Stevenage Borough Council

Five Year Housing Land Supply Update

September 2020

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Introduction

1.1 This Five Year Housing Land Supply Update (Sept 2020) has been produced to provide an updated position with regard to Stevenage Borough Council's five year housing supply.

1.2 Stevenage Borough Council can demonstrate a Housing Supply of **5.64 years** for the period 1 April 2020 to 31 March 2025, 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', explains why these should be included in the housing land supply for Stevenage, and finally demonstrates 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.

Planning Policy Context

1.5 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.

1.6 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.

1.7 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.*

1.8 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.

1.9 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.*

1.10 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.

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

1.12 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).

Approach to Calculating Five-Year Supply

1.13 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.

1.14 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[4] 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.*

1.15 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 this year onwards, in line with the Inspector's judgement when examining the Local Plan, the Council will use the Liverpool approach.

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

Five-Year Housing Requirement

1.16 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)

1.17 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	1436
2017/18	71	1507
2018/19	285	1792
2019/20	321	2113

Table 2 – Cumulative Net Housing Completions 2011/12 to 2019/20

1.18 The PPG states that any shortfall in housing completions needs to be calculated from the base date of the adopted Plan[5]; 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.

[5] 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	-1154
2016/17	310	-844
2017/18	-309	-1153
2018/19	-95	-1248
2019/20	-59	-1307

Table 3 - Cumulative Shortfall in Housing Provision 2011/12 -2019/20

1.19 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.

1.20 **The Council is left with an undersupply of 1,307 dwellings as of 31 March 2020**. In line with the aforementioned Liverpool approach, 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 (1307 / 11)	**118.81**

Table 4 - Annualised requirement for historic undersupply of housing

1.21 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.

1.22 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% and will depend on housing delivery over the past three years.

1.23 The Housing Delivery Test (HDT) is the established assessment of housing delivery[6] over the previous three years. Results of the HDT for every LPA are published annually on the Government's website. Based on the results of the HDT, each LPA is given one of four consequences. The four consequences are:

- None, if HDT = > 95%
- Action Plan, if HDT = 85% - 94%
- Increased buffer, if HDT = 45% - 84%
- Presumption in Favour of Sustainable Development, if HDT = <45%

1.24 Table 5 shows that for the relevant period, Stevenage achieved a HDT score of 113% delivery and therefore has no consequences based on its delivery of housing in the last three years. Therefore, Stevenage should use the minimum 5% buffer stated in NPPF Para 73.

ONS code	Area name	Number of homes required			Total number of homes required
		2016-17	2017-18	2018-19	
E07000243	Stevenage	373	366	381	1,120

Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
2016-17	2017-18	2018-19			
887	78	297	1,262	113%	None

Table 5 - 2019 Housing Delivery Test results for Stevenage

1.25 Taking into account the Objectively Assessed Need for 380 dwellings per year, the need to deliver an additional 118.81 dwellings per year to account for historic under delivery, and the additional 5% 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 2020 to 31 March 2025 is 2,619**.

Annual Requirement	Annual Shortfall	Annual 5% buffer	Total Annual Requirement	Total 5 Year Requirement
380	118.81	24.94	523.75	**2,619**

Table 6 - Five Year Housing Requirement for Stevenage, 2020/21 - 2024/25

[6] https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement

Deliverable Housing Supply

1.26 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.

1.27 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 in principle 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.

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

1.29 Sites that meet part A of the definition include:

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

1.30 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)

1.31 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, agreements are in the form of Statements of Common Ground (SoCGs). Where schemes are led by Hertfordshire County Council, agreements are in the form of email correspondence. Where schemes are to be led by the Council, as landowner, written agreement was not considered appropriate. Signed SoCGs and email confirmations are contained with Appendix D.

1.32 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.

1.33 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.

1.34 The majority of details for specific schemes are correct as of 1 April 2020 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.

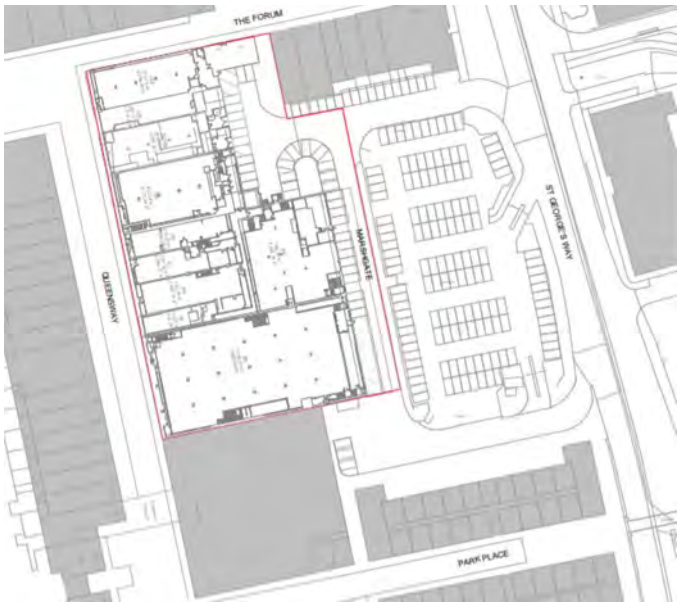
Sites under Construction

Total Number of Dwellings for Sites Currently Under Construction	310

Table 7 - Total no. of dwellings under construction

85 – 103 Queensway

1.35 85 – 103 Queensway is located in the Town Centre and will deliver 105 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.



1.36 **Current planning status**: The site is currently under construction after being granted planning permission on 20th December 2018 under planning application 18/00268/FPM which comprised of a mixed development including 94 dwellings of mixed size. A separate prior approval for change of use application was granted prior approval on 30th August 2018 under planning application 18/00386/CPA which comprised of a change of use from Class B1(a) to Class C3, providing 11 additional flats.

1.37 **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. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21 for an initial 58 dwellings (47 from application number 18/00268/FPM, 11 from application number 18/00386/CPA) and 47 dwellings in 2021/22.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings (18/00268/FPM)	47	47	0	0	0

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings (18/00386/CPA)	11	0	0	0	0
Total	**58**	**47**			

1.38 **Conclusion:** As both applications have been granted planning permission and construction has started onsite, the build out rates are considered achievable by all parties involved. As the construction is following an application which has been granted permission, 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.

Symonds Green Neighbourhood Centre

1.39 Symonds Green Neighbourhood Centre is located in the west of Stevenage and will deliver a net total of 18 dwellings (22 new dwellings, demolition of 4 existing 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 site had come under Policy HC1/11 – Filey Close in the Stevenage Borough Local Plan Publication Draft 2016. The land has been previously developed.

1.40 **Current planning status**: The site is currently under construction after being granted planning permission on 30th May 2018 under planning application 16/00395/FPM which comprised of a mixed development including 22 dwellings of mixed size. This also included the demolition of 4 existing dwellings.

1.41 **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. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21 for an initial 8 dwellings and 10 dwellings in 2021/22. These figures include the net loss of 4 dwellings following their demolition at the beginning of construction.

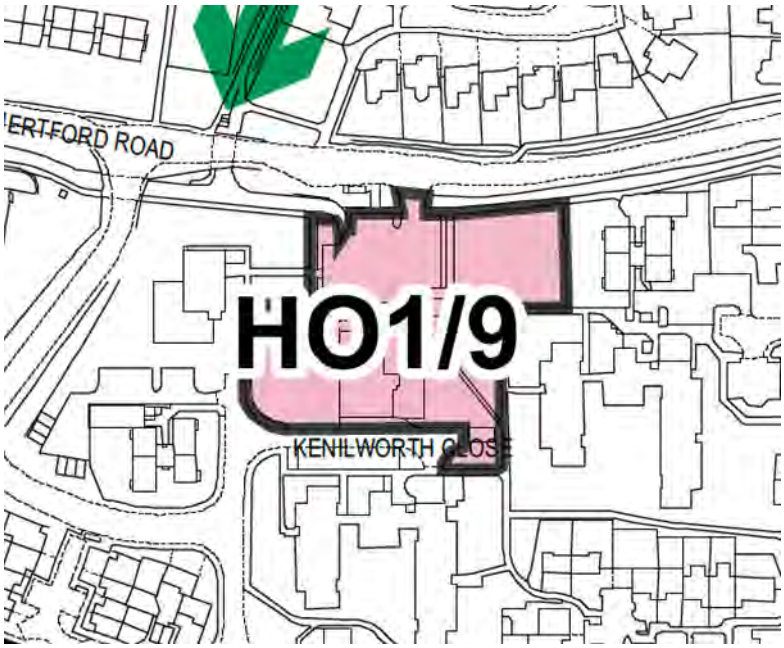
	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	8	10	0	0	0

1.42 **Conclusion**: As an application has been granted planning permission and construction has started onsite, the build out rates are considered achievable by all parties involved. As the construction is following an application which has been granted permission, 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.

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

1.43 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.



1.44 **Current planning status**: The site is currently under construction after being granted planning permission on 28th October 2019 under planning application 18/00398/FPM which comprised of a mixed development including 169 dwellings of mixed size. This also included the demolition of 48 existing dwellings. Another permission has been granted for additional residential development on the site (application number 18/00399/FPM), however construction related to that permission has not yet started and is therefore included in a different section.

1.45 **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. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21 for an initial 60 dwellings and 61 dwellings in 2021/22. These figures include the net loss of 48 dwellings following their demolition at the beginning of construction.

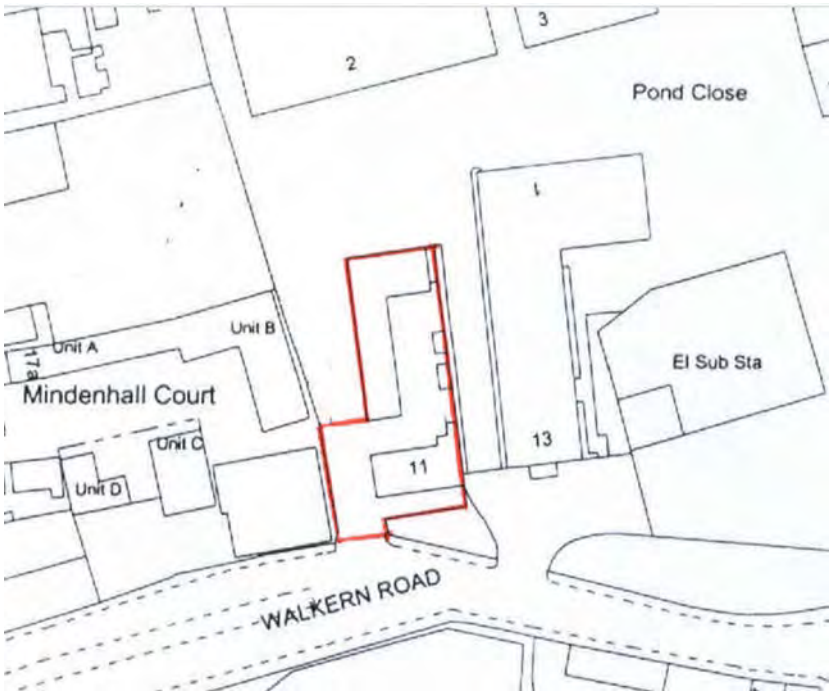
	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	60	61	0	0	0

1.46 **Conclusion**: As an application has been granted planning permission and construction has started onsite, the build out rates are considered achievable by all parties involved. As the construction is following an application which has been granted permission, 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)

1.47 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.



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

1.49 **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 2020/21 for the full total of 12 dwellings.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	12	0	0	0	0

1.50 **Conclusion**: As an application has been granted planning permission and construction has started onsite, the build out rates are considered achievable by all parties involved. As the construction is following an application which has been granted permission, 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)

1.51 There is 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.

1.52 **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 2020/21 for the full total of 54 dwellings.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	54	0	0	0	0

1.53 **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. As the construction is following applications which have been granted permission, there will be no variation on the number of dwellings these sites 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.

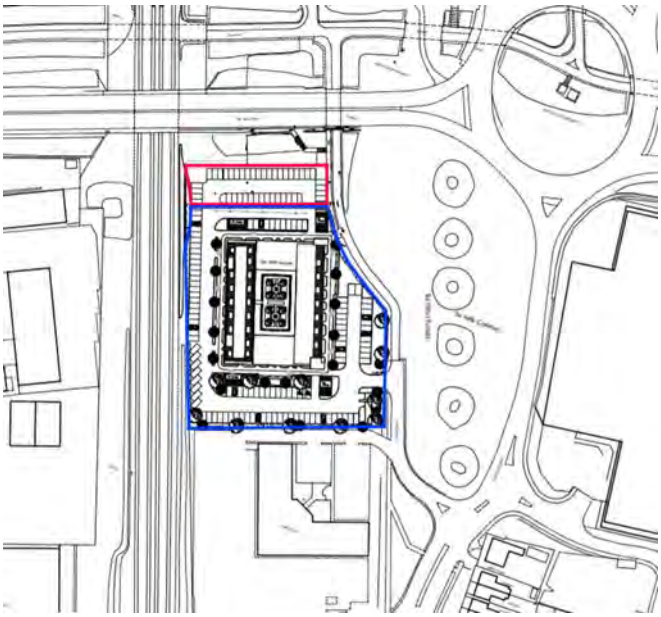
Sites with Detailed Planning Permission

Total Number of Dwellings for Sites with Detailed Planning Permission	358

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

Six Hills House

1.54 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 as residential and was granted planning permission before the Local Plan was adopted. The land has been previously developed.



1.55 **Current planning status**: The site was granted planning permission on 6 December 2017 under planning application 16/00482/FPM which comprises an 8-storey residential development including 64 dwellings of mixed size. Construction on site has not yet begun, however the planning permission has not yet expired.

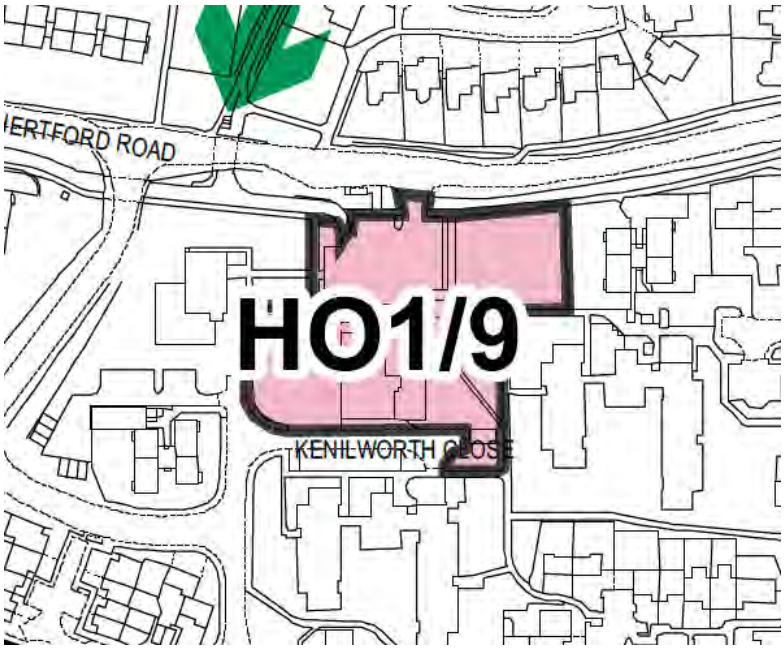
1.56 **Expected build out rates**: Although the site is not currently under construction, it is anticipated that some dwellings will be delivered at the beginning of the five-year period. The site has recently been purchased and pre-commencement conditions have been discharged. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21 for an initial 20 dwellings, 20 dwellings in 2021/22 and 24 dwellings in 2022/23.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	20	20	24	0	0

1.57 **Conclusion**: As the application have been granted planning permission, the build out rates are considered achievable by all parties involved. As the construction is following an application which has 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.

HO1/9: Walpole Court

1.58 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.



1.59 **Current planning status**: The site was granted planning permission on 28 October 2019 under planning application 18/00399/FPM which comprises a residential development including 60 dwellings of mixed size although with the demolition of existing units, this will deliver a net increase of 22 dwellings only. The first phase of delivery on this site is being delivered by planning permission 18/00398/FPM and 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.

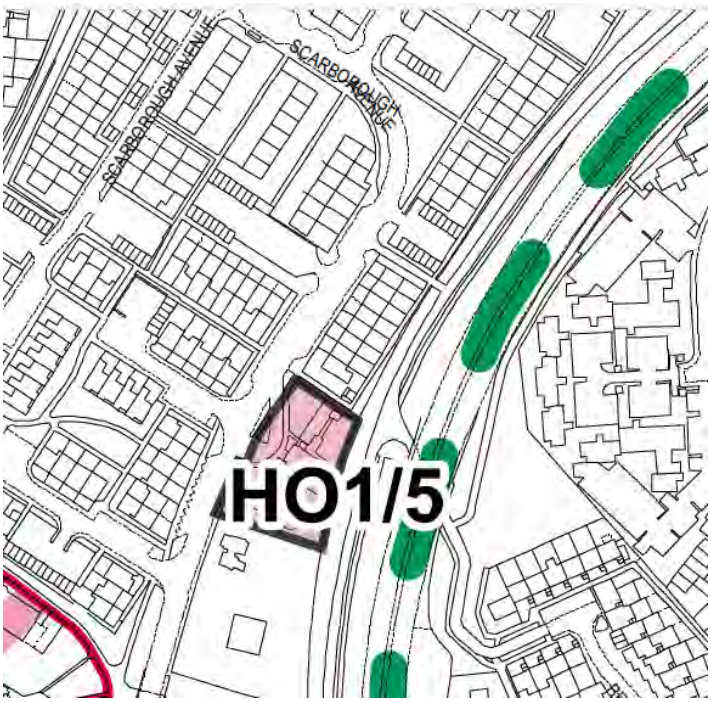
1.60 **Expected build out rates**: Although the site is not currently under construction, it is anticipated that the dwellings will be delivered in the middle of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2022/23 for all 22 dwellings.

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

1.61 **Conclusion**: As the application have been granted planning permission, the build out rates are considered achievable by all parties involved. Although the construction is waiting for construction progress with another phase, the application has been granted permission. 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.

HO1/5: Ex-play Centre, Scarborough Avenue

1.62 HO1/5: The ex-play centre at 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.



1.63 **Current planning status**: The site was granted planning permission on 24th January 2020 under planning application 19/00136/FPM, and comprises of the demolition of an existing community centre and its replacement with a residential development including 29 dwellings of mixed size. Construction has not yet started; however, the planning permission has not yet expired.

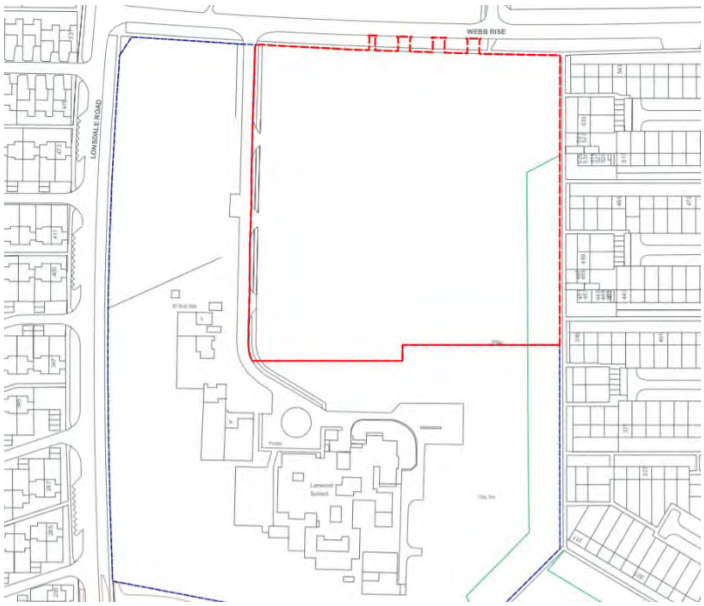
1.64 **Expected build out rates**: Although the site is not currently under construction, it is anticipated that the dwellings will be delivered in the middle of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 with a two year build-out.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	15	14	0	0

1.65 **Conclusion**: As the application have been granted planning permission, the build out rates are considered achievable by all parties involved. As the construction is following an application which has 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.

Webb Rise

1.66 Webb Rise 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 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), and this new application was granted planning permission after the Local Plan was adopted. The land is a greenfield site within the urban area.



1.67 **Current planning status**: The site was granted planning permission on 27th March 2020 under planning application 19/00485/FPM, comprised of a residential development featuring 85 dwellings of mixed size. Construction had not started as of 1 April 2020, however the planning permission has not yet expired and progress onsite had been inhibited due to the Covid-19 pandemic.

1.68 **Expected build out rates**: As the site is not currently under construction, it is anticipated that dwellings will be delivered in the middle of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are expected to come forward in 2022/23 for an initial 50 dwellings and 35 dwellings in 2023/24.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	50	35	0	0

1.69 **Conclusion**: As the application have been granted planning permission, the build out rates are considered achievable by all parties involved. As the construction is following an application which has 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.

1.70 **POST 1 APRIL 2020 UPDATE**: work has commenced on site.

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

1.71 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 residential development, however the Local Plan safeguards the site under policy IT2 and an application was approved after the Local Plan was adopted. The land is a greenfield site outside the urban area.

1.72 **Current planning status**: The site was granted permission on XX September 2020 after having to be taken back to Planning & Development Committee because the original resolution to grant permission subject to signing a S106 agreement had to be re-determined to take account of the Council's adoption of a Community Infrastructure Levy (CIL) Charging Schedule. The proposals comprise of a residential development featuring 133 dwellings of mixed size. Construction has not yet started; however, the planning permission has not yet expired.

1.73 **Expected build out rates**: Dwelling completions are first expected to come forward in 2021/22 for an initial 70 dwellings and the remaining 63 dwellings in 2022/23.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	70	63	0	0

1.74 **Conclusion**: As the application have been granted planning permission, the build out rates are considered achievable by all parties involved. As the construction is following an application which has 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.

Small Sites (Less than 10 Dwellings)

1.75 There are 50 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, 25 of these units are being included as deliverable.

1.76 **Expected build out rates**: Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period due to their small size. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	13	12	0	0	0

1.77 **Conclusion**: As applications have been granted planning permission for 50 units, the build out rates of 25 units (50%) are considered achievable by all parties involved. As the construction is following 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.

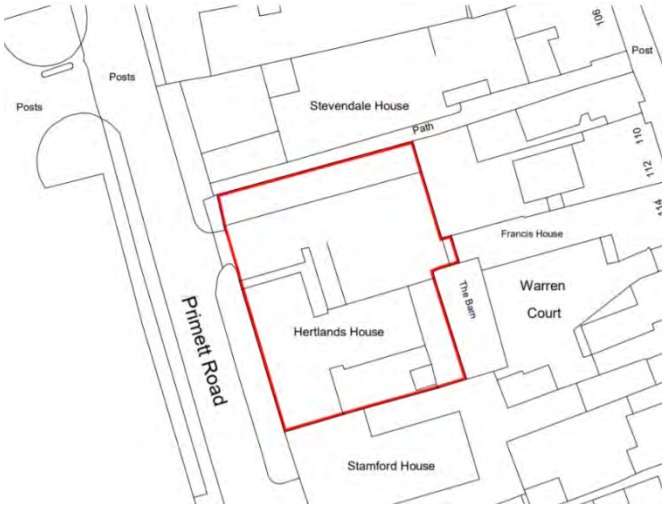
Sites with Prior Notification

Total Number of Dwellings with Prior Approval	21

Table 9 - Total No. of Dwellings - Prior Approval

Hertlands House

1.78 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.



1.79 **Current planning status**: The site was determined not to require 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. Implementation has not yet begun, however the Council's determination means development is permitted for three years.

1.80 **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 and be delivered in two years.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	11	10	0	0	0

1.81 **Conclusion**: As the application has been determined not to require prior approval, the build out rates are considered achievable by all parties involved as the developer has three years to implement the proposals from the date of the decision notice. The PPG states that detailed planning permission is relevant evidence, and as the Council determined that the

development did not require prior approval, this establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

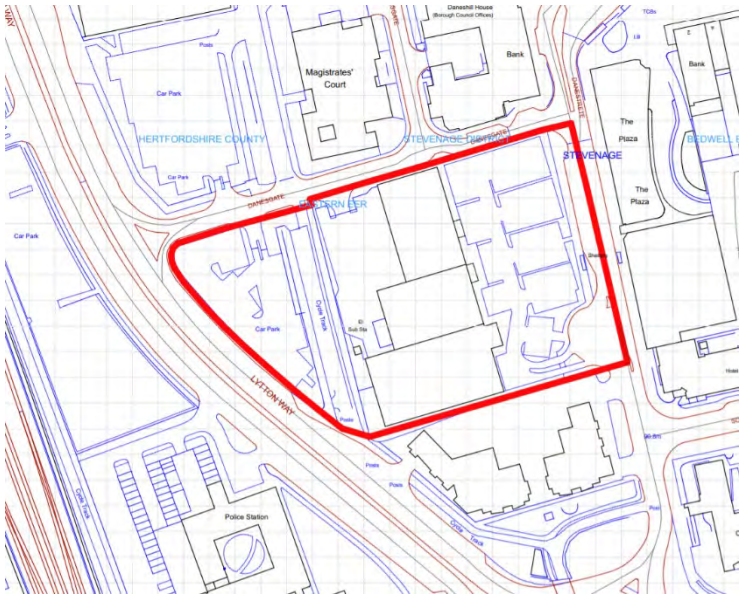
Sites with Outline Permission/Subject to S106

Total Number of Dwellings with Outline Permission or Subject to S106	526

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

Matalan Retail Site

1.82 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 the extant 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.



1.83 Cu**rrent planning status**: The site received outline planning permission on 19th October 2017 under application number 14/00559/OPM. A PPA has recently been signed between the LPA and the developer, specifying the processes and timeframes for the submission and approval of a Reserved Matters application. A SoCG has also been signed by the developer detailing key milestones and expected build out rates (see Appendix D) as evidence to demonstrate the developer's intentions and anticipated start and build-out rates.

1.84 **Expected build out rates**: The developer for the application has signed an SoCG, outlining specific build out rates. Dwelling completions are first expected to come forward in 2023/24 for an initial 300 dwellings and the remaining 226 dwellings in 2024/25. Whilst the developer envisages an 18-month build out once construction commences on site, the

build out specified below is conservative to allow for delays in the implementation onsite. It is therefore expected that most units will be completed at the early end of 2024/25.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	0	0	300	226

1.85 **Conclusion**: An outline application has previously been granted for this application and a PPA has been signed by the developer to confirm timeframes for the submission of a Reserved Matters application. In addition to this, the developer has signed a SoCG which confirms the developer's delivery intentions and build out rates. In line with the PPG, this is considered to be appropriate evidence confirming delivery of the application and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

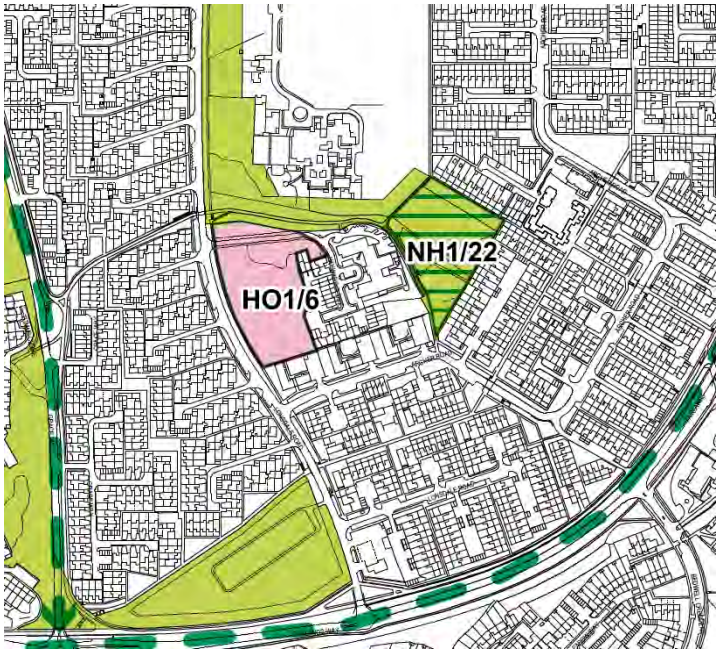
Other 'Deliverable' Sites

Total Number of Other 'Deliverable' Dwellings	1660

Table 11 - Total No. of Dwellings - Deliverable Sites

HO1/6: Former Pin Green School Playing Field

1.86 HO1/6 Former Pin Green School Playing Field is located in the centre of Stevenage and will deliver 42 dwellings. The site is allocated in the Local Plan as residential under policy HO1/6. The land is a greenfield site within the urban area.



1.87 **Current planning status**: The site has not received planning permission and does not currently have a planning application number. 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 the scheme forward in the next 5 years (see Appendix D). 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.

1.88 **Expected build out rate**s: Hertfordshire County Council have expressed their intention to bring the site forward within the next 5 years. Following this and the straightforward delivery, dwelling completions are first expected to come forward in 2021/22 and will be delivered subject to a relatively quick build out.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	15	15	12	0

1.89 **Conclusion**: The site is considered to be easily developable, the site owner is a public body and the site is in public ownership. As the land owner has confirmed their intention to develop the site within the next 5 years and the site is allocated in a Development Plan, it conforms to the definition of 'deliverable' in Annex 2 of the NPPF. This is considered relevant evidence confirming the site as 'deliverable' and establishing that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

SG1 – Phase 1

1.90 SG1 Phase 1 is located in central Stevenage and will deliver 760 dwellings. The site is not explicitly allocated in the Local Plan as a housing allocation, but development has been allocated for approximately 3000 residential units in the Town Centre as defined in Policies SP4 and TC1-TC8. The site has been previously developed.

1.91 C**urrent planning status**: A hybrid planning application has been submitted for 1,867 dwellings as part of a residential-led mixed-use development under application number 19/00743/FPM. Phase 1 of the application accounts for 760 dwellings. A SoCG for phase 1 only has also been signed by the developer detailing key milestones and expected build out rates (see Appendix D).

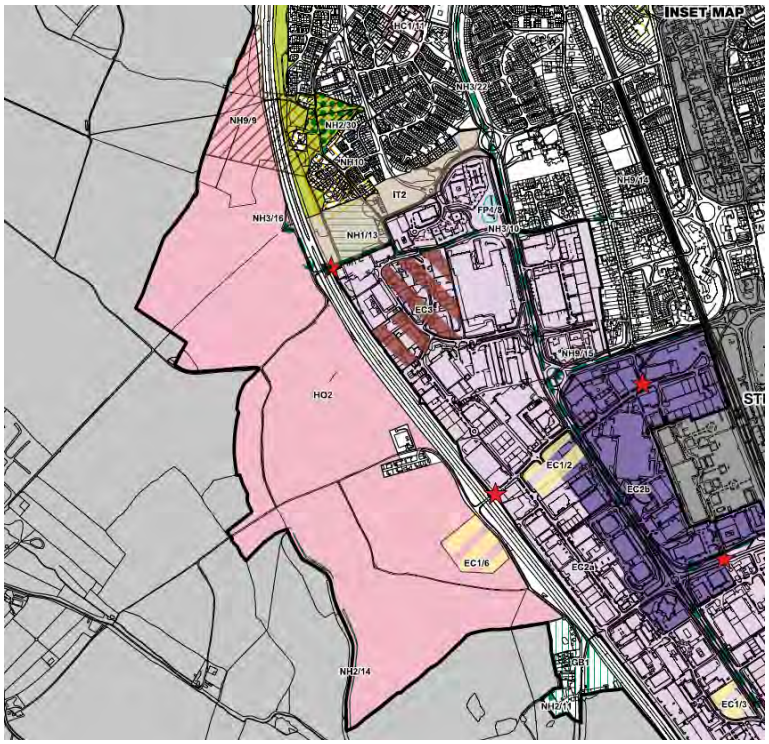
1.92 **Expected build out rates**: The developer for the application has signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions are first expected to come forward in 2022/23 for an initial 300 dwellings and the remaining 460 dwellings in 2023/24.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	0	300	460	0

1.93 **Conclusion**: As the developer has signed an 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 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.

HO2: Land West of Stevenage – Phase 1

1.94 HO2 Land West of Stevenage is located to the west of Stevenage. Phase 1 of the development will deliver 362 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.



1.95 **Current planning status**: The site has not received planning permission and does not currently have a planning application number. A PPA was signed between the LPA and the developers in January 2020, specifying the processes and timeframes for a pre-application process, the submission of a hybrid application, the approval of the hybrid application by Committee and the granting of permission by June 2021. The hybrid application will cover the whole site and detailed permission will be sought for Phase 1 which will comprise 390 dwellings. A SoCG has also been signed by the developers detailing key milestones and expected build out rates of Phase 1 (see Appendix D) as evidence to demonstrate the developer's intentions and anticipated start and build-out rates for Phase 1.

1.96 **Expected build out rates**: The developers for the scheme have signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions are first expected to come forward in 2022/23. Whilst all dwellings in Phase 1 are considered deliverable, due to the build out rates of each of the developers involved in the site, and the breakdown of the 390 dwellings between them, it is expected that 28 dwellings from Phase 1 will be delivered after the five year period.

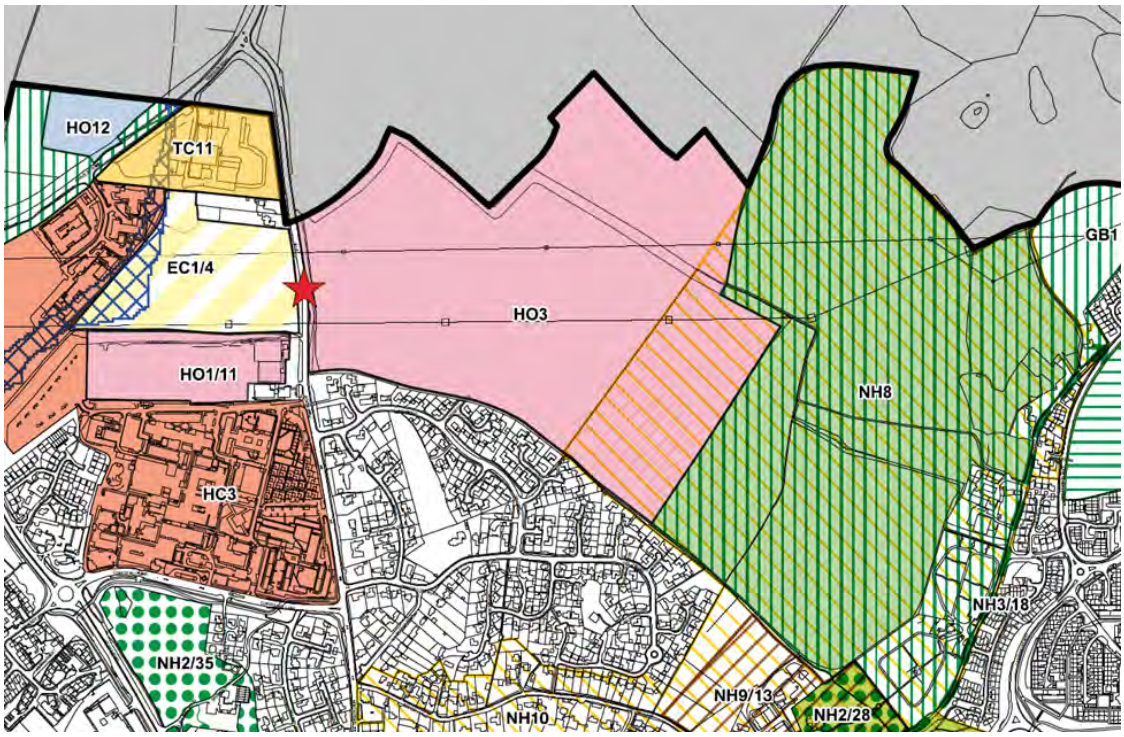
	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings (Persimmon)	0	0	60	80	16

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings (Taylor Wimpey)	0	0	56	75	75
Total	0	0	116	155	91

1.97 **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.

HO3: Land North of Stevenage

1.98 HO3 Land West of Stevenage is located to the north of Stevenage and will deliver 800 dwellings in total, with 450 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.



1.99 **Current planning status**: An application for this site was approved at February 2019 Committee under application number 17/00862/OPM. However, the application has to be taken back to be re-determined by Committee to take account of the Council's subsequent adoption of a Community Infrastructure Levy (CIL) Charging Schedule which occurred before the S106 could be signed for the original proposal. The site is allocated for 800 dwellings in the Stevenage Local Plan is expected to be taken to Committee shortly where it is likely to be approved a second time as there are no changes to the proposed development other than amendments to the S106 draft Heads of Terms, following the adoption of CIL. The developer has signed s SoCG detailing key milestones and expected build out rates (see Appendix D).

1.100 **Expected build out rates**: The developer has signed an SoCG, agreeing to achieve specific build out rates. Dwelling completions are first expected to come forward in 2022/23 at a rate of 150 dwellings per year. 350 homes will be delivered after the five year period.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	0	150	150	150

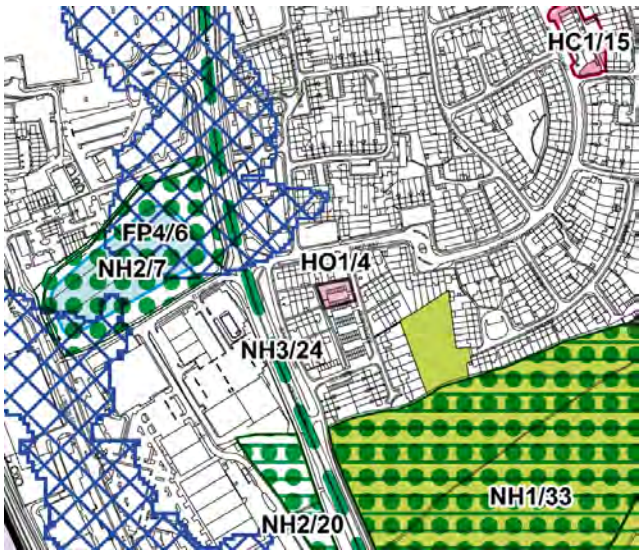
1.101 **Conclusion**: As the developer has signed an SoCG which confirms the developers' delivery intentions and build out rates, and the site is listed in the Local Plan, it conforms to the

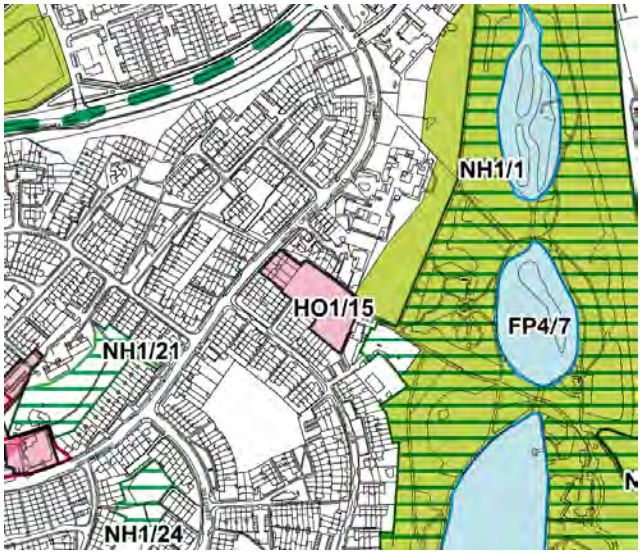
definition of ‘deliverable’ in Annex 2 of the NPPF. This is considered to be relevant evidence confirming the site as ‘deliverable’ and establishes that there is a reasonable prospect of this site being delivered in the five-year period as set out in this paper.

Stevenage Borough Council Owned Sites

1.102 Stevenage Borough Council currently own and are progressing with the delivery of three housing sites that are allocated in the Local Plan for residential development. These sites are:

- HO1/4 Dunn Close Garage Court - located to the south of central Stevenage and will deliver 5 dwellings
- HO1/10 Land at Elliot Road - located in the east of Stevenage and will deliver 16 dwellings
- HO1/15 Shephall View - located in the centre of Stevenage and will deliver 25 dwellings.





1.103 **Current planning status**: The sites have not received planning permission, although an application was submitted in January 2020 for the Land at Elliot Road site under application number 20/00053/FPM. All sites are allocated in the Local Plan under housing allocations HO1/4, HO1/10 and HO1/15 respectively, totalling 46 dwellings. The sites are to be developed by Stevenage Borough Council, and all sites are easy to develop due to them

being vacant, easily accessible and not requiring significant infrastructure to enable housing to be delivered, as assessed through the Local Plan Examination process.

1.104 **Expected build out rates**: Stevenage Borough Council Housing Department are developing the site and the sites are expected to be relatively quick to deliver once construction has commenced. Dwelling completions are first expected to come forward in 2021/22 and require less than a two year build out.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings (HO1/4)	0	5	0	0	0
No. of Dwellings (HO1/10)	0	8	8	0	0
No. of Dwellings (HO1/15)	0	10	15	0	0
Total	0	23	23	0	0

1.105 **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. Each of the sites is allocated in the Local Plan, it conforms to the definition of 'deliverable' in Annex 2 of the NPPF, and the sites are considered to be easily developable. Because of this, there is relevant evidence confirming the sites as 'deliverable' and establishes 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

1.106 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.

1.107 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.

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

1.109 The Council is taking this to counts for 80 windfall units being delivered over the five-year period 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 2021.

1.110 Therefore, the Council is including 20 windfall dwellings per year from 2021/22 as deliverable.

	2020/21	2021/22	2022/23	2023/24	2024/25
No. of Dwellings	0	20	20	20	20

‘Developable’ Sites

1.111 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.

1.112 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.

1.113 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.

1.114 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;
- Large 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 in a year’s time, 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; 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.

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

Conclusions

1.116 The total requirement for housing delivery from 1 April 2020 – 31 March 2025 is 2,619 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 5% buffer as determined by up to date results of the Government's HDT.

1.117 Table 13 shows that the **total supply of deliverable housing identified by the Council for that five year period is 2,955 dwellings**, as set out in Section 5.

Total Number of Dwellings for Sites Under Construction	**310**
Total Number of Dwellings for Sites with Detailed Planning Permission	**358**
Total Number of Dwellings for Sites with Prior Notification	**21**
Total Number of Dwellings for Sites with Outline Permission	**526**
Total Number of Dwellings for other 'Deliverable' Sites	**1660**
Total Number of Dwellings for Windfall Sites	**80**
Total Identified Supply	**2,955**

Table 13 - Total Identified Supply 2020/21 - 2024/25

1.118 This means Stevenage Borough Council can demonstrate **a surplus of 336 dwellings** for the relevant five-year period.

1.119 Table 14 shows that Stevenage Borough Council is able to demonstrate a five-year land position of **5.64 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**)	7600
D.	Completions 1 Apr 2011 – 31 Mar 2020	2113
E.	Target 1 Apr 2011 – 31 Mar 2020	3420
F.	Shortfall against target at 31 Mar 2020 (**E – D**)	-1,307
G.	Target 1 Apr 2020 – 31 Mar 2025	1,900
H.	Surplus / Shortfall to be delivered in 5yr period (**F / 11 x 5**)	-594
I.	Buffer to be applied (5%)	1.05
J.	Total 5yr requirement ((**G – H**) **x I**)	2,619

Five Year Housing Supply Calculation		
K.	Dwellings under construction	310
L.	Dwellings granted permission or prior approval	379
M.	Dwellings granted outline permission or subject to S106	526
N.	Other dwellings considered 'deliverable'	1,660
O.	Dwellings from Windfall sites	80
P.	Total deliverable dwellings (supply) 1 Apr 2020 – 31 Mar 2025 (**K + L + M + N + O**)	2,955
Q.	Surplus of dwellings (**P – J**)	336
R.	Total Years Housing Supply ((**P / J**) **x 5**)	**5.64**

Table 14 - Five Year Housing Supply Calculation 2020/21 - 2024/25 using Liverpool Approach

Appendix A – Housing Trajectory Spreadsheet 2011 – 2031 (Updated September 2020)

			2011-2016					2016-2021					2021-2026					2026-2031				
Monitoring year ending…	Site Total	Land types	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	94	Previously developed										47	47									
85-103 Queensway	11	Previously developed										11										
Symonds Green NC	18	Previously developed										8	10									
HO1/9: Kenilworth Close NC, The Bragbury Centre,	121	Previously developed										60	61									
11 Walkern Road (Pond Close)	12	Previously developed										12										
Small sites (<10)	***54***	Previously developed										54										
Small sites (<10)		Greenfield sites within urban area																				
Subtotal	*310*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*192*	*118*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Sites with detailed planning permission																						
Six Hills House	64	Previously developed										20	20	24								
HO1/9: Walpole Court	22	Previously developed												22								
HO1/5: Ex-play centre, Scarborough Av.	29	Previously developed											15	14								
Webb Rise	85	Greenfield sites within urban area												50	35							
Land West of the A1(M) and South of Todd's Green	133	Greenfield sites outside urban area											70	63								
Small sites (<10)	***25***	Previously developed										13	12									

			2011-2016					2016-2021					2021-2026					2026-2031				
Small sites (<10)		Greenfield sites within urban area																				
Subtotal	*358*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*33*	*117*	*173*	*35*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Sites with prior notification																						
Hertlands House	21	Previously developed										11	10									
Small sites (<10)	0	Previously developed																				
Subtotal	*21*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*11*	*10*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Sites with outline permission / subject to s106																						
Matalan	526	Previously developed													300	226						
Small sites (<10)		Previously developed																				
Small sites (<10)		Greenfield sites within urban area																				
Subtotal	*526*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*300*	*226*	*0*	*0*	*0*	*0*	*0*	*0*
'Deliverable' housing sites																						
HO1/4: Dunn Close garage court	5	Previously developed											5									
HO1/6: Former Pin Green School playing field	42	Greenfield sites within urban area											15	15	12							
HO1/10: Land at Elliot Road	16	Greenfield sites within urban area											8	8								
HO1/15: Shephall View	25	Greenfield sites within urban area											10	15								
SG1 - Phase 1	760	Previously developed												300	460							
HO2: Land West of Stevenage - Phase 1	390	Greenfield sites outside urban area												116	155	91	28					
HO3: Land North of Stevenage	800	Greenfield sites outside urban area												150	150	150	150	150	50			
Subtotal	*2,038*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*38*	*604*	*777*	*241*	*178*	*150*	*50*	*0*	*0*	*0*

			2011-2016					2016-2021					2021-2026					2026-2031				
'Developable' housing sites																						
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				
HO1/8: Ken Brown car motors	36	Previously developed											10	10	10	6						
HO1/11: Land West of North Road (Rugby Club)	149	Greenfield sites outside urban area													40	40	40	29				
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															50	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															180	180	180	180	180	180
Land at Maxwell Road	88	Previously developed												44	44							
HO4: Land south of A602	400	Greenfield sites outside urban area															80	80	80	80	80	

			2011-2016					2016-2021					2021-2026					2026-2031				
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
Icon	576	Previously developed											200	100	100	100	76					
BHS	277	Previously developed												140	137							
Kings Court	71	Previously developed												71								
Subtotal	*5,500*								*0*	*0*	*0*	*0*	*234*	*401*	*506*	*427*	*706*	*711*	*515*	*672*	*557*	*741*
Total	**8,753**																					
Windfalls													*20*	*20*	*20*	*20*	*20*	*20*	*20*	*20*	*20*	*20*
Net completions (projected beyond 2018) at 31st March			190	85	172	146	153	690	71	285	**321**	**236**	**303**	**797**	**1132**	**487**	**904**	**881**	**585**	**692**	**577**	**761**
Cumulative completions (projected beyond 2018) at 31st March			190	275	447	593	746	1436	1507	1792	2113	2349	2652	3449	4581	5068	5972	6853	7438	8130	8707	9468
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	-1,451	-1,528	-1,111	-359	-252	272	773	978	1,290	1,487	1,868

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
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
15/00370/FP	R/O 2, Whitney Drive, Stevenage, SG1 4BG	Erection of 1no 3 bedroom dwelling.	New residential building	N	0.039	16/12/2015	16/12/2018	26/03/2019		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 dwelling into 2No. two bed dwellings	Conversion with Extension	Y	0.034	06/03/2018	07/03/2021	31/03/2020		2	1	1	Full
18/00078/FP	Land adj, 83 Brook Drive, Stevenage, SG2 8TP	Erection of three bedroom dwelling	New residential building	N	0.015	03/05/2018	03/05/2021	31/03/2020		1	0	1	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
19/00194/FP	Chris Foster House, 5 Ditchmore Lane, Stevenage, SG1 3LJ	Variation of condition 1 (Site Plan) attached to planning permission 18/00107/FP to amend access, parking and amenity area.	Change of use of non-res building to dwelling(s)	Y	0.070	31/05/2019	31/05/2022	27/03/2019		4	0	4	Full
19/00196/FP	Land adj, 25 Harefield, Stevenage Herts, SG2 9NG	Erection of 2 bed dwelling with new access and associated car parking.	New residential building	N	0.030	20/05/2019	20/05/2022	31/03/2020		1	0	1	Full

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type
19/00197/FP	Land At 29 Shephall Way, Stevenage Herts, SG2 9QN	Erection of a three storey building comprising 6 no. two bed and 3no. one bed flats with associated parking and landscaping	New residential building	N	0.080	31/05/2019	31/05/2022	31/03/2020		9	0	9	Full
19/00325/FP	Land adj, 14 Park View, Stevenage, SG2 8PU	Demolition of garage, conservatory and utility room and erection of 1no 1 bedroom detached dwelling and garage.	New residential building	Y	0.026	25/07/2019	25/07/2022	31/03/2020		1	0	1	Full
19/00604/FP	69 Archer Road Stevenage Herts SG1 5HB	Conversion of existing garage and demolition of existing front extension to facilitate a Change of Use from a 4-bed dwelling to a 5-bed House of Multiple Occupancy (HMO).	Change of use of non-res building to dwelling(s),Non Res Change of Use	Y	0.015	10/12/2019	10/12/2022	31/03/2020		1	1	0	Full
19/00195/FP	3 & 4 Ditchmore Lane, Stevenage, SG1 3LJ	Variation to condition 1 (site plan) attached to planning permission reference number 15/00080/FP to amend access and parking layout	Change of use of non-res building to dwelling(s),Conversion of existing dwelling(s)	Y	0.084	31/05/2019	31/05/2022	31/03/2016		6	0	6	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
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

Appendix C – Small Sites with Detailed Planning Permission

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type	Current Status
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			7	0	7	Full	GRANTED
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	GRANTED
16/00838/FP	14 Plash Drive, Stevenage, SG1 1LW	Part single storey and part two storey rear extension to facilitate the conversion of 1 no. dwelling to 2 no. two bedroom flats	Conversion with Extension	Y	0.018	19/05/2017	19/05/2020			2	1	1	Full	GRANTED
16/00844/OP	Land Adjacent To, 24 Shackledell, Stevenage, SG2 9AE	Outline planning permission for the erection 1 no. three bedroom dwelling and 5 no. car parking spaces	New residential building	Y	0.036	13/07/2017	13/07/2020			1	0	1	Outline	GRANTED
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	GRANTED
17/00070/FP	115 Drakes Drive, Stevenage, SG2 0HA	Erection 1 no. one bedroom dwelling	New residential building	Y	0.018	28/09/2017	28/09/2020			1	1	0	Full	GRANTED
17/00160/FP	Land adj, 35 Rookwood Drive, Stevenage, SG2 8PH	Erection of 1 no. two bedroom dwelling	New residential building	N	0.020	08/06/2017	08/06/2020			1	0	1	Full	GRANTED
17/00254/FP	Land adj, 39 Fishers Green Road, Stevenage, SG1 2PD	Demolition of existing garage to facilitate erection of 1no. three bed detached dwelling	New residential building	Y	0.024	15/06/2017	15/06/2020			1	0	1	Full	GRANTED
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	25/10/2020			2	1	1	Full	GRANTED
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	GRANTED
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	04/12/2020			2	1	1	Full	GRANTED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type	Current Status
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	19/12/2020			2	0	2	Full	GRANTED
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	GRANTED
17/00814/FP	322, York Road, Stevenage, SG1 4HW	Erection of two-storey rear extension, demolition of existing garage and conversion of existing four bed dwelling into 2no. two bed flats.	Conversion of existing dwelling(s)	Y	0.023	28/02/2018	28/02/2021			2	1	1	Full	GRANTED
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	GRANTED
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	GRANTED
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	GRANTED
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			4	1	3	Full	GRANTED
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	GRANTED
18/00630/FP	Former Shephall Green Infants School, Shephall Green, Stevenage, SG1 9XS	Proposed erection of 2 no. four bedroom detached dwellings with associated car parking and landscaping.	New residential building	N	0.080	20/12/2018	20/12/2021			2	0	2	Full	GRANTED
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	GRANTED
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	GRANTED
19/00201/RM	7 Chouler Gardens, Stevenage, SG1 4TB	Reserved matters application for access, appearance, landscaping & scale pursuant to O/L 18/00704/OP	New residential building	N	0.080	24/05/2019	24/05/2022			1	0	1	Reserved Matters	GRANTED

PP Ref	Address	Description	Dev Types	PDL	Gross Area	Granted	Lapses	Started	Completed	Prop Units	Lost	Net Gain	Application Type	Current Status
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	0.000	21/06/2019	21/06/2022			3	0	3	Full	GRANTED
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	GRANTED
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	GRANTED
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			2	1	1	Full	GRANTED
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	GRANTED
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	GRANTED
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	GRANTED
19/00514/FP	136 Archer Road, Stevenage, SG1 5HH	Conversion of 1no. 4 bedroom house into 2no. 1 bedroom houses.	New residential building	Y	0.019	29/10/2019	29/10/2022			2	1	1	Full	GRANTED
19/00582/FP	43 Fishers Green Road Stevenage Herts 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	GRANTED
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			1	0	1	Full	GRANTED

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

Matalan Retail Park Statement of Common Ground

Matalan Retail Park

Statement of Common Ground Between
Stevenage Borough Council* and *The Guinness Partnership

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by Stevenage Borough Council ('the Local Planning Authority') and The Guinness Partnership (the 'developer')

1.2 This SoCG relates to the Matalan Retail Park site. The site is not allocated in the Stevenage Borough Local Plan 2011-2031 as a residential site. However, proposals for 526 dwellings as part of a residential-led scheme were previously granted outline planning permission in October 2017 before the current Local Plan was adopted and the delivery of housing on this site was considered as part of the Housing Trajectory used to support the adoption of the Local Plan. The site is within the Southgate Park Major Opportunity Area included in Policy TC2 of the Stevenage Borough Local Plan 2011-2031 which supports granting permission for "*high-density use class C3 residential units"*.

1.3 A PPA has recently been signed between the Local Planning Authority and the developer, specifying the processes and timeframes for the submission and approval of a Reserved Matters application which would enable delivery of the 526 residential units.

1.4 The purpose of this SoCG is to update and agree the expected build-out rates of the site by 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 Matalan Retail Park site is approximately 1.34 hectares in size and is located in the south west of Stevenage town centre. The location, size and its proximities are shown in the location plan below (outlined in red):

3. Milestones

3.1 There are key milestones that must be achieved in order to develop the site (see Table 1).

Milestone	Projected Date
Outline planning permission Granted	19 October 2017
S106 Agreement Signed	19 October 2017
Expected date of Reserved Matters application being submitted (as per the PPA)	September 2020
Expected date of Reserved Matters application being considered by Planning and Development Committee (as per the PPA)	February 2021
Expected Decision Notice issued (as per the PPA)	April 2021
Expected discharge of conditions and commencement on site (prior to 18 month construction time)	January 2022

Table 1 – List of essential milestones to be achieved before construction begins

4. Expected Build Rates

4.1 The deliverable 526 dwellings for 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	-	-	-	300	226	526

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: Zayd Al-Jawad

Position: Assistant Director for Planning & Regulation, SBC

Date: 19 August 2020

Signed on behalf of The Guinness Partnership

Name: Jennifer Currier

Position: Head of Major Projects

Date: 18 August 2020

SG1 Phase 1 Statement of Common Ground

SG1 – Phase 1

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 the Stevenage Borough Council (the 'Local Planning Authority') and Mace Developments (Stevenage) Ltd (the 'developer').

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 1,867 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 760 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 2025. This will be used to support Stevenage Borough Council's five-year 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.

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:

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
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

4. Expected Build Rates

4.1 The deliverable 760 dwellings 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	2034/25	Total
Total	-	-	300	460	-	760

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

Name: Zayd Al-Jawad

Position: Assistant Director for Planning and Regulation, SBC

Date: 18 August 2020

Signed on behalf of Mace Developments (Stevenage) Ltd

Name: Karen Jones

Position: Operational Director (RPS Group, acting as agent of Mace Developments (Stevenage) Ltd)

Date: 18/08/2020

HO2 Land West of Stevenage Statement of Common Ground

HO2 – 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 HO2 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019).

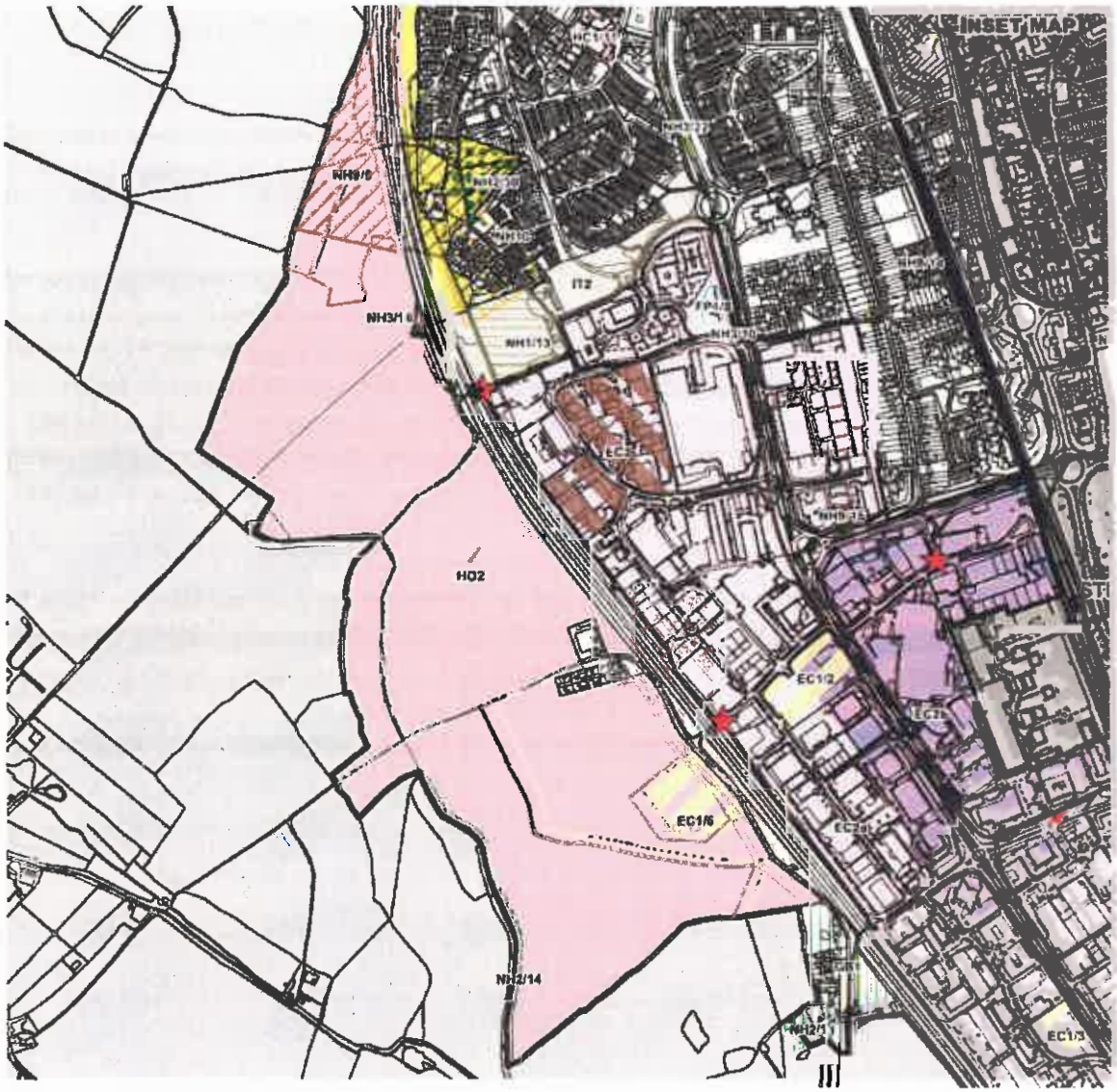
1.3 The site is allocated for approximately 1,350 dwellings and it is expected that all homes on this site will be delivered by 2031. SBC and the developers are currently engaged in pre-application discussions as set out in a signed PPA between the three parties. At the end of the pre-application process, 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 HO2 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.

Milestone	Projected Date
PPA signed	27 January 2020
Pre-application process	January 2020 – November 2020
Master Plan presented to SBC	24 July 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

Table 1 – 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]

Name: DAVID HUGGETT

Position: DIRECTOR

Date: 30TH July 2020

Signed on behalf of Taylor Wimpey plc

[redacted]

Name: Jonathan Pillow

Position: Senior Strategic Project Manager

Date: 29/07/20

HO3 Land North of Stevenage

HO3 – 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.

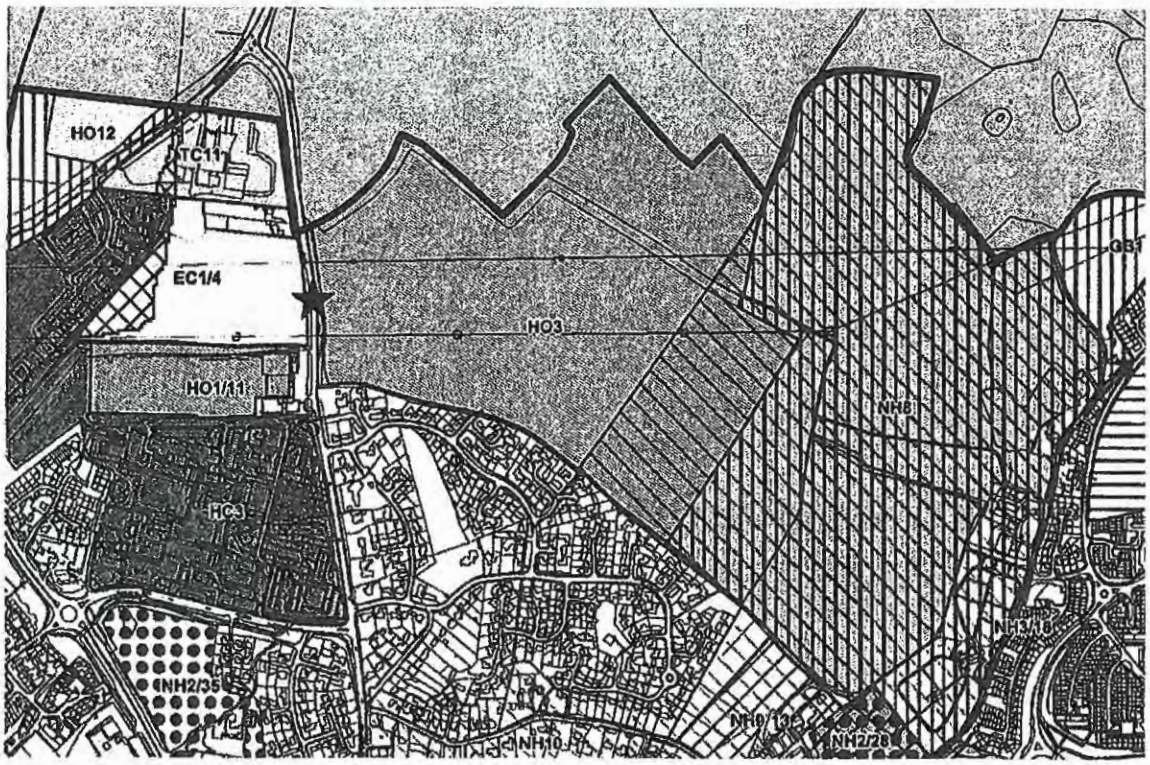
1.4 The site is allocated for approximately 800 dwellings during the Local Plan's period and it is expected that all homes on this site will be delivered by 2031.

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 HO3 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 (HO3 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

Table 2 – Expected Build Rates of Dwellings Per Year

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

[redacted]

Name: MARK JACKSON

Position: STRATEGIC PLANNING DIRECTOR

Date: 26/8/20

Signed on behalf of Bellway plc

[redacted]

Name: ALI MARUF

Position: MANAGING DIRECTOR

Date: 26/8/20

Signed on behalf of Miller Homes

[redacted]

Name: Zayd Al-Jawad

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

Date: 28 August 2020

HO1/6: Former Pin Green School Playing Field – Correspondence with Hertfordshire County Council

David Hodbod

From: Nicola McKay <[redacted]> on behalf of Property Planning Team <PropertyPlanningTeam@hertfordshire.gov.uk>
Sent: 30 July 2020 15:12
To: David Hodbod
Cc: Andrea Gilmour
Subject: [External] RE: Former Pin Green School playing field

Hi David

Further to your email below I can confirm that HCC still intend to bring this site forward in the next 5 years, however, no detailed work has started on the site yet so that is the only update we can provide at this stage I am afraid.

I hope this is helpful for now.

Kind regards

Nicola Mckay
Senior Planning Officer | Property Planning Team | Property
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DE
T: [redacted] **(Internal:** [redacted]**)**
E: [redacted]

From: David Hodbod
Sent: 29 July 2020 11:54
To: Property Planning Team
Subject: FW: Former Pin Green School playing field

Good morning,

I emailed Andrea earlier this morning but received her Out of Office response. Can somebody look at my email below please?

Many thanks,

David

David Hodbod | **Principal Planning Officer** | **Planning Policy** | **Stevenage Borough Council** | **Tel.**[redacted]

From: David Hodbod
Sent: 29 July 2020 11:39
To: '[redacted]
Subject: FW: Former Pin Green School playing field

Good morning Andrea,

We are looking to finalise our current 5-yr Housing Land Supply and I was wondering if you could provide an update on HCC's plans for the site at Former Pin Green School Playing Field which is allocated in the Stevenage Local Plan for 42 dwellings?

Last year you confirmed to my colleague Debbie (below) that HCC planned to bring it forward in the next 5yrs. Would it be possible for you to provide a similar confirmation, and perhaps include any additional progress that has been made, for example if environmental studies have been completed, if application documents have been completed and/or if you know any expected dates of pre-app, submission?

We're looking to sign Statements of Common Grounds with private developers of sites in Stevenage that don't yet have planning permission but as a public body that already has access to the site, I don't think we need to have anything quite as formal with yourselves to give certainty that this site is 'deliverable'.

Any help would be greatly appreciated,

Many thanks,

David

David Hodbod | **Principal Planning Officer** | **Planning Policy** | **Stevenage Borough Council** | **Tel.** [redacted]

From: Debbie Coates
Sent: 29 July 2020 11:25
To: David Hodbod
Subject: FW: Former Pin Green School playing field

FYI

Deborah Coates | Principal Planning Officer | Planning Policy | Stevenage Borough Council | Tel. [redacted]
Daneshill House, Danestrete, Stevenage, SG1 1HN

From: Andrea Gilmour [mailto[redacted]]
Sent: 29 July 2019 16:02
To: Deborah Horner
Subject: RE: Former Pin Green School playing field

Hi Deborah
Apologies for the delay in responding to you. I have been awaiting information from my Estates colleagues who have been on leave.
I can confirm that HCC intend to bring this site forward in the next 5 years.
Thanks
Andrea

Andrea Gilmour
Property Planning Manager
Resources
Postal Point CHO313
Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN
Tel:[redacted] **Comnet/Internal:** [redacted]

Please note my working days are Monday to Thursday. If you need to contact someone on my non-working day please email propertyplanningteam@hertfordshire.gov.uk.

From: Deborah Horner <[redacted]>
Sent: 29 July 2019 10:39
To: Andrea Gilmour <[redacted]>
Subject: FW: Former Pin Green School playing field
Importance: High

Hi Andrea,

Are you able to provide with any information on this please?

We need to prove that sites are capable of coming forward in the next 5 years for our Housing Trajectory and need information from you on this to help.

Many thanks

Debbie

Deborah Horner | Principal Planning Officer | Planning Policy | Stevenage Borough Council | Tel. [redacted]
Daneshill House, Danestrete, Stevenage, SG1 1HN

If you would like to receive updates to the Stevenage Borough Local Plan and its consultation, and also other planning consultation documents, please register at http://stevenage-consult.limehouse.co.uk/portal

Our Privacy Policy has been updated to reflect changes to data protection legislation and can be viewed at the following link http://www.stevenage.gov.uk/privacy-policy

Please consider the environment before printing this email

From: Deborah Horner
Sent: 24 July 2019 07:34
To: '[redacted]'
Subject: FW: Former Pin Green School playing field
Importance: High

Hi Andrea,

Are you able to help with this please?

Many thanks

Debbie

Deborah Horner | Principal Planning Officer | Planning Policy | Stevenage Borough Council | Tel. [redacted]
Daneshill House, Danestrete, Stevenage, SG1 1HN

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Please consider the environment before printing this email

From: Antony Proietti [mailto:[redacted]]
Sent: 23 July 2019 16:35

To: Deborah Horner
Subject: RE: Former Pin Green School playing field

Hi Deborah

I believe that this query needs to go to Andrea Gilmour ([redacted]).

Kind regards,

Antony Proietti
Growth Area Team Leader (North East Growth Area)
Growth and Infrastructure Unit
Environment and Infrastructure
Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN
Tel:[redacted] **Mobile:** [redacted] **Comnet / Internal:** [redacted] **Postal point** CHN114

From: Deborah Horner <[redacted]>
Sent: 19 July 2019 14:02
To: Antony Proietti [redacted]>
Subject: Former Pin Green School playing field

Hi Antony,

Can you please confirm that the above site is still proposed to come for and will be delivered in the next 5 years please. Under the new requirements in the NPPF we need to be able to evidence that this site will be delivered in this timeframe.

Can you please advise what work has already been undertaken to address the site please?

Many thanks

Debbie

Deborah Horner | Principal Planning Officer | Planning Policy | Stevenage Borough Council | Tel. [redacted]
Daneshill House, Danestrete, Stevenage, SG1 1HN

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