Stevenage Borough Council

Five Year Housing Land Supply

Addendum

May 2022

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1.0 Introduction

1.1 This Five Year Housing Land Supply Addendum (May 2022) has been produced to provide a position with regards to Stevenage Borough Council's Five Year Housing Supply in light of the Housing Delivery Test results published by the Ministry of Housing, Communities and Local Government on 14 January 2022.

1.2 The Council previously published a Five Year Housing Land Supply Position Statement in August 2021 but the results of the Housing Delivery Tests dictate that changes are required in the way that the Council calculated its housing supply figure of 5.85yrs.

1.3 As will be explained in this update, Stevenage Borough Council can now demonstrate a Housing Supply of **5.91 years** for the period 1 April 2022 to 31 March 2027.

1.4 This will be the figure used in decision making until we next incorporate up to date commitment, commencement and completion data.

1.5 This update explains how the Council has calculated the figure of 5.91 years. It updates the figures in the August 2021 Position Statement in line with the Housing Delivery Test result and incorporates residential permissions that have been granted since 1 April 2021 to give a more up to date position.

Housing Delivery Test 2021

On 14th January 2022, MHCLG published the 2021 Housing Delivery Test results.

For Stevenage, the results are included in Table 1:

ONS code	Area name	Number of homes required			Total number of homes required
		2018-19	2019-20	2020-21	
E07000243	Stevenage	381	348	253	982

Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test:2022 consequence
2018-19	2019-20	2020-21			
297	327	152	775	79%	Buffer

Table 1 - Stevenage's HDT 2021 Score

2.0 Housing Delivery Test Result

2.1 Stevenage Borough Council's results for the last three Housing Delivery Tests are as follows:

HDT	No. of homes required	No. of homes delivered	Score	Consequence
2019	1,120	1,262	**113%**	**None**
2020	1,094	702	**64%**	**Presumption in favour of sustainable development**
2021	1,347	755	**79%**	**20% buffer and Action Plan**

2.2 The consequences of the HDT results are based on the percentage score:

- >95% - no consequence
- <95% - LPA to prepare an action plan to increase housing supply
- <85% - LPA to include a 20% buffer in their 5yr housing supply calculations
- <75% - apply the presumption in favour of sustainable development

2.3 Therefore, as of the 2021 results (published January 2022) the Council must now:

1) prepare an Action Plan showing how it will increase housing supply,
2) include a 20% buffer in its 5yr housing supply calculations

2.4 This Addendum covers the second of these three consequences.

3.0 Updating the Five Year Housing Supply

3.1 In the August 2021 Position Statement, we stated that we had the following requirement for housing:

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

3.2 Due to the Housing Delivery Test score, the 20% buffer must be applied so we now have the following housing requirement for the period 1 April 2022 to 31 March 2027:

Annual Requirement	Annual Shortfall	Annual 20% buffer	Total Annual Requirement	Total 5 Year Requirement
380	207.5	117.5	705	**3,525**

3.3 In the August 2021 Position Statement, we gave a breakdown of deliverable sites in line with the Part A and B of the definition in the NPPF. Since 1 April 2021, the Council has granted permission for a further 1098 houses (net) in line with Part A (see Appendix 1).

	Position Statement (August 2021)	Post-HDT Result Addendum (May 2022)
Total Number of Dwellings for Sites Under Construction	**944**	**1,047**
Total Number of Dwellings for Sites with Detailed Planning Permission	**855**	**704**
Total Number of Dwellings for Sites with Prior Notification	**23**	**73**
Total Number of Dwellings for Sites with Outline Permission	**1,287**	**1,953**
Total Number of Dwellings for other 'Deliverable' Sites	**564**	**305**

Total Number of Dwellings for Windfall Sites	**80**	**80**
Total outstanding C2 developments	**0**	**2**
Total Identified Supply	**3,753**	**4,164**

3.4 The Business and Planning Act 2020 temporarily modified the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable certain planning permissions and listed building consents in England which lapsed or were due to lapse during 2020 to be extended. This meant that any permissions which expired or were due to expire between 19 August 2020 and 31 December 2020 were extended to 1 May 2021. As such, we do not have to subtract any houses from our number of sites with detailed planning permission to balance the permissions we have added to the supply.

3.5 As such, this Addendum updates our Five Year Housing Supply calculation as follows:

Five Year Housing Supply Calculation		**Position Statement (August 2021)**	**Post-HDT Result Addendum (May 2022)**
A.	Objectively Assessed Need (dwellings per year)	380	380
B.	Local Plan Period (Years)	20	20
C.	Adopted Housing Target 2011-2031 (**A x B**)	7600	7600
D.	Completions 1 Apr 2011 – 31 Mar 2020	2,256	2,312
E.	Target 1 Apr 2011 – 31 Mar 2020	3,800	4,180
F.	Shortfall against target at 31 Mar 2020 (**E – D**)	-1,544	-1,868
G.	Target 1 Apr 2020 – 31 Mar 2025	1,900	1,900
H.	Surplus / Shortfall to be delivered in 5yr period (**F / 9 x 5**)	-772	-1038
I.	Buffer to be applied (5% / 20%)	**1.2**	**1.2**
J.	Total 5yr requirement ((**G – H**) **x I**)	3,206	3,525
K.	Dwellings under construction	944	1,047
L.	Dwellings granted permission or prior approval	878	779
M.	Dwellings granted outline permission or subject to S106	1,287	1,953
N.	Other dwellings considered ‘deliverable’	564	305

O.	Dwellings from Windfall sites	80	80
P.	Total deliverable dwellings (supply) 1 Apr 2020 – 31 Mar 2025 (**K + L + M + N + O**)	3,753	4,164
Q.	Surplus of dwellings (**P – J**)	547	639
R.	Total Years Housing Supply ((**P / J**) **x 5**)	**5.64**	**5.91**

3.6 To conclude, using the Five Year Housing Land Supply Position Statement (August 2021) as a basis, and incorporating the changes explained in this Five Year Housing Land Supply Update Addendum (May 2022), the Council can demonstrate a Housing Land Supply of **5.91 years.**

Appendix 1 – Permissions Granted since 1 April 2021

Residential Commitments Between 01/04/2021 and 31/03/2022

TP Ref	Address	PDL	Gross Area	Permission Dates				Total Proposed			Completed to Date		Application Type
				Granted	Lapses	Started	Completed	Gain	Loss	Net Gain	Gross Comps	Net Comps	
19/00647/FPM	Former BHS Store, 7 The Forum, Stevenage, SG1 1ES	Y	0.0	11/08/2021	11/08/2024			250	0	250	0	0	Full
20/00053/FPM	Former Chells Play Area, Eliot Road, Stevenage, SG2 0LJ	Unknown	11.6	19/03/2021	19/03/2024	31/03/2021	23/03/2022	13	0	13	13	13	Full
20/00512/CPA	Forum Chambers, The Forum, Town Centre, Stevenage, SG1 1EL	Y	0.0	17/11/2021	17/11/2026			12	0	12	0	0	Prior Approval
20/00558/OP	Chells Way Service Station, Chells Way, Stevenage, SG2 0LZ	Y	1.3	25/01/2021	25/01/2024			9	0	9	0	0	Outline
20/00599/FP	14, Brick Kiln Road, Stevenage, SG1 2NH	Y	0.0	03/03/2021	03/03/2024			1	1	0	0	0	Full
20/00624/FPM	North Park Corner of, Six Hills Way And London Road, Stevenage, SG1 1ST	Y	6.4	12/10/2021	12/10/2024	01/03/2022		64	0	64	0	0	Full
20/00643/RMM	Matalan Unit B-C, Danestrete, Stevenage	Y	704.8	09/04/2021	09/04/2023			526	0	526	0	0	Reserved Matters
20/00671/FP	Land Adjacent To 24, Shackledell, Stevenage, SG2 9AE	Y	0.0	11/02/2021	11/02/2024	26/04/2021	09/11/2021	1	0	1	1	1	Full
20/00672/FP	Garages And Forecourt Area, To Rear Of 13-19 The Chace, Stevenage, SG2 8QS	N	0.2	05/02/2021	05/02/2024	21/03/2022		3	0	3	0	0	Full
20/00736/FPM	The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB	Y	278.9	17/11/2021	17/11/2024	17/11/2021		169	0	169	0	0	Full
20/00753/FP	Land R/O, 1 Aspen Close, Stevenage, SG2 8SJ	N	0.1	19/04/2021	19/04/2024			1	0	1	0	0	Full

21/00014/FP	14, Penn Road, Stevenage, SG11HY	Y	0.1	23/07/2021	23/07/2024			2	1	1	0	0	Full
21/00020/FP	18, Julians Road, Stevenage, SG1 3ET	Y	0.1	19/03/2021	19/03/2024			1	0	1	0	0	Full
21/00041/FP	25, North Road, Stevenage	Y	0.0	11/03/2021	11/03/2024			0	1	-1	0	0	Full
21/00120/FP	28 Essex Road, Stevenage, SG1 3EX	Y	0.0	15/04/2021	15/04/2024			1	0	1	0	0	Full
21/00251/FP	108, Oaks Cross, Stevenage, SG28LT	Y	0.1	07/05/2021	07/05/2024	07/05/2021	07/05/2021	1	1	0	1	0	Full
21/00252/FP	203, Valley Way, Stevenage, SG2 9BU	Y	0.0	10/06/2021	10/06/2024	10/06/2021	10/06/2021	1	1	0	1	0	Full
21/00328/FP	4, Shackleton Spring, Stevenage, SG2 9DF	Y	0.0	03/06/2021	03/06/2024			1	0	1	0	0	Full
21/00548/CPA	Stamford House, Primett Road, Stevenage, SG1 3EE	Y	0.6	12/11/2021	12/11/2026			8	0	8	0	0	Prior Approval
21/00704/RM	MKG Motor Group Ltd, Chells Way, Stevenage, SG2 0LZ	Y	0.0	16/08/2021	16/08/2024			9	0	9	0	0	Reserved Matters
21/00709/FP	69 Whitney Drive, Stevenage, SG1 4BH	Y	0.1	19/08/2021	19/08/2024			1	1	0	0	0	Full
21/00820/CPA	Bank House, Primett Road, Stevenage, SG1 3EE	Y	5.3	13/09/2021	13/09/2026			24	0	24	0	0	Prior Approval
21/00871/FP	18 Julians Road, Stevenage, SG1 3ET	Y	0.2	19/11/2021	19/11/2024	28/03/2022		4	1	3	0	0	Full
21/00898/FP	Land adj to, 39 Jessop Road, Stevenage, SG1 5LG	Y	0.1	19/10/2021	19/10/2024			2	0	2	0	0	Full
21/00957/FP	Land adj, 12 Hollyshaws, Stevenage, SG2 8NZ	Y	0.0	22/10/2021	22/10/2024			1	0	1	0	0	Full
21/01150/CC	The Valley School, Broadhall Way, Stevenage, SG2 9BN	Y	2.4	28/01/2022	28/01/2025			0	1	-1	0	0	Full
21/01244/FP	Land adj, 42 Sandown Road, Stevenage, SG1 5SF	N	0.1	14/01/2022	14/01/2025			1	0	1	0	0	Full
Totals:								1106	8	1098	16	14	