

Stevenage Borough Council

Five Year Housing Land Supply Update

June 2021



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1.0 Introduction

- 1.1 This Five Year Housing Land Supply Update (June 2021) 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 **5.46 years** for the period 1 April 2021 to 31 March 2026, using the *Liverpool* methodology and guidance from the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 1.3 This Update explains how the Council has calculated this figure. It breaks down the Council's approach to the calculation step-by-step in separate chapters and gives a commentary to explain all aspects of the Council's calculations. The structure of this document will firstly review the approach to calculating the five-year housing supply, the past and present housing requirements, the current shortfall in delivery, and then establishes the overall five-year requirement. The statement will then move on to identify the sites which are considered 'deliverable', explain why these should be included in the housing land supply for Stevenage, and finally demonstrate that these sites are sufficient to provide a minimum of five years' worth of housing against their housing requirement as required by the NPPF.
- 1.4 [Appendix A](#) contains the latest Housing Trajectory which gives a detailed breakdown of the housing expected to be delivered in the rest of the Plan period up to 2031. The rest of the appendices contain the evidence required, in line with the NPPF and PPG, to support the Council's approach to the calculation.

2.0 Planning Policy Context

- 2.1 The Stevenage Borough Local Plan¹ was adopted on 22 May 2019 and forms a key part of the Development Plan for the borough. The Local Plan sets out an ambitious plan for development, identifying and allocating sites and locations for new housing totalling 7,600 units over the Plan period from 1 April 2011 – 31 March 2031. This equates to 380 units per annum.
- 2.2 The National Planning Policy Framework² (NPPF) sets out several requirements for Local Planning Authorities (LPAs), including the requirement to maintain a five-year housing land supply against adopted strategic policies.
- 2.3 Paragraph 73 of the NPPF states that LPAs should identify and update a supply of deliverable sites each year:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.*

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

Deliverable

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

¹ <https://democracy.stevenage.gov.uk/documents/s19698/Item13-AppendixC-SBLPAdoptionVersion.pdf>

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

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

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

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

2.5 Planning Practice Guidance³ gives additional detail to explain what ‘clear evidence’ should be used to demonstrate that sites can be considered deliverable under part b of the definition:

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

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

Such evidence, to demonstrate deliverability, may include:

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

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

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

- 2.6 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.
- 2.7 The information in this Housing Supply Update should be used for decision-making purposes when determining planning applications or appeal inquiries for residential development.
- 2.8 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).

3.0 Approach to Calculating Five-Year Supply

- 3.1 At the Examination Hearings for the Local Plan, the Council demonstrated why it should address historic shortfall of housing delivery using the 'Liverpool' approach rather than the more standard 'Sedgefield' approach. The Liverpool approach spreads the delivery of historic undersupply of housing equally across the remainder of the Local Plan period, whereas the Sedgefield approach seeks to deliver the shortfall in the next five-year period.
- 3.2 Following the Examination period for the Local Plan, the Inspector agreed that the Sedgefield approach was unrealistic for Stevenage and that the five-year housing supply should be calculated using the Liverpool approach. See extract from the Inspector's Report⁴ below:

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

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

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

4.0 Five-Year Housing Requirement

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

| | |
|--|------------|
| Annual Housing Requirement Figure | 380 |
|--|------------|

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

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

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

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

- 4.3 The PPG states that any shortfall in housing completions needs to be calculated from the base date of the adopted Plan⁵; 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

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

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

- 4.4 As Table 3 shows, completions have not exceeded the annual requirement since the start of the Plan period and the undersupply has grown each year. This is partially due to the Plan not being adopted by Stevenage Borough Council until May 2019, having been under a Holding Direction since November 2017 which significantly hindered the Plan's adoption and progress to be made with strategic sites which required either Policy-support or removal from the Green Belt before progressing through the planning system.
- 4.5 **The Council is left with an undersupply of 1,544 dwellings as of 31 March 2021.** In line with the aforementioned Liverpool approach, historic undersupply should be delivered evenly by the end of the Plan period.

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

Table 4 - Annualised requirement for historic undersupply of housing

- 4.6 Paragraph 73 of the NPPF states that LPAs should include a buffer when identifying a supply of specific deliverable sites cumulating a five-year housing supply. Paragraph 73 outlines how to determine what buffer to apply: 5% as a minimum, 10% if demonstrating a five year supply through an Annual Position Statement submitted and approved by PINS, or 20% where there has been significant under delivery of housing in the past three years.
- 4.7 The Council is not seeking to demonstrate a five year housing supply through an Annual Position Statement so the size of the buffer should either be 5% or 20% depending on housing delivery over the past three years.

4.8 The Housing Delivery Test (HDT) is the established assessment of housing delivery⁶ over the previous three years. Results of the HDT for every LPA are published annually on the Government's website. Each LPA faces consequences based on the results of the HDT. The potential consequences are:

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

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

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

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

Table 5 - 2020 Housing Delivery Test results for Stevenage

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

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

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

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

5.0 Deliverable Housing Supply

- 5.1 Now that the total housing requirement has been established for the next five years, the Council, in line with NPPF paragraph 73, must identify a supply of specific deliverable sites sufficient to meet the identified housing requirement. This section identifies the Council's supply of specific deliverable sites.
- 5.2 The Council has tested sites against the NPPF's definition of deliverable as stated in Section 2. The Council has set out which sites it considers deliverable under part A of the definition, and those sites where further evidence is needed in order to be considered deliverable under part B of the definition.
- 5.3 The rest of this chapter describes all of the sites considered deliverable.
- 5.4 Sites that meet part A of the definition include:
- Sites under construction
 - Sites with detailed planning permission
 - Sites with prior notification
- 5.5 Sites that meet part B of the definition include:
- Sites with outline permission/subject to s106
 - Deliverable housing sites (as per the definitions listed earlier in this paper)
- 5.6 The Council has actively sought to establish written agreements with developers of sites that come under part B of the definition of deliverable to confirm the developers' delivery intentions and anticipated start and build-out rates, as specified by PPG guidance of what constitutes evidence to confirm deliverability. Where schemes are being led by private housing developers or Hertfordshire County Council, agreements are in the form of Statements of Common Ground (SoCGs). Where schemes are to be led by the Council, as landowner, written agreement was not considered appropriate. Signed SoCGs are contained with [Appendix D](#).
- 5.7 The full list of deliverable sites is provided in [Appendix A](#) which splits the developments into the same categories as the remainder of this section.
- 5.8 In addition to the deliverable sites, the Council has a range of sites considered "developable" in line with NPPF and PPG definitions. These do not count towards the five year housing supply, but show that the Council can demonstrate long-term delivery to meet the requirements for the rest of the Plan period.
- 5.9 The majority of details for specific schemes are correct as of 1 April 2021 which is when the annual housing survey is undertaken to ascertain which schemes have commenced or not. However, where relevant and to give additional certainty of delivery, more up to date information has been included.

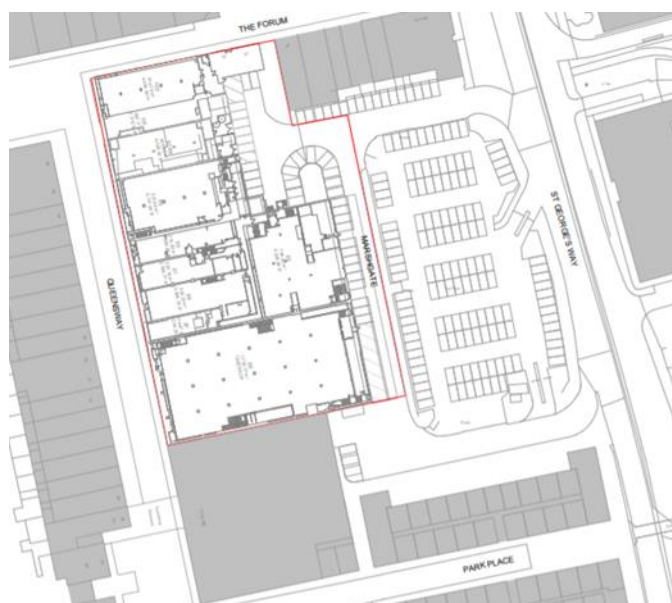
Sites Under Construction

| | |
|---|------------|
| Total Number of Dwellings for Sites Currently Under Construction | 418 |
|---|------------|

Table 7 - Total no. of dwellings under construction

85 – 103 Queensway

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



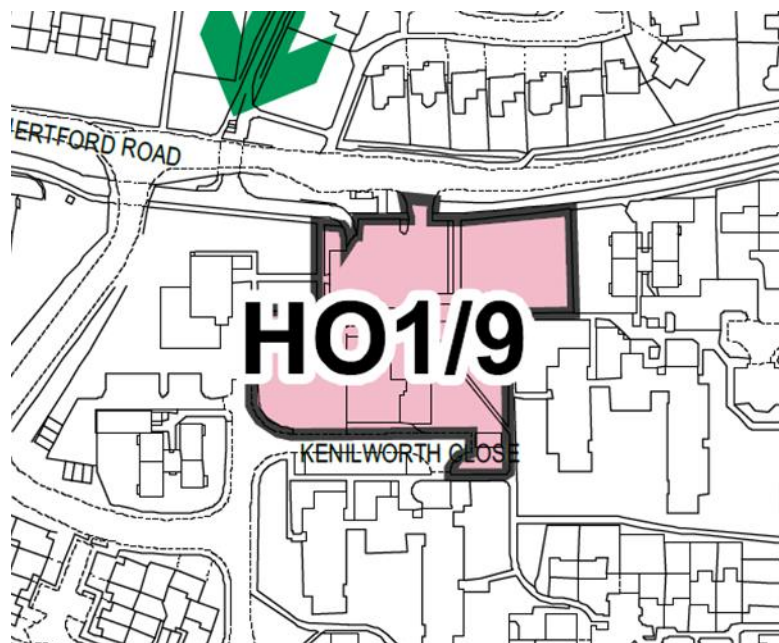
- 5.11 **Current planning status:** The site has been under construction for over a year and is approaching completion. As part of full planning ref. 18/00268/FPM for a large-scale, mixed-use scheme, 94 dwellings were completed during 2020/21. The three separate Prior Approvals are all under construction,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

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

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

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

- 5.14 The Kenilworth Close Neighbourhood Centre site is located in the south of Stevenage and will deliver a net total of 121 dwellings (169 new dwellings, demolition of 48 existing dwellings). The site is allocated in the Local Plan for residential development under Policy HO1/9 and was granted planning permission following the adoption of the Local Plan. The land has been previously developed.



- 5.15 **Current planning status:** The site is currently under construction after being granted planning permission on 28th October 2019 under planning ref. 18/00398/FPM which comprised of a mixed-use development including 169 dwellings of mixed size. This included the demolition of 48 existing dwellings meaning the site will deliver 121 net dwellings. Permission has also been granted for further residential development on this site (application number 18/00399/FPM), however construction related to that permission has not yet started and is therefore not included in this section.
- 5.16 **Expected build out rates:** As the site is currently under construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Dwelling completions are first expected to be completed in 2021/22 for an initial 61 dwellings and 60 dwellings in 2022/23. These figures include the net loss of 48 dwellings following their demolition at the beginning of construction.

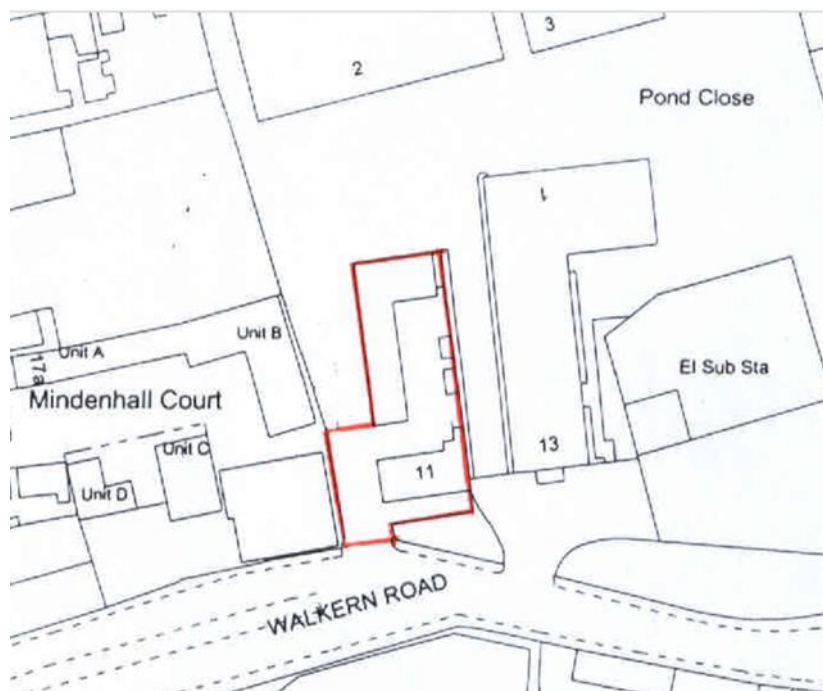
| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|------------------|---------|---------|---------|---------|---------|
| No. of Dwellings | 60 | 61 | 0 | 0 | 0 |

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

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

11 Walkern Road (Pond Close)

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



- 5.19 **Current planning status:** The site is currently under construction after being granted planning permission on 31st August 2006 under planning ref. 06/00301/FP which comprised of a residential development with 12no one-bedroom flats. Construction has since started following approval.
- 5.20 **Expected build out rates:** As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 for the full total of 12 dwellings.

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

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

Webb Rise

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



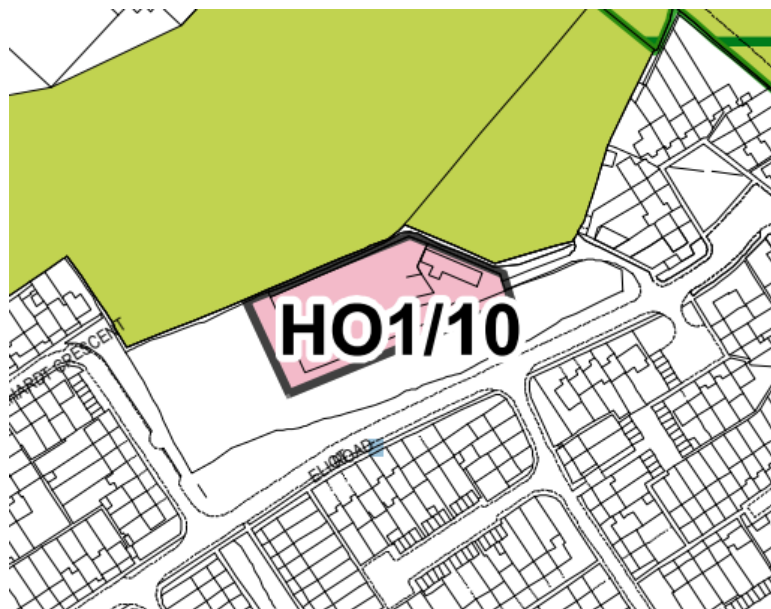
- 5.23 **Current planning status:** The site was granted planning permission on 27th March 2020 under planning ref. 19/00485/FPM and construction has started on site. The scheme will deliver a residential development featuring 85 dwellings of mixed size.
- 5.24 **Expected build out rates:** As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to be completed in 2021/22 for an initial 45 dwellings and 40 dwellings in 2022/23.

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

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

HO1/10: Former Chells Play Area, Eliot Road

- 5.26 Former Chells Play Area is located to the east of Stevenage and will deliver 13 dwellings, all of which will be affordable housing. The site is allocated in the Local Plan for residential development under Policy HO1/10 and was granted planning permission following the adoption of the Local Plan. The land has been previously developed.



- 5.27 **Current planning status:** The site is currently under construction after being granted planning permission on 19st March 2021 under planning ref. 20/00053/FPM which comprised of a residential development with 13no affordable semi-detached and terraced dwellings on a site previously used as a play area.
- 5.28 **Expected build out rates:** As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 for the full total of 13 dwellings.

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

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

12 North Road

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



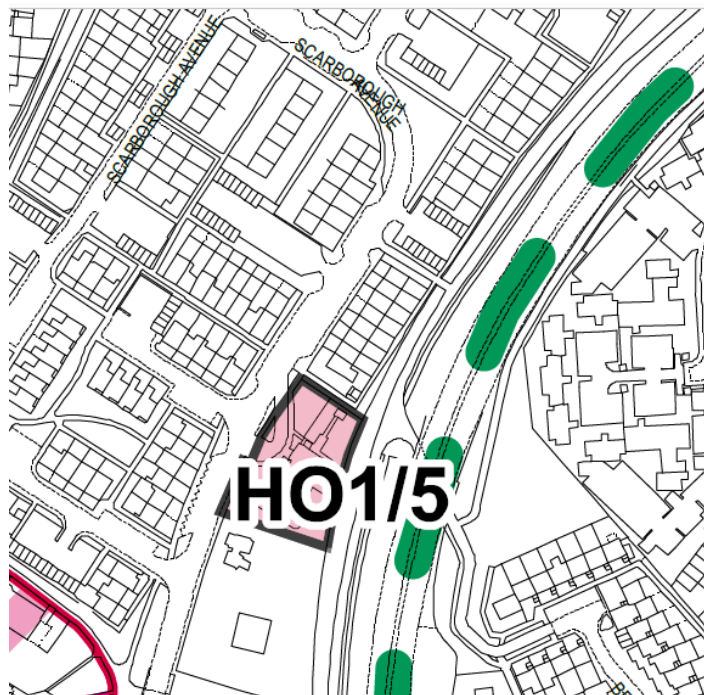
- 5.31 **Current Planning Status:** The site is currently under construction after being granted planning permission on 24th January 2020 under planning ref. 18/00740/FPM which comprised of a residential development of three and four storey buildings to deliver 21no. one and two bed flats.
- 5.32 **Expected build out rates:** As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are expected to be completed in 2021/22.

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

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

HO1/5: Ex-play Centre, Scarborough Avenue

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



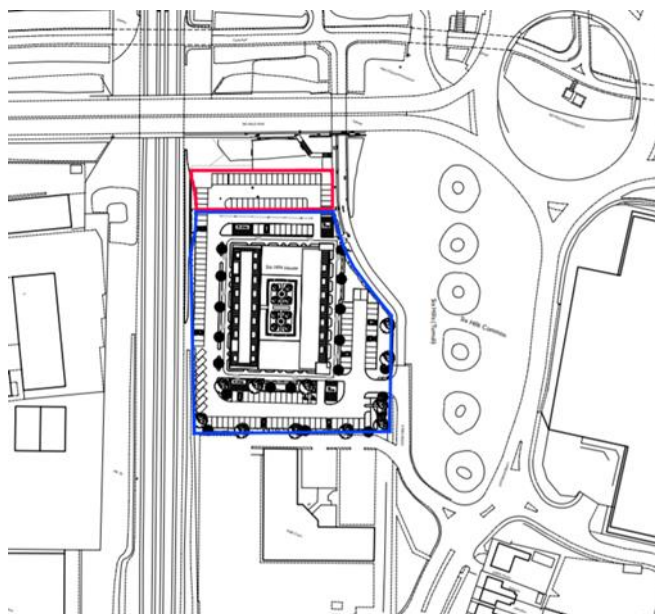
- 5.35 **Current planning status:** The site was granted planning permission on 24th January 2020 under planning ref. 19/00136/FPM and construction has started on site. The scheme comprises of the demolition of an existing community centre and its replacement with a residential development including 29 dwellings of mixed size.
- 5.36 **Expected build out rates:** As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are expected to be completed in 2021/22.

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

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

Six Hills House

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



- 5.39 **Current planning status:** The site was granted planning permission on 6 December 2017 under planning ref. 16/00482/FPM and construction has started on site. The scheme will deliver an 8-storey residential development including 64 dwellings of mixed size.
- 5.40 **Expected build out rates:** As the site has already started construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to be completed in 2021/22 for an initial 32 dwellings and 32 dwellings in 2022/23.

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

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

Small Sites (Less than 10 Dwellings)

- 5.42 There are a significant number of minor developments (comprising less than 10 dwellings) which are under construction and are expected to be delivered within the five-year period. A full list of site locations and information is included in [Appendix B](#). All sites are on land which has been previously developed.
- 5.43 **Expected build out rates:** As all minor developments are currently under construction, it is anticipated that the dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22 for the full total of 62 dwellings.

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

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

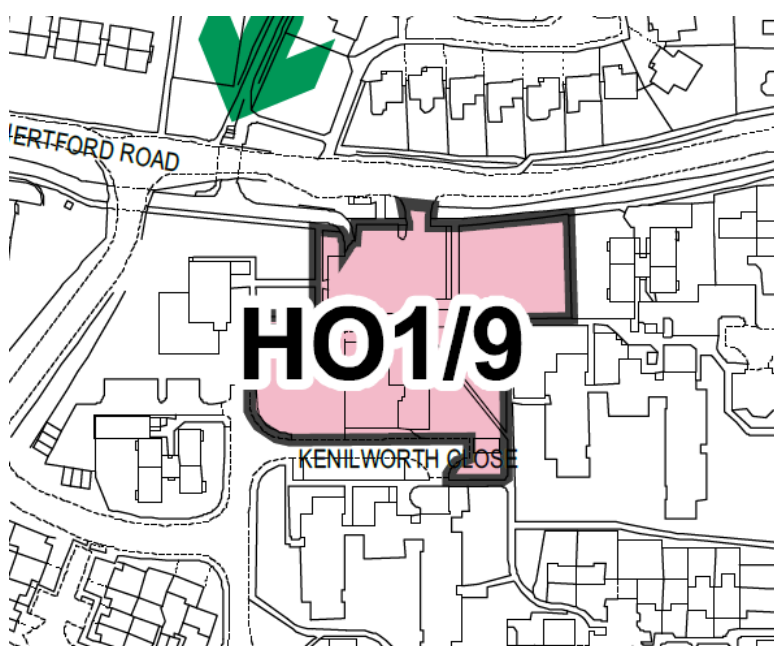
Sites with Detailed Planning Permission

| | |
|--|------------|
| Total Number of Dwellings for Sites with Detailed Planning Permission | 715 |
|--|------------|

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

HO1/9: Walpole Court

- 5.45 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 HO1/9 and was granted planning permission after the adoption of the Local Plan. The land has been previously developed.



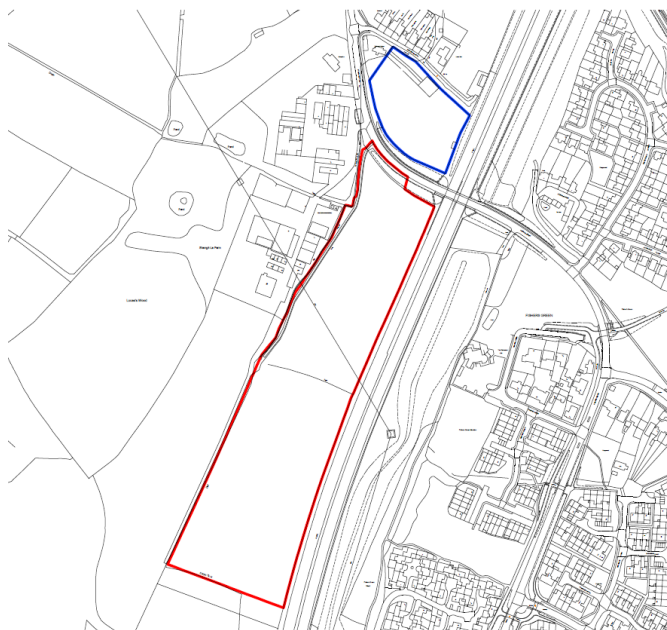
- 5.46 **Current planning status:** The site was granted planning permission on 28 October 2019 under planning ref. 18/00399/FPM which comprises a residential development of 60 dwellings including flats and houses. Incorporating the demolition of existing units, this will deliver a net increase of 22 dwellings. The first phase of delivery at this site is already under construction as part of planning permission 18/00398/FPM. The 22 unit scheme under 18/00399/FPM will follow. Construction on phase two has not yet started, however the planning permission has not yet expired.
- 5.47 **Expected build out rates:** Although the site is not currently under construction, it is anticipated that the dwellings will be delivered in the middle of the five-year period, immediately after completion of permission 18/00398/FPM. Following planning agreements and historical trends from similar schemes, all 22 dwelling are expected to be completed the same year in 2023/24.

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

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

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

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



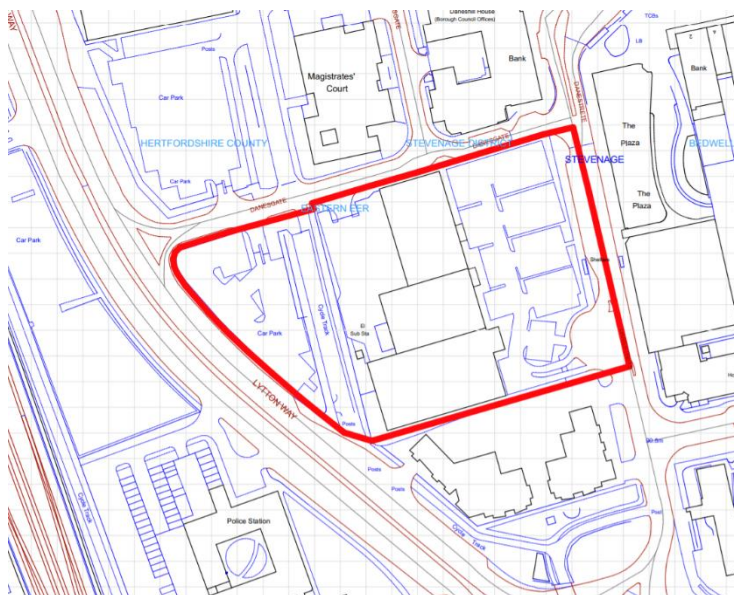
- 5.50 **Current planning status:** The site was granted permission in September 2020 under planning ref. 19/00123/FPM after the Council's Planning & Development Committee resolved to grant permission to the scheme twice (before and after the Council adopted a Community Infrastructure Levy (CIL) charging schedule). The proposals comprise a residential scheme featuring 133 dwellings of mixed size. Construction has not yet started however planning permission has not yet expired.
- 5.51 **Expected build out rates:** Since permission was granted, the applicants have submitted all necessary applications to discharge the pre-commencement conditions indicating their eagerness to commence on-site as soon as possible. As such, dwelling completions are expected to first come forward early in the five year period and following planning agreements and historical trends from similar schemes, an initial 70 dwellings are expected in 2021/22 with the remaining 63 dwellings being completed in 2022/23.

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

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

Matalan Retail Site

- 5.53 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 outline permission granted prior to the adoption of the Local Plan. The site is located within the Southgate Park Major Opportunity Area included in Policy TC2 of the Local Plan which supports granting permission for high-density use class C3 residential units. The site is on land that has been previously developed.



- 5.54 **Current planning status:** The site received outline planning permission on 19th October 2017 under planning ref. 14/00559/OPM. Early in 2020, a PPA was signed between the LPA and the developer, specifying the processes and timeframes for the submission and approval of a Reserved Matters application. A SoCG was also signed by the developer and LPA in August 2020 detailing key milestones and expected build out rates as evidence to demonstrate the developer's intentions and anticipated housing supply (see Appendix D). Since the SoCG was signed, the milestones have been met and the site was granted planning permission under planning ref. 20/00643/RMM on 9 April 2021. Matalan has announced the shop's closure in June 2021, prior to demolition commencing in August 2021, leaving time to commence on site in January 2022, as stated in the SoCG.
- 5.55 **Expected build out rates:** The developer for the application has signed a 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 early in 2024/25.

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|------------------|---------|---------|---------|---------|---------|
| No. of Dwellings | 0 | 0 | 300 | 226 | 0 |

5.56 **Conclusion:** A Reserved Matters application has been granted permission for this scheme and progress has been made by the developers in accordance with milestones and timeframes specified in a SoCG signed by the applicant and LPA. The SoCG 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.

Small Sites (Less than 10 Dwellings)

- 5.57 There are 68 units with extant planning permission as part of minor developments comprising of less than 10 dwellings which could be expected to be delivered within the five-year period. A full list of site locations and information is included in [Appendix C](#). All sites are on land which has been previously developed. Based on previous delivery of granted units, the Council believes it is appropriate to assume a delivery rate of 50%. As such, 34 of these units are being included as deliverable in the Housing Land Supply.
- 5.58 **Expected build out rates:** Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered towards the beginning of the five-year period due to their small size and the expiry dates of the permissions. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22.

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

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

Sites with Prior Notification

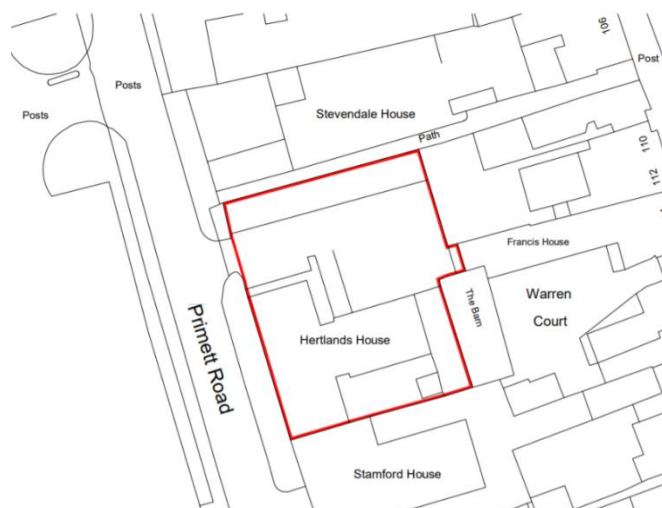
Total Number of Dwellings with Prior Approval

23

Table 9 - Total No. of Dwellings - Prior Approval

Hertlands House

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



- 5.61 **Current planning status:** The site was granted prior approval on 11th August 2020 under planning applications 20/00300/CPA, 20/00301/CPA and 20/00302/CPA. Each scheme complies with Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development Order 2015 (as amended by SI 2016 No.332)). Each scheme comprises a change of use from Class B1 to 7 flats (Class C3), totalling 21 flats across three storeys. Implementation has not yet begun, however the Council's determination means development is permitted for three years.
- 5.62 **Expected build out rates:** Although the proposals are not currently being implemented, it is anticipated that dwellings will be delivered at the beginning of the five-year period. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2020/21.

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

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

Small Sites (Less than 10 Dwellings)

- 5.64 There are 5 units with extant prior approval as part of minor developments comprising of less than 10 dwellings which could be expected to be delivered within the five-year period. A full list of site locations and information is included in [Appendix C](#). All sites are on land which has been previously developed. Based on previous delivery of granted units, the Council believes it is appropriate to assume a delivery rate of 50%. As such, 2 of these units are being included as deliverable.
- 5.65 **Expected build out rates:** Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered towards the beginning of the five-year period due to their small size and the expiration dates of the permissions. Following planning agreements and historical trends from similar schemes, dwelling completions are first expected to come forward in 2021/22.

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

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

Sites with Outline Permission or Permission Subject to S106

| | |
|---|--------------|
| Total Number of Dwellings with Outline Permission or Subject to S106 | 1,540 |
|---|--------------|

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

SG1 – Phase 1

- 5.67 SG1 Phase 1 is located in central Stevenage and will deliver 760 dwellings. The site is included in the Local Plan within the Town Centre policies which allocate approximately 3,000 high density residential units in the Town Centre as defined in Policies SP4 and TC1-TC8. The site has been previously developed.



- 5.68 **Current planning status:** A hybrid planning application was submitted for 1,867 dwellings as part of a residential-led mixed-use development under planning ref. 19/00743/FPM. The Council's Planning and Development Committee resolved to approve the scheme in October 2020. Detailed permission was sought for Phase 1 of the scheme which will deliver 760 dwellings. The developers and LPA signed a SoCG covering the detailed permission (Phase 1 only) detailing key milestones and expected build out rates for the scheme (see [Appendix D](#)). The SoCG expected planning permission to have been granted by the end of 2020 but although the S106 agreement is progressing, it has not yet been signed.
- 5.69 **Expected build out rates:** The developer for the application has signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions were first expected to come forward in 2022/23 for an initial 300 dwellings and the remaining 460 dwellings in 2023/24. Seeing as there has been a delay to the S106 agreement and hence planning permission has not yet been issued, it seems prudent to assume a 6 month delay to the expected housing delivery. This does not affect how many will be delivered in the relevant 5-year period.

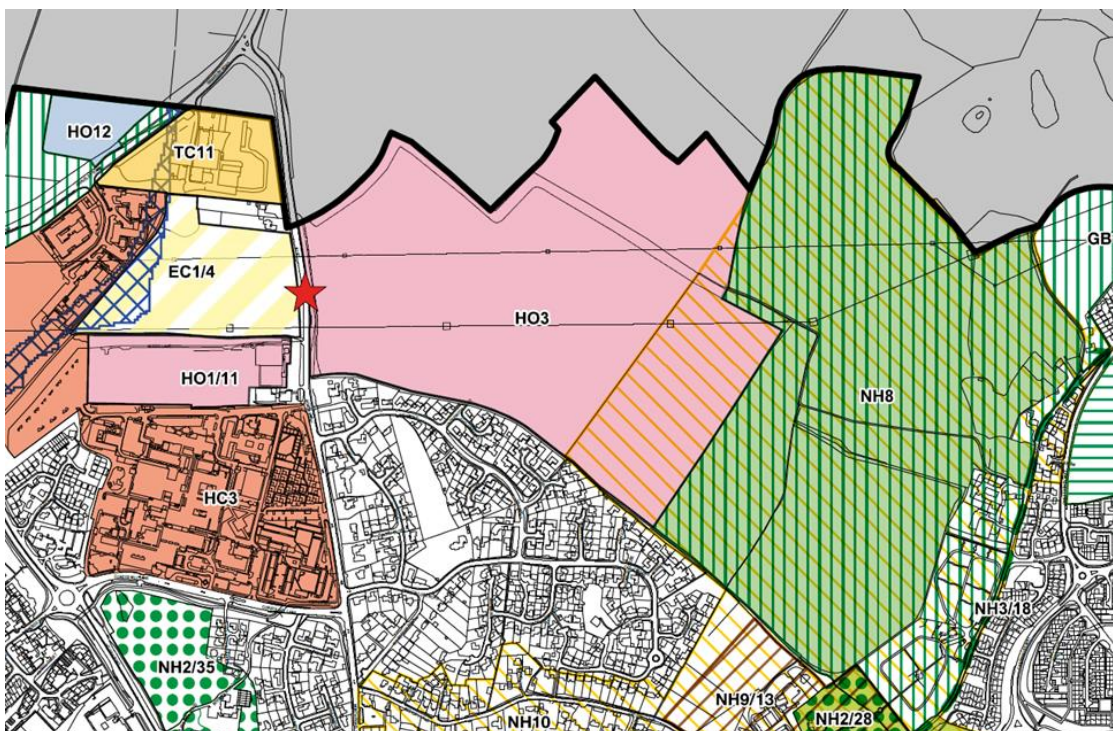
| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|------------------|---------|---------|---------|---------|---------|
| No. of Dwellings | 0 | 150 | 380 | 230 | 0 |

5.70 **Conclusion:** As the developer has signed a SoCG which confirms the developer's delivery intentions and build out rates, and the site is listed in the Local Plan, it confirms to the definition of 'deliverable' in Annex 2 of the NPPF. This is considered to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of Phase 1 of this site being delivered in the five-year period as set out in this paper. This is still the case when incorporating a 6 month delay to the expected build-out rates stated in the SoCG due to the delay whilst finalising the S106 agreement.

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

HO3: Land North of Stevenage

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



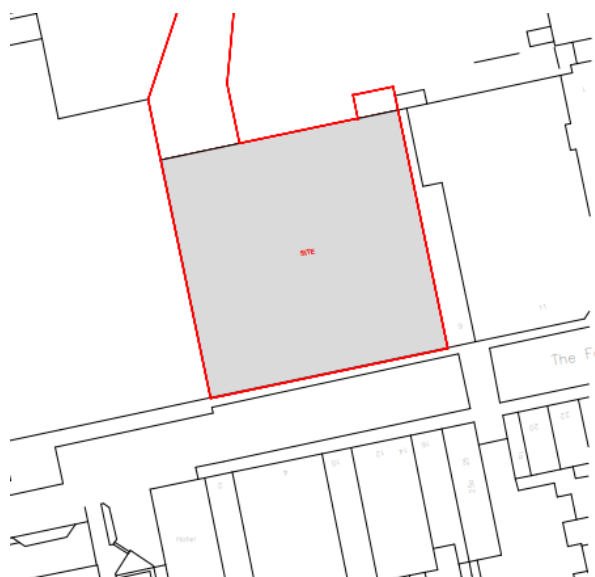
- 5.73 **Current planning status:** An outline planning permission was submitted for 800 dwellings as part of a residential-led, mixed-use scheme application for this site under planning ref. 17/00862/OPM. The Council's Planning & Development Committee resolved to grant permission to the scheme twice (before and after the Council adopted a Community Infrastructure Levy (CIL) charging schedule) in February 2019 and December 2020. The developers and LPA signed a SoCG covering the application detailing key milestones towards approval of a Reserved Matters application and expected build out rates for the scheme (see [Appendix D](#)). The SoCG expected planning permission to have been granted by the end of 2020 but although the S106 agreement is progressing, it has not yet been signed.
- 5.74 **Expected build out rates:** The developer has signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions were first expected to come forward in 2022/23 at a rate of 150 dwellings per year. Seeing as there has been a delay to the S106 agreement and hence planning permission has not yet been issued, it seems prudent to assume a 6 month delay to the expected housing delivery. This reduces the number of houses to be delivered in the relevant 5-year period by 75 compared to the trajectory included in the SoCG.

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

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

BHS

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



- 5.77 **Current planning status:** A hybrid planning application was submitted for 277 dwellings as part of a residential-led mixed-use scheme under planning ref. 19/00647/FPM. The Council's Planning and Development Committee resolved to approve a scheme with a slightly reduced provision of 250 flats in October 2020. Discussions recently commenced to finalise the S106 agreement prior to the LPA issuing a decision notice to grant the scheme permission.
- 5.78 **Expected build out rates:** As the S106 is expected to be signed shortly and contractors are already on site to undertake some site-preparation works, dwelling completions are first expected to come forward in 2022/23. A rate of 125 dwellings per year is currently assumed meaning that the development will be completed over a two year period.

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

- 5.79 **Conclusion:** As the site was granted a resolution to approve by the Council's Planning and Development Committee, subject to the signing of a S106 agreement and progress is being made towards finalising the S106 agreement, 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 the site being delivered in the five-year period as set out in this paper.

Small Sites (Less than 10 Dwellings)

- 5.80 There are 10 units with extant Outline Permission as part of minor developments comprising of less than 10 dwellings which could be expected to be delivered within the five-year period. A full list of site locations and information is included in Appendix C. All sites are on land which has been previously developed. Based on previous delivery of granted units, the Council believes it is appropriate to assume a delivery rate of 50%. As such, 5 of these units are being included as deliverable.
- 5.81 **Expected build out rates:** Although none of the sites have commenced construction, it is anticipated that the dwellings will be delivered towards the beginning of the five-year period due to their small size and the expiration dates of the permissions. Following planning agreements and historical trends from similar schemes with the need to first gain Reserved Matters permission, dwelling completions are first expected to come forward in 2022/23.

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

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

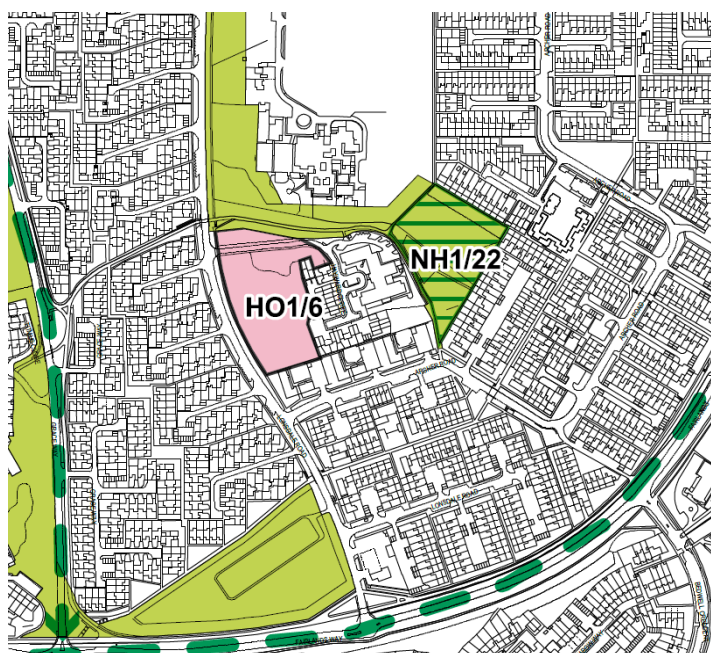
Other 'Deliverable' Sites

| | |
|--|------------|
| Total Number of Other 'Deliverable' Dwellings | 724 |
|--|------------|

Table 11 - Total No. of Dwellings - Deliverable Sites

HO1/6: Former Pin Green School Playing Field

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



- 5.84 **Current planning status:** The site has not received planning permission and does not currently have a planning application reference. The site is allocated for 42 dwellings in the Local Plan. The site is owned by Hertfordshire County Council who have confirmed their intention to bring a scheme forward to meet the service needs of their Adult Care Services Directorate. This will consist of a Day Service Centre to replace an existing facility elsewhere in the borough and between 50 and 80 extra-care residential units. This was confirmed by approval at a meeting of the County Council's Adult Care Services Management Board on 5 May 2021. Hertfordshire County Council and the LPA have signed a SoCG covering the scheme and detailing milestones towards approval of planning permission and expected build-out rates for the scheme in the next 5 years (see [Appendix D](#)).
- 5.85 **Expected build out rates:** Hertfordshire County Council have expressed their intention to bring the site forward within the next 5 years. HCC has commenced a procurement exercise to commission consultants to prepare a site masterplan for the new day service centre and the extra-care residential units, with the exact number to be determined by the

site masterplanning work. For the sake of the Council's 5YHLS, we have assumed delivery of the lower end of HCC's assumed number of extra-care units.

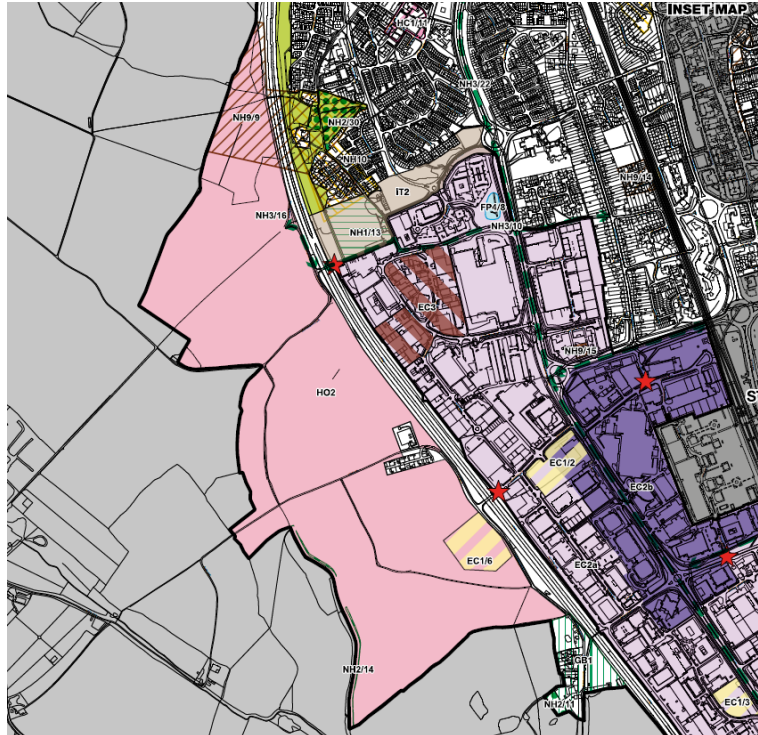
- 5.86 The site is considered a straightforward site to bring forward due to the land being in public ownership, the land being vacant, and the land requiring no unusual or significant infrastructural works to enable housing, as assessed through the Local Plan Examination process. The County Council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

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

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

HO2: Land West of Stevenage – Phase 1

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



- 5.89 **Current planning status:** A hybrid application has been submitted for 1,500 hundred dwellings as part of a residential-led, mixed-use development at this site under planning ref. 21/00356/FPM. As part of the hybrid application, detailed permission is being sought for Phase 1 of the scheme which will deliver 390 dwellings. The developers and LPA signed a SoCG in August 2020 covering the detailed permission (Phase 1 only) part way through an extensive PPA pre-application process detailing key milestones and expected build out rates for the detailed scheme (see [Appendix D](#)). The SoCG expected the planning application to have been submitted by the end of 2020 but late amendments had to be made to the scheme following input from HCC Highways, as local highways authority, and Homes England, as a landowner, which delayed submission until March 2021. The applicant is hoping the hybrid application will be considered by the Council's Planning and Development Committee in September 2021, only three months later than envisaged in the SoCG. However, in line with other schemes within this Housing Land Supply Paper, we have assumed a six month delay to housing delivery when calculating our deliverable supply.
- 5.90 **Expected build out rates:** The developers for the application signed a SoCG, agreeing to achieve specific build out rates. Dwelling completions were first expected to come forward in 2022/23 for an initial 116 dwellings with developers expecting to complete houses on their respective parts of the site at 80 dwellings and 75 dwellings per year. Although the

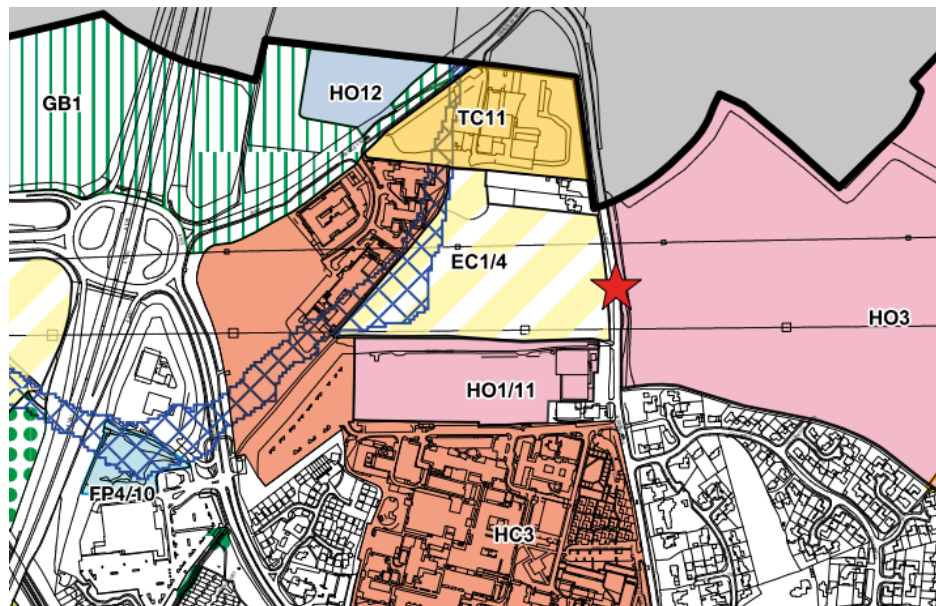
delay to submission was only four months, it seems prudent to include a delay to housing delivery consistent with other sites that have experienced delays in this Update. Therefore, we have included a six-month delay to the housing trajectories included in the SoCG. This does not affect how many will be delivered in the relevant 5-year period.

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

- 5.91 **Conclusion:** As the developers have signed an SoCG which confirms the developers' delivery intentions and build out rates, and the site is listed in the Local Plan, it conforms to the definition of 'deliverable' in Annex 2 of the NPPF. This is considered to be relevant evidence confirming the site as 'deliverable' and establishes that there is a reasonable prospect of Phase 1 of this site being delivered in the five-year period as set out in this paper. This is still the case when incorporating a 6 month delay to the expected build-out rates stated in the SoCG due to the delay submitting the hybrid application.
- 5.92 Once permission has been granted for the Hybrid application, there will be greater certainty of delivery of the latter phases of the scheme currently subject to an application for outline permission. At this point, any houses with outline permission will be able to meet the definition of 'deliverable' and will be added to the Council's housing supply if they are expected within the relevant five year period.

HO1/11: Land West of North Road (Rugby Club)

- 5.93 The Rugby Club is located to the north of Stevenage on the main route linking the town with the nearby village of Gravelly. The site is allocated in the Local Plan for a housing development under Policy HO1/11. The land is on a greenfield site.



- 5.94 **Current planning status:** The site is allocated for approximately 149 dwellings in the adopted Local Plan. The developers submitted a pre-application in January 2020 which the LPA responded to favourably in spring 2020. Since then, the developers were involved in discussions with the developers of the strategic site HO3: Land North of Stevenage, the LPA and HCC as highways authority to amend the access point to the North of Stevenage scheme to prevent that development from prohibiting the Rugby Club site from coming forward. This engagement ended with an amended access arrangement being taken to the Council's Planning and Development Committee when the HO3 site was determined for a second time in December 2020.
- 5.95 Since then, the developers and LPA signed a SoCG covering the permission detailing key milestones towards the submission and approval of a detailed planning permission and expected build out rates for the scheme (see [Appendix D](#)). The SoCG expects planning permission to be submitted in winter 2021.
- 5.96 **Expected build out rate:** The site requires the relocation of the existing rugby facilities. A nearby site, just outside the borough boundary in North Herts District, has been identified and secured. The Rugby Club and developer have an agreement that once permission has been granted by North Herts District Council for the replacement rugby facilities, the Club has 12 months to vacate the HO1/11 site for residential development to commence. As such, it is anticipated that dwellings will start to be completed towards the middle of the relevant five year period starting in 2023/24.

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|------------------|---------|---------|---------|---------|---------|
| No. of Dwellings | 0 | 0 | 80 | 80 | 0 |

- 5.97 **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.

Stevenage Borough Council Owned Sites

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

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



5.99 **Current planning status:** Both sites are allocated in the Local Plan under housing allocations HO1/4 and HO1/15. The sites have not received planning permission. Both sites are relatively easy to develop due to them being mainly vacant, easily accessible and not requiring significant infrastructure to enable housing to be delivered, as assessed through the Local Plan Examination process. The sites will be developed by Stevenage Borough Council and/or partners. The Council appointed a principal contractor for HO1/5 in March 2021 to lead the redevelopment of the garage site. Pre-application was submitted for a 97-unit scheme at HO1/15 in April 2020 with full planning application expected in September 2021 after the LPA issued a positive pre-application response.

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

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
|--------------------------|---------|---------|---------|---------|---------|
| No. of Dwellings (HO1/4) | 14 | 13 | 0 | 0 | 0 |

| | | | | | |
|------------------------------|----|----|----|---|---|
| No. of Dwellings (HO1/15) | 0 | 49 | 48 | 0 | 0 |
| Total | 14 | 62 | 48 | 0 | 0 |

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

Windfall' Sites

| | |
|--|-----------|
| Total Number of Dwellings on windfall sites | 80 |
|--|-----------|

Table 12 - Total No. of Dwellings - Windfall Sites

- 5.102 The definition of a 'windfall' site, listed in Annex 2 of the NPPF, is *a site not specifically identified in the development plan*. Although no site is specifically identified and therefore no dwellings are listed per site, many Local Plans justifiably include a small number of dwellings to be delivered over the course of the plan period via windfall.
- 5.103 Paragraph 70 of the NPPF allows LPAs to make an allowance for windfall sites as part of an anticipated supply and as windfall sites are included in Development Plans as a housing allocation, they can be considered as deliverable under part B of Annex 2 as stated in the NPPF.
- 5.104 The Stevenage Borough Local Plan allocates 20 dwellings per year as part of windfall sites in Policy HO1.
- 5.105 The Council is taking this to count for 80 windfall units being delivered over the five-year period. Seeing as the first year has already started and it is unlikely that applications for 20 as yet unknown sites will be submitted, granted and delivered prior to 31 March 2022, the Council has not assumed any windfall sites will be delivered this year.
- 5.106 Therefore, the Council is including 20 windfall dwellings per year from 2022/23 as deliverable.

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

‘Developable’ Sites

- 5.107 There are a number of sites in Stevenage that conform to the definition of ‘developable’ as listed in Annex 2 of the NPPF. These sites account to a significant number of dwellings to be delivered in later stages of the Local Plan period.
- 5.108 They cannot be included within the Council’s Supply of Housing Land as they are not considered ‘deliverable’ at this time. However, many of the sites listed below may come forward and be able to demonstrate enough evidence to be considered ‘deliverable’ in subsequent years.
- 5.109 Although not adding to the five year supply of housing, the significant quantity of developable sites in the borough serves to give confidence that the Council will be able to continue to demonstrate a five year housing supply throughout the Plan period.
- 5.110 In particular, progress with a number of sites gives a good indication that further sites or phases of developments, will become ‘deliverable’ in the near future:
- Outline permission for the whole of the SG1 Town Centre Regeneration may be granted soon, giving more certainty to the delivery of latter phases;
 - Other schemes related to the Town Centre Regeneration, not included within the SG1 scheme, are progressing with pre-applications and applications being submitted across the town centre as part of a major redevelopment projects. The regeneration of the town centre is strongly supported within the Stevenage Local Plan which is likely to weigh in proposals’ favour when being determined by the Council;
 - Major windfall schemes just outside of the town centre are being progressed as well, perhaps prompted by perceived progress with the Town Centre Regeneration, attracting more investment in the town;
 - Outline permission for the whole of the West of Stevenage proposal may be granted within a year, giving more certainty to the delivery of latter phases;
 - Stevenage Borough Council is the land owner for the majority of allocated sites not yet considered deliverable. As these sites are in public ownership, the Council has more control over when they come forward so there is a strong likelihood of these sites being delivered, particularly the opportunities for regeneration at the local neighbourhood centres. The Council is progressing delivery plans for some of the larger allocations already and also continues to dispose of smaller sites to be developed by small house builders; and
 - Stevenage Borough Council owns a number of non-allocated sites which the SBC Estates and Housing Teams are currently progressing towards submission of planning applications. Some of these unallocated sites have already been submitted for, and have received, pre-application advice, further indicating their progress towards delivery.
- 5.111 [Appendix A](#) contains a list of sites that are currently considered developable

6.0 Conclusions

- 6.1 The total requirement for housing delivery from 1 April 2021 – 31 March 2026 is 3,206 dwellings, as set out in Section 4. This incorporates the objectively assessed housing need, delivering an appropriate portion of historic undersupply calculated using the Liverpool approach, and a 20% buffer as determined by up to date results of the Government's HDT.
- 6.2 Table 13 shows that the **total supply of deliverable housing identified by the Council for that five year period is 3,500 dwellings**, as set out in Section 5.

| | |
|--|--|
| Total Number of Dwellings for Sites Under Construction | 418 |
| Total Number of Dwellings for Sites with Detailed Planning Permission | 715 |
| Total Number of Dwellings for Sites with Prior Notification | 23 |
| Total Number of Dwellings for Sites with Outline Permission or permission subject to S106 | 1,540 (plus 275 after the five year period) |
| Total Number of Dwellings for other 'Deliverable' Sites | 724 |
| Total Number of Dwellings for Windfall Sites | 80 |
| Total Identified Supply | 3,500 |

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

- 6.3 This means Stevenage Borough Council can demonstrate **a surplus of 294 dwellings** for the relevant five-year period.
- 6.4 Table 14 shows that Stevenage Borough Council is able to demonstrate a five-year land position of **5.46 years** against its adopted housing requirement. This figure exceeds the required 5-year figure.

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

| | | |
|----|--|-------------|
| K. | Dwellings under construction | 418 |
| L. | Dwellings granted permission or prior approval | 738 |
| M. | Dwellings granted outline permission or subject to S106 | 1,540 |
| N. | Other dwellings considered 'deliverable' | 724 |
| O. | Dwellings from Windfall sites | 80 |
| P. | Total deliverable dwellings (supply) 1 Apr 2020 – 31 Mar 2025 (K + L + M + N + O) | 3,500 |
| Q. | Surplus of dwellings (P – J) | 294 |
| R. | Total Years Housing Supply ((P / J) x 5) | 5.46 |

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

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

| Monitoring year ending... | | | 2011-2016 | | | | | 2016-2021 | | | | | 2021-2026 | | | | | 2026 - 2031 | | | | |
|--|------------|-------------------------------------|-----------|----|----|----|----|-----------|----|----|------|------|-----------|------|------|------|------|-------------|------|------|------|------|
| | 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 | 11 | Previously developed | | | | | | | | | | | 11 | | | | | | | | | |
| HO1/9: Kenilworth Close NC, The Bragbury Centre, | 121 | Previously developed | | | | | | | | | | | 61 | 60 | | | | | | | | |
| 11 Walkern Road (Pond Close) | 12 | Previously developed | | | | | | | | | | | 12 | | | | | | | | | |
| Webb Rise | 85 | Previously developed | | | | | | | | | | | 45 | 40 | | | | | | | | |
| HO1/10: Former Chells Play Area, Eliot Road | 13 | Previously developed | | | | | | | | | | | 13 | | | | | | | | | |
| 12 North Road | 21 | Previously developed | | | | | | | | | | | 21 | | | | | | | | | |
| HO1/5: Ex-play centre, Scarborough Av. | 29 | Previously developed | | | | | | | | | | | 29 | | | | | | | | | |
| Six Hills House | 64 | Previously developed | | | | | | | | | | | 32 | 32 | | | | | | | | |
| Small sites (<10) | <u>62</u> | Previously developed | | | | | | | | | | | 62 | | | | | | | | | |
| Small sites (<10) | | Greenfield sites within urban area | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Sites with detailed planning permission | | | | | | | | | | | | | | | | | | | | | | |
| HO1/9: Walpole Court | 22 | Previously developed | | | | | | | | | | | | 22 | | | | | | | | |
| Land West of the A1(M) and South of Todd's Green | 133 | Greenfield sites outside urban area | | | | | | | | | | | 70 | 63 | | | | | | | | |
| Matalan | 526 | Previously developed | | | | | | | | | | | | | 300 | 226 | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | |
|---|-----|-------------------------------------|--|--|--|--|--|--|--|--|--|--|----|-----|-----|-----|-----|-----|-----|--|--|--|
| Small sites (<10) (Assuming 50% delivery) | 34 | Previously developed | | | | | | | | | | | 17 | 17 | | | | | | | | |
| Small sites (<10) (Assuming 50% delivery) | | Greenfield sites within urban area | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Sites with prior notification | | | | | | | | | | | | | | | | | | | | | | |
| Hertlands House | 21 | Previously developed | | | | | | | | | | | 11 | 10 | | | | | | | | |
| Small sites (<10) | 2 | Previously developed | | | | | | | | | | | 1 | 1 | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Sites with outline permission / subject to s106 | | | | | | | | | | | | | | | | | | | | | | |
| SG1 - Phase 1 | 760 | Previously developed | | | | | | | | | | | | 150 | 380 | 230 | | | | | | |
| HO3: Land North of Stevenage | 800 | Greenfield sites outside urban area | | | | | | | | | | | | 75 | 150 | 150 | 150 | 150 | 125 | | | |
| BHS | 250 | Previously developed | | | | | | | | | | | | 125 | 125 | | | | | | | |
| Small sites (<10) (Assuming 50% delivery) | 5 | Previously developed | | | | | | | | | | | | 5 | | | | | | | | |
| Small sites (<10) (Assuming 50% delivery) | | Greenfield sites within urban area | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| 'Deliverable' housing sites | | | | | | | | | | | | | | | | | | | | | | |
| HO1/4: Dunn Close garage court | 27 | Previously developed | | | | | | | | | | | 14 | 13 | | | | | | | | |
| HO1/6: Former Pin Green School playing field | 42 | Greenfield sites within urban area | | | | | | | | | | | | | | 50 | | | | | | |
| HO1/15: Shephall View | 97 | Greenfield sites within urban area | | | | | | | | | | | | 49 | 48 | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | |
|---|-----|-------------------------------------|--|--|--|--|--|--|--|--|--|----|----|-----|-----|-----|----|----|----|----|----|
| HO2: Land West of Stevenage - Phase 1 | 390 | Greenfield sites outside urban area | | | | | | | | | | | 38 | 155 | 131 | 66 | | | | | |
| HO1/11: Land West of North Road (Rugby Club) | 145 | Greenfield sites outside urban area | | | | | | | | | | | | 80 | 80 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 'Developable' housing sites | | | | | | | | | | | | | | | | | | | | | |
| Land at Maxwell Road | 88 | Previously developed | | | | | | | | | | | 44 | 44 | | | | | | | |
| HO1/1: Bedwell Crescent NC | 45 | Previously developed | | | | | | | | | | | | | | 10 | 10 | 10 | 10 | 5 | |
| HO1/2: Bragbury End sports ground car park | 8 | Greenfield sites outside urban area | | | | | | | | | | 8 | | | | | | | | | |
| HO1/3: Burwell Road NC (remaining houses after permission 17/00586/FPM) | 5 | Previously developed | | | | | | | | | | | | | | | 5 | | | | |
| HO1/7: Fry Road Day Nursery | 6 | Previously developed | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | |
| HO1/8: Ken Brown car motors | 36 | Previously developed | | | | | | | | | | 10 | 10 | 10 | 6 | | | | | | |
| HO1/12: Marymead NC | 60 | Previously developed | | | | | | | | | | 10 | 10 | 10 | 10 | 10 | 10 | | | | |
| HO1/13: Scout Hut, Drakes Drive | 18 | Previously developed | | | | | | | | | | 5 | 5 | 5 | 3 | | | | | | |
| HO1/14: Shephall Centre and adj. amenity land | 34 | Greenfield sites within urban area | | | | | | | | | | | 10 | 10 | 14 | | | | | | |
| HO1/16: The Glebe NC | 35 | Previously developed | | | | | | | | | | | | 5 | 5 | 10 | 10 | 5 | | | |
| HO1/17: The Hyde NC | 50 | Previously developed | | | | | | | | | | | 10 | 10 | 10 | 10 | 10 | | | | |
| HO1/18: The Oval NC | 275 | Previously developed | | | | | | | | | | | | | | 100 | 50 | 50 | 50 | 50 | 25 |
| SG1 - Phase 2 (Plot B) | 172 | Previously | | | | | | | | | | | | 34 | 138 | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | |
|--|-------|-------------------------------------|-----|-----|------|------|------|------|------|------|--------|--------|--------|--------|------|------|------|------|------|------|------|------|
| | | developed | | | | | | | | | | | | | | | | | | | | |
| SG1 - Phase 3 (Plots F & G) | 185 | Previously developed | | | | | | | | | | | | | | | 49 | 136 | | | | |
| SG1 - Phase 4 (Plots C, E & H) | 750 | Previously developed | | | | | | | | | | | | | | | | | | 172 | 142 | 436 |
| HO2: Land West of Stevenage - Phases 2-4 | 1110 | Greenfield sites outside urban area | | | | | | | | | | | | | | 24 | 89 | 155 | 155 | 155 | 155 | 155 |
| HO4: Land south of A602 | 400 | Greenfield sites outside urban area | | | | | | | | | | | | | | | 80 | 80 | 80 | 80 | 80 | |
| HO4: Bragbury End Sports Ground | 150 | Greenfield sites outside urban area | | | | | | | | | | | | | | | 40 | 40 | 40 | 30 | | |
| Stevenage Central (Leisure Park) | 1000 | Previously developed | | | | | | | | | | | | | 100 | 100 | 150 | 150 | 150 | 150 | 100 | 100 |
| Land West of Lytton Way | 576 | Previously developed | | | | | | | | | | | | 100 | 100 | 100 | 100 | 100 | 76 | | | |
| Kings Court | 71 | Previously developed | | | | | | | | | | | | 71 | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Total | 8,753 | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Windfalls | | | | | | | | | | | | | | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| | | | | | | | | | | | | | | | | | | | | | | |
| Net completions (projections beyond 31 March 2021 only include sites considered “deliverable”) | | | 190 | 85 | 172 | 146 | 153 | 690 | 71 | 285 | 321 | 143 | 399 | 720 | 1258 | 837 | 286 | | | | | |
| Cumulative completions (projected beyond 2021) at 31st March | | | 190 | 275 | 447 | 593 | 746 | 1436 | 1507 | 1792 | 2113 | 2256 | 2655 | 3375 | 4633 | 5470 | 5756 | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| Cumulative annualised dwelling requirement since start of plan period | | | 380 | 760 | 1140 | 1520 | 1900 | 2280 | 2660 | 3040 | 3420 | 3800 | 4180 | 4560 | 4940 | 5320 | 5700 | 6080 | 6460 | 6840 | 7220 | 7600 |
| Surplus/deficit since start of Plan period | | | 190 | 485 | 693 | 927 | 1154 | 844 | 1153 | 1248 | -1,307 | -1,544 | -1,525 | -1,185 | -307 | 150 | 56 | | | | | |

Appendix B – Small Sites Under Construction

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

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

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

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

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

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

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

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

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

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

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

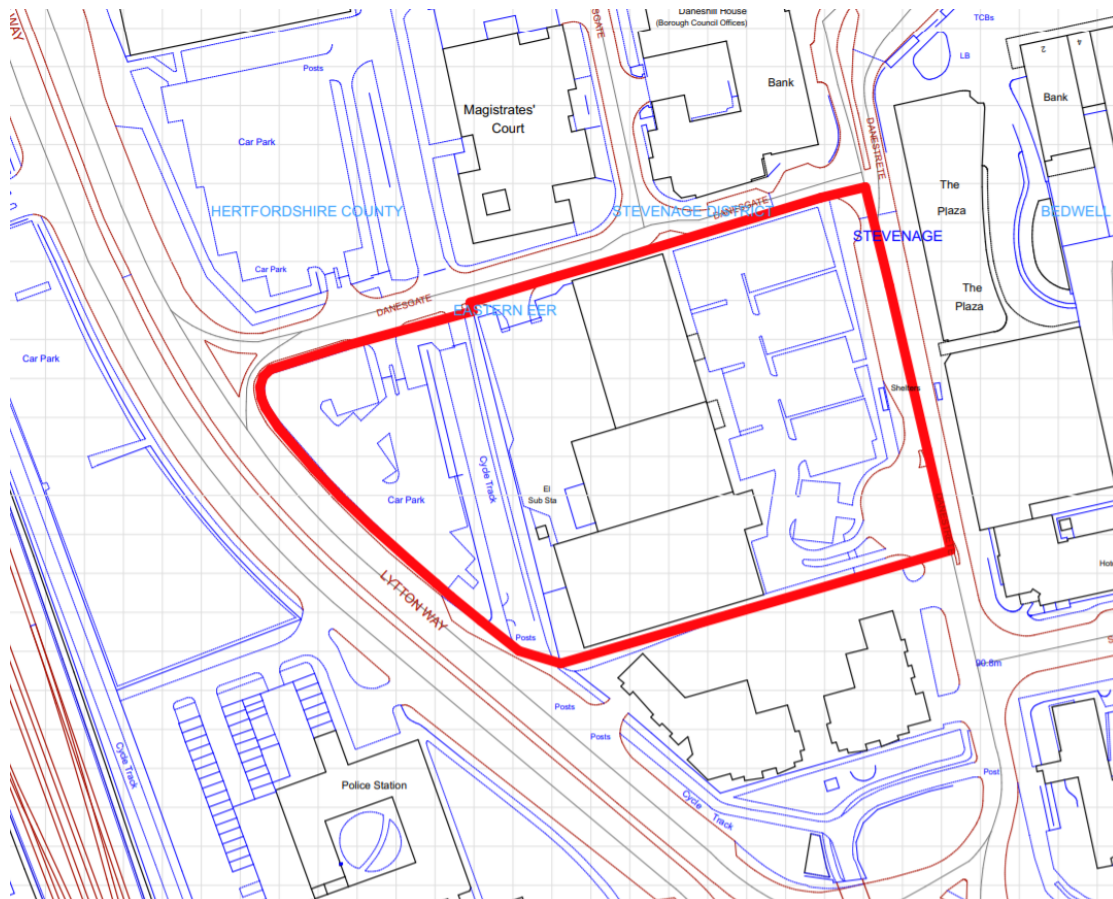
Matalan Retail Park Statement of Common Ground

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



Name:

[Redacted Name]

Position: Assistant Director for Planning & Regulation, SBC

Date: 19 August 2020

Signed on behalf of The Guinness Partnership



Name:



Position: Head of Major Projects

Date: 18 August 2020

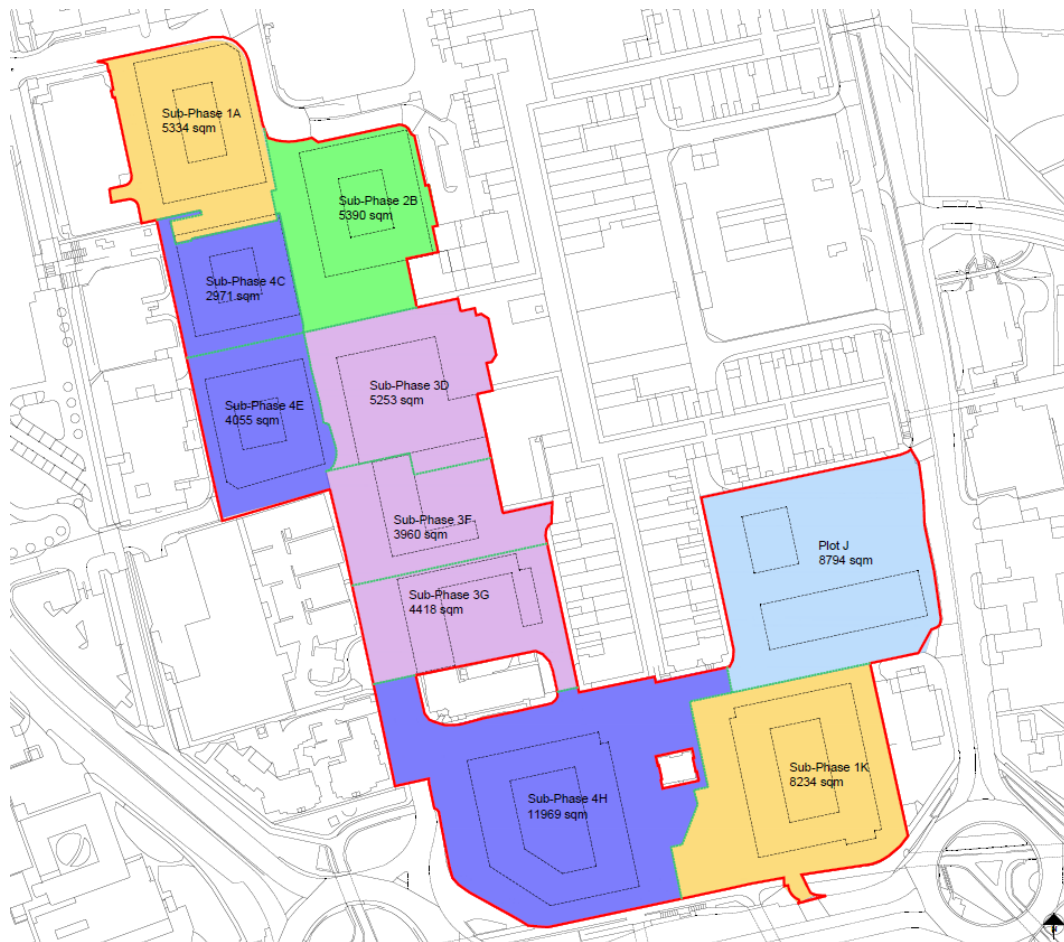
SG1: Phase 1 Statement of Common Ground

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:



Position: Assistant Director for Planning and Regulation, SBC

Date: 18 August 2020

Signed on behalf of Mace Developments (Stevenage) Ltd



Name:



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

Date: 18/08/2020

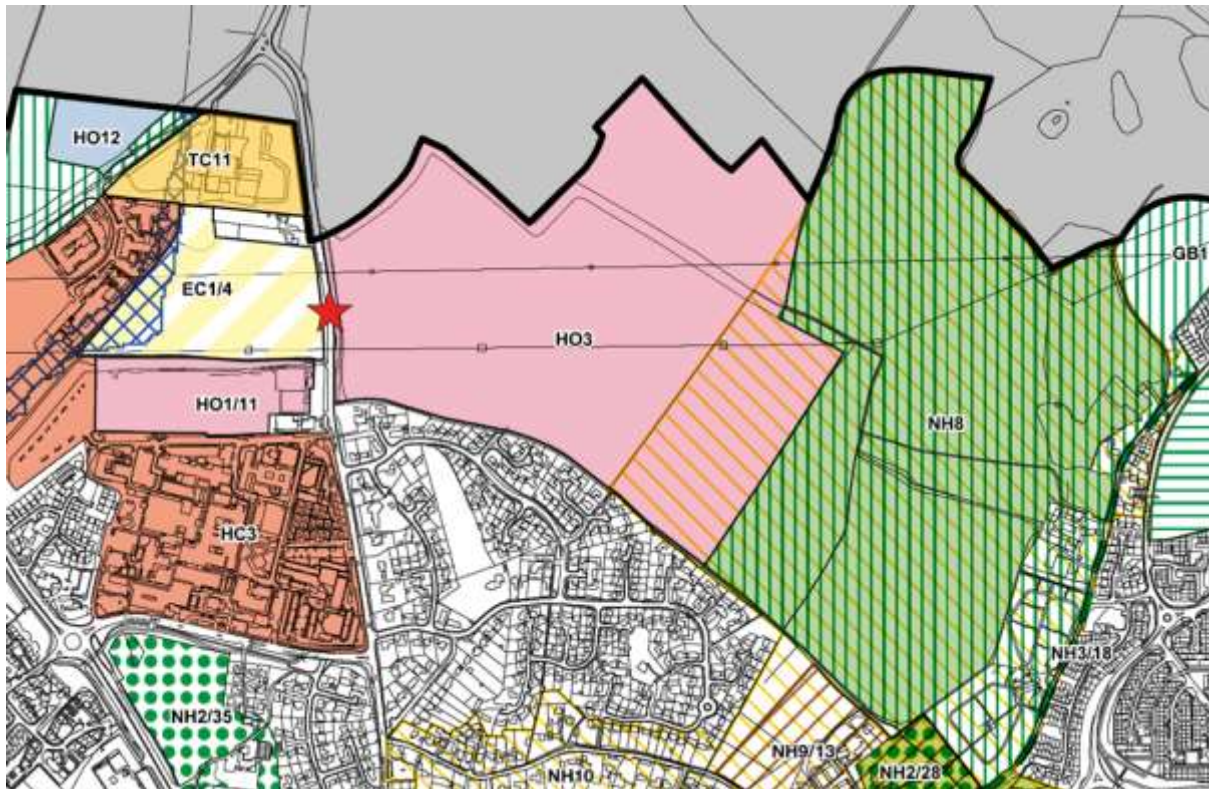
HO3: Land North of Stevenage Statement of Common Ground

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

Name:



Position: STRATEGIC PLANNING DIRECTOR.

Date: 26/8/20

Signed on behalf of Bellway plc



Name:

Position: MANAGING DIRECTOR

Date: 26/8/20

Signed on behalf of Miller Homes



Name:

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

Date: 28 August 2020

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

HO1/6 – Former Pin Green School Playing Field

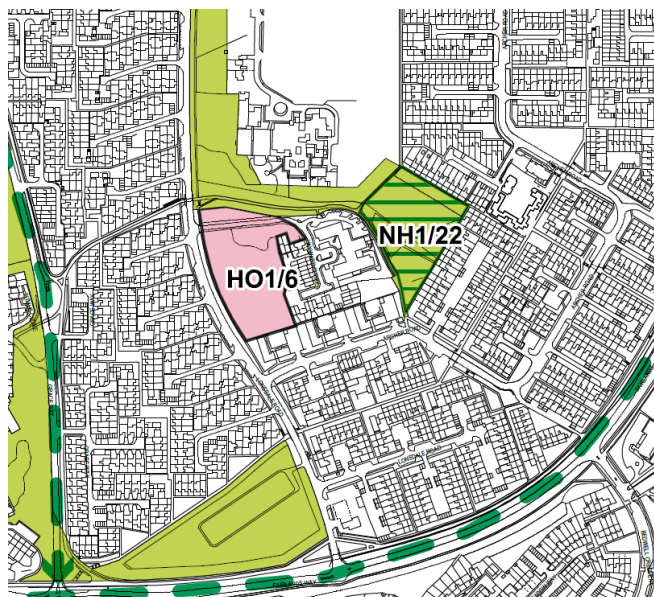
**Statement of Common Ground between
Stevenage Borough Council Planning & Regulation Department
and
Hertfordshire County Council Property Department**

1. Introduction

- 1.1** This Statement of Common Ground (SoCG) has been prepared and agreed by the Stevenage Borough Council Planning & Regulation Department ('the Local Planning Authority') and Hertfordshire County Council Property Department ('the Landowner').
- 1.2** This SoCG relates to the Former Pin Green School Playing Field site which has been allocated for a residential development as defined in policy HO1/6 of the Stevenage Borough Local Plan 2011-2031.
- 1.3** The site is allocated for approximately 42 dwellings during the Local Plan period.
- 1.4** At a meeting of Hertfordshire County Council's Adult Care Services Management Board on 5th May 2021, it was confirmed that the site will be progressed to the next stages of feasibility for a new development to meet the service needs of the Adult Care Services directorate. The further feasibility work will consist of a new day service centre and a target of 50-80 extra-care housing units.
- 1.5** The Landowner has commenced a procurement exercise to appoint consultants to develop a site masterplan, which will confirm how many extra-care units can be developed on-site.
- 1.6** The purpose of this SoCG is to update and agree the expected build-out rates of the site by 2026. This will be used to support Stevenage Borough Council's five-year housing land supply.
- 1.7** The SoCG is intended to be a live document, with updates and alterations as required and agreed by all parties.

2. Site Location

- 2.1** The HO1/6 Former Pin Green School Playing Field site is approximately 1.1 hectares in size and is in Central Stevenage. It is adjacent to Lonsdale Road and located to the south of Larwood School.
- 2.3** The site is located on a greenfield site within the urban area. The location, size and its proximities are shown in the location plan overleaf:



3. **Milestones**

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

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

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

4. **Expected Build Rates**

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

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

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

Table 2 – Expected Build Rates of Dwellings Per Year

5. **Limitations**

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

6. **Signatories**

Signed on behalf of Hertfordshire County Council, Property



Name: 

Position: Assistant Director Property – Hertfordshire County Council

Date: 15/06/2021

Signed on behalf Stevenage Borough Council Planning & Regulation Department



Name 

Position: Assistant Director for Planning & Regulation, SBC

Date: 21 June 2021

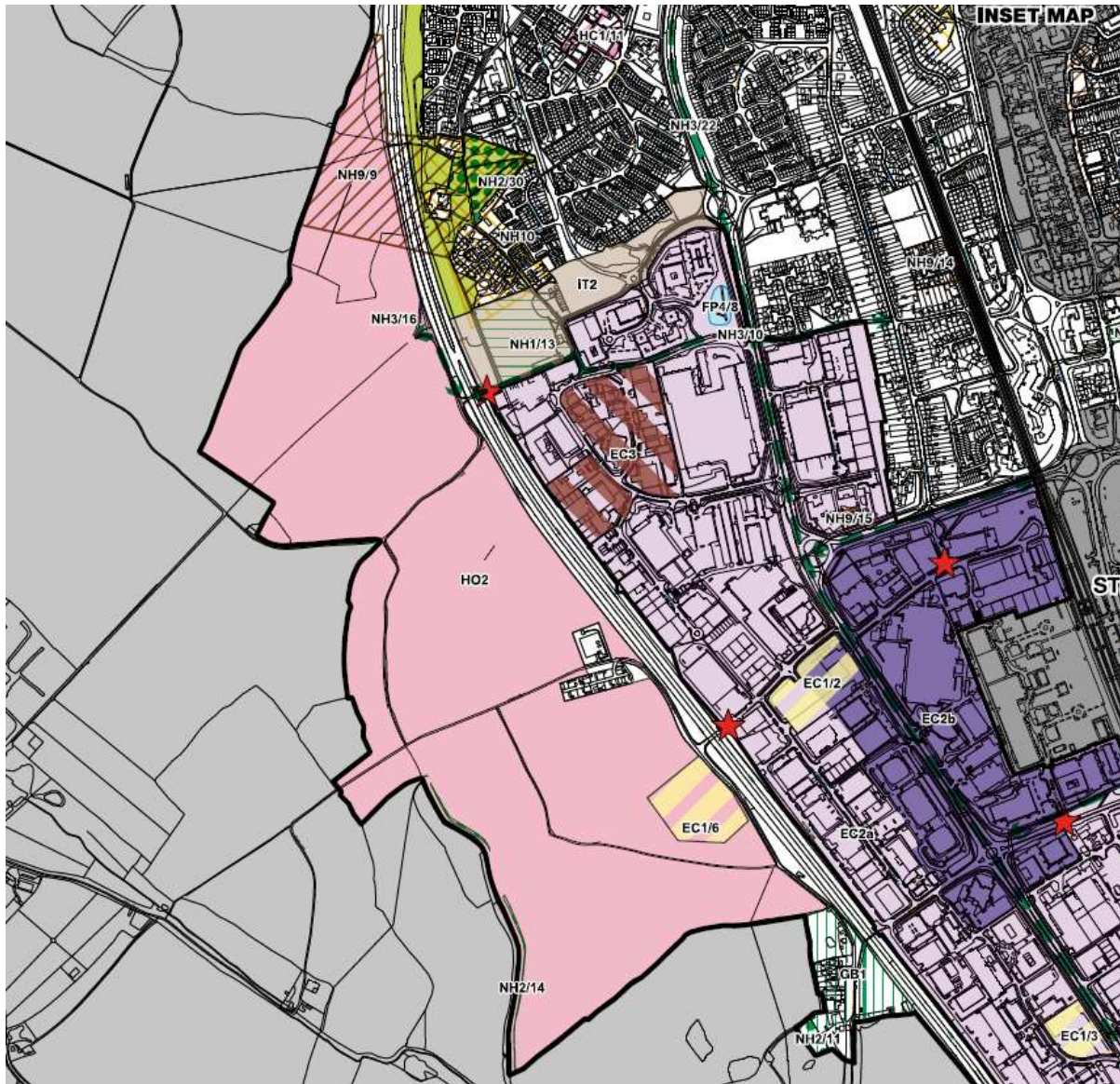
HO2: Land West of Stevenage Statement of Common Ground

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 Director 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



Name: Zayd Al-Jawad

Position: Assistant Director, Planning and Regulation, SBC

Date: 04 August 2020

Signed on behalf of Persimmon plc



Position: DIRECTOR

Date: 30th July 2020

Signed on behalf of Taylor Wimpey plc



Nar

Position: Senior Strategic Project Manager

Date: 29/07/20

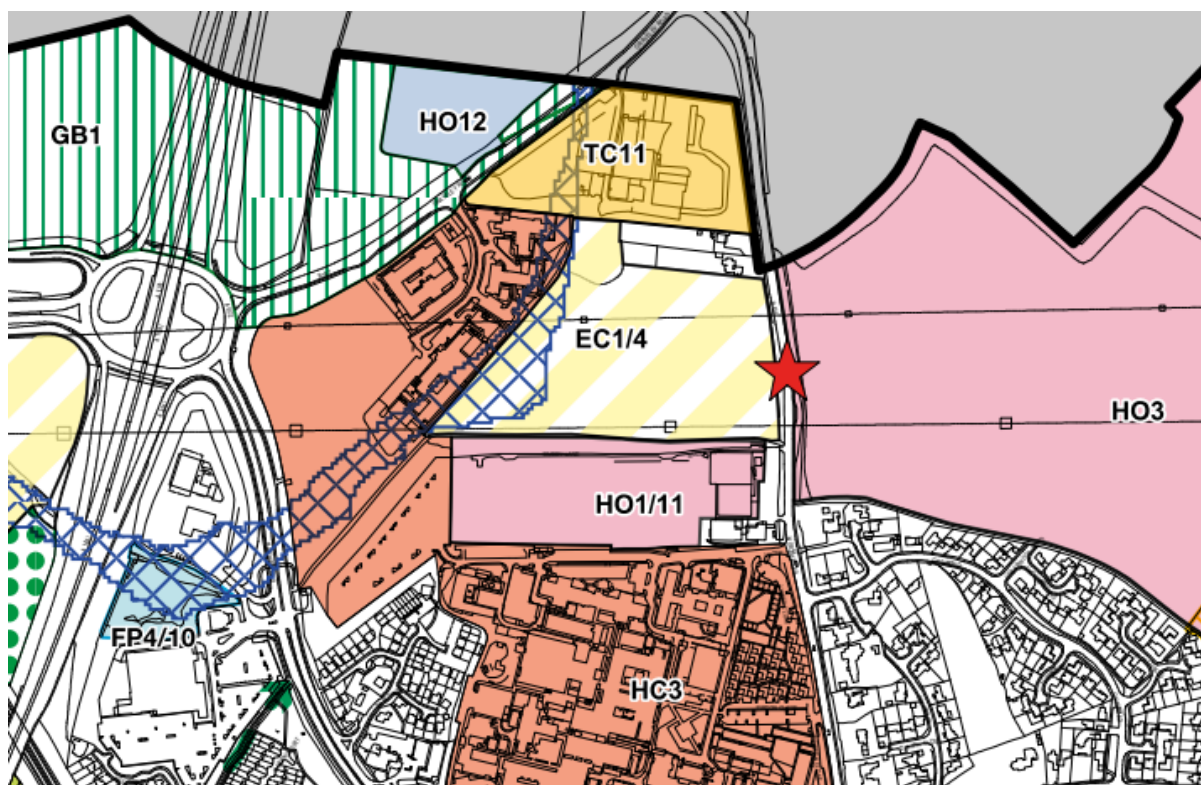
HO1/11: Land West of North Road (Rugby Club) Statement of Common Ground

Land West of North Road (Rugby Club)**Statement of Common Ground Between
*Stevenage Borough Council and Catalyst Housing Limited*****1. Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been prepared and agreed by Stevenage Borough Council ('the Local Planning Authority') and Catalyst Housing Limited (the 'developer')
- 1.2 This SoCG relates to the Land West of North Road site. The site is allocated as HO1/11 in the Stevenage Borough Local Plan 2011-2031 as a residential site. The site is allocated to deliver approximately 149 dwellings.
- 1.3 The developers submitted a Pre-App in January 2020 to which the Local planning Authority responded by stating that development was acceptable in principle whilst indicating issues that would need addressing in a submitted planning application, mainly around how parking provision is met.
- 1.4 Since then, the developer has been engaged in the planning application for Strategic Site HO3: Land at North Road from the Stevenage Borough Local Plan to ensure that the access proposed for that site would not cause Highways issues that would preclude this site being delivered.
- 1.5 Since receiving the Local Planning Authority's Pre-App response, the developer has progressed with a number of assessments and proposals in preparation for the submission of a full planning permission. Whilst addressing comments in the Council's Pre-App response, the scheme to be submitted is expected to include approximately 160 units.
- 1.6 The purpose of this SoCG is to update and agree the expected build-out rates of the site by 31 March 2026. This will be used to support Stevenage Borough Council's five-year housing land supply.
- 1.7 The SoCG is intended to be a live document, with updates and alterations as required and agreed by all parties.

2. Site Location

- 2.1 The Land West of North Road site is approximately 3.75 hectares in size and is located to the north of the town, on the west side of the main road leading from the town centre towards the village of Gravelly. The location, size and its proximities are shown in the location plan overleaf (labelled HO1/11):



3. **Milestones**

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

| Milestone | Projected Date |
|---|----------------|
| Pre-application submitted by developer | January 2020 |
| Pre-application response issued by SBC | Spring 2020 |
| Expected date of full planning applications being submitted | Winter 2021 |
| Expected Decision Notices issued | Spring 2022 |
| 12 month period for Rugby Club to vacate HO1/11 site | Spring 2023 |
| Commencement on site | Spring 2023 |

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

4. **Expected Build Rates**

- 4.1 The proposal is being promoted at the same time as a proposal in North Hertfordshire District Council to provide replacement playing facilities for the Rugby Club which currently uses the HO1/11 site.
- 4.1 The developer and the Rugby Club have an agreement that once both planning permissions are granted, the Rugby Club must vacate the HO1/11 site within 12 months to enable the delivery of housing to commence on this site.
- 4.1 Once the site is vacated, the developer will be able to finalise any remaining pre-commencement planning conditions prior to implementing the permission.

- 4.1 The developer expects to delivery houses at a rate of approximately 80 dwellings per year base on the rate of previous construction sites. As such, all 160 dwellings are expected to be built within two years of implementation. Table 2 shows the expected number of completed dwellings by year.

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | Total |
|--------------|---------|---------|---------|---------|---------|-------|
| Total | - | - | 80 | 80 | - | 160 |

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: 

Position: Assistant Director for Planning & Regulation, SBC

Date: 03 March 2021

Signed on behalf of Catalyst Housing

Name: 

Position: Senior Development Manager

Date: 1st March 2021