



Housing Delivery Test Action Plan April 2025

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Executive Summary

Stevenage Borough Council (SBC) remains committed to tackle housing delivery challenges and ensure the timely delivery of new homes in order to meet the housing needs of its growing population.

This Housing Delivery Action Plan (HDTAP) May 2025 builds on the 2022 Action Plan and the 2024 Update. It further integrates the latest findings from the Strategic Housing Market Assessment 2023, Viability Assessment 2024 and the Housing Technical Paper 2024.

Currently, Stevenage has over 5,100 homes with planning permission and awaiting construction.

Under the Government's new National Planning Policy Framework 2024, a new standard method for calculating housing need applies. Stevenage's need has been increased from 380 homes per year to 477. The Council result in November 2025 demonstrated a forward supply of 8.29 years rather than five years¹. However, since the updated National Planning Policy Framework new standard method this has reduced slightly to 8.14.

This action plan highlights the causes of delays following planning consent and the actions the Council proposes to undertake to speed up the delivery of homes required across the Borough.

It is important that the involvement of landowners, developers, and registered providers work together to significantly boosting housing supply and the delivery of housing in Stevenage.

We encourage ongoing proactive engagement with relevant stakeholders in implementing its actions for improving housing delivery.

¹ <https://www.stevenage.gov.uk/documents/planning-policy/consultation-documents/reg-19-lp-consultation/housing-technical-paper-2024.pdf>

1.0 INTRODUCTION

- 1.1 The Housing Delivery Test (HDT) measures a local authority's housing delivery performance against its identified housing need. The housing requirement measurement is calculated against using the standard method. However, Stevenage Local Plan adopted its Local Plan in May 2019 therefore, the housing requirement during 2021 – November 2024 is calculated against the adopted housing requirement.
- 1.2 In line with the National Planning Policy Framework (NPPF) published December 2024, the Stevenage adopted Local Plan 2019, is now over 5 years old. This means that, the previous housing requirement of 380 homes per annum, is now set against the standard method 2023 for calculating housing need.
- 1.3 The NPPF 2023 method for calculating housing need was based on household projections for the area (based on the 2014 population projections produced by the Office for National Statistics) and adds an adjustment based on the affordability of housing within the area (comparing local house prices with local wages). This means the Stevenage annual housing requirement under the NPPF 2023 increases to 470 homes per annum.
- 1.4 The new method in 2024 assesses existing housing stock (rather than household projections) and then provides an uplift on needs based on affordability ratio which would see Stevenage annual housing requirement increase further to 477 per annum. However, under the transitional arrangements for the revised NPPF, the Stevenage Local Plan Partial Review and Update having reached Regulation 19 publication stage, with a gap of no more than 200 dwellings per annum ($478 - 470 = 8$) between the adopted requirement and the new standard methodology requirement can continue to examination under the NPPF 2023.
- 1.5 This is the basis for establishing housing need in Stevenage. The Housing Technical Paper November 2024 updates the annual housing need for Stevenage based on the NPPF 2023.
- 1.6 Under the currently proposed transitional arrangements for the NPPF 2024, the Stevenage Local Plan Review and Partial Update having reached Regulation 19 publication stage, with a gap of no more than 200 dwellings per annum ($477 - 380 = 97$) between the adopted requirement (380) and the new standard methodology requirement (477) can continue to examination under the NPPF 2023. This means Stevenage can demonstrate 8.29 years housing supply under the NPPF 2023.
- 1.7 Notwithstanding, if the Council were to apply the new standard method for calculating housing need in Stevenage this would produce an overall supply of, 8.14 years of housing based on the National Planning Policy Framework 2024 standard method.

- 1.8 Local Planning Authorities are required to prepare an action plan where housing delivery has fallen below 95% of the requirement. Where housing delivery falls below 75% Local Authorities must apply the presumption in favour of sustainable development, in addition to preparing an action plan and applying a 20% buffer.
- 1.9 Due to past under delivery of housing Stevenage have continued to apply a 20% buffer in line with the HDT results.
- 1.10 The Action Plan purpose is to highlight reasons for past under-delivery, setting out a series of ways to reduce the risk of further under-delivery in the future years. This paper reviews the actions set out in the Housing Delivery Test Action Plan 2022 and update 2024.
- 1.11 Recent results for Stevenage indicate a shortfall in delivery between 2021 – 2023, necessitating a focused and proactive approach to improve performance. This Action Plan identifies barriers to housing delivery and sets out targeted measures to increase supply. It also draws on best practices to inform a bespoke strategy for Stevenage.

2.0 PLANNING POLICY CONTEXT

- 2.1 The National Planning Policy Framework 2024 (NPPF) seeks to considerably boost the supply of new homes and requires that strategic policy-making authorities establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period².
- 2.2 On maintaining supply and delivery the NPPF 2024 states:

“Strategic policies should also include a housing trajectory to illustrate the expected build out 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”.
- 2.3 In addition to this in accordance with the NPPF paragraph 78 states:

“local planning authorities should also 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 as set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old”³.

² National Planning Policy Framework 2024 paragraph 69

³ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

2.4 In order to support the Government's commitment to deliver 1.5 million new homes and deliver the affordable homes we need the Council has considered a number of documents;

- Revised National Planning Policy Framework (NPPF) 2024
- Updated Planning Practice Guidance (PPG) advice;
- Housing Delivery Test Measurement Rule Book (December 2024); and
- Housing Delivery Test: 2018 Measurement Technical note (February 2019).

2.5 The Action Plan has been produced by Stevenage Borough Council's Planning Policy team in conjunction with other key service areas to ensure that it fully reflects how housing delivery is going to be achieved. The preparation of an effective Action Plan follows stepped process with stakeholder engagement running through each stage as follows:

Step 1 – Data gathering on housing delivery

Step 2 – Root Cause Analysis

Step 3 – Action Planning

Step 4 – Implementing actions

Step 5 – Monitoring outcomes

3.0 HOUSING DELIVERY

3.1 The Housing Delivery Test (HDT) was introduced by Central Government into the planning system in 2019 as part of the National Planning Policy Framework (NPPF).

3.2 The HDT is an annual measurement on whether local authorities are delivering sufficient houses to meet their identified housing needs.

3.3 The housing figure for the HDT, will depend on type and age of the strategic housing policies in a plan-making authority and as set out in the HDT rule book 2024, an adopted housing requirement figure that is more than 5 years old and has not been updated will be required to apply a minimum annual local housing need figure. The Stevenage Borough Local Plan is now 5 years old therefore, paragraph 20 of the HDT rule book 2024 will apply.

- 3.4 This means that Stevenage's housing figure will now be assessed against a higher housing figure. The Local Plan Review and Partial Update will be assessed against a new target of 3,339 homes up to the end of the Local Plan period 2031.

Annualised requirement – 3,339 target includes

$7 \text{ years} \times 477 = 3,339 + (20\% \text{ buffer over the remaining 7 years plan period } 2024 - 2031)$

- 3.5 The total 5 year housing land supply requirement is 2,885 as follows:

Annualised requirement – 2,350 target includes

$5 \text{ years} \times 477 = 2,385 + 20\% \text{ buffer} = 2,862$

- 3.6 The Council's 5 year land supply in Appendix A shows the Council can demonstrate a supply over the next 5 years (8.14 years) to meet future demand. This includes a windfall allowance of 20 units per annum. However, recent evidence suggests 20 units is below the historic windfall housing delivery between 2019 – 2024.
- 3.7 Appendix B sets out how delivery will be achieved, reflects the timing of the delivery of larger and more complex sites in Stevenage, and the impact on the rate and quantum of housing delivery.
- 3.8 The trajectory also demonstrates a supply of 1,651 new homes beyond the 5 year land supply. However, Appendix B does not take into account new planning commitments granted beyond November 2024.
- 3.9 In order to ascertain past trends on housing commitments, the Council undertook a review of housing commitments granted between the adoption of the Local Plan 2019 up to May 2024 when the plan reached 5 years old.
- 3.10 The result demonstrate that during the 5 year period (2019 – 2024) the Council's windfall housing commitments totalled 1,323.
- 3.11 Given the Council's windfall completion rates set out in paragraph 3.10 achieved over 600 new homes, the result provides some indication of what could likely be secured in addition to the existing supply.
- 3.12 Overall, the HDT compares the net homes delivered over three years against the number of homes required over the same period; in the case of 2024 the measurement years are 2020/21, 2021/22 and 2022/23.

3.13 The results are based on a percentage score which is published annually by Government. The consequences are set out below:

| Requirement | Consequence |
|------------------------------|---|
| Equal to or above 95% | No action required |
| Below 95% | a) The Local Planning Authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase in future years. |
| Equal to or below 85% | b) The Local Planning Authority is required to include a 20% buffer in their identified supply of specific deliverable sites as set out in paragraph 78, in addition to preparing an action plan. |
| Equal to or below 75% | c) Apply the presumption in favour of sustainable development, in addition to preparing an action plan and applying a 20% buffer. |

Table 1 HDT requirements / consequences

Past Performance Housing Delivery

3.14 Table 2 indicates the levels of housing delivery since the start of the plan period for the Stevenage Local Plan 2019. To date, 2,664 dwellings have been completed (from 2011 – 2023) which equates to an average annual delivery rate of 205⁴ dwellings (53% of the Local Plan 2019 annual housing requirement).

Table 2 – Housing Completions 2011 - 2023

| Monitoring Year | Net Housing Completions |
|-----------------|-------------------------|
| 2011/12 | 190 |
| 2012/13 | 85 |
| 2013/14 | 172 |
| 2014/15 | 146 |
| 2015/16 | 153 |
| 2016/17 | 690 |
| 2017/18 | 71 |
| 2018/19 | 285 |
| 2019/20 | 321 |
| 2020/21 | 143 |
| 2021/22 | 69 |
| 2022/23 | 156 |
| 2023/24 | 163 |

⁴ Figure is rounded up to one decimal place.

3.15 HDT results based on the Local Plan 2019 requirement for Stevenage were as follows:

| Year | Housing Requirement | HDT Score |
|------|---------------------|-----------|
| 2021 | 380 | 79% |
| 2022 | 380 | 57% |
| 2023 | 380 | 38% |

3.16 These results reflect a shortfall in meeting housing targets over the last 3 years, emphasising the need for enhanced delivery strategies.

3.17 Where delivery falls below 75% of the requirement over the previous three years, the NPPF 2024 indicates that the presumption in favour of sustainable development applies. The NPPF is also clear that the 'presumption' does not change the statutory status of the development plan as the starting point for decision making.

4.0 Analysis of Under-Delivery

Identified Barriers

4.1 The following section will examine the root causes of under delivery, exploring factors such as market conditions, infrastructure constraints, and site-specific viability issues that may be impacting the timely progression of housing developments.

Planning Permissions

4.2 Stevenage Borough Council has approved 84% of planning applications within the required timeframe, demonstrating its commitment to supporting development. The council also offers a pre-application (pre-app) service for developers whereby applicants can submit proposals and planning officers can offer advice on how policies will be applied to proposals, raise any issues that may arise and advise on the level of information that would be required as part of a formal planning application. There is no evidence to suggest that pre-app discussion require any further intervention. However, there can be delays in bringing forward development post-permission due to the complexities in site preparation and market conditions.

Infrastructure constraints

4.3 Infrastructure and transport have been addressed at the strategic level, for example work with the County Council, the NHS, Highways England and with neighbouring and nearby authorities in order to prevent any further delay to the pace of development. The Council have worked closely with all partner authorities to help identify and address constraints as part of the duty to co-operate, this will be embedded into the 2019 plan.

Land availability and local context

- 4.4 Stevenage's urban form is predominantly low-density, with limited available land for development. The housing delivery model has historically focused on flattened development, which restricts opportunities to deliver higher-density housing solutions. In order to address this the Council has moved towards high density delivery and will continue to explore alternative land-use strategies such as; intensification and creative land redevelopment.

Market factors

- 4.5 Economic conditions and developer confidence can influence the pace of housing delivery, particularly for larger or more complex sites. Increased cost of market rent means the Council cannot rely on the market alone to make provision for Stevenage housing demand, particularly at a time when there is still concern surrounding the current economic climate and the issue of affordability. However, there is no evidence of any barriers in Stevenage to early commencement after planning permission is granted. Nonetheless, the Council acknowledges that the cost of rent will be a material impact on a household's ability to afford market housing costs.

Stakeholder engagement

- 4.6 The Council continues to engage with developers, landowners, and infrastructure providers to work proactively to promote ongoing collaboration to streamline processes to enable housing delivery and bring forward / accelerate strategic sites allocated in the proposed Local Plan.

Root causes of underdelivery

- 4.7 As set out in the Council's Housing Delivery Test Action Plan 2022 and May 2024 Update, additional root causes of under delivery in Stevenage during the early part of the plan period are as follows:
- The Council held the Examination in Public for the emerging Local Plan in 2017, with the Holding Direction lasting until 2019. This meant a low level of applications were submitted between 2017 – 2019.
 - Stevenage's urban form is predominantly low-density, with limited available land for development. The Council remains dependent on several large strategic sites to meet its housing targets.
 - Larger developments require extended lead times to finalise and agree on planning obligations, especially when aiming for high-quality standards.
 - The long-term effects of the COVID-19 pandemic on housing delivery and the economic uncertainty from 2020 to 2022 led to developers being more cautious about advancing projects during that time.

- Housing completions by private developers in the borough mean the Council must rely on developers' build-out rates, which are often aligned with market demand rather than the Council's housing targets.
- The affordability of homes for purchase was a significant issue relative to the average income in Stevenage during 2020-2022.
- The housing market faced increasing uncertainty in 2022 as interest rates were set to rise. This shift led developers to focus on market conditions rather than the Council's housing targets.
- Biodiversity requirements for major schemes can impact the overall viability of a site, with further concerns about the cost to the developer⁵.

4.8 The Council's housing trajectory (Appendix C) show that the Council has sufficient deliverable sites to meet future housing need under the NPPF 2024 standard method. However, the rate of delivery has been impacted by economic changes since 2020.

4.9 Appendix D set out details of sites identified in the Local Plan 2019 which are developable but not deliverable.

4.10 To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

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.

4.11 Developable sites are defined in the NPPF as sites which are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. The Viability Assessment 2024 tested each site in Appendix D against the Local Plan Review and Partial Update to ensure policies do not impose a direct delay to future housing development.

4.12 The prospects of delivery of the developable sites has been assessed as follows:

| Prospects for future development within 5 Years | Number of dwellings |
|---|---------------------|
| Good | 0 |
| Moderate | 1780 |
| Difficult | 245 |
| TOTAL | 2025 |

⁵ Stevenage Biodiversity Net Gain Supplementary Document 2021 revoked 2025

- 4.13 Sites estimated to be moderately capable of delivery over the next 5 years total 1780 dwellings, with 245 on sites considered to be 'difficult' to develop. The Council has excluded all such sites from its deliverable supply, but there is a reasonable prospect that at least some will contribute to supply during the remainder of the plan period. The Council remains committed to bring forward these sites within a timely manner through ongoing engagement with its key stakeholders.

5.0 Action Planning

Stevenage Review of the Local Plan 2019

- 5.1 The Local Plan 2019 set out that in the event of a significant rise in house prices, or any other changes which materially affect the costs of development over an extended period of time, the Council will update the viability evidence through the review of the Local Plan 2019. This would establish whether the target levels of affordable housing remain appropriate so as not to hinder future housing delivery.
- 5.2 The Council commissioned a viability assessment in 2024 to test the viability of affordable housing against the relevant levels as set out in Policy HO7, at a tenure split of 70% affordable rent; 25% First Homes and 5% intermediate / shared ownership. The assessment provided an understanding of the current costs of development since 2019 in order to maintain a balanced approach to the introduction of new planning policies as part of the Local Plan Review and delivery of future housing.
- 5.3 The viability assessment also considers the most recent Strategic Housing Market Assessment 2023 which recommends an increase in Policy HO7 to 41% based on local housing tenure need. Thus, any new proposed policies that impose a direct cost to development have been reflected in the assessment in order to not delay or discourage the speed of future housing delivery in Stevenage. The Council has consequently, raised the affordable housing provision from 30% to 40% on greenfield sites in line with the SHMA 2023 and Viability Assessment 2024.

Sites contributing to current supply

- 5.4 As part of maintaining our affordable and market housing needs during the duration of the Local Plan, the Council is required to identify deliverable housing sites for the next five years 2024 – 2029).
- 5.5 A 5 year supply of specific, deliverable sites at the time of the conclusion of its examination is one of the criteria under paragraph 76 of the National Planning Policy Framework which a plan must meet in order for a local authority to not be required to demonstrate a 5 year housing land supply for the purposes of decision-making.

- 5.6 In order to determine the number of sites likely to come forward as windfall delivery, the Strategic Land Availability Assessment Update June 2015 (SHLAA) set out that since the start of the plan period 2011, an average of 20 net dwellings per year had been completed. Residential garden development was excluded from these calculations⁶.
- 5.7 A review was undertaken of the average number of windfall sites completed since the start of the adopted Local Plan 2019. Historic windfall delivery rates during 1 April 2019 – 31 March 2024 shows that the Council has delivered 631 dwellings on windfall sites. This is significantly higher than the adopted Local Plan 2019 allowance of 20 units per annum.

Key Projects

- 5.9 The Local Plan includes a number of key projects with forecast completions in phases from late 2025.
- 5.10 Land North of Stevenage is now delivering housing completions.
- 5.11 West of Stevenage, SG1: Phase 1, Matalan Unit B-C and Land at Lytton Way are expected to deliver completions from 2026 onwards. Phase 2 of SG1 and West Stevenage are expected to start delivering completions from late 2027.
- 5.12 Collectively these larger, complex sites will deliver an increase in the annual average delivery rates than that seen in the early part of the plan period. However, despite this availability, certain sites experience delays in delivery.

⁶ National Planning Policy Framework Paragraph 72

6.0 Key Actions & Responses

- 6.1 The Council recognises the need to significantly boost housing supply in Stevenage Borough. The following section sets out a number of key actions and responses to help support housing delivery:

Short term

- 6.2 There are certain areas of Stevenage that are not suitable for re-development due to the its built form being mainly two-storey terraced houses. To densify these areas for large development would be seen as harmful. For this reason, the Council has focussed on growth in the town centre, neighbourhood centres and greenfield sites.
- 6.3 To date, the Council has progressed a number of its own housing schemes:

| Site Reference | Stevenage Borough Council Analysis |
|---|---|
| HO1/3 Burwell Road neighbourhood centre | 22/00437/FPM Burwell Road Neighbourhood Centre Work has begun on the delivery of 20 new affordable units. These are additional units to the scheme already delivered at Burwell Road under 17/00586/FPM. |
| HO1/4 Dunn Close garage court | 21/00944/FPM Dunn Close - work is currently under construction for 27 affordable units and completion is expected in 2025. |
| HO1/9 Kenilworth neighbourhood centre | 18/00398/FPM Phase 1 of Kenilworth Close delivered 118 affordable homes in 2024. |
| HO1/18 | 23/00954/FPM The Oval neighbourhood centre proposal include replacement accommodation for 91 units affordable housing units. Subject to securing grant funding and the resolution to grant subject to S106 agreement. |
| Permission reference | Stevenage Borough Council Analysis |
| 22/00963/FPM | Brent Court Garages scheuled to deliver 96 affordable units within the 5 year period. |
| 24/00064/FPM | Ellis avenue – resolution to grant subject to S106 agreement scheduled to deliver 11 affordable units. |
| 23/00226/FP | Valley Way, 22/00465/FP - Colestrete and 23/00615/FP - Stirling Close in Stevenage – these are 3 individual plots programmed to deliver 3 affordable units. |
| 24/00058/FPM | Land at Redcar Drive - resolution to grant subject to s.106. include the retention of 12 affordable units. |
| Town Centre | SG1 19/00743/FPM Phase 1 Expected to start delivery of housing completions 25/26. |

- 6.4 As part of the Council's regeneration objectives, the Council has developed a masterplan for Stevenage Town Centre. The Town Centre regeneration is expected to deliver over 1,850 new homes.
- 6.5 The Council also welcomes the latest Right to Buy changes by Central Government. Since 2015, the Council has delivered 497 affordable properties either through new build or open market acquisition. Of those, approximately 28 have received funding through other sources than Right To Build receipts.
- 6.6 Whilst the Council has greater flexibility in terms of its spend, the actual level of receipts the Council anticipate receiving is due to reduce as a result of the reduction in discount available to tenants. As a result, the Council is likely to diversify its funding streams, as evidenced by our successful bids for grant at Brent Court Garages from the Affordable Homes Programme.
- 6.7 As part of the latest measures to address future delivery the Council is looking to submit a number of sites forward to the "New Homes Accelerator Programme" in order to help boost delivery; however, there is no guarantee there would be follow up or Government Support in relation to these sites.
- 6.8 The Council is also working on a digital platform of monitoring Stevenage land use. This initiative will enhance data accuracy, improve real-time tracking of land availability, a provide a greater insight into development of future brown field sites. However, the Council will continue to maintain and update the Brownfield Land Register annually.
- 6.9 The Council continues to work on the North East Hertfordshire Joint Strategic Plan (JSP). Stage 1 Baseline was produced 2022/23, Vision document consultation Winter 2024/25 and Stage 2 Settlement Study early work commenced late 2024, to progress during 2025.

Medium term

- 6.10 Due to Stevenage tightly bounded administrative area, there is very little strategic scale land remaining which could be developed in the medium term other than those already identified in the current Local Plan below:

| Site Reference | Stevenage Borough Council Analysis |
|----------------------------|---|
| HO2 Stevenage West | 1500 homes granted detailed planning permission for 390 new homes of which 117 are to be affordable. Expected to start delivery of housing completions 25/26. |
| HO3 North of Stevenage | Expected to start delivery of housing completions from 2025 onwards. |
| Town Centre (TC01 to TC13) | SG1 19/00743/FPM Phase 1 Expected to start delivery of housing completions 25/26. |

7.0 Monitoring

- 7.1 The actions set out above will be reviewed on an annual basis. The Council will continue to monitor its Five-Year Land Supply and maintain a robust evidence base to support increase housing delivery across the borough to ensure housing numbers and densities are delivered as per expectations in the housing trajectory.

Appendix A

FIVE YEAR HOUSING SUPPLY CALCULATION

5 Year Housing Supply 2024 – 2029

| A. | Objectively Assessed Need (dwellings per year) | 477 |
|----|---|-------------|
| B. | Local Plan Period (Remaining Years) April 2024 - 31 March 2031 | 7 |
| C. | Adopted Housing Target 2024-2031 (A x B) | 3339 |
| D. | Completions 1 Apr 2024 – 31 Mar 2025 | 0 |
| E. | Target 1 Apr 2011 – 31 Mar 2024 | 4940 |
| F. | Shortfall against target at 31 Mar 2024 (E – D) | 0 |
| G. | Target 1 Apr 2024 – 31 Mar 2029 | 2385 |
| H. | Surplus / Shortfall to be delivered in 5yr period (F / 5) | 0 |
| I. | Buffer to be applied (20%) based on 2023 consequence | 20% |
| J. | Total 5yr requirement ((G + H) + I) | 2862 |
| K. | Dwellings for sites under construction | 1595 |
| L. | Dwellings granted permission or prior approval | 1627 |
| M. | Dwellings granted outline permission or subject to S106 | 1292 |
| N. | Other dwellings considered 'deliverable' | 50 |
| O. | Dwellings from Windfall sites | 100 |
| P. | Total deliverable dwellings (supply) 1 Apr 2024 – 31 Mar 2029 (K + L + M + N + O) | 4664 |
| Q. | Surplus of dwellings (P – J) | 1,802 |
| R. | Total Years Housing Supply ((P / J) x 5) | 8.14 |

Appendix B

TOTAL SUPPLY OF DELIVERABLE HOUSING IDENTIFIED

Total supply of deliverable housing identified October 2024.
Totals include a 50% deduction for permissions under 10 units.

| Total supply of deliverable housing identified | Oct 24 |
|---|--------|
| Total Number of Dwellings for Sites Under Construction | 1,595 |
| Total Number of Dwellings for Sites with Detailed Planning Permission | 1,575 |
| Total Number of Dwellings for Sites with Prior Notification | 52 |
| Total Number of Dwellings for Sites with Outline Permission | 1,292 |
| Total Number of Dwellings for other 'Deliverable' Sites | 50 |
| Total Number of Dwellings for Windfall Sites | 100 |
| Total Identified Supply | 4,644 |

Housing delivery 2024 - 2031

| | | 2024-2029 | | | | | Total | 2030-2031 | | | | | |
|---|------------------|-----------|-----------|-----------|-----------|-----------|-------|-----------|-----------|-----------|-----------|-----------|-----------|
| Monitoring year ending... | Affordable units | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | 2029/2030 | 2030/2031 | 2031/2032 | 2032/2033 | 2033/2034 | 2034/2035 |
| Sites with detailed planning permission | 496 AF | 16 | 373 | 670 | 390 | 168 | 1,617 | 30 | | | | | |
| Sites with prior notification | | 0 | 49 | 8 | 0 | 0 | 57 | | | | | | |
| Sites with outline permission / subject to s106 | 450 AF | 0 | 89 | 180 | 390 | 635 | 1,294 | 180 | 180 | 180 | 349 | 242 | 490 |
| Sites under construction | 92 AF | 140 | 600 | 431 | 232 | 192 | 1595 | | | | | | |
| 'Deliverable' housing sites | | 0 | 0 | 0 | 0 | 50 | 50 | | | | | | |
| Outstanding C2 Developments | | 2 | 5 | 0 | 0 | 0 | 7 | | | | | | |
| Windfall Allowance | | 20 | 20 | 20 | 20 | 20 | 100 | | | | | | |
| | | 178 | 1,136 | 1,309 | 1,032 | 1,065 | 4,720 | 210 | 180 | 180 | 349 | 242 | 490 |
| 50% deducted from permissons proposing under 10 units | | 56 | | | | | | | | 1261 | | | |
| Total 4720 - 56 = 4664 | | | | | | | | | | | | | |

Housing trajectory 2024 - 2031

| A | B | C | D | E | F | H |
|-------------|----------------------------|------------------------|----------------------------|--|------------------|--|
| Plan years | Annual Housing requirement | Buffer each year (20%) | Total Annual housing (B+C) | Total housing to be delivered including windfall allowance (20 dwellings per year) | Land Supply Year | Total supply delivered housing need (+ exceeds need) |
| 2024 – 2025 | 470 | 94 | 564 | 178 | 1 | -386 |
| 2025 – 2026 | 470 | 94 | 564 | 1136 | 2 | +186 |
| 2026 – 2027 | 470 | 94 | 564 | 1309 | 3 | +931 |
| 2027 – 2028 | 470 | 94 | 564 | 1032 | 4 | +1,399 |
| 2028 – 2029 | 470 | 94 | 564 | 1065 | 5 | +1,900 |
| 2029 – 2030 | 470 | - | - | 210 | - | - |
| 2030 – 2031 | 470 | - | - | 180 | - | - |
| 2031 – 2032 | - | - | - | 180 | - | - |
| 2032 – 2033 | - | - | - | 349 | - | - |
| 2033 – 2034 | - | - | - | 242 | - | - |
| 2034 – 2035 | - | - | - | 490 | - | - |

5 year land supply (1 April 2024 – 31st March 2029)

4664

Appendix C – Sites with detailed planning permission

| | Monitoring year ending... | Site Total (net) | Affordable units | Land types | 2024-2029 | | | | | 2030-2031 | |
|--|---|------------------|--|-------------------------------------|--------------------------------|------------|------------|------------|------------|-----------|------|
| | | | | | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2030 | 2031 |
| Planning Permission | Sites with detailed planning permission | | | | | | | | | | |
| 06/00301/FP | 11 Walkern Road (Pond Close), Stevenage | 12 | | PDL | | | 6 | 6 | | | |
| 21/00709/FP | 69 Whitney Drive, Stevenage, SG1 4BH | 1 | | PDL | | 1 | | | | | |
| 21/01229/FP | Land Adjacent To 81 Turpins Rise, Stevenage, SG2 8QZ | 2 | Amenity Land | | | 2 | | | | | |
| 22/00266/NMA | 13, Hollyshaws, Stevenage, SG2 8NZ | 2 | | PDL | | 1 | | | | | |
| 22/00287/FP | 14 Penn Road, Stevenage, SG1 1HY | 4 | 3 units gained | PDL | | | 4 | | | | |
| 22/00343/FP | 11, Manor View, Stevenage, SG2 8PD | 4 | 3 units gained | PDL | | | 4 | | | | |
| 22/00344/FP | 22 Greydells Road, Stevenage, SG1 3NJ | 3 | | PDL | | 3 | | | | | |
| 22/00465/FP | 37 Colestrete, Stevenage, SG1 1RB | 1 | Garden development | | | 1 | | | | | |
| 22/00982/FP | 14 North Road | 7 | | PDL | | 3 | 4 | | | | |
| 22/00688/FP | 35, Rookwood Drive, Stevenage, SG2 8PH | 1 | Garden development | | 1 | | | | | | |
| 22/00826/FP | 2-8 Queensway, Stevenage, SG1 1BS | 2 | | PDL | 2 | | | | | | |
| 22/00864/FP | 17 Fox Road, Stevenage, SG1 1JD | 1 | Garden development | | 1 | | | | | | |
| 21/00704/RM | MKG Motor Group Ltd, Chells Way, Stevenage, SG2 0LZ | 9 | | PDL | | | | | | | |
| 21/00819/FP | 29 - 31 Orchard Road, Stevenage, SG1 3HE | 7 | | PDL | | 7 | | | | | |
| 21/01002/FPM | Unit 11, The Forum Centre, The Forum, Town Centre, Stevenage, SG1 1ES | 224 | Affordable (224 BtR). Unlikely to come forward | PDL | | | | | | | |
| 21/00944/FPM | HO1/4: Dunn Close garage court | r | 6 AF units classified as dwellings. 21 units divide by 1.8 = 12 units + 6 = 18 units | PDL | | 18 | | | | | |
| 21/00819/FP | 29-31 Orchard Road | 7 | | PDL | 7 | | | | | | |
| 19/00743/FPM | SG1: Phase 1 (AKA Plot A) + Phase 1K | 760 | | PDL | | 264 | 397 | 99 | | | |
| 16/00482/FM Spd by 20/00624/FPM | Six Hills House | 64 | | PDL | | 20 | 20 | 24 | | | |
| 22/00437/FPM | HO1/3: Burwell Road NC | 20 | 20 Affordable flats | | | | | 18 | | | |
| 23/00719/FP | 80 Whitesmead Road, Stevenage, SG1 3JZ | 1 | | PDL | | 1 | | | | | |
| 23/00186/FP | 23 Essex Road | 5 | 4 Net units | PDL | | | 4 | | | | |
| 23/00226/FP | 203 Valley Way | 1 | Garden development | | | 1 | | | | | |
| 23/00266/FP | 2 Benstede | 1 | Garden development | | | 1 | | | | | |
| 23/00298/FP | Tarrant Court, Ingleside Drive | 2 | | PDL | | 2 | | | | | |
| 23/00238/FP | Land adj. to 73 Pankhurst Crescent | 1 | | PDL | | 1 | | | | | |
| 23/00889/FP | 33 Julians Road | 6 | | PDL | | | 6 | | | | |
| 23/00908/FP | Garages G001 - G026, Hydean Way | 4 | | PDL | | | 4 | | | | |
| 23/00945/FP | Symonds Lodge, Symonds Green Lane | 1 | | PDL | | 1 | | | | | |
| 23/00966/FP | Land to the rear of 48, 49 and 50 Conifer Walk, | 2 | Garden development | | | | 2 | | | | |
| 23/00432/FP | 11 Highstreet | 1 | | PDL | | 1 | | | | | |
| 23/00477/OP | Land Between 146 & 225 Hopton Road | 1 | Garden development | | | 1 | | | | | |
| 24/00376/RM | Garage Block 31 - 49 Spring Drive Stevenage Herts SG2 8AZ | 3 | | PDL | | | 3 | | | | |
| 23/00517/FP | 108 High Street Stevenage Herts SG1 3DW | 1 | | PDL | | 1 | | | | | |
| 24/00259/FP | 2 Benstede Stevenage Herts SG2 8JL | 1 | | PDL | | 1 | | | | | |
| 24/00409/FP | 30 High Street Stevenage Herts SG1 3AU | 1 | | PDL | | 1 | | | | | |
| 24/00447/FP | 110 Ely Close Stevenage | 1 | | PDL | | | 1 | | | | |
| 22/00377/FPM | Stewart House | 21 | | PDL | | 10 | 11 | | | | |
| 24/00047/FPM | Walpole Court | 24 | 6 AF | PDL | | | 24 | | | | |
| 24/00058/FPM | Land at Redcar Drive, Stevenage | 38 | 12 AF | PDL | | | | 38 | | | |
| 22/00966/FPM | 224-230 Bedwell Crescent, Stevenage | 57 | | PDL | | | 20 | 37 | | | |
| 22/00806/RMM | HO3: Land North of Stevenage (Phase 1D) | 115 | 102 | Greenfield sites outside urban area | | | | 85 | 30 | | |
| 23/00890/RMM | HO3: Land North of Stevenage (Phase 2) | 442 | 138 | Greenfield sites outside urban area | | 23 | 168 | 83 | 138 | 30 | |
| Subtotal | | 1,860 | 284 AF | | 16 | 373 | 670 | 390 | 168 | | |
| 90 units (under 10 units) - 50% = 45 units to be deducted from total | | | | | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | |
| Based on past experience, SBC assumes 50% delivery | | | | | 16 | 373 | 670 | 390 | 168 | | |
| | | | | | Total 1,617 - 45 = 1572 | | | | | | |

Sites with prior approval

| | | | | 2024-2029 | | | | | 2030-2031 | |
|--|---|--------------------------------|------------|-------------------|-----------|-----------|-----------|-----------|-----------|------|
| Monitoring year ending... | Monitoring year ending... | Site Total (net) | Land types | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2030 | 2031 |
| | Sites with prior notification | | | | | | | | | |
| 21/00820/CPA | Bank House, Primett Road, Stevenage, SG1 3EE | 24 | PDL | | 24 | | | | | |
| 21/00843/CPA | 50, High Street, Stevenage, SG1 3EF | 2 (not likely to come forward) | PDL | | | | | | | |
| 23/00578/CPA | 62 - 80 Queensway And Forum Chambers, Town Centre, Stevenage, SG1 1EE | 23 | PDL | | 23 | | | | | |
| 24/00575/CPA | 14 The Grange High Street Stevenage Hertfordshire SG1 3WA | 1 | PDL | | 1 | | | | | |
| 24/00403/CPA | 31A Queensway Town Centre Stevenage Herts SG1 1DA | 8 | PDL | | | 8 | | | | |
| 23/00038/CPA | 166A High Street | 1 | PDL | | 1 | | | | | |
| | Subtotal | 24 | | 0 | 49 | 8 | 0 | 0 | | |
| | | | | | | | | | | |
| | | | | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | |
| | | | | 0 | 49 | 8 | 0 | 0 | | |
| | | | | Total 57 - 5 = 52 | | | | | | |
| | | | | | | | | | | |
| 10 units (under 10 units) - 50% = 5 unts to be deducted from total | | | | | | | | | | |

Site with outline / subject to S106

| | | | | | 2024-2029 | | | | | 2030-2031 | | | | | |
|---------------------|--|------------------|---|-------------------------------------|-----------------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | Monitoring year ending... | Site Total (net) | | Land types | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 |
| Planning Permission | Sites with outline permission / subject to s106 | | | | | | | | | | | | | | |
| 21/00356/FPM | HO2: Land West of Stevenage - Phase 1 | 390 | 450 AF units on overall scheme (117 in Phase 1) | Greenfield sites outside urban area | | 89 | 180 | 121 | | | | | | | |
| | SG1 - Phase 2 (Plot B) | 172 | | PDL | | | | 34 | 138 | | | | | | |
| 22/00965/FPM | HO1/15: Shephall view 230 Bedwell Crescent (Shephall View) 24 - | 57 | | Greenfield sites outside urban area | | | | | 57 | | | | | | |
| 21/01283/FPM | North Car Park, Six Hills Way (Land adj to Six Hills House) | 94 | | PDL | | | | | | | | | | | |
| 22/00963/FPM | Brent Court | 96 | | PDL | | | | | 96 | | | | | | |
| | HO2: Land West of Stevenage - Phases 2-4 | 1110 | | Greenfield sites outside urban area | | | | 59 | 180 | 180 | 180 | 180 | 177 | 100 | 54 |
| 19/00743/FPM | SG1 Phase 3 (Plots F & G) | 185 | | PDL | | | | | | | | | | | |
| | SG1 Phase 4 (C, E and H) | 750 | | PDL | | | | | | | | | 172 | 142 | 436 |
| HO1/18 | HO1/18: The Oval neighbourhood centre | 264 | | PDL | | | | 100 | 164 | | | | | | |
| 24/00196/OP | Land To South Of Chantry Farm Old Chantry Lane Todds Green | 5 | | Greenfield sites outside urban area | | | | 5 | | | | | | | |
| 23/00502/FPM | 58 - 90 Queensway & Forum Chambers | 71 | | PDL | | | | 71 | | | | | | | |
| Subtotal | | 2,346 | 225 | | 0 | 89 | 180 | 390 | 635 | 180 | 180 | 180 | 349 | 242 | 490 |
| | | | | | 0 | | | | | | | | | | |
| | | | | | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | | | | | |
| | | | | | 0 | 89 | 180 | 390 | 635 | | | | | | |
| | | | | | Total 1294 - 2 = 1292 | | | | | | | | | | |

Sites under construction

| | | | | | 2024-2029 | | | | | 2030-2031 | |
|---------------------|---|------------------|-----------------------------------|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------|
| | Monitoring year ending... | Site Total (net) | Affordable units | Land Type | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2030 | 2031 |
| Planning Permission | Sites under construction | | | | | | | | | | |
| 17/00846/FP | 12 Park Place, Town Centre, Stevenage, SG1 1DP | 9 | | PDL | | | | | 9 | | |
| 18/00234/FP | Boots High Street | 6 | | PDL | | 6 | | | | | |
| 20/00736/FPM | HO1/9: The Bragbury Centre, Kenilworth Close, Stevenage, SG2 8TB | 169 | 118 AF - 65 remaining to be built | PDL | 10 | 30 | 50 | | | | |
| 13/00599/FP | Land Between, 7A And 11 North Road, Stevenage, | 1 | | PDL | | | | 1 | | | |
| 19/00463/FP | Land Adjacent To, 21 Whomerley Road, Stevenage, | 1 | | PDL | | 1 | | | | | |
| 21/01366/FPM | Stamford House, Primett Road, Stevenage, SG1 3EE | 11 | | PDL | | | 11 | | | | |
| 22/00695/FP | 12, High Street, Stevenage, SG1 3EJ | 1 | | PDL | | | 1 | | | | |
| 22/00982/FP | 14, North Road, Stevenage, SG1 4AL | 7 | | PDL | | | 6 | | | | |
| 20/00643/RMM | Matalan Unit B-C, Danestrete, Stevenage | 526 | | PDL | | 143 | 100 | 100 | 183 | | |
| 22/00684/FP | Land adj, 12 Lower Sean, Stevenage, SG2 9XN | 1 | | Garden development | 1 | | | | | | |
| 20/00624/FPM | North Park Corner of, Six Hills Way And London Road, Stevenage, SG1 1ST | 64 | | PDL | | | 35 | 29 | | | |
| 21/00847/FP | HO1/2 Car Park Bragbury End Sports Ground, Aston Lane, Stevenage | 5 | | PDL | | | 5 | | | | |
| 19/00474/FPM | Land To The West Of Lytton Way | 576 | 52 AF | PDL | | 264 | 210 | 102 | | | |
| 21/00971/FPM | Courtlands, Todds Green, Stevenage, SG1 2JE | 17 | | PDL | | 7 | 10 | | | | |
| 21/00328/FP | 4, Shackleton Spring, Stevenage, SG2 9DF | 1 | | PDL | | 1 | | | | | |
| 21/00057/FP | Land Between Watercress Close Coopers Close And Walnut Tree Close SG2 9TN | 2 | | Greenfield site inside urban area | | 2 | | | | | |
| 23/00526/RMM | HO3: Land North of Stevenage (Phase 1A-C) | 243 | | Greenfield site outside urban area | 98 | 145 | | | | | |
| 20/00682/FPM | Land to W of A1 (M) and, South Of Stevenage Road, Todds Green | 133 | 40 AF | Greenfield site outside urban area | 31 | | | | | | |
| 23/00637/FP | Land opposite 25 and 26 St.Albans Drive | 3 | | Public amenity space | | | 3 | | | | |
| 23/00615/FP | Land Adjacent To 68 Stirling Close | 1 | | Garden development | | 1 | | | | | |
| Subtotal | | 1,777 | 92 AF | | 140 | 600 | 431 | 232 | 192 | | |

| | | | | |
|------------|-----------|-----------|-----------|-----------|
| 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 |
| 140 | 600 | 431 | 232 | 192 |
| Total 1595 | | | | |

Deliverable housing sites

| | | | | | 2024-2029 | | | | | 2030-2031 | |
|---------------------|--|------------------|--|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------|
| | Monitoring year ending... | Site Total (net) | | Land types | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | 2030 | 2031 |
| Planning Permission | 'Deliverable' housing sites | | | | | | | | | | |
| | HO1/6: Former Pin Green School playing field | 50 | | Greenfield sites within urban area | | | | | 50 | | |
| | Subtotal | 50 | | | 0 | 0 | 0 | 0 | 50 | | |
| | | | | | | | | | | | |
| | | | | | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | |
| | | | | | 0 | 0 | 0 | 0 | 50 | | |
| | | | | | Total 50 | | | | | | |

Outstanding C2 development

| | | | | | 2023-2028 | | | | | 2029-2031 | | |
|--|---|------------------|--|------------|-----------|-----------|-----------|-----------|-----------|-----------|------|------|
| | Monitoring year ending... | Site Total (net) | | Land types | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2029 | 2030 | 2031 |
| Planning Permission | Outstanding C2 Developments | | | | | | | | | | | |
| 20/00226/FP | 112 High Street, Stevenage, SG1 3DW | 1 | | PDL | | 1 | | | | | | |
| 20/00599/FP | 14, Brick Kiln Road, Stevenage, SG1 2NH | 1 | | PDL | | 1 | | | | | | |
| 21/01359/FP | 201, Chertsey Rise, Stevenage, SG2 9JF | 1 | | PDL | | 1 | | | | | | |
| 22/00154/FP | 185 Jessop Road, Stevenage, SG1 5LR | 1 | | PDL | 1 | | | | | | | |
| 23/00762/FP | Oak Lodge, Rectory Lane, Stevenage | | | PDL | | 2 | | | | | | |
| 22/00154/FP | 185 Jessop Road, Stevenage, SG1 5LR | 1 | | PDL | 1 | | | | | | | |
| Subtotal | | 5 | | | 2 | 5 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | | | | | | | | |
| 7 units (under 10 units) - 50% = 4 untis to be deducted from total | | | | | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | | | |
| Based on past experience, SBC assumes 50% delivery | | | | | 2 | 5 | 0 | 0 | 0 | | | |
| | | | | | Total 7 | | | | | | | |

Windfall allowance

| | | | | 2023-2028 | | | | | 2029-2031 | | |
|------------------------------|------------------|--|---------------|-----------|-----------|-----------|-----------|-----------|-----------|------|------|
| Monitoring year ending... | Site Total (net) | | Land types | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2029 | 2030 | 2031 |
| Windfall Allowance | | | | | | | | | | | |
| | 100 | | | | | | | | | | |
| Subtotal | | | | 20 | 20 | 20 | 20 | 20 | | | |
| | | | | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | | | |
| | | | | 0 | 20 | 20 | 20 | 20 | | | |
| | | | | Total | 100 | | | | | | |

Appendix D

Developable sites not including in 5 year land supply

| Remaining Housing Allocations | | | | | | |
|-----------------------------------|--|-------------------------|------------------------------------|--|----------------------------------|---------------------------|
| Reference | Sites | Dwelling capacity (net) | Land types | Viability Results 2024 | Prospects for future development | Deliverable / Developable |
| HO1/1 | Bedwell Crescent neighbourhood centre | 45 | PDL | Viable against new policies | Moderate | Developable |
| HO1/6 | Former Pin Green school playing field | 42 | Greenfield sites within urban area | Viable against new policies | Difficult | Developable |
| HO1/7 | Fry Road day nursery | 6 | PDL | Viable against new policies | Moderate | Developable |
| HO1/8 | Ken Brown car showroom | 36 | PDL | Viable against new policies | Difficult | Developable |
| HO1/11 | Land West of North Road (Rugby Club) | 149 | Greenfield site outside urban area | Viable against new policies | Difficult | Developable |
| HO1/12 | Marymead neighbourhood centre | 60 | PDL | Viable against new policies | Moderate | Developable |
| HO1/13 | Scout hut, Drakes Drive | 18 | PDL | Viable against new policies | Difficult | Developable |
| HO1/14 | Shephall Centre and adj. amenity land | 34 | Greenfield site within urban area | Viable against new policies | Moderate | Developable |
| HO1/16 | The Glebe neighbourhood centre | 35 | PDL | Viable against new policies | Moderate | Developable |
| HO1/17 | The Hyde neighbourhood centre | 50 | PDL | Viable against new policies | Moderate | Developable |
| HO4 | South East of Stevenage | 550 | Greenfield site outside urban area | Marginally viable against new policies | Moderate | Developable |
| TC4 | Station Gateway Major Opportunity Area | 1000 | PDL | Unviable against new policies | Moderate | Developable |
| Total Remaining Dwelling Capacity | | 2025 | | | | |