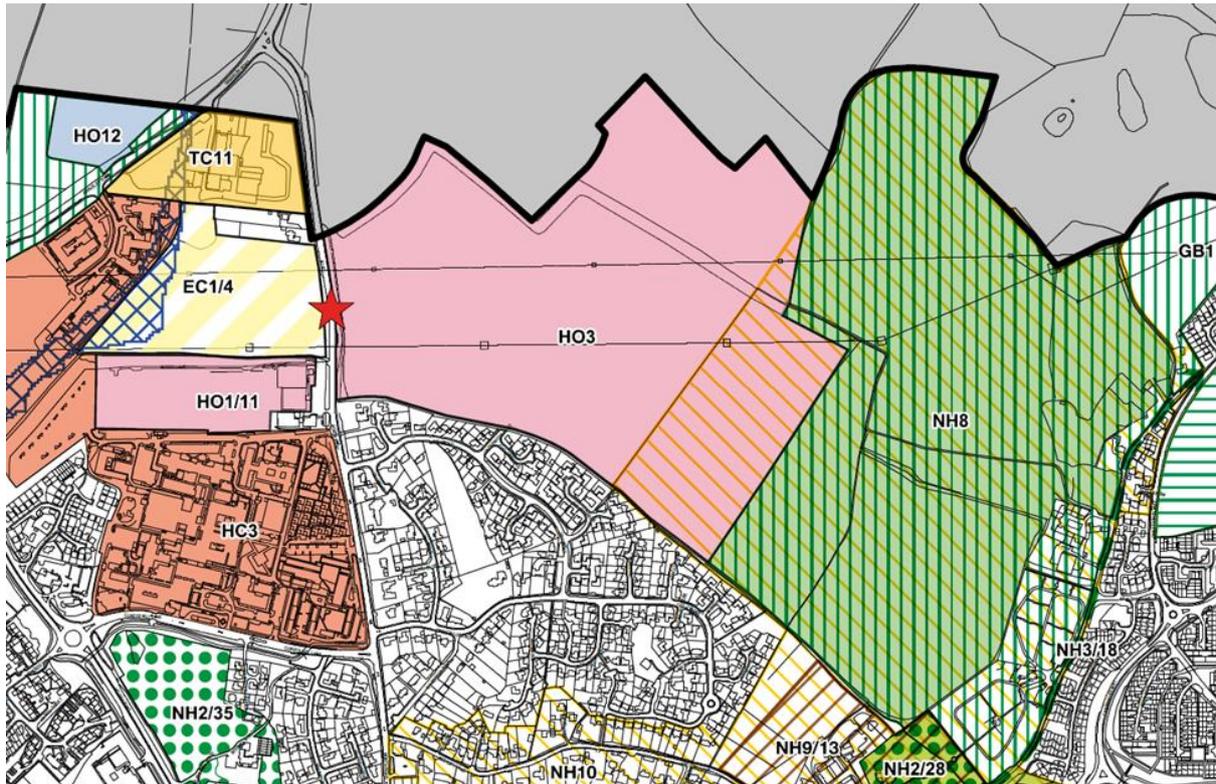


**HO3 – Land North of Stevenage****Statement of Common Ground Between  
Stevenage Borough Council, Bellway Homes and Miller Homes****1. Introduction**

- 1.1** This Statement of Common Ground (SoCG) has been prepared and agreed by Stevenage Borough Council ('the Local Planning Authority'), Bellway Homes North London Ltd (the 'developer') and Miller Homes Ltd (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 The Article 31 Direction was subsequently withdrawn and the application, together with re-negotiated S106 Heads of Terms to take account of the new CIL Charging Schedule, was re-presented to the Planning and Development Committee in December 2020.
- 1.4** Since this time, negotiations on the S106 have concluded and at the time of writing the document is being circulated to all the parties for signing. It is expected that the S106 Agreement will be executed and planning permission issued in May 2022.
- 1.5** In the meantime, a Planning Performance Agreement (PPA) is in place and pre-application discussions have taken place with the developers regarding the scope and detail of the first phases of the development, including the site-wide infrastructure required to deliver the development, the first phase of c.360 units, and the Country Park.
- 1.6** 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.
- 1.7** The purpose of this SoCG is to update and agree the expected build-out rates on the site during the period April 2022 to 31 March 2027. This will be used to support Stevenage Borough Council's five year housing land supply. Although 800 dwellings have been allocated, approximately 675 dwellings are planned to be delivered by the end of this five-year housing land supply period.
- 1.8** 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 (including the Country Park which is a requirement under Policy NH8 of the Local Plan) 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 SBC Planning & Development Committee resolution to grant outline permission (subject to S106)	December 2020
Expected date of signed S106 Agreement	May 2022
Expected date of Reserved Matters Application submission	June 2022
Expected date of Reserved Matters Application being granted and pre-commencement conditions being discharged	September 2022
Expected commencement on site	Q4 2022

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 for further phases to be built by 2026/27.

	2022/23	2023/24	2024/25	2025/26	2026/27	Total
<b>Total</b>	30	150	150	165	180	675

Table 2 – Expected Build Rates of Dwellings Per Year

NB. 125 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: Zayd Al-Jawad**

**Position: AD Planning & Regulation**

**Date: 13/06/2022**

**Signed on behalf of Bellway Homes (North London) Ltd**



**Name: Fiona Flaherty**

**Position: Planning Manager**

**Date: 13/06/2022**

**Signed on behalf of Miller Homes**



**Name: Helen Dawkins**

**Position: Area Planning Director**

**Date: 13/06/2022**