

**SG1 – Phase 1 to 4****Statement of Common Ground Between  
Stevenage Borough Council and Mace Development (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 Development (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 1,865 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 757 dwellings as part of Phase 1 of the overall development. Further phases are expected to begin delivery during the latter part of 2025-2030
- 1.3** The purpose of this SoCG is to update and agree the expected build-out rates of the site prior to 31 March 2027. 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. Further phases are as follows;

**Phase 2**

Plot B is located northeast corner of the site and consists of 172 dwellings.

**Phase 3**

Plots F and G are located south of the site and consists of 185 dwellings.

Phase 4 Plots C, E and H are located south and southwest of the site and consists of 750 dwellings.

**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
Date of Planning & Development Committee	20 October 2020
Expected Planning Permission Granted	June 2022
Expected date to discharge pre-commencement conditions	End 2022
Expected commencement on site	Q1 2023

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

### 4. Expected Build Rates

- 4.1 The deliverable 1,114 dwellings of the development are expected to be built by 2027.  
4.1 Table 2 shows the expected number of completed dwellings by year.

	2022/23	2023/24	2024/25	2025/26	2026/27	Total
<b>Total</b>	-	261	496	254	103	1,114

Table 2 – Expected Build Rates of Dwellings Per Year

### 5. Limitations

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

### 6. Signatories

Signed on behalf of Stevenage Borough Council

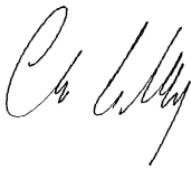


**Name:** Zayd Al-Jawad

**Position:** AD Planning & Regulations

**Date:** 13/06/22

**Signed on behalf of Mace Developments (Stevenage) Ltd**

A handwritten signature in black ink, appearing to read 'Chris Le May', written in a cursive style.

**Name: Chris Le May**

**Position: Associate Director**

**Date: 13<sup>th</sup> June 2022**