

Housing Update -
Post-Adoption of the Stevenage Local Plan

November 2019

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1.0 Introduction

- 1.1 This document has been produced to provide an updated position with regards to Stevenage Borough Council's five year housing supply following the adoption of the Local Plan in May 2019.

2.0 Purpose of the Housing Update

- 2.1 Stevenage Borough Council produces an [Authority Monitoring Report \(AMR\)](#) every year to report on development that has occurred in the borough in a 12 month period, known as the monitoring year.
- 2.2 The AMR (2019) reports on the monitoring year from 01 April 2018 to 31 March 2019. Throughout the entire monitoring year, the Stevenage Local Plan was the subject of a Holding Direction by the Secretary of State for Housing, Communities and Local Government. As such, the AMR (2019) reports the Council's position with regards to maintaining a 5 year housing supply as if the Local Plan had not been adopted. However, the Holding Direction was lifted and shortly after the monitoring year of the AMR (2019) ended, the [Local Plan](#) was adopted (May 2019).
- 2.3 The adoption of the Local Plan changes how the Council is able to demonstrate that it can provide a 5 year housing supply. This housing update has been produced to reflect the new position.
- 2.4 The information in Chapter 4: Updated Housing Supply is published to replace the information in the Five Year Housing Land Supply chapter of the AMR (2019). This update will itself be replaced by the AMR (2020) which will report on the monitoring year 01 April 2019 to 31 March 2020.
- 2.5 The information in this Housing Update should be used for decision-making purposes when determining planning applications for residential development.

3.0 Explanation of Changes

Liverpool / Sedgefield - approach to calculating the delivery of historic shortfall

- 3.1 At the Examination Hearings for the Local Plan, the Council argued that 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 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 As evidenced in the [Inspector's report](#), the Inspector agreed that the Sedgefield approach was unrealistic for Stevenage and that the 5 year housing supply should be calculated using the Liverpool approach. See extracts from the Inspector's letter below:

139. 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.

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144. The Council can demonstrate exactly a 5 year supply of deliverable housing sites when a 20% buffer is applied to reflect the persistent under-supply of housing land (in accordance with the NPPF) and based on the Liverpool calculation method i.e. dealing with the previous shortfall over the Plan period.

- 3.3 The AMR (2019) and all previous AMRs have used the *Sedgefield* approach. The adoption of the Local Plan allows the Council to change how it calculates five year housing supply and this Housing Update amends the calculation to use the *Liverpool* approach.

Deliverable / Developable sites

- 3.4 The Housing Trajectory reported in the AMR (2019) lists housing sites which are under construction, have planning permission or which have a strong expectation of being granted permission. These are concluded as being either deliverable or developable in line with the definition of 'deliverable' from Annex 2 of the Revised [NPPF \(2019\)](#). Sites that are deliverable are included in the Council's 5 Year Housing Supply.
- 3.5 The adoption of the Local Plan allows the Council to change how some of the sites are categorised. The allocation of a site in an adopted Local Plan does not automatically mean that a site should be categorised as deliverable. However, the release of sites from the Green Belt, as has happened for two of the Strategic Sites in the Stevenage Local Plan, means that sites can offer a suitable location for development, which is one of the criteria for being categorised as deliverable. A site can be categorised as deliverable as long as the allocation status is supplemented with "clear evidence that housing completions will begin on site within 5 years".
- 3.6 This Housing Update amends the categorisation of several sites from those reported in the AMR (2019). It also includes a quota of windfall development supported by the Plan.

Updated progress of major schemes

- 3.7 The Local Plan provides for an ambitious regeneration of the Town Centre. Since the end of the AMR (2019) monitoring year, progress has been made with a number of elements of the overarching regeneration programme, including the preparation of a major hybrid application which provides greater certainty over the quantum and phasing.
- 3.8 One of the Council’s own housing schemes, on an allocated site, has since been granted permission for significantly more units than in the adopted allocation within the Local Plan.
- 3.9 One other major scheme has also progressed significantly since the adoption of the Plan. One County Council-owned site that had been granted permission subject to the signing of a S106 agreement has been superseded by a new permission on site for training facilities and residential development is no longer expected.
- 3.10 The Trajectory of deliverable homes has been updated to include this up to date information.

4.0 Updated Housing Supply

AMR (2019)

- 4.1 The AMR (2019) contains the following assessment of the 5 Year Housing Supply:

AMR (2019) Five Year Housing Supply calculation (Sedgefield approach)		
A.	Objectively Assessed Need (dwellings per year)	380
B.	Local Plan period (years)	20
C.	Housing Target 2011-2031 (A x B)	7,600
D.	Completions 01 Apr 2011 – 31 Mar 2019	1,792
E.	Target 01 Apr 2011 – 31 Mar 2019	3,040
F.	Shortfall against target at 31 Mar 2019 (E – D)	-1,248
G.	Target 01 Apr 2019 – 31 Mar 2024 (A x 5)	1,900
H.	Surplus / shortfall to be delivered in 5 yr period (F)	-1,248
I.	Buffer to be applied (20% due to historical undersupply)	1.2
J.	Total 5-yr requirement ((G - H) x I)	3,778
K.	Deliverable homes between 01 Apr 2019 – 31 Mar 2024	2,133 ¹
L.	Years Housing Supply (K / J) x 5	2.82

- 4.2 As of 31 Mar 2019, the Council could **not** demonstrate a five year housing supply.

Housing Update

- 4.3 The Five Year Housing Supply has been updated. It now uses the Liverpool approach to calculate shortfall delivery across the Local Plan period and it takes into account the updated list of deliverable sites² and progress with proposals for major developments.

¹ Deliverable sites for AMR (2019) included in Appendix A

² Deliverable sites for Housing Update included in Appendix B

Interim Five Year Housing Supply calculation (Liverpool approach)		
A.	Objectively Assessed Need (dwellings per year)	380
B.	Local Plan period (years)	20
C.	Housing Target 2011-2031 (A x B)	7,600
D.	Completions 01 Apr 2011 – 31 Mar 2019	1,792
E.	Target 01 Apr 2011 – 31 Mar 2019	3,040
F.	Shortfall against target at 31 Mar 2019 (E – D)	-1,248
G.	Target 01 Apr 2019 – 31 Mar 2024 (A x 5)	1,900
H.	Surplus / shortfall to be delivered in 5 yr period (F / 12 x 5)	-520
I.	Buffer to be applied (20% due to historical undersupply)	1.2
J.	Total 5-yr requirement ((G - H) x I)	2,904
K.	Deliverable homes between 01 Apr 2019 – 31 Mar 2024	3,526
L.	Years Housing Supply (K / J) x 5	6.07

4.4 The updated Housing Trajectory shows that over the five-year supply period (01/04/19-31/3/24) a total of **3,526 dwellings** are considered to be deliverable. This is 622 dwellings more than is required. Evidence to support the delivery of these sites includes: planning status; agreed delivery timetables and information from stakeholders (including landowners, site promoters, house builders) on the progress of delivery.

4.5 Following the adoption of the Local Plan, **the Council can demonstrate a 6.07 year housing supply.**

5.0 Summary

5.1 The information in Chapter 4: Updated Housing Supply is published as an interim position to supersede the information within the Five Year Housing Land Supply chapter within the AMR (2019). The update shows that the Council can demonstrate a 5 year supply of housing.

5.2 The information should be used by decision makers involved in determining planning applications for residential development. This update will itself be superseded by the findings of the AMR (2020) which will report on the monitoring year 01 April 2019 to 31 March 2020.

Appendix A – Housing Trajectory as of 31 March 2019 in AMR (2019)

Monitoring year ending...	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Sites under construction																						
85-103 Queensway	94	Previously developed									10	42	42									
Du Pont	70	Previously developed									20	20	20	10								
Du Pont	104	Previously developed									12	50	42									
Du Pont	94	Previously developed							40		20	20	14									
Land rear of Ferrier Rd/Magellan Close	43	Greenfield sites within urban area																				
HO1/3: Burwell Road NC	15	Previously developed										5	10									
Chadwell Road	14	Previously developed										7	7									
11 Walkern Road (Pond Close)	12	Previously developed																				
Small sites (<10)	35	Previously developed										15	20									
Small sites (<10)	10	Greenfield sites within urban area										5	5									
Subtotal	491		0	0	0	0	0	0	0	0	40	117	194	118	10	0	0	0	0	0	0	
Sites with detailed planning permission																						
Six Hills House	64	Previously developed												20	20	24						
Symonds Green NC	22	Previously developed											8	10	4							
Small sites (<10)	72	Previously developed										12	12	12	12	12	12					
Small sites (<10)	6	Greenfield sites within urban area											2	2	2							
Subtotal	164		0	0	0	0	0	0	0	0	0	12	22	44	38	36	12	0	0	0	0	
Sites with prior notification																						
Hertlands House	21	Previously developed										11	10									
85 - 103 Queensway	11	Previously developed										5	6									
Small sites (<10)	7	Previously developed										5	2									
Subtotal	39		0	0	0	0	0	0	0	0	0	21	18	0	0	0	0	0	0	0	0	
Sites with outline permission / subject to s106																						
Matalan	526	Previously developed												100	150	150	126					
Town centre scheme	120	Previously developed											60	60								
Longfield Fire and Rescue Centre	95	Previously developed												30	30	35						

Small sites (<10)	2	Previously developed											2													
		Greenfield sites within urban area																								
Small sites (<10)	3												3													
Subtotal	746		0	0	0	0	0	0	0	0	0	0	65	190	180	185	126	0	0	0	0	0	0	0	0	
'Deliverable' housing sites																										
HO1/4: Dunn Close garage court	5	Previously developed										5														
HO1/5: Ex-play centre, Scarborough Av.	15	Previously developed											5	5	5											
HO1/6: Former Pin Green School playing field	42	Greenfield sites within urban area																								
HO1/9: Kenilworth Close NC	65	Previously developed											10	25	25	5										
HO1/10: Land at Elliot Road	16	Greenfield sites within urban area											8	8												
HO1/11: Land West of North Road (Rugby Club)	149	Greenfield sites outside urban area																40	40	40	29					
HO1/15: Shephall View	25	Greenfield sites within urban area																								
Stevenage Central (Leisure Park)	1000	Previously developed																100	100	150	150	150	150	150	100	100
SG1 - Phase 1	410	Previously developed												140	140	130										
SG1 - Phase 2	85	Previously developed													30	30	25									
SG1 - Phase 3	159	Previously developed																40	40	40	39					
Subtotal	1971		0	0	0	0	0	0	0	0	0	23	198	225	220	217	180	229	179	150	150	100	100			
'Developable' housing sites																										
HO1/1: Bedwell Crescent NC	45	Previously developed																			10	10	10	10	5	
HO1/2: Bragbury End sports ground car park	8	Green Belt												5	3											
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																								
																				50	50	50	50	50	50	25

HO2: Land West of Stevenage	1350	Greenfield sites outside urban area											150	150	150	150	150	150	150	150	100	
HO3: Land North of Stevenage	800	Green Belt								150	150	150	150	150	50							
HO4: Land south of A602	400	Green Belt									40	50	50	60	60	50	50	40				
HO4: Bragbury End Sports Ground	150	Green Belt										40	40	40	30							
SG1 - Phase 4	585	Previously developed												80	85	85	85	85	85	85	80	
Subtotal	3,852								0	0	5	160	369	434	436	526	466	376	350	335	290	205
	7,263																					
Windfalls																						

Appendix B – Updated Housing Trajectory

Monitoring year ending...	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Sites under construction																						
85-103 Queensway	94	Previously developed									47	47	0									
Du Pont	70	Previously developed									20	20	20	10								
Du Pont	104	Previously developed									12	50	42									
Du Pont	94	Previously developed									20	20	14									
Land rear of Ferrier Rd/Magellan Close	43	Greenfield sites within urban area																				
HO1/3: Burwell Road NC	15	Previously developed																				
Chadwell Road	14	Previously developed																				
11 Walkern Road (Pond Close)	12	Previously developed																				
Small sites (<10)	35	Previously developed																				
Small sites (<10)	10	Greenfield sites within urban area																				
Subtotal	491		0	0	0	0	0	0	0	0	154	199	76	10	0	0	0	0	0	0	0	
Sites with detailed planning permission																						
Six Hills House	64	Previously developed																				
Symonds Green NC	22	Previously developed																				
HO1/9: Kenilworth Close NC	220	Previously developed																				
HO1/5: Ex-play centre, Scarborough Av.	29	Previously developed																				
North Road	21	Previously developed																				
Small sites (<10)	72	Previously developed																				
Small sites (<10)	6	Greenfield sites within urban area																				
Subtotal	434		0	0	0	0	0	0	0	0	27	167	165	51	12	12	0	0	0	0	0	
Sites with prior notification																						
Hertlands House	21	Previously developed																				
85 - 103 Queensway	11	Previously developed																				
Small sites (<10)	7	Previously developed																				
Subtotal	39		0	0	0	0	0	0	0	0	7	22	10	0	0	0	0	0	0	0	0	
Sites with outline permission / subject to s106																						
Matalan	526	Previously developed																				
Small sites (<10)	2	Previously developed																				

Monitoring year ending...	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Small sites (<10)	3	Greenfield sites within urban area																				
Subtotal	531		0	0	0	0	0	0	0	0	0	0	0	100	150	150	126	0	0	0	0	
'Deliverable' housing sites																						
HO1/4: Dunn Close garage court	5	Previously developed									5											
HO1/6: Former Pin Green School playing field	42	Greenfield sites within urban area										10	10	10	12							
HO1/10: Land at Elliot Road	16	Greenfield sites within urban area										8	8									
HO1/15: Shephall View	25	Greenfield sites within urban area										10	15									
HO3: Land North of Stevenage	800	Greenfield sites outside urban area											50	150	150	150	150	150				
Webb Rise	85	Greenfield sites within urban area												50	35							
Land West of the A1(M) and South of Todd's Green	133	Greenfield sites outside urban area										70	63									
SG1 - Phase 1	760	Previously developed										200	200	200	160							
SG1 - Phase 2	545	Previously developed											150	150	150	95						
SG1 - Phase 3	545	Previously developed												150	150	150	95					
Subtotal	2,956		0	0	0	0	0	0	0	0	5	298	496	710	657	395	245	150	0	0	0	
'Developable' housing sites																						
HO1/1: Bedwell Crescent NC	45	Previously developed														10	10	10	10	5		
HO1/2: Bragbury End sports ground car park	8	Greenfield sites outside urban area										5	3									
HO1/7: Fry Road Day Nursery	6	Previously developed											1	1	1	1	1	1				
HO1/8: Ken Brown car motors	36	Previously developed											10	10	10	6						
HO1/11: Land West of North Road (Rugby Club)	149	Greenfield sites outside urban area													40	40	40	29				
HO1/12: Marymead NC	60	Previously developed											10	10	10	10	10	10				
HO1/13: Scout Hut, Drakes Drive	18	Previously developed										5	5	5	3							
HO1/14: Shephall Centre and adj. amenity land	34	Greenfield sites within urban area												10	10	14						
HO1/16: The Glebe NC	35	Previously developed													5	5	10	10	5			
HO1/17: The Hyde NC	50	Previously developed												10	10	10	10	10				
HO1/18: The Oval NC	275	Previously developed														50	50	50	50	50	25	

Monitoring year ending...	Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031				
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
HO2: Land West of Stevenage	1350	Greenfield sites outside urban area									60	110	160	160	160	150	150	100	100	100	100	
HO4: Land south of A602	400	Greenfield sites outside urban area										40	50	50	60	60	50	50	40			
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	
SG1 - Phase 4	585	Previously developed													80	85	85	85	85	85	80	
Icon	576	Previously developed									100	100	100	100	100	76						
Subtotal	4,777								0	0	0	210	319	396	529	586	652	555	450	435	340	305
Total	9,228																					
<i>Windfalls</i>														20	20	20	20	20	20	20	20	20