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**AGREEMENT SIGNED FOR PROVISION OF AFFORDABLE HOUSING AT  
WEST STEVENAGE**

The West Stevenage Consortium has signed an agreement with North Hertfordshire District Council and Stevenage Borough Council that paves the way for the provision of up to 1,375 affordable homes as part of the proposed development at West Stevenage.

The planning applications for the scheme are currently with the Office of the Deputy Prime Minister. Should planning consent be granted, this Section 106 affordable housing agreement would deliver affordable homes throughout the West Stevenage development, creating a mixed, balanced community in line with Government policy on sustainable communities. The homes would be targeted at the many people in North Hertfordshire and Stevenage in housing need and would include low cost market homes for key workers, homes for social rent, homes specifically designed for the elderly and those with special needs, and also the opportunity for self build schemes. Part of the West Stevenage application site is owned by English Partnerships, which also has an advisory role to the West Stevenage Consortium.

The proposals for West Stevenage can deliver over 130 affordable homes a year over a ten-year period. This represents a threefold increase in the delivery of affordable housing in both North Hertfordshire and Stevenage in recent years, which has been closer to 30 units per annum in each authority. This would also make a major contribution towards the current need for affordable housing in North Hertfordshire, which has an identified need of over 350 homes a year, and Stevenage, which has an identified need of over 450 homes a year.

Andrew Dutton, the Project Director for the West Stevenage Consortium, commented:

“The Consortium is delighted that an agreement has finally been reached that paves the way for this much needed affordable housing. This ensures that the proposals for West Stevenage will provide housing for all, creating a sustainable, mixed community in line with Government objectives. The planning applications are currently awaiting determination by the Deputy Prime Minister and we hope that he will give them the green light, allowing us to deliver these homes in North Hertfordshire and Stevenage.”

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ENDS

## Notes:

The West Stevenage Consortium exchanged documents with Stevenage Borough Council and North Hertfordshire District Council on 24<sup>th</sup> May 2005. This Section 106 agreement facilitates the delivery of up to 1,375 affordable homes as part of the proposals for West Stevenage.

The West Stevenage Consortium is made up of Taylor Woodrow Plc, Persimmon Plc, and the Garden Village Partnership. English Partnerships, the Government's national regeneration agency, which supports high quality sustainable growth, has an advisory role to the Consortium and owns part of the West Stevenage application site.

West Stevenage is designed to be a 'leading edge' mixed use urban extension to Britain's first planned New Town, meeting high standards of sustainability, urban design and affordability. West Stevenage will comprise three attractive and interlinked urban villages each with its own facilities and all set within a landscape framework that will minimise impact on the wider area.

Two planning applications for West Stevenage, one for 5,000 dwellings and one for 3,600 dwellings with associated development, both with an Environmental Statement, were the subject of a lengthy planning inquiry during 2004. The Planning Inspector's Report on the planning applications is now with the Office of the Deputy Prime Minister and awaiting a decision.

The Consortium's website highlights West Stevenage's compliance with central Government policy, including:

- The ability of the site to deliver on the Government's commitment to a step-change in the delivery of new housing in the East of England through its Sustainable Communities Plan.
- The site's potential to deliver 1,375 affordable homes for people in housing need in the East of England, such as those on housing waiting lists, the elderly, those with special needs and key workers.
- Core sustainability objectives and targets that respond directly to the Sustainable Communities Plan.
- The delivery of wider urban regeneration objectives for Stevenage town centre
- Maximising the use of available land through development in line with densities recommended in PPG3.
- Design principles that accord with the Government's better design agenda.

The website can be viewed at [www.weststevenage.co.uk](http://www.weststevenage.co.uk).

For further information, please contact Simon Phillips or Emma Jordan on 020 7529 1733.