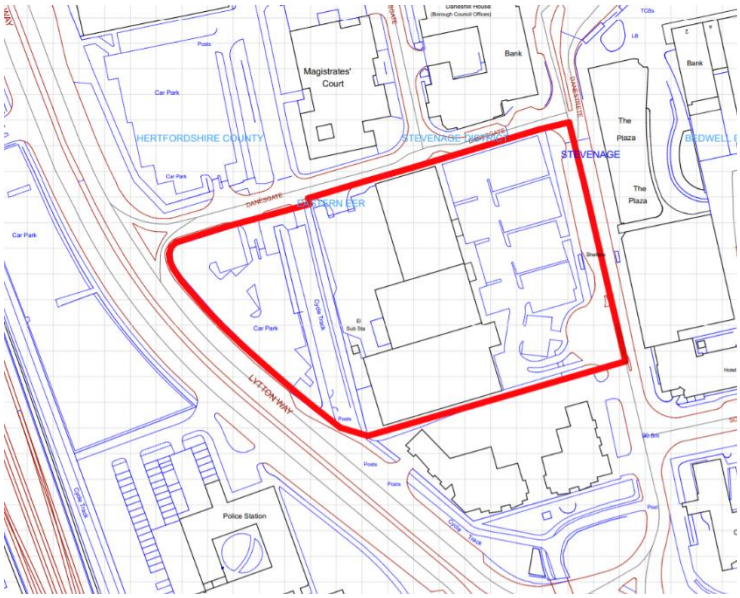
5.40 **Expected build out rates**: As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to be completed in 2021/22 for an initial 32 dwellings and 32 dwellings in 2022/23.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	32	32	0	0	0

5.41 **Conclusion**: As the application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper. The applicant has expressed some inclination to submit a variation of condition application to increase the number of houses on-site but this has not yet been submitted.

Matalan Retail Site

5.42 The Matalan site is located in central Stevenage and will deliver 526 dwellings. The site is not allocated in the Local Plan for residential development but was included in the housing trajectory assessed as part of the Local Plan Examination hearings because of an extant outline permission granted prior to the adoption of the Local Plan. The site is located within the Southgate Park Major Opportunity Area included in Policy TC2 of the Local Plan which supports granting permission for high-density use class C3 residential units. The site is on land that has been previously developed.



5.43 Cu**rrent planning status**: The site received outline planning permission on 19th October 2017 under planning ref. 14/00559/OPM. The site received Reserved Matters approval on 9th April 2021 under planning ref. 20/00643/RMM .

5.44 **Expected build out rates**: Demolition commenced on-site in August 2021. The developer for the application had previously signed a SoCG, outlining specific build out rates to achieve Affordable Homes grant from Homes England. They fine-tuned the trajectory shortly before commencement. Dwelling completions are first expected to come forward in 2023/24 for Blocks B and C and the remaining 383 dwellings in early 2025/26.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	0	143	0	383

5.45 **Conclusion**: As the application has been granted planning permission and construction has started onsite, the build out rates are considered achievable. Construction will be in accordance with a granted permission so there will be no variation on the number of dwellings this site will provide. This evidence establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

Small Sites (Less than 10 Dwellings)

5.46 There are a significant number of minor developments (comprising less than 10 dwellings) which are under construction and are expected to be delivered within the five-year period. A full list of site locations and information is included in Appendix B. All sites are on land which has been previously developed.

5.47 **Expected build out rates**: As all minor developments are currently under construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 for the full total of 62 dwellings.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	62	0	0	0	0

5.48 **Conclusion**: As applications have been granted planning permission and construction has started onsite for all sites, the build out rates are considered achievable by all parties involved. Construction will be in accordance with granted permissions so there will be no variation on the number of dwellings provided by these sites. This evidence establishes that there is a reasonable prospect of these sites being delivered in the five-year period as set out in this paper.

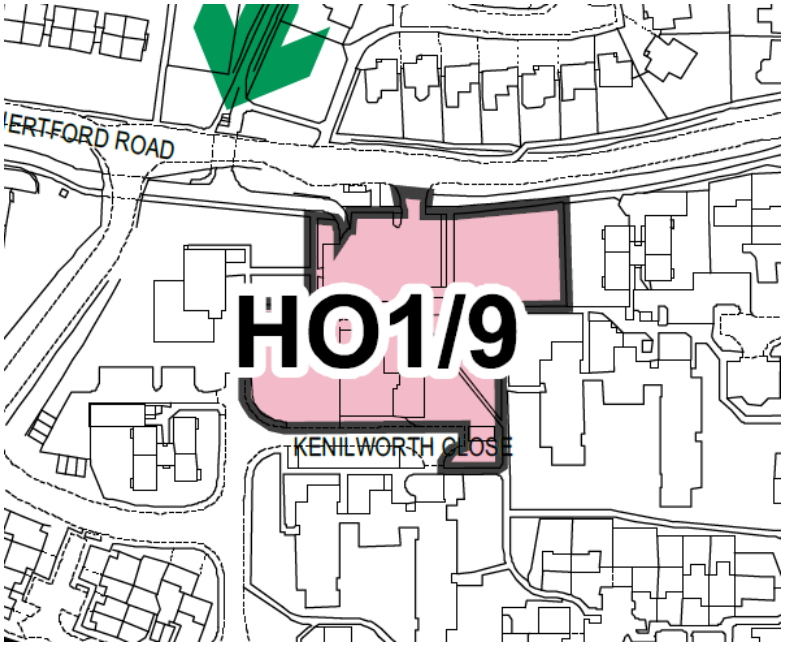
Sites with Detailed Planning Permission

Total Number of Dwellings for Sites with Detailed Planning Permission	855

Table 8 - Total No. of Dwellings - Detailed Planning Permission

HO1/9: Walpole Court

5.49 HO1/9: Walpole Court is located in the south of Stevenage and will deliver a total of 22 dwellings. The site is allocated in the Local Plan for residential development under Policy H01/9 and was granted planning permission after the adoption of the Local Plan. The land has been previously developed.



5.50 **Current planning status**: The site was granted planning permission on 28 October 2019 under planning ref. 18/00399/FPM which comprises a residential development of 60 dwellings including flats and houses. Incorporating the demolition of existing units, this will deliver a net increase of 22 dwellings. The first phase of delivery at this site is already under construction as part of planning permission 18/00398/FPM. The 22 unit scheme under 18/00399/FPM will follow. Construction on phase two has not yet started, however the planning permission has not yet expired.

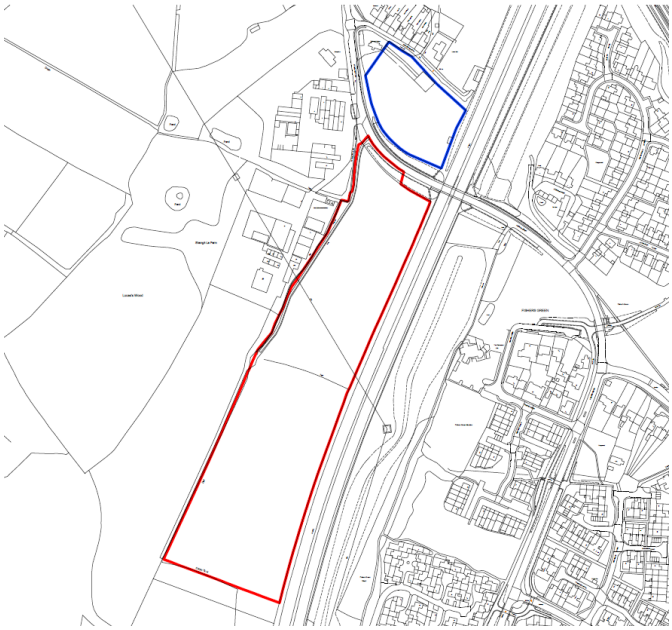
5.51 **Expected build out rates**: Although the site is not currently under construction, it is anticipated that the dwellings will be delivered in the middle of the five-year period, immediately after completion of permission 18/00398/FPM. Following planning agreements and historical trends from similar schemes, all 22 dwelling are expected to be completed the same year in 2023/24.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	22	0	0	0

5.52 **Conclusion**: As the application has been granted planning permission, the build out rates are considered achievable. Although the construction is waiting for construction progress with another phase, the PPG states that detailed planning permission is relevant evidence and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

Land West of the A1(M) and South of Todd's Green

5.53 Land West of the A1(M) and South of Todd's Green is located to the west of Stevenage and will deliver 133 dwellings. The site is not allocated in the Local Plan for development, however the Local Plan safeguards the site under policy IT2. An application was approved after the Local Plan was adopted. The site is greenfield outside the urban area.



5.54 **Current planning status**: The site was granted permission in September 2020 under planning ref. 19/00123/FPM after the Council's Planning & Development Committee resolved to grant permission to the scheme twice (before and after the Council adopted a Community Infrastructure Levy (CIL) charging schedule). The proposals comprise a residential scheme featuring 133 dwellings of mixed size. Construction has not yet started however planning permission has not yet expired.

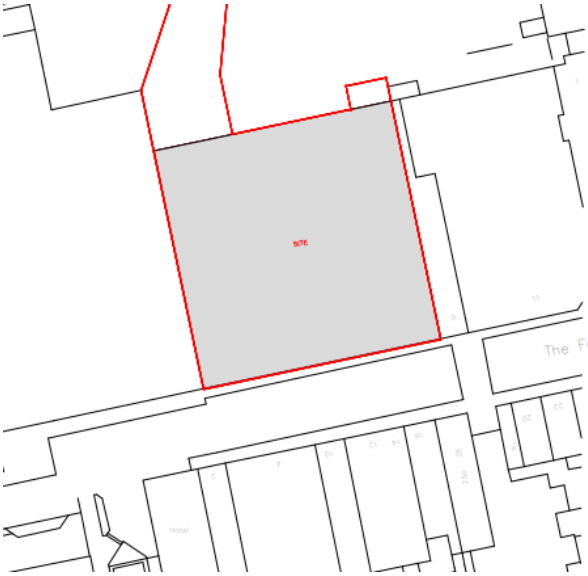
5.55 **Expected build out rates**: Since permission was granted, the applicants have submitted all necessary applications to discharge the pre-commencement conditions indicating their eagerness to commence on-site as soon as possible. As such, dwelling completions are expected to first come forward early in the five year period and following planning agreements and historical trends from similar schemes, an initial 70 dwellings are expected in 2021/22 with the remaining 63 dwellings being completed in 2022/23.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	70	63	0	0	0

5.56 **Conclusion**: As the application has been granted planning permission and the applicant has shown eagerness to progress the site by submitting all necessary Discharge of Condition applications, the build out rates are considered achievable. The PPG states that detailed planning permission is relevant evidence and establishes a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

BHS

5.57 The Former BHS site is located on the Forum within Stevenage town centre and will deliver 250 homes. The site is located adjacent to the Town Centre policies within the Local Plan which allocate approximately 3,000 high density residential units in the Town Centre as defined in Policies SP4 and TC1-TC8. The site has been previously developed.



5.58 **Current planning status**: The site was granted permission in August 2021 under planning ref. 19/00647/FPM. The proposal comprises construction of a single apartment block featuring 249 flats, one studio apartment and a ground-floor commercial unit, replacing a vacant former-retail unit.

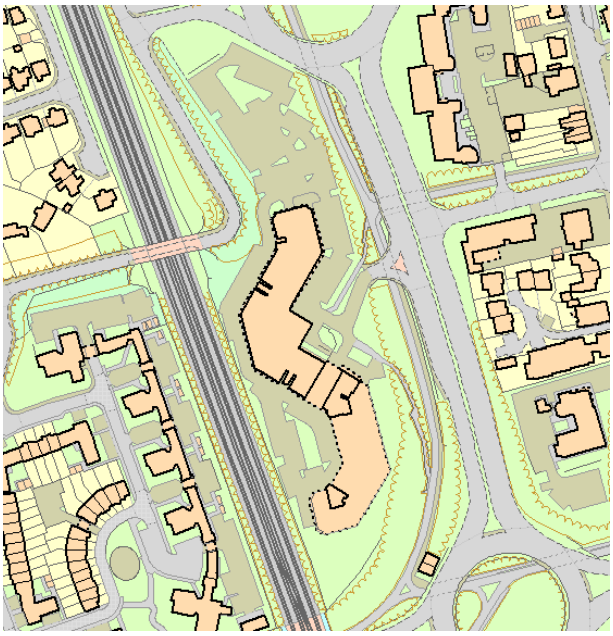
5.59 **Expected build out rates:** Although the site is not currently under construction, contractors have been on-site and it is anticipated that the dwellings will be delivered in the middle of the five-year period. A build time of under two years is expected and all 250 dwellings are expected to start to be delivered in 2022/23.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	125	125	0	0

5.60 **Conclusion**: As the application has been granted planning permission, the build out rates are considered achievable. Construction will be in accordance with granted permissions so there will be no variation on the number of dwellings provided by these sites. This evidence establishes that there is a reasonable prospect of these sites being delivered in the five-year period as set out in this paper.

Land West of Lytton Way

5.61 Land West of Lytton Way is located in central Stevenage to the north west of the town centre and will deliver 576 dwellings. The site is not allocated in the Local Plan for development.



5.62 **Current planning status**: The site was granted permission in August 2021 by Appeal Decision APP/K1935/W/20/3255692 after the Council's Planning and Development Committee had refused application ref. 19/00647/FPM in March 2020.

5.63 **Expected build out rates:** Although the site is not currently under construction, the developer's latest Indicative Development Programme shows that dwellings are first expected in 2023/24 with the completion of 100 units as part of block 6, with completion of the entire site by 2026/27. As such, 160 units are expected after the five year period.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	0	100	216	100

5.64 **Conclusion**: As the application has been granted planning permission, the build out rates are considered achievable. Construction will be in accordance with granted permissions so there will be no variation on the number of dwellings provided by these sites. This evidence establishes that there is a reasonable prospect of these sites being delivered in the five-year period as set out in this paper.

Small Sites (Less than 10 Dwellings)

5.65 There are 68 units with extant planning permission as part of minor developments comprising of less than 10 dwellings which could be expected to be delivered within the five-year period. A full list of site locations and information is included in Appendix C. All sites are on land which has been previously developed. Based on previous delivery of granted units, the Council believes it is appropriate to assume a delivery rate of 50%. As such, 34 of these units are being included as deliverable in the Housing Land Supply.

5.66 **Expected build out rates**: Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered towards the beginning of the five-year period due to their small size and the expiry dates of the permissions. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	17	17	0	0	0

5.67 **Conclusion**: As applications have been granted planning permission for 68 units, the build out rates of 34 units (50%) are considered achievable. As the construction will follow applications which have been granted permission, there will be no variation on the number of dwellings this site will provide. The PPG states that detailed planning permission is relevant evidence and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

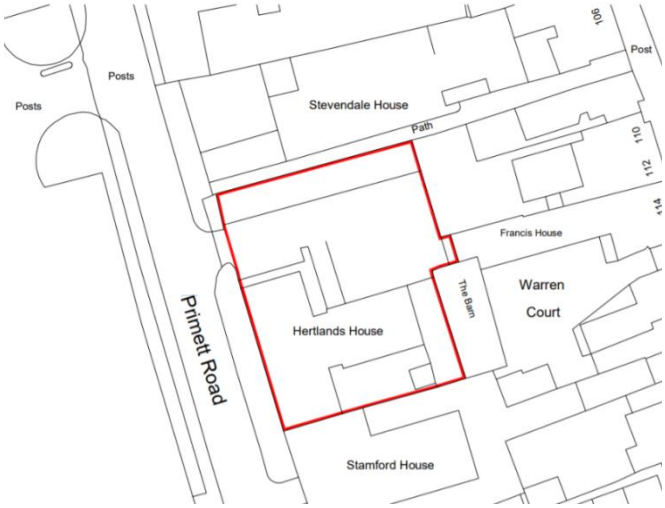
Sites with Prior Notification

Total Number of Dwellings with Prior Approval	23

Table 9 - Total No. of Dwellings - Prior Approval

Hertlands House

5.68 Hertlands House is located in the centre of Stevenage, to the west of the High Street and will deliver 21 dwellings. The site is not allocated in the Local Plan for residential development but was determined not to require prior approval after the Local Plan was adopted. The land has been previously developed.



5.69 **Current planning status**: The site was granted prior approval on 11th August 2020 under planning applications 20/00300/CPA, 20/00301/CPA and 20/00302/CPA. Each scheme complies with Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development Order 2015 (as amended by SI 2016 No.332)). Each scheme comprises a change of use from Class B1 to 7 flats (Class C3), totalling 21 flats across three storeys. Implementation has not yet begun, however the Council's determination means development is permitted for three years.

5.70 **Expected build out rates**: Although the proposals are not currently being implemented, it is anticipated that dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	11	10	0	0	0

5.71 **Conclusion**: As the application has been granted prior approval, the build out rates are considered achievable and the developer has three years to implement the proposals. The PPG states that planning permission is relevant evidence and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

Small Sites (Less than 10 Dwellings)

5.72 There are 5 units with extant prior approval as part of minor developments comprising of less than 10 dwellings which could be expected to be delivered within the five-year period. A full list of site locations and information is included in Appendix C. All sites are on land which has been previously developed. Based on previous delivery of granted units, the Council believes it is appropriate to assume a delivery rate of 50%. As such, 2 of these units are being included as deliverable.

5.73 **Expected build out rates**: Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered towards the beginning of the five-year period due to their small size and the expiration dates of the permissions. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	1	1	0	0	0

5.74 **Conclusion**: As applications have been granted planning permission for 5 units, the build out rates of 2 units (50%) are considered achievable.. The PPG states that planning permission is relevant evidence and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

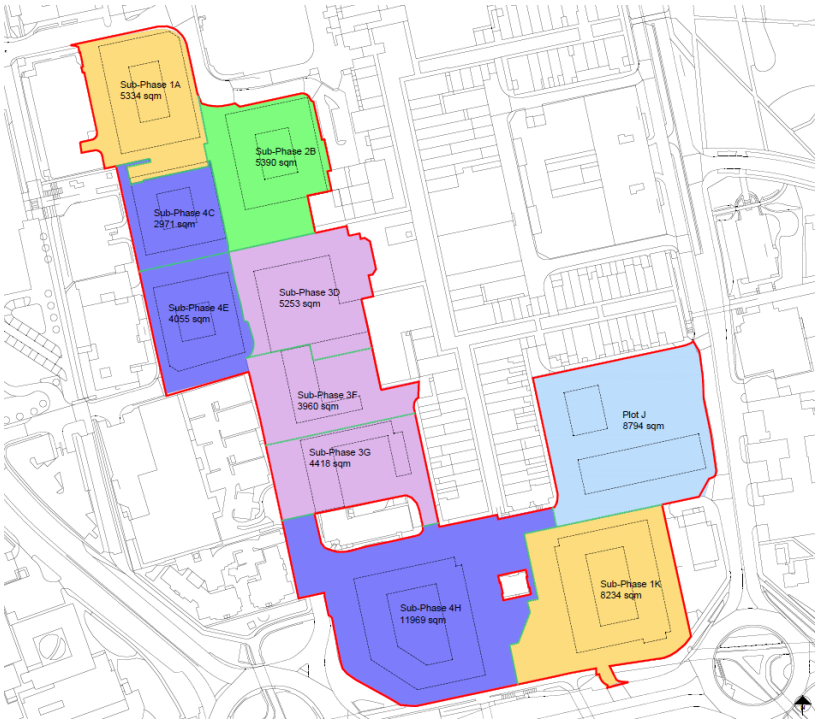
Sites with Outline Permission or Permission Subject to S106

Total Number of Dwellings with Outline Permission or Subject to S106	1,287

Table 10 - Total No. of Dwellings - Outline Planning Permission / Subject to S106

SG1 – Phase 1

5.75 SG1 Phase 1 is located in central Stevenage and will deliver 757 dwellings. The site is included in the Local Plan within the Town Centre policies which allocate approximately 3,000 high density residential units in the Town Centre as defined in Policies SP4 and TC1-TC8. The site has been previously developed.



5.76 **Current planning status**: A hybrid planning application was submitted for 1,867 dwellings as part of a residential-led mixed-use development under planning ref. 19/00743/FPM. The Council's Planning and Development Committee resolved to approve the scheme in October 2020. Detailed permission was sought for Phase 1 of the scheme which will deliver 760 dwellings. The developers and LPA signed a SoCG covering the detailed permission (Phase 1 only) detailing key milestones and expected build out rates for the scheme (see Appendix D). The SoCG expected planning permission to have been granted in September 2021.

5.77 **Expected build out rates**: The developer for the application has signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions are first expected to come forward in 2023/23 for an initial 261 dwellings and the remaining 496 dwellings in 2024/25.

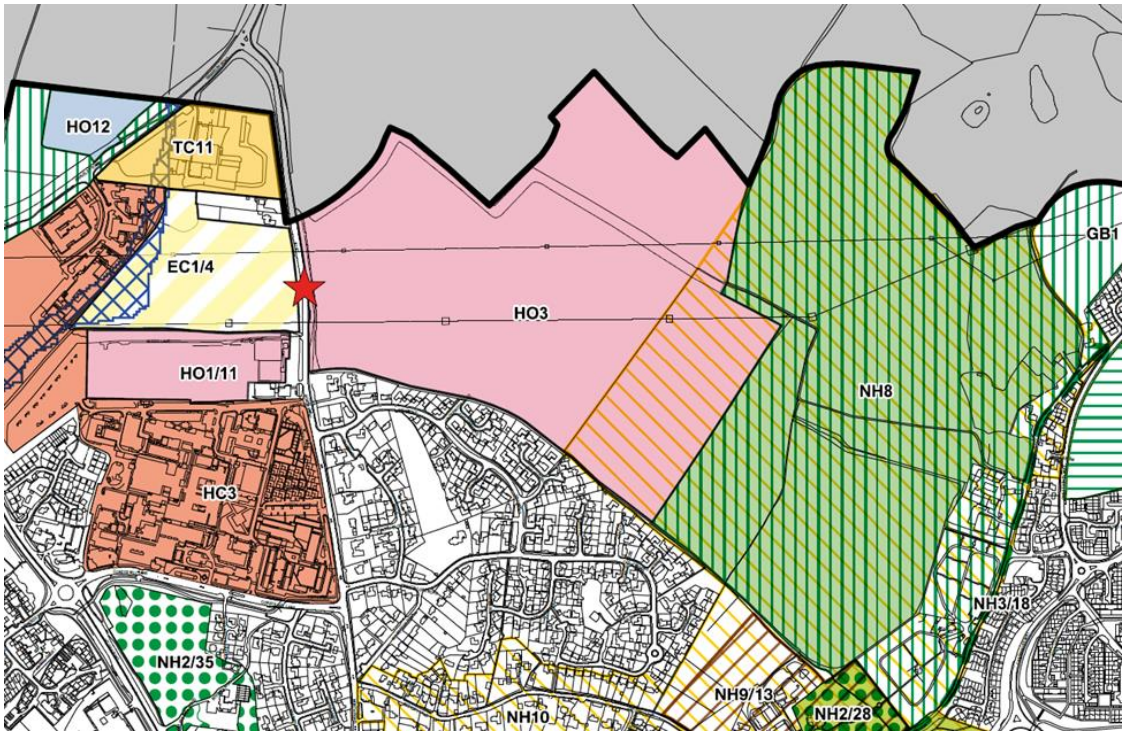
	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	0	261	496	0

5.78 **Conclusion**: As the developer has signed a SoCG which confirms the developer's delivery intentions and build out rates, and the site is listed in the Local Plan, it confirms to the definition of 'deliverable' in Annex 2 of the NPPF. This was confirmed by the Appeal Decision ref. APP/K1935/W/20/3255692 to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of Phase 1 of this site being delivered in the five-year period as set out in this paper.

5.79 Once permission has been granted for the Hybrid application, there will be greater certainty of delivery of the latter phases of the scheme currently subject to an application for outline permission. At this point, any houses with outline permission will be able to meet the definition of 'deliverable' and will be added to the Council's housing supply if they are expected within the relevant five year period.

HO3: Land North of Stevenage

5.80 HO3 Land West of Stevenage is located to the north of Stevenage and will deliver 800 dwellings in total, with 525 to be delivered in this five-year period. The site is allocated in the Local Plan as a housing allocation under Policy HO3. The land is on a greenfield site outside of the urban area.



5.81 **Current planning status**: An outline planning permission was submitted for 800 dwellings as part of a residential-led, mixed-use scheme application for this site under planning ref. 17/00862/OPM. The Council's Planning & Development Committee resolved to grant permission to the scheme twice (before and after the Council adopted a Community Infrastructure Levy (CIL) charging schedule) in February 2019 and December 2020. The developers and LPA signed a SoCG covering the application detailing key milestones towards approval of a Reserved Matters application and expected build out rates for the scheme (see Appendix D). The SoCG expected planning permission to have been granted by the end of 2020 but although the S106 agreement is progressing, it has not yet been signed.

5.82 **Expected build out rates**: The developer has signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions were first expected to come forward in 2022/23 at a rate of 150 dwellings per year. Seeing as there has been a delay to the S106 agreement and hence planning permission has not yet been issued, it seems prudent to assume a 6 month delay to the expected housing delivery. This reduces the number of houses to be delivered in the relevant 5-year period by 75 compared to the trajectory included in the SoCG. This was confirmed by the Appeal Decision ref. APP/K1935/W/20/3255692 to be relevant

evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of delivery in the five year period.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	75	150	150	150

5.83 **Conclusion**: As the developer has signed a SoCG which confirms the developers' delivery intentions and build out rates, and the site is listed in the Local Plan, it conforms to the definition of 'deliverable' in Annex 2 of the NPPF. This is considered to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of a large proportion of this site being delivered in the five-year period as set out in this paper. This is still the case when incorporating a 6 month delay to the expected build-out rates stated in the SoCG due to the delay whilst finalising the S106 agreement.

Small Sites (Less than 10 Dwellings)

5.84 There are 10 units with extant Outline Permission as part of minor developments comprising of less than 10 dwellings which could be expected to be delivered within the five-year period. A full list of site locations and information is included in Appendix C. All sites are on land which has been previously developed. Based on previous delivery of granted units, the Council believes it is appropriate to assume a delivery rate of 50%. As such, 5 of these units are being included as deliverable.

5.85 **Expected build out rates**: Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered towards the beginning of the five-year period due to their small size and the expiration dates of the permissions. Following planning agreements and historical trends from similar schemes with the need to first gain Reserved Matters permission, dwelling completions are first expected to come forward in 2022/23.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	5	0	0	0

5.86 **Conclusion**: As applications have been granted planning permission for 10 units, the build out rates of 5 units (50%) are considered achievable. The PPG states that planning permission is relevant evidence and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

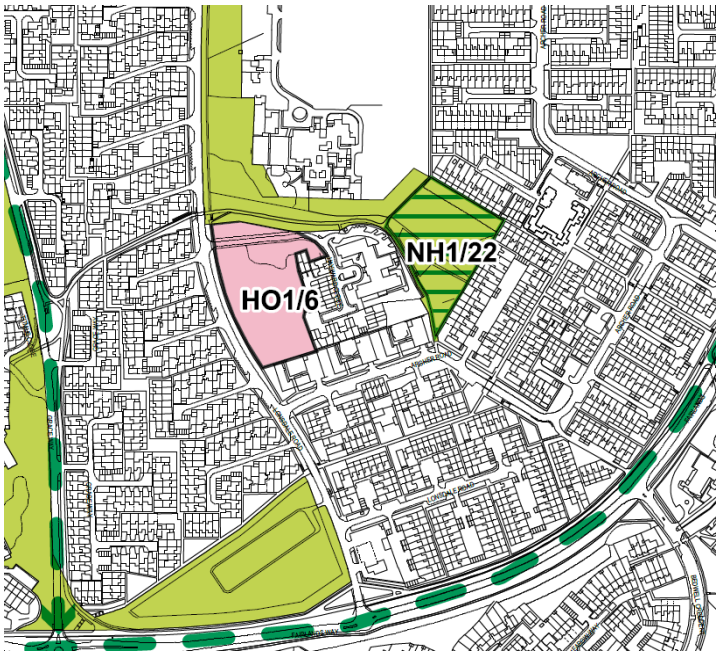
Other 'Deliverable' Sites

Total Number of Other 'Deliverable' Dwellings	564

Table 11 - Total No. of Dwellings - Deliverable Sites

HO1/6: Former Pin Green School Playing Field

5.87 HO1/6 Former Pin Green School Playing Field is located in the centre of Stevenage and will deliver 50 residential units. The site is allocated in the Local Plan for residential development under policy HO1/6. The land is a greenfield site within the urban area.



5.88 **Current planning status**: The site has not received planning permission and does not currently have a planning application reference. The site is allocated for 42 dwellings in the Local Plan. The site is owned by Hertfordshire County Council who have confirmed their intention to bring a scheme forward to meet the service needs of their Adult Care Services Directorate. This will consist of a Day Service Centre to replace an existing facility elsewhere in the borough and between 50 and 80 extra-care residential units. This was confirmed by approval at a meeting of the County Council's Adult Care Services Management Board on 5 May 2021. Hertfordshire County Council and the LPA have signed a SoCG covering the scheme and detailing milestones towards approval of planning permission and expected build-out rates for the scheme in the next 5 years (see Appendix D). This was confirmed by the Appeal Decision ref. APP/K1935/W/20/3255692 to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of delivery before the end of the five year period

5.89 **Expected build out rate**s: Hertfordshire County Council have expressed their intention to bring the site forward within the next 5 years. HCC has commenced a procurement exercise to commission consultants to prepare a site masterplan for the new day service

centre and the extra-care residential units, with the exact number to be determined by the site masterplanning work. For the sake of the Council's 5YHLS, we have assumed delivery of the lower end of HCC's assumed number of extra-care units.

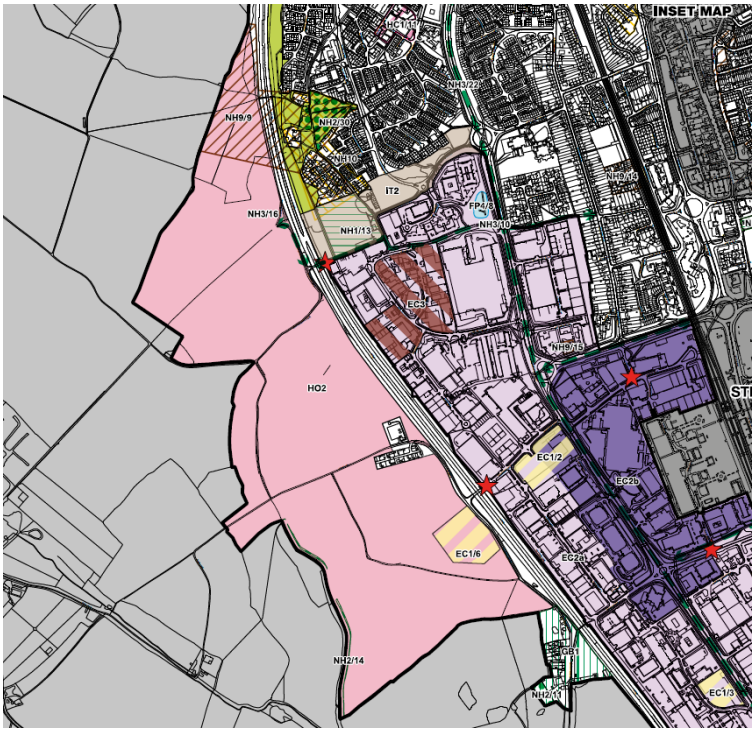
5.90 The site is considered a straightforward site to bring forward due to the land being in public ownership, the land being vacant, and the land requiring no unusual or significant infrastructural works to enable housing, as assessed through the Local Plan Examination process. The County Council expect the service centre to be delivered by summer 2023 and the extra-care residential units by summer 2025. The extra-care units are expected to be delivered in apartment blocks and as such, will all likely be completed at approximately the same time..

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	0	0	0	50

5.91 **Conclusion**: As the developer has signed a SoCG which confirms the developers' delivery intentions and build out rates, and the site is listed in the Local Plan, it conforms to the definition of 'deliverable' in Annex 2 of the NPPF. This is considered to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of the site being delivered in the five-year period as set out in this paper.

HO2: Land West of Stevenage – Phase 1

5.92 HO2 Land West of Stevenage is located to the west of Stevenage. Phase 1 of the development will deliver 390 dwellings in the five year period. The site is allocated in the Local Plan for a housing development under Policy HO2. The land is on a greenfield site.



5.93 **Current planning status**: A hybrid application has been submitted for 1,500 hundred dwellings as part of a residential-led, mixed-use development at this site under planning ref. 21/00356/FPM. As part of the hybrid application, detailed permission is being sought for Phase 1 of the scheme which will deliver 390 dwellings. The developers and LPA signed a SoCG in August 2020 covering the detailed permission (Phase 1 only) part way through an extensive PPA pre-application process detailing key milestones and expected build out rates for the detailed scheme (see Appendix D). The SoCG expected the planning application to have been submitted by the end of 2020 but late amendments had to be made to the scheme following input from HCC Highways, as local highways authority, and Homes England, as a landowner, which delayed submission until March 2021. The applicant is hoping the hybrid application will be considered by the Council's Planning and Development Committee in September 2021, only three months later than envisaged in the SoCG. However, in line with other schemes within this Housing Land Supply Paper, we have assumed a six month delay to housing delivery when calculating our deliverable supply.

5.94 **Expected build out rates**: The developers for the application signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions were first expected to come forward in 2022/23 for an initial 116 dwellings with developers expecting to complete houses on their respective parts of the site at 80 dwellings and 75 dwellings per year. Although the

delay to submission was only four months, it seems prudent to include a delay to housing delivery consistent with other sites that have experienced delays in this Update. Therefore, we have included a six-month delay to the housing trajectories included in the SoCG. This does not affect how many will be delivered in the relevant 5-year period. This was confirmed by the Appeal Decision ref. APP/K1935/W/20/3255692 to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of delivery before the end of the five year period.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings (Persimmon)	0	20	80	56	0
No. of Dwellings (Taylor Wimpey)	0	18	75	75	66
Total	0	38	155	131	66

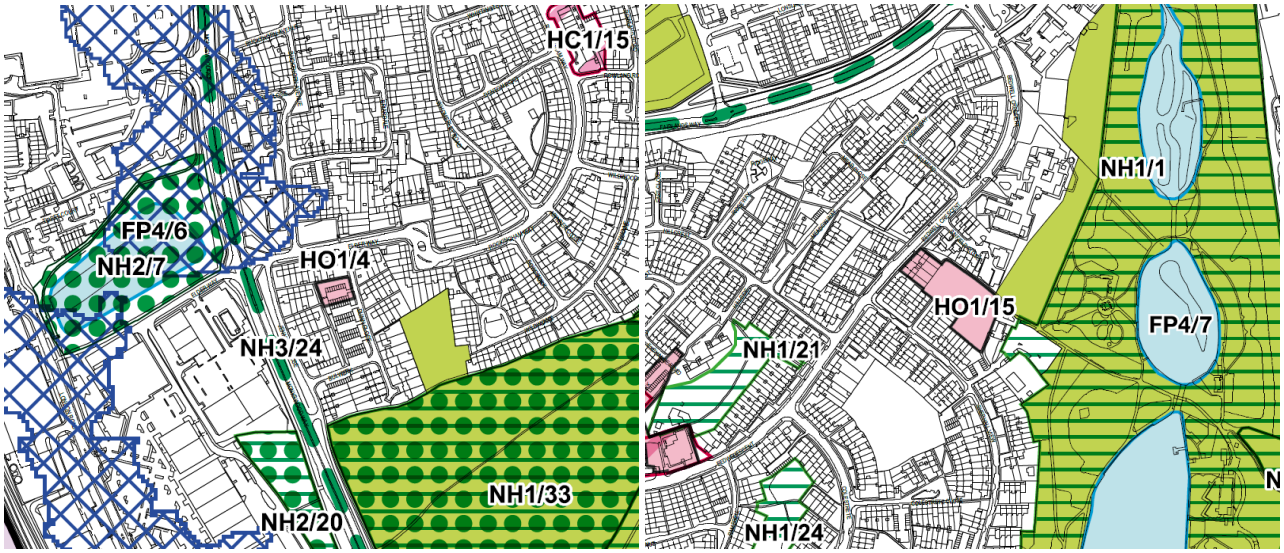
5.95 **Conclusion**: As the developers have signed an SoCG which confirms the developers' delivery intentions and build out rates, and the site is listed in the Local Plan, it conforms to the definition of 'deliverable' in Annex 2 of the NPPF. This is considered to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of Phase 1 of this site being delivered in the five-year period as set out in this paper. This is still the case when incorporating a 6 month delay to the expected build-out rates stated in the SoCG due to the delay submitting the hybrid application.

5.96 Once permission has been granted for the Hybrid application, there will be greater certainty of delivery of the latter phases of the scheme currently subject to an application for outline permission. At this point, any houses with outline permission will be able to meet the definition of 'deliverable' and will be added to the Council's housing supply if they are expected within the relevant five year period.

Stevenage Borough Council Owned Sites

5.97 Stevenage Borough Council currently own and are progressing the delivery of two housing sites allocated in the Local Plan for residential development which are considered deliverable in line with the NPPF definition. These sites are:

- HO1/4 Dunn Close Garage Court - located to the south of central Stevenage. Allocated for 5 units, being prepared to deliver 27 units
- HO1/15 Shephall View - located in the centre of Stevenage. Allocated for 25 units, being prepared to deliver 97 units.



5.98 **Current planning status**: Both sites are allocated in the Local Plan under housing allocations HO1/4 and HO1/15. The sites have not received planning permission. Both sites are relatively easy to develop due to them being mainly vacant, easily accessible and not requiring significant infrastructure to enable housing to be delivered, as assessed through the Local Plan Examination process. The sites will be developed by Stevenage Borough Council and/or partners. The Council appointed a principal contractor for HO1/5 in March 2021 to lead the redevelopment of the garage site. Pre-application was submitted for a 97-unit scheme at HO1/15 in April 2020 with full planning application expected in September 2021 after the LPA issued a positive pre-application response. This was confirmed by the Appeal Decision ref. APP/K1935/W/20/3255692 to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of delivery before the end of the five year period.

5.99 **Expected build out rates**: The sites are expected to be relatively quick to deliver once construction has commenced and be delivered towards the front-middle of the five year period. Dwelling completions are first expected to come forward in 2021/22 at Dunn Close and starting in 2022/23 at Shephall View.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings (HO1/4)	14	13	0	0	0
No. of Dwellings (HO1/15)	0	49	48	0	0
Total	14	62	48	0	0

5.100 **Conclusion**: The sites are considered to be easily developable, the owner of the sites is a public body and the sites are in public ownership. The Council has shown intention to develop the sites soon by appointing a principal contractor for HO1/4 and by submitting pre-application and preparing the submission of a full application in September for HO1/15. The sites are allocated in the Local Plan, and the schemes conform to the definition of 'deliverable' in Annex 2 of the NPPF. The sites are considered to be easily developable. Because of this, there is relevant evidence to establish that there is a reasonable prospect of the sites being delivered in the five-year period as set out in this paper.

Windfall' Sites

Total Number of Dwellings on windfall sites	80

Table 12 - Total No. of Dwellings - Windfall Sites

5.101 The definition of a 'windfall' site, listed in Annex 2 of the NPPF, is *a site not specifically identified in the development plan*. Although no site is specifically identified and therefore no dwellings are listed per site, many Local Plans justifiably include a small number of dwellings to be delivered over the course of the plan period via windfall.

5.102 Paragraph 70 of the NPPF allows LPAs to make an allowance for windfall sites as part of an anticipated supply and as windfall sites are included in Development Plans as a housing allocation, they can be considered as deliverable under part B of Annex 2 as stated in the NPPF.

5.103 The Stevenage Borough Local Plan allocates 20 dwellings per year as part of windfall sites in Policy HO1.

5.104 The Council is taking this to count for 80 windfall units being delivered over the five-year period. Seeing as the first year has already started and it is unlikely that applications for 20 as yet unknown sites will be submitted, granted and delivered prior to 31 March 2022, the Council has not assumed any windfall sites will be delivered this year.

5.105 Therefore, the Council is including 20 windfall dwellings per year from 2022/23 as deliverable.

	2021/22	2022/23	2023/24	2024/25	2025/26
No. of Dwellings	0	20	20	20	20

'Developable' Sites

5.106 There are a number of sites in Stevenage that conform to the definition of 'developable' as listed in Annex 2 of the NPPF. These sites account to a significant number of dwellings to be delivered in later stages of the Local Plan period.

5.107 They cannot be included within the Council's Supply of Housing Land as they are not considered 'deliverable' at this time. However, many of the sites listed below may come forward and be able to demonstrate enough evidence to be considered 'deliverable' in subsequent years.

5.108 Although not adding to the five year supply of housing, the significant quantity of developable sites in the borough serves to give confidence that the Council will be able to continue to demonstrate a five year housing supply throughout the Plan period.

5.109 In particular, progress with a number of sites gives a good indication that further sites or phases of developments, will become 'deliverable' in the near future:

- Outline permission for the whole of the SG1 Town Centre Regeneration may be granted soon, giving more certainty to the delivery of latter phases;
- Other schemes related to the Town Centre Regeneration, not included within the SG1 scheme, are progressing with pre-applications and applications being submitted across the town centre as part of a major redevelopment projects. The regeneration of the town centre is strongly supported within the Stevenage Local Plan which is likely to weigh in proposals' favour when being determined by the Council;
- Major windfall schemes just outside of the town centre are being progressed as well, perhaps prompted by perceived progress with the Town Centre Regeneration, attracting more investment in the town;
- Outline permission for the whole of the West of Stevenage proposal may be granted within a year, giving more certainty to the delivery of latter phases;
- Stevenage Borough Council is the land owner for the majority of allocated sites not yet considered deliverable. As these sites are in public ownership, the Council has more control over when they come forward so there is a strong likelihood of these sites being delivered, particularly the opportunities for regeneration at the local neighbourhood centres. The Council is progressing delivery plans for some of the larger allocations already and also continues to dispose of smaller sites to be developed by small house builders; and
- Stevenage Borough Council owns a number of non-allocated sites which the SBC Estates and Housing Teams are currently progressing towards submission of planning applications. Some of these unallocated sites have already been submitted for, and have received, pre-application advice, further indicating their progress towards delivery.

5.110 Appendix A contains a list of sites that are currently considered developable

6.0 Conclusions

6.1 The total requirement for housing delivery from 1 April 2021 – 31 March 2026 is 3,206 dwellings, as set out in Section 4. This incorporates the objectively assessed housing need, delivering an appropriate portion of historic undersupply calculated using the Liverpool approach, and a 20% buffer as determined by up to date results of the Government's HDT.

6.2 Table 13 shows that the **total supply of deliverable housing identified by the Council for that five year period is 3,500 dwellings**, as set out in Section 5.

Total Number of Dwellings for Sites Under Construction	**944**
Total Number of Dwellings for Sites with Detailed Planning Permission	**855**
Total Number of Dwellings for Sites with Prior Notification	**23**
Total Number of Dwellings for Sites with Outline Permission or permission subject to S106	**1,287 (plus 435 after the five year period)**
Total Number of Dwellings for other 'Deliverable' Sites	**564**
Total Number of Dwellings for Windfall Sites	**80**
Total Identified Supply	**3,753**

Table 13 - Total Identified Supply 2021/22 - 2025/26

6.3 This means Stevenage Borough Council can demonstrate **a surplus of 547 dwellings** for the relevant five-year period.

6.4 Table 14 shows that Stevenage Borough Council is able to demonstrate a five-year land position of **5.85 years** against its adopted housing requirement. This figure exceeds the required 5-year figure.

Five Year Housing Supply Calculation		
A.	Objectively Assessed Need (dwellings per year)	380
B.	Local Plan Period (Years)	20
C.	Adopted Housing Target 2011-2031 (**A x B**)	7,600
D.	Completions 1 Apr 2011 – 31 Mar 2021	2,256
E.	Target 1 Apr 2011 – 31 Mar 2020	3,800
F.	Shortfall against target at 31 Mar 2021 (**E – D**)	-1,544
G.	Target 1 Apr 2021 – 31 Mar 2026	1,900
H.	Surplus / Shortfall to be delivered in 5yr period (**F / 10 x 5**)	-772
I.	Buffer to be applied based on HDT 2020 score (20%)	1.20
J.	Total 5yr requirement ((**G – H**) **x I**)	3,206

K.	Dwellings under construction	944
L.	Dwellings granted permission or prior approval	878
M.	Dwellings granted outline permission or subject to S106	1,287
N.	Other dwellings considered 'deliverable'	564
O.	Dwellings from Windfall sites	80
P.	Total deliverable dwellings (supply) 1 Apr 2020 – 31 Mar 2025 (**K + L + M + N + O**)	3,753
Q.	Surplus of dwellings (**P – J**)	547
R.	Total Years Housing Supply ((**P / J**) **x 5**)	**5.85**

Table 14 - Five Year Housing Supply Calculation 2021/22 - 2025/26 using Liverpool Approach

Appendix A – Housing Trajectory Spreadsheet 2011 – 2031 (Updated June 2021)

Monitoring year ending…	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			12	13	14	15	16	17	18	19	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Sites under construction																						
85 - 103 Queensway	11	Previously developed											11									
HO1/9: Kenilworth Close NC, The Bragbury Centre,	121	Previously developed											61	60								
11 Walkern Road (Pond Close)	12	Previously developed											12									
Webb Rise	85	Previously developed											45	40								
HO1/10: Former Chells Play Area, Eliot Road	13	Previously developed											13									
12 North Road	21	Previously developed											21									
HO1/5: Ex-play centre, Scarborough Av.	29	Previously developed											29									
Six Hills House	64	Previously developed											32	32								
Former Matalan site	526	Previously developed													143		383					
Small sites (<10) Small sites (<10)	*62*	Previously Developed Greenfield sites within urban area											62									
Sites with detailed planning permission																						
HO1/9: Walpole Court	22	Previously developed												22								
Land West of the A1(M) and South of Todd's Green	133	Greenfield sites outside urban area											70	63								
Former BHS store	250	Previously developed												125	125							
Land West of Lytton Way	576	Previously developed													100	216	100	160				
Small sites (<10) (Assuming 50% delivery) Small sites (<10) (Assuming 50% delivery)	*34*	Previously developed Greenfield sites within urban area											17	17								

Monitoring year ending…	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			12	13	14	15	16	17	18	19	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Sites with prior notification																						
Hertlands House	21	Previously developed											11	10								
Small sites (<10)	2	Previously developed											1	1								
Sites with outline permission / subject to s106																						
SG1 - Phase 1	760	Previously developed													261	496						
HO3: Land North of Stevenage	800	Greenfield sites outside urban area												75	150	150	150	150	125			
Small sites (<10) (Assuming 50% delivery) Small sites (<10) (Assuming 50% delivery)	5	Previously developed Greenfield sites within urban area												5								
'Deliverable' housing sites																						
HO1/4: Dunn Close garage court	27	Previously developed											14	13								
HO1/6: Former Pin Green School playing field	42	Greenfield sites within urban area															50					
HO1/15: Shephall View	97	Greenfield sites within urban area												49	48							
HO2: Land West of Stevenage - Phase 1	390	Greenfield sites outside urban area												38	155	131	66					
'Developable' housing sites																						
Land at Maxwell Road	88	Previously developed												44	44							
HO1/1: Bedwell Crescent NC	45	Previously developed															10	10	10	10	5	
HO1/2: Bragbury End sports ground car park	8	Greenfield sites outside urban area											8									
HO1/3: Burwell Road NC (remaining houses after permission 17/00586/FPM)	5	Previously developed																5				
HO1/7: Fry Road Day Nursery	6	Previously developed											1	1	1	1	1	1				

Monitoring year ending…	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			12	13	14	15	16	17	18	19	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
HO1/8: Ken Brown car motors	36	Previously developed											10	10	10	6						
HO1/11: Land West of North Road (Rugby Club)	145	Greenfield sites outside urban area													80	80						
HO1/12: Marymead NC	60	Previously developed											10	10	10	10	10	10				
HO1/13: Scout Hut, Drakes Drive	18	Previously developed											5	5	5	3						
HO1/14: Shephall Centre and adj. amenity land	34	Greenfield sites within urban area												10	10	14						
HO1/16: The Glebe NC	35	Previously developed													5	5	10	10	5			
HO1/17: The Hyde NC	50	Previously developed												10	10	10	10	10				
HO1/18: The Oval NC	275	Previously developed															100	50	50	50	50	25
SG1 - Phase 2 (Plot B)	172	Previously developed													34	138						
SG1 - Phase 3 (Plots F & G)	185	Previously developed															49	136				
SG1 - Phase 4 (Plots C, E & H)	750	Previously developed																		172	142	436
HO2: Land West of Stevenage - Phases 2-4	1110	Greenfield sites outside urban area														24	89	155	155	155	155	155
HO4: Land south of A602	400	Greenfield sites outside urban area															80	80	80	80	80	
HO4: Bragbury End Sports Ground	150	Greenfield sites outside urban area															40	40	40	30		
Stevenage Central (Leisure Park)	1000	Previously developed													100	100	150	150	150	150	100	100
Kings Court	71	Previously developed												71								
Windfalls														*20*	*20*	*20*	*20*	*20*	*20*	*20*	*20*	*20*
Net completions (projections beyond 31 March 2021 only include sites considered "deliverable")			190	85	172	146	153	690	71	285	321	143	**399**	**570**	**1002**	**1013**	**769**					

Monitoring year ending…	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			12	13	14	15	16	17	18	19	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Cumulative completions (projected beyond 2021) at 31st March			190	275	447	593	746	1436	1507	1792	2113	2256	2655	3225	4227	5240	6009					
Cumulative annualised dwelling requirement since start of plan period			380	760	1140	1520	1900	2280	2660	3040	3420	3800	4180	4560	4940	5320	5700	6080	6460	6840	7220	7600
Surplus/deficit since start of Plan period			-190	-485	-693	-927	-1154	-844	-1153	-1248	-1,307	-1,544	-1,525	-1,335	-713	-80	309					

Appendix B – Small Sites Under Construction

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
09/00449/FPM	Muslim Community Centre, Vardon Road, Stevenage, SG1 5JE	Extensions to muslim community centre	Extension to building for residential unit(s),Non Res Alteration or Extension	Y	0.020	11/01/2011	11/01/2014	31/03/2014		1	0	1	Full
10/00488/FP	67 High Street, Stevenage, SG1 3AG	Conversion of first floor and part rear ground floor to form 4no. one bedroom flats.	Change of use of non-res building to dwelling(s)	Y	0.028	20/12/2010	20/12/2013	31/03/2014		4	0	4	Full
20/00290/FP	Former DuPont, Wedgwood Way, Stevenage	Change of use from commercial (use classes A1/A2/A3/D1) to 6 no: one-bed units and 3 no: two-bed units with associated facade alterations, cycle parking, 12 car parking spaces and 3 visitor spaces.	Change of use of non-res building to dwelling(s)	Y	0.680	12/08/2020	12/08/2023	07/03/2021		9	0	9	Full
18/00401/FP	Land Bordered By Ashdown Road, Malvern Close And, Hertford Road, Stevenage, SG2 8BG	Construction of 7 no. new dwellings comprising of 2 no. five bed, 2 no. four bed and 3 no. three bed dwellings with associated parking and access.	New residential building	N	0.258	28/10/2019	28/10/2022	06/03/2021		7	0	7	Full
13/00599/FP	Land Between, 7A And 11 North Road, Stevenage, SG1 4BD	Erection of 1no. one bedroom single storey dwelling	New residential building	N	0.019	18/02/2014	18/02/2017	18/02/2017		1	0	1	Full
16/00608/FP	24 Julians Road, Stevenage, SG1 3EU	Demolition of the existing dwelling to facilitate the erection of 3 no. four bedroom detached dwellings.	New residential building	Y	0.179	02/02/2017	02/02/2020	15/03/2018		3	1	2	Full
17/00154/FP	119 Hertford Road, Stevenage, SG2 8SH	Erection of 1 no. three bedroom dwelling	New residential building	N	0.033	03/05/2017	03/05/2020	31/03/2019		1	0	1	Full
17/00289/FP	41 Linkways, Stevenage, SG1 1PR	Conversion of existing three bedroom dwelling into 2no one bedroom flats and demolition of existing conservatory to facilitate erection of single storey rear extension.	Conversion of existing dwelling(s)	Y	0.013	07/08/2017	07/08/2020	31/03/2020		2	1	1	Full
17/00533/FP	20 Rockingham Way, Stevenage, SG1 1SQ	Erection of 1no. one bedroom dwelling	New residential building	Y	0.012	12/01/2018	12/01/2021	31/03/2020		1	0	1	Full
17/00698/FP	40, Barclay Crescent, Stevenage, SG1 3NB	Two storey rear and single storey front extensions to facilitate conversion of existing two bed	Conversion with Extension	Y	0.034	06/03/2018	07/03/2021	31/03/2020		2	1	1	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
		dwelling into 2No. two bed dwellings											
18/00406/FP	83 Penn Road, Stevenage, SG1 1HT	Conversion of the existing dwelling and erection of single storey front, side and rear and two storey rear extensions to form 4no. one bedroom self-contained flats.	Conversion of existing dwelling(s)	Y	0.034	26/06/2019	26/06/2022	15/03/2021		4	1	3	Full
18/00473/FP	Silkin Court, Campkin Mead, Stevenage, SG2 9PU	Two storey infill extension; internal alterations and remodelling pf main entrance to facilitate creation of 4no. one bed flats	Extension to building for residential unit(s)	Y	0.005	12/09/2018	12/09/2021	31/03/2020		4	0	4	Full
19/00297/FP	11, Valley Way, Stevenage, SG2 9AB	Erection of 1no. three bedroom dwelling and change of use of amenity land to residential.	New residential building	Y	0.037	27/03/2020	27/03/2023	15/03/2021		1	0	1	Full
19/00316/FP	50 Warwick Road, Stevenage, SG2 0QS	Erection of two storey side extension, single storey rear extensions and loft conversion incorporating 2no. rear dormer windows to facilitate the conversion of existing 3 bed dwelling into 2no. 3 bed dwellings. Creation of associated parking to the rear and front.	Conversion of existing dwelling(s),Conversion with Extension	Y	0.038	11/07/2019	12/07/2022	27/01/2021		2	1	1	Full
20/00133/FP	Former Shephall Green Infant School, Shephall Green, Stevenage, SG1 9XR	Construction of 2 No. 4 bedroom semi detached houses	New residential building	N	0.093	24/04/2020	24/04/2023	28/01/2021		2	0	2	Full
20/00440/FP	83 Brook Drive, Stevenage, SG2 8TP	Variation of condition 1 (Approved Plans) attached to planning permission reference number 18/00078/FP to reduce the width of the approved dwelling	New residential building	N	0.015	22/09/2020	22/09/2023	31/03/2020		1	0	1	Full
20/00529/FP	Chells Manor, Chells Lane, Stevenage, SG2 7AA	Conversion of part of building from office to single dwelling house with minor associated alterations	Change of use of non-res building to dwelling(s)	Y	0.003	13/11/2020	13/11/2023	09/02/2021		1	0	1	Full
17/00846/FP	12 Park Place, Town Centre, Stevenage, SG1 1DP	Replacement of one ground floor retail unit, refurbishment of retail frontages and erection of 9no. residential dwellings.	New residential building,Non Res Redevelopment	Y	0.080	09/05/2018	09/05/2021	31/03/2020		9	0	9	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
18/00390/FP	85 - 103 Queensway Town Centre, Stevenage, SG1 1EB	Change of use of part of the second floor from retail (Use Class A1) to form 8 residential flats (7 x studio flats and 1 x 1 bed) including upgrade and refurbishment to stair and access to residential flats, a new lift and formation of bin and cycle store areas at ground floor.	Change of use of non-res building to dwelling(s)	Y	0.051	04/09/2018	05/09/2021	31/03/2020		8	0	8	Full
18/00393/CPA	Town Centre, 85 -103 Queensway, Stevenage, SG1 1EB	Prior approval for the change of use of part of second floor from use class A1 (shop) and class A2 (financial & Professional) to 2no. dwelling units (use class C3)	Change of use of non-res building to dwelling(s)	Y	0.008	09/08/2018	09/08/2023	31/03/2020		2	0	2	Prior Approval
17/00882/FP	Stevenage Football Club Training Facility, Aston Lane, Aston	Construction of two storey storage building including staff office, welfare and residential accommodation and ancillary works.	New residential building,Non Res New Build	N	0.050	28/02/2018	28/02/2021	06/03/2021		1	0	1	Full
20/00142/FP	Courtlands, Chantry Lane, Todds Green, Stevenage, SG1 2JE	Proposed detached dwelling to replace existing mobile home.	New residential building	Y	0.090	30/04/2020	30/04/2023	15/03/2021		1	0	1	Full

Appendix C – Small Sites with Detailed Planning Permission, Prior Approval and Outline Permission

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
17/00070/FP	115 Drakes Drive, Stevenage, SG2 0HA	Erection 1 no. one bedroom dwelling	New residential building	Y	0.018	28/09/2017	01/05/2021			1	0	1	Full
17/00465/FP	53 Coventry Close, Stevenage, SG1 4PD	Conversion of existing five bedroom dwelling into 1no two bedroom flat and 1 no 1 bedroom flat	Conversion of existing dwelling(s)	Y	0.018	25/10/2017	01/05/2021			2	1	1	Full
17/00621/FP	33 Peartree Way, Stevenage Herts, SG2 9DZ	Single storey rear extension to create 1 bedroom flat with associated access and car parking facilities (amended application).	New residential building	Y	0.020	29/07/2020	29/07/2023			1	0	1	Full
17/00696/FP	22 Greydells Road, Stevenage, SG1 3NJ	Single-storey side and rear extension and loft conversion with 4 no. roof lights on the front roof slope and 2 no. roof lights on the rear roof slope to facilitate creation of 3no. one bed maisonettes.	Conversion with Extension	Y	0.015	04/04/2018	04/04/2021			3	1	2	Full
17/00724/FP	88 Salisbury Road, Stevenage, SG1 4PE	Conversion of existing three bedroom dwelling into 2no one bedroom flats and erection of single storey front and rear extensions.	Conversion with Extension	Y	0.012	04/12/2017	01/05/2021			2	1	1	Full
17/00746/FP	First And Second Floor, 37 Queensway Town Centre, Stevenage, SG1 1DN	Conversion of the first and second floor storage areas into 2no. studio flats and a first floor rear extension	Change of use of non-res building to dwelling(s)	Y	0.011	19/12/2017	01/05/2021			2	0	2	Full
18/00164/FP	8 Windsor Close, Stevenage, SG2 8UD	Single storey side and rear extensions	New residential building,Non Res Alteration or Extension	Y	0.020	15/11/2018	15/11/2021			2	0	2	Full
18/00195/FP	95 Shephall View, Stevenage, SG1 1RP	Part two storey, part single storey rear extension to facilitate the conversion of existing dwelling into 2no dwellings	Conversion with Extension	Y	0.029	29/05/2018	29/05/2021			2	1	1	Full
18/00230/FP	53 Harvey Road, Stevenage, SG2 0BD	Part two storey, part single storey rear and single storey front extensions to facilitate conversion of existing three bed dwelling into 2no. one bed flats	Conversion with Extension	Y	0.023	29/06/2018	29/06/2021			2	1	1	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
18/00269/FP	31 Kingfisher Rise, Stevenage, SG2 9PF	Conversion of existing 3bed dwelling into 2no. one bed flats	Conversion of existing dwelling(s)	Y	0.016	09/07/2018	09/07/2021			2	1	1	Full
18/00430/FP	18-20 High Street, Stevenage, SG1 3EJ	Change of use of ground floor offices Class B1 (a) to 1no: two bedroom residential dwelling Class C3	Change of use of non-res building to dwelling(s)	Y	0.009	21/09/2018	21/09/2021			1	0	1	Full
19/00096/FP	Land adj, 24 Ellis Avenue, Stevenage, SG1 3SA	Construction of 3no. bed end of terrace house	New residential building	Y	0.023	17/04/2019	17/04/2022			1	0	1	Full
19/00113/FP	Land To Rear Of, 1 Aspen Close, Stevenage, SG2 8SJ	Erection of 1 no 5 bed detached dwelling	New residential building	N	0.060	09/08/2019	09/08/2022			1	0	1	Full
19/00223/FP	Garage Compound To The South Of, 148 - 150 Hydean Way, Stevenage, SG2 9YA	Demolition of garages and construction of 3no detached houses including change of use of access road to residential garden land for No 148 Hydean Way.	New residential building	Y	0.100	21/06/2019	21/06/2022			3	0	3	Full
19/00240/FP	59 Long Leaves, Stevenage, SG2 9BB	Erection of single storey rear extension to facilitate conversion of existing 3 bedroom house into 1No. 2 bedroom flat and 1no. 1 bedroom flat with associated parking and external staircase.	Conversion of existing dwelling(s)	Y	0.020	11/06/2019	11/06/2022			2	1	1	Full
19/00287/FP	22 Basils Road, Stevenage, SG1 3PX	Part demolition of existing building and erection of 2no two bedroom dwellings	New residential building	Y	0.028	11/07/2019	11/07/2022			2	0	2	Full
19/00420/FP	1 Cavell Walk, Stevenage, SG2 0QD	Proposed erection of 1 no. 3 bedroom semi-detached dwelling.	New residential building	Y	0.017	05/09/2019	05/09/2022			1	0	1	Full
19/00463/FP	Land Adjacent To, 21 Whomerley Road, Stevenage, SG1 1SP	Erection of 1no. 2 bedroom dwelling	New residential building	Y	0.031	18/09/2019	18/09/2022			1	0	1	Full
19/00475/FP	Land To The Rear Of 4 Middle Row, Middle Row, Stevenage Herts, SG1 3AN	Erection of two/three storey building with Use Class A1 (shop) at basement, ground and first floor level with ancillary flat/office at second floor level.	New residential building,Non Res New Build	Y	0.011	31/03/2020	31/03/2023			1	0	1	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
19/00508/FP	55 Whomerley Road Stevenage Herts SG1 1SR	Change of use from a 5 bed House of Multiple Occupation (HMO) into 2no. 1 bed flats.	Change of use of non-res building to dwelling(s)	Y	0.017	15/10/2019	15/10/2022			2	0	2	Full
19/00582/FP	43 Fishers Green Road, Stevenage, SG1 2PD	Demolition of existing double garage and erection of 1no bedroom dwelling with associated parking	New residential building	Y	0.035	18/12/2019	18/12/2022			1	0	1	Full
19/00628/FP	48 Made Feld, Stevenage, SG1 1PQ	Two storey side, part two storey, part single storey rear extension, single storey front extension and loft conversion through raising of the roof to facilitate the creation of 2no. one bed flats and enlargement of existing dwelling	Extension to building for residential unit(s)	Y	0.037	13/01/2020	13/01/2023			2	0	2	Full
19/00721/FP	19 Made Feld, Stevenage, SG1 1PQ	Change of use of amenity land to private residential land, erection of part single-storey, part two-storey side extension, single-storey rear extension and conversion of existing dwellinghouse into 3 no. one bedroom apartments.	Conversion with Extension	Y	0.036	16/10/2020	16/10/2023			3	1	2	Full
19/00742/FP	Land To The Rear Of 45, Eliot Road, Stevenage Herts, SG2 0LL	Erection of 1no. one bed dwelling	New residential building	Y	0.002	06/03/2020	06/03/2023			1	0	1	Full
20/00064/FP	9, Four Acres, Stevenage Herts, SG1 3PL	Change of use from three bedroom dwelling to 4 bed House of Multiple Occupation (HMO)	Change of use of non-res building to dwelling(s),Non Res Change of Use	Y	0.025	31/03/2020	31/03/2023			1	1	0	Full
20/00226/FP	112 High Street, Stevenage, SG1 3DW	Change of use from a three bedroom single family dwelling (Use Class C3) to a three bedroom HMO (House of Multiple Occupancy) (Use Class C4)	Change of use of non-res building to dwelling(s),Non Res Change of Use	Y	0.020	25/06/2020	25/06/2023			1	1	0	Full
20/00227/FP	Land To The Rear Of, 36 Fellowes Way And 57 Woodland Way, Stevenage, SG2 8BW	Erection of 1no. one bedroom bungalow	New residential building	N	0.032	03/07/2020	03/07/2023			1	0	1	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
20/00270/FP	395 Ripon Road, SG1 4LU	Single storey front and rear extensions and conversion of garage to facilitate conversion of existing four bedroom property into 3no. one bed flats.	Conversion of existing dwelling(s)	Y	0.012	26/08/2020	26/08/2023			3	1	2	Full
20/00293/FP	45 Lonsdale Road, Stevenage, SG1 5DB	Conversion of existing 3 bedroom dwelling to 2 no. 1 bedroom flats	Conversion of existing dwelling(s)	Y	0.010	22/07/2020	22/07/2023			2	1	1	Full
20/00346/FP	Abbington Hotel, 23 Hitchin Road And 28 Essex Road, Stevenage, SG1 3BJ	Change of use of the Abbington Hotel from Hotel (Use Class C1) to 23 Hitchin Road for use as a Rehabilitation Centre (Use Class C2) and 28 Essex Road for use as residential accommodation comprised of 2 x 1 bed flats (Use Class C3).	Change of use of non-res building to dwelling(s),Non Res Change of Use	Y	0.200	12/11/2020	12/11/2023			2	0	2	Full
20/00418/FP	Sala Thong, 112 High Street, Stevenage, SG1 3DW	Two storey rear extension to provide larger kitchen to facilitate ancillary take away service and 1no. single residential unit above.	Extension to building for residential unit(s),Non Res Alteration or Extension	Y	0.006	16/10/2020	16/10/2023			1	0	1	Full
20/00553/FP	20 Broom Walk, Stevenage, SG1 1UR	Conversion of existing 3 bed dwelling into 2no. 1 bed flats, single storey front extension to existing porch and single storey rear extension to existing outbuilding	Conversion of existing dwelling(s)	Y	0.018	19/11/2020	19/11/2023			2	1	1	Full
20/00555/FP	45 Vardon Road, Stevenage, SG1 5PT	Conversion of existing 3 bed dwelling into 2no. 1 bed flats and single storey rear extension	Conversion with Extension	Y	0.014	23/11/2020	23/11/2023			2	1	1	Full
20/00559/FP	56 Austen Paths, Stevenage, SG2 0NR	Change of use from single dwelling house (Class C3) to 6-bedroom House of Multiple Occupation (HMO) Class C4, together with alterations to existing access to provide 3 off street parking spaces	Non Res Change of Use	Y	0.024	09/12/2020	09/12/2023			1	1	0	Full
20/00593/FP	49 Fellowes Way, Stevenage, SG2 8BS	Erection of 1no. three bedroom dwelling	New residential building	N	0.033	18/11/2020	18/11/2023			1	0	1	Full
20/00671/FP	Land Adjacent To 24, Shackledell, Stevenage, SG2 9AE	Construction of 1no Two storey three bed house with associated parking and 3 additional public parking spaces.	New residential building	Unknown	0.043	11/02/2021	11/02/2024			1	0	1	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
20/00672/FP	Garages And Forecourt Area, To Rear Of 13-19 The Chace, Stevenage, SG2 8QS	Erection of 3no. three bed dwellings, parking and amenity space following demolition of garages	New residential building	Unknown	0.067	05/02/2021	05/02/2024			3	0	3	Full
21/00020/FP	18, Julians Road, Stevenage, SG1 3ET	Change of use of the ground floor physiotherapy clinic to a two bedroom residential flat	Change of use of non-res building to dwelling(s)	Y	0.051	19/03/2021	19/03/2024			1	0	1	Full
19/00706/FP	2A Letchmore Road, Stevenage, SG1 3HU	Demolition of the existing building and construction of a building compromising 5 apartments, laying out of car parking and access areas, gardens and landscaping.	New residential building	Y	0.060	28/01/2020	28/01/2023			5	0	5	Full
18/00234/FP	Boots UK Ltd REAR OF 54, High Street, Stevenage Herts, SG1 3EF	Erection of 6no. two bed flats with associated car parking to the rear of No.54 High Street.	New residential building	Y	0.084	24/03/2020	24/03/2023			6	0	6	Full
19/00461/FP	Units A & B, Mindenhall Court, Stevenage, SG1 3BG	Conversion of office use to residential use comprising of 8no 1 bed flats and 1 no 2 bed flat, proposed bin store, bike racks, 7no. parking spaces & amenity area	Change of use of non-res building to dwelling(s)	Y	0.023	12/10/2020	12/10/2023			9	0	9	Full
20/00559/FP	56 Austen Paths, Stevenage, SG2 0NR	Change of use from single dwelling house (Class C3) to 6-bedroom House of Multiple Occupation (HMO) Class C4, together with alterations to existing access to provide 3 off street parking spaces	Non Res Change of Use	Y	0.024	09/12/2020	09/12/2023			1	1	0	Full
17/00008/CPA	Unit C Mindenhall Court, High Street, Stevenage, SG1 3BG	Prior approval for the change of use from office building (B1) to 2 no. two bedroom flats (C3)	Change of use of non-res building to dwelling(s)	Y	0.007	15/02/2017	15/02/2022			2	0	2	Prior Approval
17/00762/CPA	The Barn Warren Court, High Street, Stevenage, SG1 3DW	Prior approval for the change of use of office building (Use Class B1(a)) to 3no. Residential Dwellings (Use Class C3).	Change of use of non-res building to dwelling(s)	Y	0.010	21/12/2017	21/12/2022			3	0	3	Prior Approval

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
16/00446/OP	1, Chequers Bridge Road, Stevenage, SG1 2LY	Outline planning permission for 1no two bedroom dwelling.	New residential building	N	0.044	30/08/2016	30/08/2021			1	0	1	Outline
20/00558/OP	Chells Way Service Station, Chells Way, Stevenage, SG2 0LZ	Outline application for demolition of existing building and replacement with up to 9 dwellings, re-siting of existing accesses and associated works	New residential building	Y	0.144	25/01/2021	25/01/2024			9	0	9	Outline

Appendix D - Statements of Common Ground and Correspondence with Site Developers

SG1: Phase 1 Statement of Common Ground

SG1 – Phase 1

Updated Statement of Common Ground Between
Stevenage Borough Council* and *Mace Developments (Stevenage) Ltd

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by Stevenage Borough Council (the 'Local Planning Authority') and Mace Developments (Stevenage) Ltd (the 'developer'). It acts as an update to the SoCG signed between the two parties in August 2020.

1.2 Development has been allocated for approximately 3,000 residential units in the Town Centre as defined in policies SP4 and TC 1-TC8 of the adopted Stevenage Local Plan. A hybrid planning application has been submitted for 1,864 units as part of a residential-led mixed-use development, commonly known as SG1, reference 19/00743/FPM. As part of the hybrid application, detailed permission is being sought for 757 dwellings as Phase 1 of the overall development. This SoCG relates only to Phase 1 of the SG1 development.

1.3 The purpose of this SoCG is to update and agree the expected build-out rates of the site prior to 31 March 2026 to demonstrate that Mace still intend to deliver all of Phase 1 within the five –year period relevant to the Council's Housing Land Supply.

1.4 The SoCG is intended to be a live document, with updates and alterations as required and agreed by all parties.

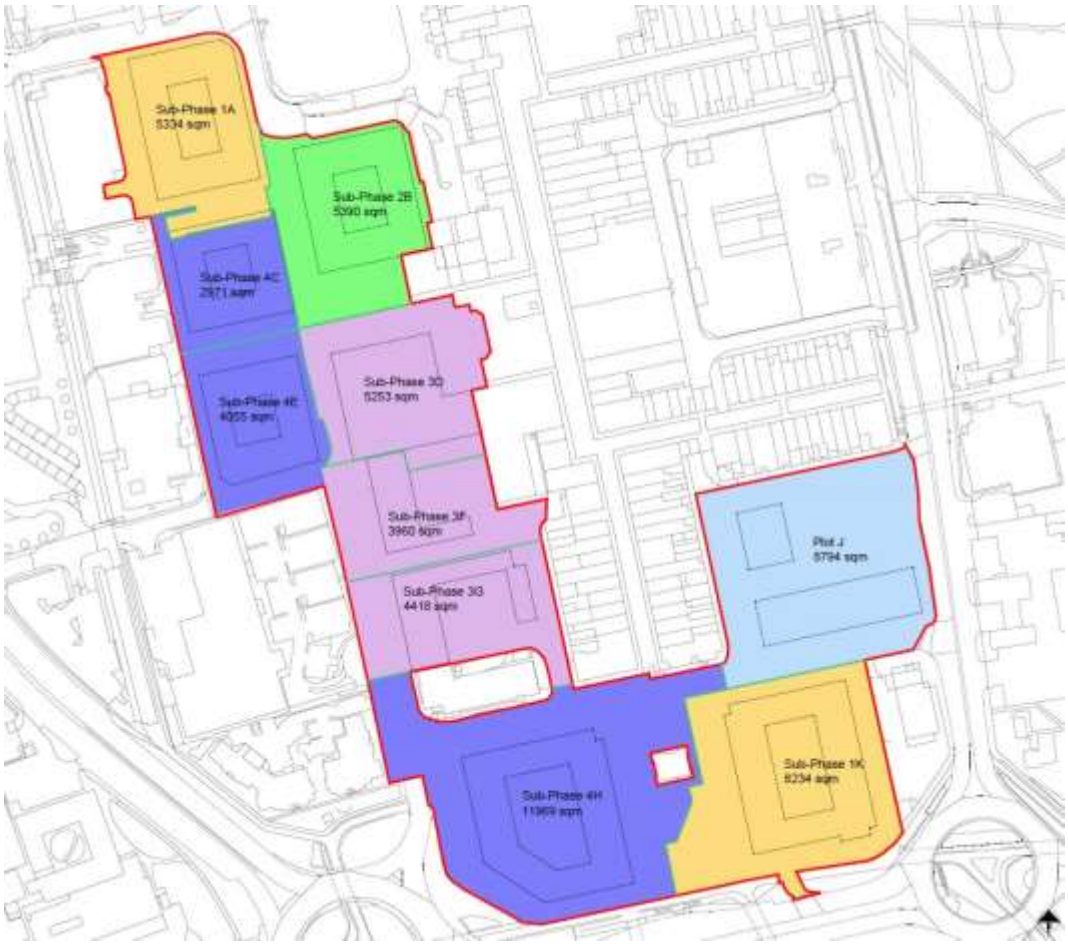
Classification - Public

2. Site Location

2.1 Phase 1 of the SG1 Town Centre Development site is approximately 1.36 hectares in size and is shown as Plots A and K on the plan below (shaded in orange). Plot A is located in the north west corner of the site and Plot K is located in the south east corner of the site.

2.2 The site is located on previously developed land.

2.3 The location, size and its proximities are shown in the location plan below:



Classification - Public

3. Milestones

3.1 In the August 2020 version of this SoCG, signed prior to the scheme being taken to Planning and Development Committee, the following milestones and dates were assumed.

Milestone	Projected Date
Planning Permission Submitted	December 2019
Expected date of Planning & Development Committee	September 2020
Expected Planning Permission Granted	End of 2020
Expected date to discharge pre-commencement conditions	Mid 2021

Table 1 – List of Essential Milestones to be Achieved Before Construction Begins

3.2 The Council's Planning and Development Committee resolved to approve the development in October 2020, only one month later than originally envisaged, however, as of 02 July 2021, the Section 106 has not been finalised meaning that permission for the scheme has not yet been granted.

3.3 Mace and the Council have been in weekly dialogue regarding the S106 agreement amongst other items since the Committee meeting in October 2020. Mace are still fully committed to delivering the scheme for which they signed into a Developer's Agreement with the Council, as majority landowner, prior to submitting the planning application.

3.4 Although discussions regarding the S106 have taken time, Mace and the Council have now fully agreed the contents of the S106 and are waiting for County Council to finish reviewing the clauses related to transfer of land for the primary school being built as part of the scheme. Once this has been agreed, the S106 can be finalised and a decision notice can be issued by the Council. We expect this to be achieved by September 2021.

3.5 We still consider that it will take six months from the point of permission being granted to discharge all the pre-commencement triggers, meaning that we expect to commence on-site (Plots 1A and 1K) in March 2022.

3.6 Separately, the Council has granted prior approval for the demolition of existing vacant buildings on plots 1A and 1K. We intend to commence demolition to clear the sites, under a separate contract over summer, prior to permission being granted. This will ensure the sites are ready for construction to occur immediately once pre-commencement conditions have been discharged.

Updated Milestones	Projected Date
Resolution to grant permission	Occurred October 2020
Demolition of first plot commences	August 2021
Expected Planning Permission Granted	September 2021
Expected date to discharge pre-commencement conditions by	March 2022
Expected commencement on-site	March 2022

4. Expected Build Rates

4.1 Table 2 shows the updated expectation of completed dwellings by year.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total	-	-	261	496	-	757

Table 2 – Expected Build Rates of Dwellings Per Year

5. Limitations

5.1 Whilst all the information and expected build rates stated in this SoCG are produced with the best of all involved parties' knowledge at the time of publication, they are indicative only and can be subject to change for various reasons. This is agreed by all signatories.

6. Signatories

Signed on behalf of Stevenage Borough Council

[redacted]

Name [redacted]

Position: Assistant Director for Planning and Regulation

Date: 09 July 2021

Signed on behalf of Mace Developments (Stevenage) Ltd

[redacted]

Name: [redacted]

Position: Director

Date: 08 July 2021

Classification - Public

H03 - Land North of Stevenage

Statement of Common Ground Between
Stevenage Borough Council, Bellway Homes* and *Miller Homes

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by Stevenage Borough Council ('the Local Planning Authority'), Bellway Homes (the 'developer') and Miller Homes (the 'developer').

1.2 This SoCG relates to the land north of Stevenage which has been allocated for a residential-led mixed use development as defined in Policy HO3 of the Stevenage Borough Local Plan 2011-2031.

1.3 In February 2020, Stevenage Borough Council Planning & Development Committee made a resolution to grant permission to this scheme, subject to signing a S106 agreement. However, the application was subject to an Article 31 Direction from the Secretary of State and as such, the Local Planning Authority could not issue a Decision Notice for the development prior to 01 April 2020 when they started to implement a new Community Infrastructure Levy Charging Schedule. The Article 31 Direction has since been withdrawn but the scheme must be re-presented to SBC Planning and Development Committee with re-negotiated S106 Heads of Terms, taking account of the new CIL Charging Schedule, in order to gain planning permission.

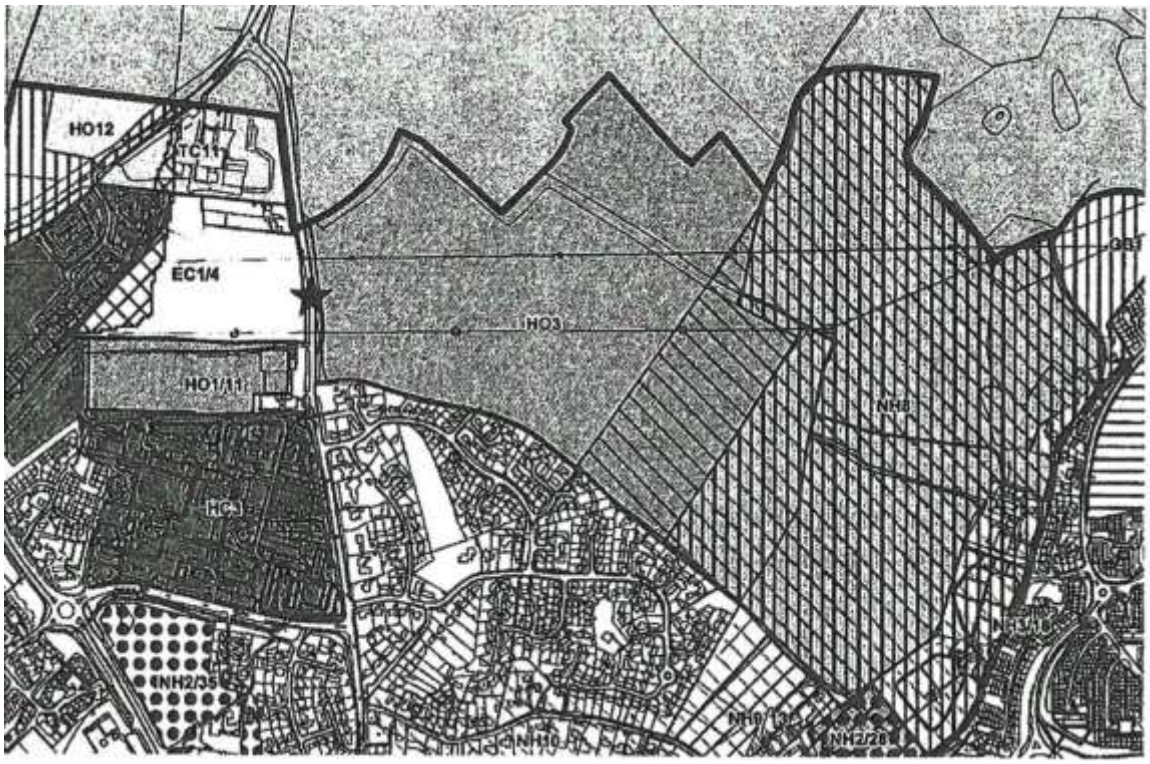
1.4 The site is allocated for approximately 800 dwellings during the Local Plan's period and it is expected that all homes on this site will be delivered by 2031.

1.5 The purpose of this SoCG is to update and agree the expected build-out rates on the site by 31 March 2025. This will be used to support Stevenage Borough Council's five-year housing land supply. Although 800 dwellings have been allocated, approximately 450 dwellings are planned to be delivered by the end of this five-year housing land supply period.

1.6 The SoCG is intended to be a live document, with updates and alterations as required and agreed by all parties.

2. Site Location

2.1 The H03 Land North of Stevenage site is approximately 75 hectares in size and is set between the current edge to Stevenage development and the district boundary with North Hertfordshire. The location, size and its proximities are shown in the location plan below (H03 shaded in pink):



3. Milestones

3.1 Although the site has been earmarked for development in the Stevenage local Plan, there are key milestones that must be achieved in order to develop the site {see Table 1).

Milestone	Projected Date
Date of original SBC Planning & Development Committee resolution to grant outline permission (subject to S106)	February 2020
Expected date of Planning & Development Committee to re-consider granting outline permission	September 2020
Expected date of signed S106 Agreement	End of 2020
Expected date of Reserved Matters Application submission	Beginning of 2021
Expected date of Reserved Matters Application being granted and pre-commencement conditions being discharged	End of 2021

Table 1 - List of Essential Milestones to be Achieved Before Construction Begins

4. Expected Build Rates

4.1 The deliverable 500 dwellings for phase 1 of the development are expected to be built by 2025. Table 2 shows the expected number of completed dwellings by year.

	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Total	-	-	150	150	150	450

NB. 350 homes to be delivered after the 5-yr period

5. Limitations

5.1 Whilst all the information and expected build rates stated in this SoCG are produced with the best of all involved parties' knowledge at the time of publication, they are indicative only and can be subject to change for various reasons. This is agreed by all signatories.

6. Signatories

Signed on behalf of Stevenage Borough Council

Name: [redacted]

Position: STRATEGIC PLANNING DIRECTOR.

Date: 26/8/20

Signed on behalf of Bellway plc

Narr [redacted]

Position: MANAGING DIRECTOR

Date: 26/8/20

Signed on behalf of Miller Homes

Name: [redacted]

Position: Assistant Director for Planning and Regulation, Stevenage Borough Council

28 August 2020

HO1/6: Former Pin Green School Playing Field Statement of Common Ground

HO1/6 – Former Pin Green School Playing Field

Statement of Common Ground between *Stevenage Borough Council Planning & Regulation Department* and *Hertfordshire County Council Property Department*

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by the Stevenage Borough Council Planning & Regulation Department ('the Local Planning Authority') and Hertfordshire County Council Property Department ('the Landowner').

1.2 This SoCG relates to the Former Pin Green School Playing Field site which has been allocated for a residential development as defined in policy HO1/6 of the Stevenage Borough Local Plan 2011-2031.

1.3 The site is allocated for approximately 42 dwellings during the Local Plan period.

1.4 At a meeting of Hertfordshire County Council's Adult Care Services Management Board on 5th May 2021, it was confirmed that the site will be progressed to the next stages of feasibility for a new development to meet the service needs of the Adult Care Services directorate. The further feasibility work will consist of a new day service centre and a target of 50-80 extra-care housing units.

1.5 The Landowner has commenced a procurement exercise to appoint consultants to develop a site masterplan, which will confirm how many extra-care units can be developed on-site.

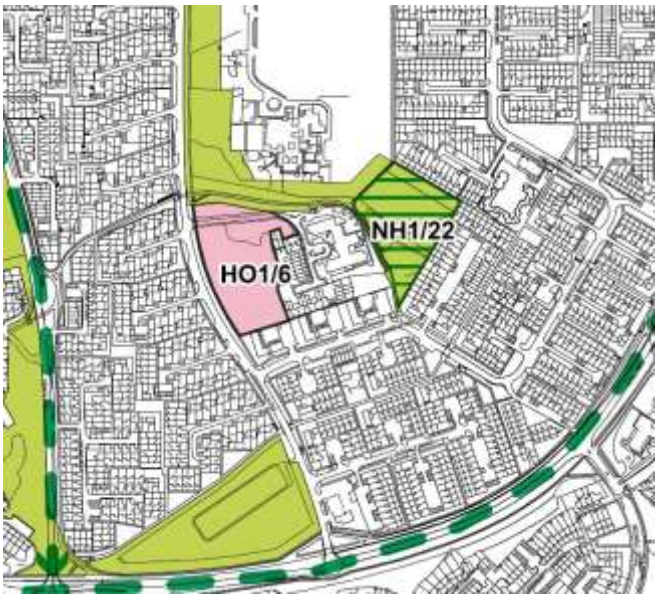
1.6 The purpose of this SoCG is to update and agree the expected build-out rates of the site by 2026. This will be used to support Stevenage Borough Council's five-year housing land supply.

1.7 The SoCG is intended to be a live document, with updates and alterations as required and agreed by all parties.

2. Site Location

2.1 The HO1/6 Former Pin Green School Playing Field site is approximately 1.1 hectares in size and is in Central Stevenage. It is adjacent to Lonsdale Road and located to the south of Larwood School.

2.3 The site is located on a greenfield site within the urban area. The location, size and its proximities are shown in the location plan overleaf:



3. Milestones

3.1 Although the site has been earmarked for development in the Stevenage Local Plan, there are key milestones that must be achieved in order to develop the site (see table 1).

Table 1 – List of Milestones to be Achieved Before Construction Begins

Milestone	Projected Date
ACSMB Panel meeting confirmed intention to deliver Adult Care Services scheme on the site.	Occurred 5th May 2021
Appointment of consultants to develop site masterplan	June 2021
Prepare technical studies	July to November 2021
Submit planning application for day service (Extra care would be progressed by Registered Provider)	January 2022
Appointment of Registered Provider for extra care	April 2022
SBC issue Decision Notice for day service	April 2022
Planning submission for extra care	September 2022
Commence construction of Day Service Centre on site	September 2022
SBC issue Decision Notice for extra care	January 2023
Commence construction of extra-care Housing on site	Late 2023

4. Expected Build Rates

4.1 The proposed development will consist of a day service centre and units of extra-care housing. Currently the County Council envisage there being between 50 and 80 extra-care units, although this is subject to the imminent masterplanning work to determine the exact layout and constraints of the site.

4.2 The day service centre is expected to be delivered first, by late 2023 followed by the delivery of the extra-care units by 2025. For the sake of the Council's 5YHLS, we have assumed delivery of the lower end of the assumed number of extra-care units. The extra- care units are expected to be delivered in apartment blocks and as such, will all likely be completed at approximately the same time. Table 2 shows the expected number of completed dwellings by year.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total	-	-	-	-	Circa 50	Circa 50

Table 2 – Expected Build Rates of Dwellings Per Year

5. Limitations

5.1 Whilst all the information and expected build rates stated in this SoCG are produced with the best of all involved parties' knowledge at the time of publication, they are indicative only and can be subject to change for various reasons. This is agreed by all signatories.

6. Signatories

Signed on behalf of Hertfordshire County Council, Property

[redacted]

Name: [redacted]

Position: Assistant Director Property – Hertfordshire County

Council Date: 15/06/2021

Signed on behalf Stevenage Borough Council Planning & Regulation Department

[redacted]

Name [redacted]

Position: Assistant Director for Planning & Regulation,

SBC Date: 21 June 2021

H02 - Land West of Stevenage (Phase 1)

Statement of Common Ground Between
Stevenage Borough Council, Persimmon and Taylor Wimpey

1. Introduction

1.1 This Statement of Common Ground {SoCG) has been prepared and agreed by Stevenage Borough Council ('the Local Planning Authority'), Persimmon (the 'developer') and Taylor Wimpey (the 'developer').

1.2 This SoCG relates to the land west of Stevenage which has been allocated for a residential-led mixed-use development as defined in Policy H02 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019).

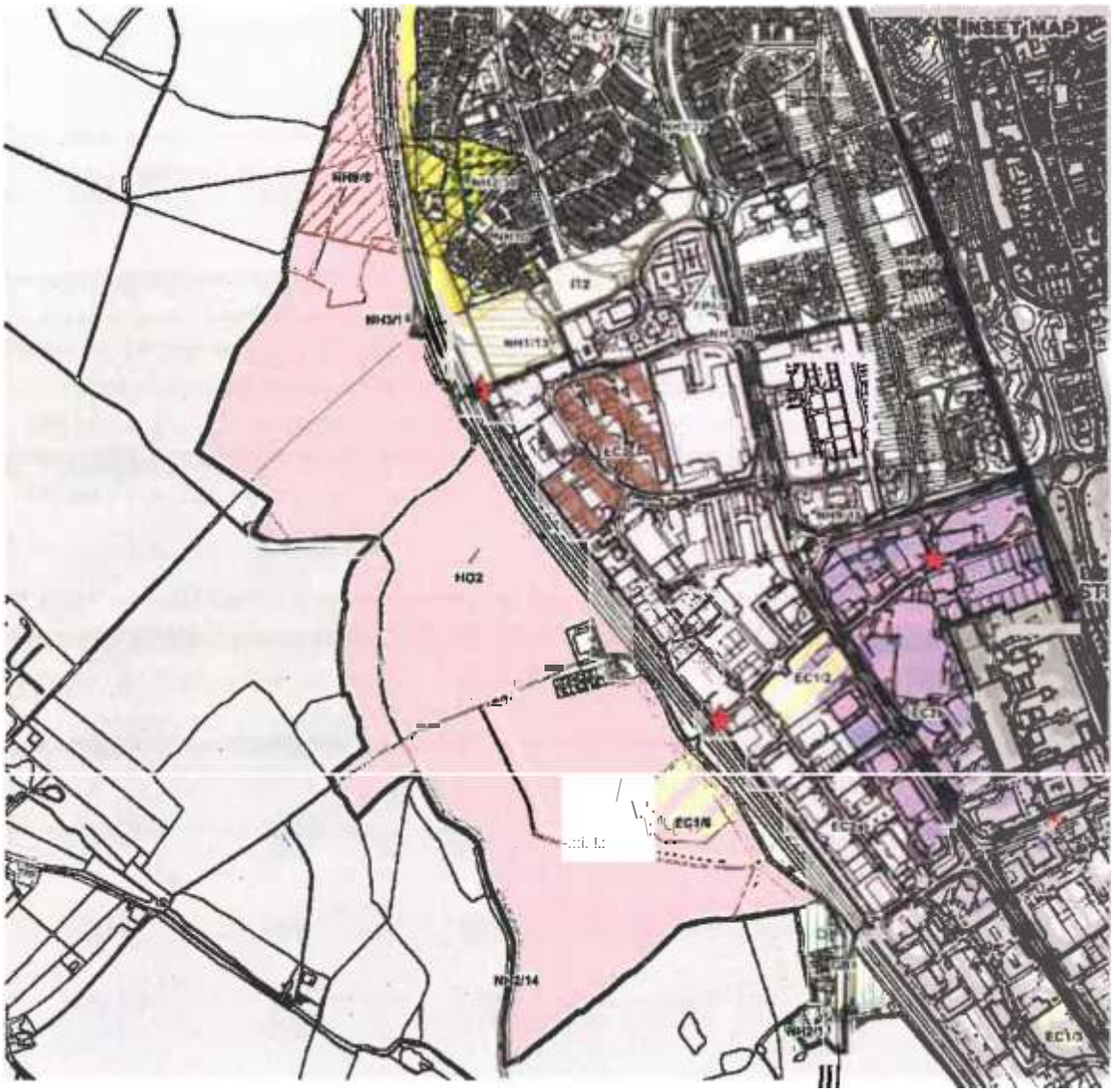
1.3 The site is allocated for approximately 1,350 dwellings and it is expected that all homes on this site will be delivered by 2031. SBC and the developers are currently engaged in pre-application discussions as set out in a signed PPA between the three parties. At the end of the pre-application process, the developers aim to submit a hybrid application to SBC which will seek outline permission for development on the majority of the allocated site and detailed permission for Phase 1 of the development. Phase 1 will contain 390 dwellings towards the southern end of the site, of which Persimmon will deliver 156 dwellings and Taylor Wimpey will deliver 234 dwellings.

1.4 The purpose of this SoCG is to update and agree the expected build-out rates for Phase 1 during the period 01 April 2020 to 31 March 2025. This will be used to support Stevenage Borough Council's five-year housing land supply.

1.5 The SoCG is intended to be a live document, with updates and alterations as required and agreed by all parties.

2. Site Location

2.1 The H02 Land West of Stevenage site is approximately 90 hectares in size and is located to on the west side of Stevenage, between the A1(M) and the district boundary with North Hertfordshire District. The location, size and its proximities are shown in the location plan below:



3. Milestones

3.1 Although the site has been earmarked for development in the Stevenage Local Plan, there are key milestones that must be achieved in order to develop the site (see Table 1). It is important to note this SoCG only relates to the delivery of housing In Phase 1 of the development. If the hybrid application is approved, further Reserved Matters applications would need to be submitted and approved for development to be delivered as part of later phases.

Mliestone	Projected Date
PPA signed	27 January 2020
Pre-application process	January 2020- November 2020
Master Plan presented to SBC	24July 2020
Expected date for Master Plan to be signed off by Executive Member for Environment, SBC and Regeneration and Assistant Direction for Planning and Regulation, SBC (as stated in PPA)	August 2020
Deadline for submitting Hybrid Planning Permission (as stated in PPA)	30 November 2020
Expected date for Planning & Development Committee (as stated in PPA)	June 2021
Expected date for S106 Agreement to be completed (as stated in PPA}	End of June 2021
Expected discharge of pre-commencement conditions	March 2022
Expected commencement on site	July 2022

Table1- List of Essential Milestones to be Achieved Before Construction Begins

4. Expected Build Rates

4.1 Table 2 shows the expected number of completed dwellings by year for the 5-yr housing supply period.

	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Persimmon	-	-	60	80	16	156
Taylor Wimpey	-	-	56	75	75	206
Total	-	-	116	155	91	362

Table 2 - Expected Build Rates of Dwellings Per Year

NB, 28 dwellings to be delivered after the 5-yr period.

5. Limitations

5.1 Whilst all the information and expected build rates stated in this SoCG are produced with the best of all involved parties' knowledge at the time of publication, they are indicative only and can be subject to change for various reasons. This is agreed by all signatories.

6. Signatories

Signed on behalf of **Stevenage Borough** Council

[redacted]

Name: Zayd Al-Jawad

Position: Assistant Director, Planning and Regulation, SBC

Date: 04 August 2020

Signed on behalf of Persimmon plc

[redacted]

Position: DIRECTOR

Date: 30TH July 2020

Signed on behalf of Taylor Wimpey plc

Nar [redacted]

Position: Senior Strategic Project Manager

Date: 29/07/20